



# Block 12, College Hill Addition

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*Fredericktown, Missouri*

An architectural resource survey completed by Scott Bates as an internship project on behalf of the City of Fredericktown and the Heritage and Landmarks Commission. This survey was conducted from May – June, 2015 in order to assess the integrity of the buildings as well as the eligibility for nomination to the National Register of Historic Places. Missouri State Architectural/Historic Inventory forms were used to record information on all 20 buildings identified in the survey. This area is recommended for nomination to the National Register of Historic Places.

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## **Introduction**

The purpose of this report is to provide a summary and evaluation of the survey efforts conducted on behalf of the Heritage and Landmarks Commission in Fredericktown, Missouri. This effort consisted of a single phase that was conducted through the months of May and June of 2015.

The report has two major objectives. First, it will develop a historic context for the surveyed area and identify the surveyed resources within this context. Secondly, it will discuss the potential for local and National Register nominations utilizing the National Register criteria for evaluation.

All of the survey work was completed by a trained volunteer, and member of the Heritage and Landmarks Commission, Scott Bates. This surveyor was responsible for the coordination, fieldwork, photographs, and this report. Scott Bates was trained as a student of Southeast Missouri State University's Historic Preservation program.

The survey and report was contracted by the Heritage and Landmarks Commission and the City of Fredericktown as part of a summer internship.

## **Historic Context**

The history of Fredericktown is one that was born from the mining industry. What is now known as Fredericktown received its humble beginnings around 1715 when the French Governor of Louisiana, Sieur Antoine de la Mothe Cadillac was guided to the area by local Indians in hopes that the primitive lead mines might prove to contain silver. Although no silver was found, the Governor was successful in recruiting investors and organized the Company of the West in 1717 in order to exploit the minerals that were in the area.

France remained in control of the area until 1763 when the Spanish gained control of Louisiana. In 1800, Lt. Governor of Upper Louisiana Carlos Dehault de Delassus granted thirteen French families 400 arpents of land each. This land stretched from the Little St. Francis River to Saline Creek. This earliest settlement became known as St. Michaels.

In 1814 the village was virtually destroyed by a flood and most of the residents moved the village a mile to the north. When Louisiana became an American territory, settlers flocked to this new area of Missouri.

Madison County, named after former President James Madison, was organized in 1818 and comprised from parts of Cape Girardeau and Ste. Genevieve Counties. Fredericktown, comprised mostly of the older villages, was named as the County Seat.

Just as Fredericktown was born from mining, it is no surprise that the mining industry has been the major economic activity in the area. The economic history of Fredericktown tends to follow the same trends as the mining industry in both success and failure.

Since that time, mines in the area have produced iron, lead, copper, silver, nickel, and cobalt. At present, there are no mines in operation in Fredericktown but as we look back at history we can see the impact of mining on Fredericktown's history.

It is precisely this influence and success that attracted the attention of the Marvin Collegiate Institute in 1895. Marvin Collegiate Institute was originally organized in 1867 at Caledonia in Washington County. As public High Schools became more common, it was decided that the buildings and equipment at Caledonia would not be sufficient to allow the school to compete since it was not located near the railroad. In 1894 the offer was accepted that Fredericktown provide a building to cost \$25,000 and ten acres of land with the condition that the school be established in that place.

Although Marvin College and the buildings that it utilized have since been demolished, some of the original property is still used for educational purposes and currently facilitates the Fredericktown Elementary School. The property in which the Marvin Collegiate Institute was given is now referred to as the "College Hill Addition" and the majority of the property is now residential neighborhoods.

## Survey

### **Survey Objectives:**

This survey was conducted on behalf of the City of Fredericktown and the Heritage and Landmarks Commission in order to gather information to evaluate the current state of a resource that was identified during previous survey work. During this time, an evaluation was conducted in order to identify whether or not the area is still currently eligible for nomination to either a local register or the National Register of Historic Places either as individual properties or as a district.

### **Geographical Description:**

The survey location, selected by Scott Bates and approved by the Heritage and Landmarks Commission, consisted of a one block radius bounded by High Street on the east, Newberry Street on the south, Henry Street on the west, and Franklin Street on the north, located in the southeast portion of the city of Fredericktown. This block is known historically as "Block 12 of the College Hill Addition".

## **Methodology:**

The survey was undertaken by Scott Bates, a student of Southeast Missouri State University's Historic Preservation Program and board member of the Heritage and Landmarks Commission.

The project began with a windshield survey to assess the amount of change that has occurred to the buildings since the last survey. An article discussing the area to be surveyed was placed in the local newspaper. After a quick assessment, the surveyor walked the survey area and began a more intensive survey to document the primary buildings on an Architectural/Historic Inventory Form. Flyers containing information about the survey were carried by the surveyor for any resident in the survey area. The local law enforcement was informed of the survey process before the surveyor began to take photographs of the survey area as a precaution and local historic groups were notified as a courtesy.

Digital photographs were taken of each building's main façade within the survey area as well as at least one photograph of any secondary structures or outbuildings associated with each property. Additional photographs were taken as needed for reference by the surveyor. Each photograph was then printed according to the archival quality standards set forth by the *SHPO Standards for Professional Architectural and Historic Surveys* guidelines.

Research was conducted for each property using various sources, including but not limited to: the Ozark Regional Library, Madison County Recorder of Deeds and the Assessor, Madison County Historic Society, and the Madison County Title Company. In addition to archival research, oral histories were collected from local residents to assist in the research process.

There were several challenges that should be noted. The time of year that the survey was to be conducted posed some problems. The amount of foliage that is present on trees in the survey area hindered the photographer from obtaining unobstructed pictures of the main façade of a few buildings. This was resolved, to some extent, by changing the direction and proximity of the camera facing. In addition, due to the survey efforts of others in previous years most of the previously unindexed public records have been sorted and are now available for research purposes. However, the lack of a consolidated repository for these records, and other archival materials, posed a problem in locating where these documents are kept. This caused a loss of man-hours that were only resolved by good time-management skills.

## Results

In 1944 fifteen identical houses, except for shutter designs, were built on what is known as the College Hill addition by a St. Louis Corporation known as Fredericktown Homes, Inc. between April and October of that year. It has long been assumed locally that these houses were built for the miners by the National Lead Mining Co., however, research does not substantiate that Fredericktown Homes Inc. had any association with the mining company.

Research shows that on March 8, 1944 Alan A Wolff, Winton Baker Jr., and Albert E. Hausman signed the Articles of Incorporation of Fredericktown Homes Inc. A few weeks later, on the 23rd of March, 1944, Fredericktown Homes Inc. was issued a Certificate of Authority to Commence Business. During this same time period, the Board of Education had placed a request for bids for the purchase of "Block 12 of the College Hill Addition".

Mr. Wolff placed a bid for this property and on March 27, 1944 Alan Wolff's purchase was filed with the Madison County Courthouse for "Block 12 of the College Hill Addition" from the Board of Education for a sum of \$6000. The survey and new plat map for the property was recorded with the courthouse on March 31, 1944.

On April 6, 1944 the Democrat News, the local newspaper, published an article entitled "Fifteen New Houses Are Under Way" in which the Wolff Construction Company is said to have started construction. On October 12, 1944 the Democrat News ran an advertisement stating "Homes for Rent" on the 400 block of Franklin Ave for \$45 per month. On October 16, 1944 the advertisement read "New Homes Completed!" and lists Fredericktown Homes Inc., c/o Wolff Const. Co. as the reference to contact for more details. All fifteen of the homes that were constructed in 1944 were a Cape Cod style that is two rooms deep and two rooms wide.

The survey area also contains five homes that were not built by Fredericktown Homes Inc. Research shows that these homes were built by other local contractors in the area in the years following. Two of these homes were constructed in a Minimal Traditional style and one that was in a Tudor Revival style. There is also a Ranch style home located in the survey area. All four of these homes were built in 1946 by a contractor named O.J. Ferguson. Although these homes were built a few years later by a different person, the use of brick as a construction material promotes a sort of cohesiveness to the area. The only wood frame constructed home in the survey area, 410 Newberry, may not be a brick structure but its presence alone supports the argument that there was a need for housing at that time.

Since the previous survey was completed, only two of the fifteen homes built by Fredericktown Homes Inc. currently retain the original shutters; those being at 403 and 405 Franklin St. Seven of the homes now have a newer style of shutter that is either vinyl or aluminum while the remaining six no longer have any type of shutters. This appears to be the only change made to the main façade of the homes.

In total, twenty primary resources and eight outbuildings were surveyed. These results remain consistent with the expectations of the surveyor as well as the previous survey results. As expected, the survey area does retain the architectural integrity that it portrayed in the previous survey, even with the loss of many of the original shutters, to be eligible for listing on either a local or National Register listing as an entire block of housing. This area is significant architecturally because of the uniqueness of the buildings as well as representative of the World War II mining era and the need for housing that was created during that time of Fredericktown's history.

## **Recommendations**



Of the twenty buildings surveyed, nineteen of them maintain their architectural integrity although the loss or replacement of shutters is the most common alteration. Of the buildings surveyed, fifteen were built in 1944 while the other five were built in 1946. The construction of so many houses in such a short period of time is indicative of the need for housing that had stricken the area during that time. The construction of these twenty homes made up thirty-seven percent of the homes that were constructed during the entire decade of the 1940s.

During this survey, evaluation of the historic resource was completed in reference to the historic context of lead mining in Fredericktown, using the National Register Criteria as the basis. At this time, there are four National Register sites and one National Register district listed but no local listings in Fredericktown.

It is the recommendation of this surveyor that the community pursue the listing of this area as a historic district either locally or at the National Register level. The importance to the historic context as representative of the World War II mining era, architectural uniqueness, and its integrity make this area highly significant. This district could be listed immediately either locally or submitted to the National Register under criterion C for its architectural significance.

It has also been noted in a previous survey that there is an area that contains a cohesive section of mining houses from World War I. It is the recommendation of this surveyor that this area be identified and reevaluated for eligibility as well following the historic context of mining in the community.

**CITY OF FREDERICKTOWN**  
**Block 12, College Hill Addition**

-  Survey Boundary
-  Potential District Boundary
- C** Contributing Property
- N** Non-Contributing Property

**Survey Map**

