NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Kelley and Browne Flats

other names/site number

2. Location

street & number 1208-10-12 and 1214-16 Frederick Avenue [N/A] not for publication

city, town St. Joseph [ ] vicinity

state Missouri code MO county Buchanan code 021 zip code 64501

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
[x] private	[ ] building(s)	5	0	buildings
[ ] public-local	[x] district			sites
[ ] public-State	[ ] site			structures
[ ] public-Federal	[ ] structure			objects
	[ ] object	5	0	Total

Name of related multiple property listing:
"Historic Resources of St. Joseph, Buchanan County, Missouri"

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official Claire F. Blackwell Date 24 May 1989

Deputy State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] entered in the National Register.
[ ] See continuation sheet.

[ ] determined eligible for the National Register. [ ] See continuation sheet.

[ ] determined not eligible for the National Register.

[ ] removed from the National Register.

[ ] other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
Domestic/single dwelling	Domestic/single dwelling

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Other: Vernacular Rowhouse/Queen Anne	foundation Brick walls Brick roof Asphalt other Pressed metal, stone

Describe present and historic physical appearance.

The Kelley and Browne Flats, two sets of rowhouses (the Kelley Flats contain three units and the Browne Flats two units) sit adjacent to each other on the south side of Frederick Avenue in St. Joseph, Buchanan County, Missouri. Staggered in their design and orientation so as to provide the best facade view as one approaches from out-of-town on Frederick Avenue, a diagonal street, both rows are two-story brick structures with Queen Anne detailing which sit near the front of their respective lots abutting the public sidewalk. Although referred to as "Flats", a misnomer, the Kelley and Browne Flats are actually rowhouses. They possess all of the typical rowhouse characteristics: built as a single-family residence of two to three stories, masonry construction, attached to a similar rowhouse with a common party wall, and sited on a narrow lot with the facade abutting the public sidewalk. [In contrast, "flats" are multi-family structures in which an entire unit or apartment is located on one floor, not split between floors.] Although deteriorated in condition due to lack of maintenance over a period of time and despite a few minor non-historic alterations, both rows possess their integrity of location, design, setting, materials, workmanship, and feeling and association.

Frederick Avenue is a two-lane major arterial which runs diagonally from the downtown intersection of Felix and Eighth northeastwardly; at the time the Kelley and Browne Flats were built (1888 and ca. 1890 respectively), as it still remains today, Frederick Avenue was one of the major arterial routes into the heart of the city. It is lined with one-and two-story commercial establishments, including a concentration of properties associated with the automobile service industry; a significant number of these properties date from the 19th century and have resulted in a Frederick Avenue Multiple Resource Area nomination. The Kelley and Browne Flats are one of the few remnants of the residential use that fronted Frederick Avenue at the turn of the century. Early Sanborn Fire Insurance maps indicate that a number of multi-family residences, built in both frame and brick, competed with commercial establishments for frontage along the avenue; today, commercial establishments dominate.

The Kelley and Browne Flats sit in the middle of the twelve-hundred block of the south side of Frederick Avenue. The rowhouse cluster is isolated by an expanse of vacant land on the east, west, and south, an unusual condition in the densely packed bustling streetscape of Frederick Avenue. Historically, the rows were flanked by other multi-family residences; today the only other

[x] See continuation sheet

building on the south side of the twelve-hundred block of Frederick Avenue is 1224-26 Frederick, which sits on the southwest corner of Frederick and 13th Street. The Browne Flats sit on a long narrow city lot; the Kelley Flats occupy the northeast corner of a trapezoid lot. Both lots slope steeply to the south and east, away from the public sidewalk and street, and are overgrown with weeds and large shrubs.

The Kelley Flats (1208-1210-1212 Frederick Avenue)

The Kelley Flats is a two-story red brick rowhouse with three units separated by party walls. Due to the steep terrain of the lot the row sits on, the first story facades of the Kelley Flats are at street level with a full walkout basement at the rear. The facade of each unit varies slightly in the fenestration arrangement of the left bay of each unit. However, the facade of each of three units has in common the fenestration pattern and entrance treatment of the right bay of each unit, the cornice and roof treatment, and corbelled brick stringcourses and watertables. The roofline consists of a dentiled cornice with shallow mansard roof above that hides the structure's flat asphalt roof; probably the mansard was originally covered with slate shingles, although today it is covered with rolled asphalt roofing. The right bay of each unit is occupied by the facade entrance on the first story and a single 1/1 double-hung window on the second story. The second-story windows on 1212 and 1210 Frederick are topped by segmental-arched, corbelled brickwork; 1208 is capped by an ornamental carved-stone hood. The entryway round-arched openings are decorated with corbelled brickwork identical to that repeated elsewhere on the row's facade. The entryway openings are filled with historic half-moon fixed transoms, contemporary flush panel doors, covered by aluminum storm doors, and solid wood sidelight panels. The width of the archway would suggest that historically they were open, providing direct access to the entrance foyer and double-leaf doors behind. Access to the facade entrances are by non-historic concrete and wood stoops with wrought iron and pipe handrails.

A two-sided bay occupies the left two-thirds of 1208 Frederick Avenue. The second-story windows on this bay consist of 1/1 double-hung windows in each side of the bay, which are tied together by a carved stone hood that wraps around the corner of the bay.

1210 Frederick Avenue also possesses a two-sided bay. Fenestration on the first story of the bay consists of a single 1/1 double-hung round-arched window with a recessed ornamental stone panel below on the east side of the bay and a large round-arched window on the west side of the bay, which is filled by a pair of rectangular 1/1 double-hung windows with a quarter-round, fixed-glass window above each. The round-arched window openings on this level are formed by corbelled brickwork and in the case of the large window, an ornamental stone keystone. Each side of the bay on the second story possesses a single 1/1 double-hung window in a segmental-arched window opening; the arch is again formed by corbelled brickwork.

1212 Frederick Avenue possesses a three-sided bay. Each side of the bay on the first story possesses a 1/1 double-hung window with a half-round, fixed-glass window above; these windows possess the same round-arched brick corbelling as found elsewhere on the facade, although the center window also features recessed checkerboard brickwork above. The second story of the bay possesses a single window in each side identical to those found on the second story of 1210 Frederick. All facade windows on all three units sit on plain stone sills.

The west elevation of the Kelley Flats is basically a blank wall with one small window over the stairwell. The outline of a one-story building which must have abutted the front two-thirds of that elevation still exists. The east elevation is pierced by two windows, one on each of the upper floors. The rear wall of the Kelley Flats is pierced by three windows on the first and second stories of each rowhouse; two rear entrances and one window occur on the basement level. All historic windows on these elevations are 2/2 double-hung rectangular windows in segmental-arched openings; several historic windows have been replaced with 1/1 windows over time.

The floorplans of each unit are virtually identical, typical rowhouse floorplans, modified slightly only by fenestration patterns (see figure II). The layout on all three floors of each unit is a hall/stairwell running along the front half of the west wall of the unit behind the facade entrance, with the remainder of each floor occupied by three major rooms; one room is located to the rear of the hall/stairwell, the other two sit along the east wall of each unit. Due to the irregularity of the rear wall, the southwest rear room on each floor is trapezoid in shape. At the basement level rear exits occur from both of the rear rooms. Access to the basement level can also be reached by a flight of steps which run parallel to the facade, terminating under the facade steps, in addition to the interior flight of steps and the previously described rear entrances. The facade flight of steps to the basement level also provides access to a small brick vault located under the sidewalk probably used for coal storage.

Most of the historic interior detailing remains within the Kelley Flats, although simple in style. Fireplace mantles are marbleized cast iron, interior woodwork is fluted with bull's-eye cornerblocks, interior doors are four-panel, and wainscotting is present in some of the bathrooms.

Although sadly in need of repair and suffering from long-neglected maintenance, the Kelley Flats retain most of their historic fabric and rowhouse design. Exceptions are the replacement of the historic facade doors and porch stoops, the removal of historic roofing material from the mansard roof, the replacement of some rear elevation 2/2 windows, and loss of some interior detailing. The Kelley Flats also exhibit signs of inappropriate tuckpointing. The Kelley Flats are currently unoccupied; however, a developer is interested in rehabilitating the row under the historic tax credit program if National Register listing can be obtained.

The Browne Flats (1214-1216 Frederick Avenue)

The Browne Flats sit approximately three feet to the east of the Kelley Flats with the same streetscape setback. Again, due to the sloping terrain of the lot, the first-story facade of the Browne Flats sits at street level with a full walkout basement at the rear. Like the Kelley Flats, the Browne Flats were originally built of red brick, but have been painted white, which has weathered badly. The two units of the Browne Flats are stepped in orientation and facade design. The facade entrances to both units are located in the center bay, with a window above and flanked by a three-sided bay on the left and a two-sided bay on the right. Each side of both bays contains a window on both stories; all facade windows are 1/1 double-hung with flat radiating voussoirs. The entrances still possess their historic rectangular transoms and doors. These doors have a window pane in the upper half surrounded by small square panes and three panels in the lower half; they are covered by aluminum storm doors.

The entrance to 1214 Frederick retains its historic shed roof hood supported by wood fretwork; 1216 Frederick does not. Access to the facade entrances is obtained by a non-historic concrete-slab platform and steps. Like the Kelley Flats, the Browne Flats feature simple corbelled brick stringcourses and a watertable between stories. Unlike the Kelley Flats, the facade of the Browne Flats is divided by corbelled brick pilasters on the second story. The roofline of the Browne Flats is a simple corbelled brick cornice topped by a pressed-metal cornice with dentil detail and a brick parapet wall which hides the structure's flat roof. The metal cornice forms a large pediment centered over the left bay and a smaller pediment over the right bay above the meeting of the two sides.

The west elevation of the Browne Flats is pierced by three windows on each of the upper stories and two small windows, a two-thirds size window, and a door on the lower level. The east elevation contains three windows on each of the upper stories and a door flanked by three small windows on the basement level. Likewise, the rear elevation is pierced by similar pairs of windows on the upper floors of both units; the basement level of each unit contains a door and small window. All windows are 1/1 double-hung rectangular windows in segmental-arched openings.

The floorplans of the Browne Flats are basically reflections of each other; a hall/stairwell runs along the party wall between the two units with the remainder of each floor divided into three large rooms (see figures III-V). The floorplan is a common rowhouse configuration. The front and center rooms of the main level are separated by sliding double parlor doors. The north basement room of each unit is a dirt-floored storage room. The interior detailing of the Browne Flats again features simple Victorian fluted woodwork with bulls-eye cornerblocks. Interior stairs in 1212 Frederick were destroyed by fire in 1979.

Despite the above-mentioned fire and long-neglected maintenance, the Browne Flats retain most of their historic fabric and rowhouse design. Exceptions are the loss of the historic facade entrance hood over 1216 Frederick, the replacement of the historic facade steps with a concrete-slab platform, the replacement of some secondary-elevation windows, and the loss of some interior detailing. The Browne Flats have set empty for several years; however a developer is interested in rehabilitating the row under the historic tax credit program if National Register listing can be obtained.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Commerce	1888 & ca. 1890	
Architecture	1888 & ca. 1890	1888 & ca. 1890

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Kelley and Browne Flats (1208-10-12 and 1214-16 Frederick Avenue, St. Joseph, Missouri) are eligible for listing in the National Register of Historic Places under Criterion A in the area of COMMERCE due to their association with the speculative real estate boom that occurred during St. Joseph's Golden Age and under Criterion C in the area of ARCHITECTURE because they are good representative examples of St. Joseph domestic architecture from this period. (This nomination is part of a multiple property submission "Historic Resources of St. Joseph, Buchanan County, Missouri"; the associated historic context is "Wholesale Distribution in St. Joseph, 1866-1914"). Due to the city's pivotal role as a distribution center for goods headed west during the latter half of the 19th century, St. Joseph experienced a population explosion. The immediate need for housing could only be satisfied by the construction of multi-family residential properties in a variety of forms: duplexes, four-plexes, flats, apartment buildings and the townhouse/rowhouse. The construction of speculative housing was a popular form of investment for those who increased their wealth through wholesaling, banking, or related activities of the day; often investor owners occupied one unit of the investment property. Both the Kelley and the Browne Flats were constructed by individuals who were profiting from St. Joseph's sudden prosperity -- Charles A. Kelley as a partner in Andrews & Kelley, a real estate insurance company, and Francis Browne, an officer of Nave & McCord Mercantile Co., St. Joseph's leading wholesale grocery firm, -- and as a result, who had money to invest in the construction of needed multi-family housing. That demand for housing was, in turn, generated by the same forces that fueled Kelley and Browne's prosperity as individuals. Thus the Kelley and Browne Flats are significant under Criterion A because they represent a broad pattern of events that occurred during this period of St. Joseph history. They are also significant under Criterion C because they are good representative examples of residential architecture built during St. Joseph's Golden Age in terms of their brick construction, two stories, abundance of Queen Anne detailing, and overall design, scale, materials, and craftsmanship. The Kelley

☒ See continuation sheet

and the Browne Flats (the term Flats is a misnomer) exhibit all of the townhouse property type characteristics [a sub-category of the greater property-type, Multiple Family Residential Structures] identified in the multiple-property submission "Historic Resources in St. Joseph, Buchanan County, Missouri":

> "a single family residence of two to three stories which is attached to a similar townhouse, sharing a common sidewall...sited on narrow lots, the structures could either be individually owned, or group owned as a unit by an investor who rented out each townhouse...built in one of the Victorian styles."

Commerce/Real Estate Speculation

St. Joseph's preeminence as the center of western wholesale trade drew many workers of all classes to the city; its population doubled between 1860 and 1870 to 19,565 and then continued to grow at a tremendous rate to 32,431 in 1880, and 52,324 in 1890. Not all workers could afford to own a home and a large market for rental housing developed. In addition, multi-family residential structures provided a shelter for families who were waiting for a home to be built or those who wished to avoid the obligations of a single-family residence. For example, Charles Kelley lived in the Kelley Flats for six years until he built a new large single-family house. After Mr. Kelley's departure, other occupants of the Kelley Flats in 1899 included a dentist (1208 Frederick), a widow, a salesman for HFDG Co. (1210 Frederick), and a William B. Craig, partner in Craig and Burr, a wholesale firm dealing in corn and flour, (1212 Frederick). Occupants of the Browne Flats in that same year included a physician (1214 Frederick) and another widow (1216 Frederick).[1]

To satisfy the demand for multi-family housing, a mix of both frame and brick structures were built in a variety of forms: duplexes, flats, rowhouses, and apartment buildings. Low-density, multi-family residences (i.e duplexes) were sprinkled throughout the more prestigious neighborhoods, the hill slopes surrounding the central business district. In contrast, the higher-density, multi-family residences tended to be located along the major arterials such as Frederick Avenue or nearer the core of the city where land was a premium. As the "major drag into town", residential development along Frederick Avenue was already occurring in the 1860's out to what is now 22nd and 25th Street, even though outside the city corporate limits. A street car line was constructed on Frederick Avenue in 1878, adding to the development pressure along the avenue. Premium frontage on Frederick Avenue, if not dedicated to commercial purposes,

could be reserved for residential purposes only if that residential use was high density, for example, the rowhouse. Charles A. Kelley and Frances Browne were typical of the speculative investors who financed St. Joseph's much needed housing during this period of rapid growth. Charles A. Kelley was an up and coming young man when he built 1208-1210-1212 Frederick Avenue in 1888.[2] The 1887-88 city directory identified his employment as a bookkeeper for the Lyon & Judson Hardware Co.; by 1889 he was employed by Andrews & Co., insurance agents, located at 117 W. 4th Street. The principal of the firm, John S. Andrews, along with another associate, J. L. Zeidler, also operated the firm, Zeidler & Andrews, a real estate and loan company, out of the same office. By 1895, the firm had changed its name to Andrews & Kelley; Kelley is also listed in the 1895 city directory as secretary of the Buchanan Building and Loan Association, a position he retained through 1902. He resided at the Frederick Avenue address until 1895 when he built 510 S. 12th, in what is today called the Museum Hill neighborhood. Still standing today, this large house, built at a cost of $3,000, is an outstanding example of the Queen Anne style and contributes to the architectural significance of the locally designated and potentially National Register eligible Museum Hill historic district.[3]

Although the exact date of the construction of the Browne Flats is unknown (ca. 1890), Francis Browne was well established as one of St. Joseph's leading citizens at the time of their construction.[4] Born in Ireland in 1832, Browne came to America in 1851 and, after acquiring a wife (Lucy M. Littleton in 1851), arrived in St. Joseph in 1857. He was employed by two other grocery houses until 1861 when he entered the employ of Nave & McCord Mercantile Co., the leading wholesale grocery firm in St. Joseph.[5] The firm's 1882 E. J. Eckel designed warehouse/office still stands at 310 S. 3rd Street and is individually eligible for National Register listing.[6] In 1866, Browne was given an interest in the firm, being installed at the time of its incorporation as secretary and treasurer, positions he held until he resigned in 1885. In later years he was a major benefactor of the Academy of Sisters of St. Joseph.[7] He resided at 1218 Frederick Avenue until 1878, east of the site where the Browne Flats would later be built. After 1878 he lived just down the block from Kelley at 408 S. 12th, a property that no longer exists.[8] Browne retained ownership of the Frederick Avenue property until his death, upon which it passed on to his daughter Mary C. Browne.[9] Both Kelley and Browne, financially secure citizens, possessed surplus income generated from their primary business concerns; this income was available for investment in housing, a phenomenon responsible for a significant proportion of St. Joseph's housing stock built during the city's "Golden Age".

Architecture

Known variously as the rowhouse, townhouse, or party-wall house, the distinguishing characteristic of this property type is the presence of at least one party, or common, wall that's shared with a neighbor on one or both sides. The idea was to fit as many building lots on a block as possible - a clear benefit to the developer. Most often the narrow, streetfront facade has two or three bays, usually with a front door at one side and two windows at the other. However, the grander townhouses of the wealthy may have four bays, whereas the rowhouse dwellings of the less affluent occasionally have as few as one. The typical rowhouse has two or three stories rising above a high basement, but some may stretch to four or even five. Floorplans are generally a stair hall, kitchen, and one or two other rooms on the first floor; two or three bedrooms and a bath on upper floors. Early versions of the rowhouse were often frame construction; once city fire codes were in place later versions were brick or stone.[10] In terms of facade architectural detailing, the rowhouse adapted easily to the favored design trends of the day whether Federal, Greek Revival, or Italianate.

The rowhouse is a rarity in Missouri, unlike cities such as Baltimore, Philadelphia, New York and Washington, D.C. where row after row in a variety of styles, sizes, and price ranges dating from the 19th century still stand. Missouri cities never experienced the severe development pressures of the east coast which drove extensive rowhouse development. However, rowhouse buildings were constructed during the building boom of the late 1880's in Kansas City; examples include the Quinland Flats, the Garland Block, and the Donnelly Flats, all of which have been demolished. The only remaining rows in Kansas City are the Row House Buildings at 1-7 East 34th Street and 3401 Main Street and 9-23 East 34th Street in the Westport area which were listed on the National Register in 1978 and 1984. They are two highly ornate red brick three-story rows of Queen Anne design with Eastlake decorative elements.[11] In the eastern part of the state, early maps of St. Louis suggest the presence of many rowhouse developments in the central city, yet few survive today. Examples include a row at 1415-27 Bremen in the Hyde Park Certified Local Historic District, 1826-34 Lafayette Avenue and 1216-28 Missouri Avenue in the Lafayette Square Historic District, and Barr's Block, 2618-30 Lafayette Avenue. As a property type, the Kelley and Browne Flats are rare survivors in Missouri.

Stylistically, the Kelley and Browne Flats are good representative examples of St. Joseph's domestic architecture at a time when the Queen Anne style was at the height of its popularity. Hallmarks of the Queen Anne style are projecting bays, stained-glass windows, gable end decorations, elaborate cornices, window

and door openings, patterned brickwork, string courses, dentils, irregular rooflines, varied and irregular wall surface treatments, asymmetrical facades and floorplans. The Kelley and Browne Flats are an adaptation of the Queen Anne style applied to a simple vernacular form.

Queen Anne features found on the Kelley Flats include a dentiled cornice and mansard roof, extensive use of brick corbelling around the fenestration, both round- and segmental-arched windows, and carved-stone trim. The Browne Flats possess a pressed-metal cornice, a shed roof with gingerbread over the entrance, corbelled pilasters, and decorative brickwork. The stepped, undulating facades of both rows, cleverly oriented so as to present the best view to the street, are in reality a series of projecting bays, which distort room shapes in both rows. Despite the irregular room shapes, both rows retain a common rowhouse floorplan: a hall/stairwell along one party wall, two rooms along the other wall, and a third room at the rear of the hall. Although obviously neglected over the years and converted to rooming houses, the Kelley and Browne Flats retain a high level of integrity.

An examination of early St. Joseph Sanborn Fire Insurance Maps indicates that the Kelley and Browne Flats may have been a rarity even in their day among multi-family residences in terms of their rowhouse configuration. However, in terms of their architectural characteristics and the forces that built them, they are excellent examples of middle-class domestic architecture in St. Joseph during the turn of the century.

FOOTNOTES

1. St. Joseph City Directories - 1889, 1890, 1895, 1896, 1899, 1902.

2. St. Joseph City Building Permit Records and Office of the Recorder of Deeds, Buchanan County, Deeds 147-129, 156-77, 209-52.

3. Architectural/Historic Inventory Survey Form - 510 S. 12th, Museum Hill Survey, City of St. Joseph.

4. St. Joseph City Building Permit Records.

5. Portrait and Biographical Record of Buchanan and Clinton Counties, Missouri (Chicago: Chapman Bros., 1893), p. 524.

6. Architectural/Historic Inventory Survey Form - 310 S. 3rd Street, Central Business District Survey, City of St. Joseph.

7. Portrait and Biographical Record of Buchanan and Clinton Counties, Missouri, op cit.

8. Office of the Recorder of Deeds, Buchanan County, Deed 34-359 and St. Joseph City Directories - 1867-68, 1873, 1874-75, 1875, 1876, 1877, 1878, 1879, 1881-82, 1882, 1883, 1884, 1885, 1886, 1887-88, 1895.

9. Will of Francis Browne, Office of the Recorder of Deeds, Buchanan County, Deed 224-527.

10. James C. Massey and Shirley Maxwell, "From Elegant Townhouse to Plain Rowhouse: The Party-Wall House," The Old-House Journal, Aug-Sept., 1985, p. 154-5.

11. Linda F. Becker, National Register of Historic Places nomination for Row House Building, 3401 Main and 1-7 E. 34th and Row House Buildings (Boundary Increase), 3401 Main, 1-7 & 9-23 E. 34th Street, Kansas City, Jackson County, Mo. Listed 1978 and 1984.

1. Becker, Linda F. National Register of Historic Places nomination for Row House Building, 3401 Main and 1-7 E. 34th and Row House Buildings (Boundary Increase), 3401 Main, 1-7 & 9-23 E. 34th Street, Kansas City, Jackson County, Mo. Listed 1978 and 1984.

2. Central Business District Architectural/Historic Survey, City of St. Joseph. Available at Missouri State Historic Preservation Office and St. Joseph City Hall.

3. Historic Preservation Certification Applications - Parts 1 & 2 for Browne Flats, 1214-16 Frederick Avenue, St. Joseph, Mo, #994-103-001-MO-85-00176 and Kelley Flats, 1208-10-12 Frederick Avenue, St. Joseph, Mo., #995-103-002-MO-85-00175. Available at Missouri State Historic Preservation Office.

4. Massey, James C. and Shirley Maxwell, "From Elegant Townhouse to Plain Rowhouse: The Party-Wall House," The Old-House Journal, Aug - Sept, 1985.

5. Museum Hill Architectural/Historic Survey, City of St. Joseph. Available at Missouri State Historic Preservation Office and St. Joseph City Hall.

6. Office of the Recorder of Deeds, Buchanan County, Deeds 34-359, 147-129, 156-77, 209-52, 224-527.

7. Portrait and Biographical Record of Buchanan and Clinton Counties, Missouri. Chicago: Chapman Bros., 1893, p. 522-4.

8. St. Joseph City Building Permit Records, City Hall.

9. St. Joseph City Directories - 1867-68, 1873, 1874-75, 1875, 1876, 1877, 1878, 1879, 1881-82, 1882, 1883, 1884, 1885, 1886, 1887-88, 1889, 1890, 1895, 1896, 1899, 1902.

10. Sanborn-Perris Map Co. St. Joseph Insurance Maps. 1882, 1883, 1888, 1897. New York.

11. Stepenoff, Bonnie. National Register of Historic places nomination for Frederick Avenue Multiple Resource Area, St. Joseph, Buchanan County, Missouri. Submitted to Keeper of National Register of Historic Places on September 12, 1985 and returned October 25, 1985. Available at Missouri State Historic Preservation Office.

KELLEY & BROWNE FLATS VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

The Kelley and Browne Flats lie within three tracts established by metes and bounds survey within the northern one-half of block 65 of Smith's Addition. The three tracts lie within the SE 1/4 of the NE 1/4 of Section 8, T57N, R35W. The tracts, including the flats, lie approximately 150' southwest of the western side of 13th Street and southern side of Frederick Avenue. The district boundary (depicted on figure #1) begins at point A, the point lying 150' south of the aforementioned intersection of 13th and Frederick. From this point the boundary runs southwest, paralleling the south side of Frederick and main facade elevation of the flats, for approximately 150' to point B. The boundary then proceeds approximately 100' southward to point C, turns eastward for 125' to point D, and then turns northward 125' to point E, adjacent to the east elevation of the Browne Flats. From this point the boundary runs 50 northwestward to intersect point A. A total of roughly 0.5 acre is encompassed within the boundaries.

The district acreage approximates the boundaries historically associated with the property during its period of historic use. The inexact nature of the original survey measurements has necessitated paced approximations of the boundaries be used to establish boundary delineation. The nomination's boundary has attempted to replicate mapped tract boundaries as found in historic St. Joseph city records and recent surveys.

9. Major Bibliographical References

[x] See continuation sheet

Previous documentation on file (NPS):

[x] preliminary determination of individual listing (36 CFR 67) has been requested
[ ] previously listed in the National Register
[ ] previously determined eligible by the National Register
[ ] designated a National Historic Landmark
[ ] recorded by Historic American Buildings Survey # _____
[ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:

[x] State historic preservation office
[ ] Other State agency
[ ] Federal agency
[ ] Local government
[ ] University
[ ] Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

	Zone	Easting	Northing
A	15	342000	4403640
B			
C			
D			

[ ] See continuation sheet

Verbal Boundary Description

[x] See continuation sheet

Boundary Justification

[x] See continuation sheet

11. Form Prepared By

name/title Beverly A. Fleming based on research by Gerald Lee Gilleard
organization Department of Natural Resources date November 2, 1988
street & number P. O. Box 176 telephone (314) 751-7960
city or town Jefferson City state Missouri zip code 65102

Photograph labels for Kelley and Browne Flats, St. Joseph, Buchanan County, Missouri

Kelley and Browne Flats
1208-20-12 and 1214-16 Frederick Avenue
St. Joseph, Buchanan County, Missouri
Gerald Lee Gilleard
October 19, 1988
Negative location: Department of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri 65102

View looking southwest of the facade of the Kelley and Browne Flats.
#1

Kelley and Browne Flats
1208-20-12 and 1214-16 Frederick Avenue
St. Joseph, Buchanan County, Missouri
Gerald Lee Gilleard
October 19, 1988
Negative location: Department of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri 65102

View looking west by southwest of the Kelley Flats.
#2

Kelley and Browne Flats
1208-20-12 and 1214-16 Frederick Avenue
St. Joseph, Buchanan County, Missouri
Gerald Lee Gilleard
October 19, 1988
Negative location: Department of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri 65102

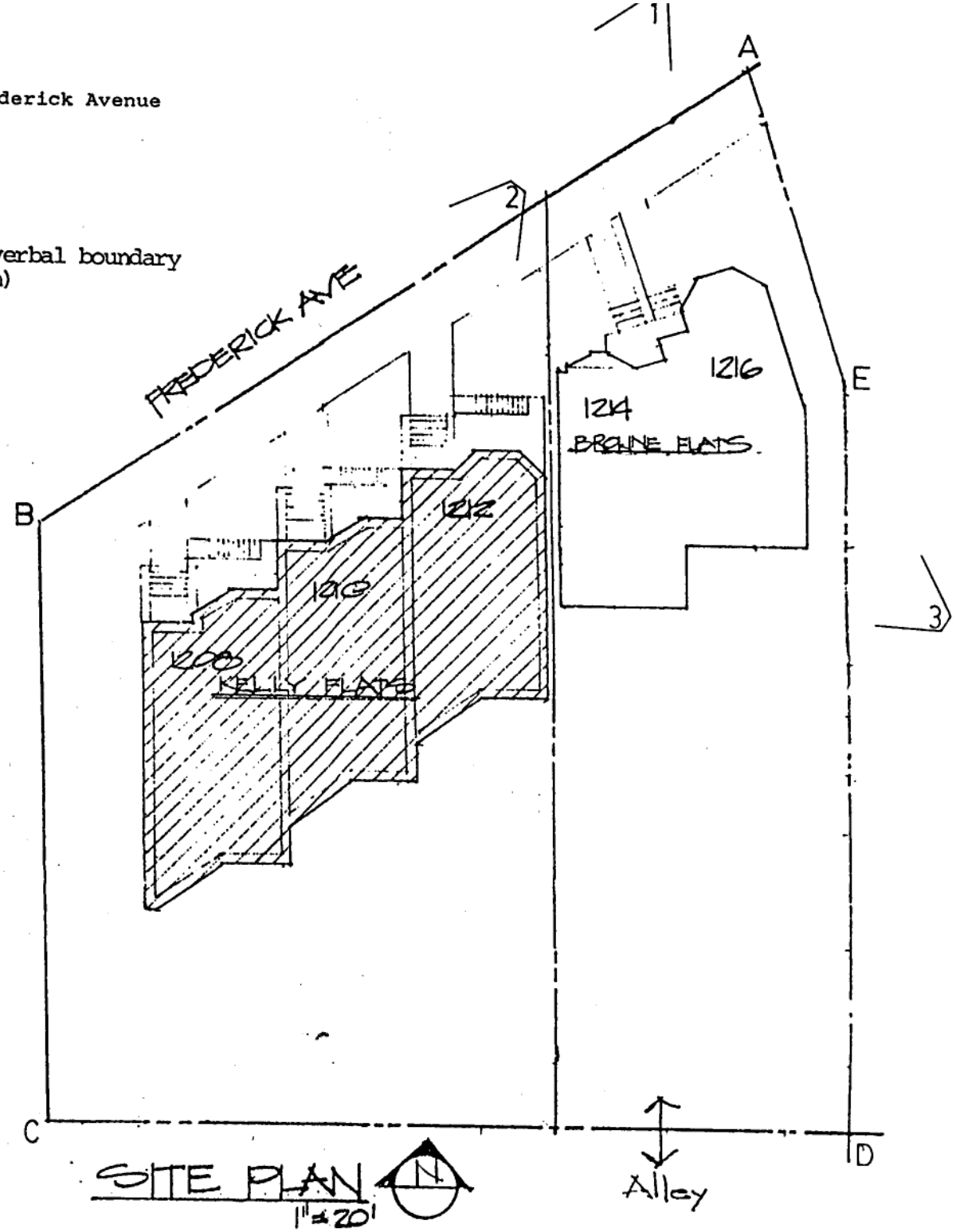
View looking west by northwest of the rear (south) elevation of the Kelley and Browne Flats.
#3

KELLEY AND BROWNE FLATS
1208-10-12 and 1214-16 Frederick Avenue

FIGURE I

Photographs

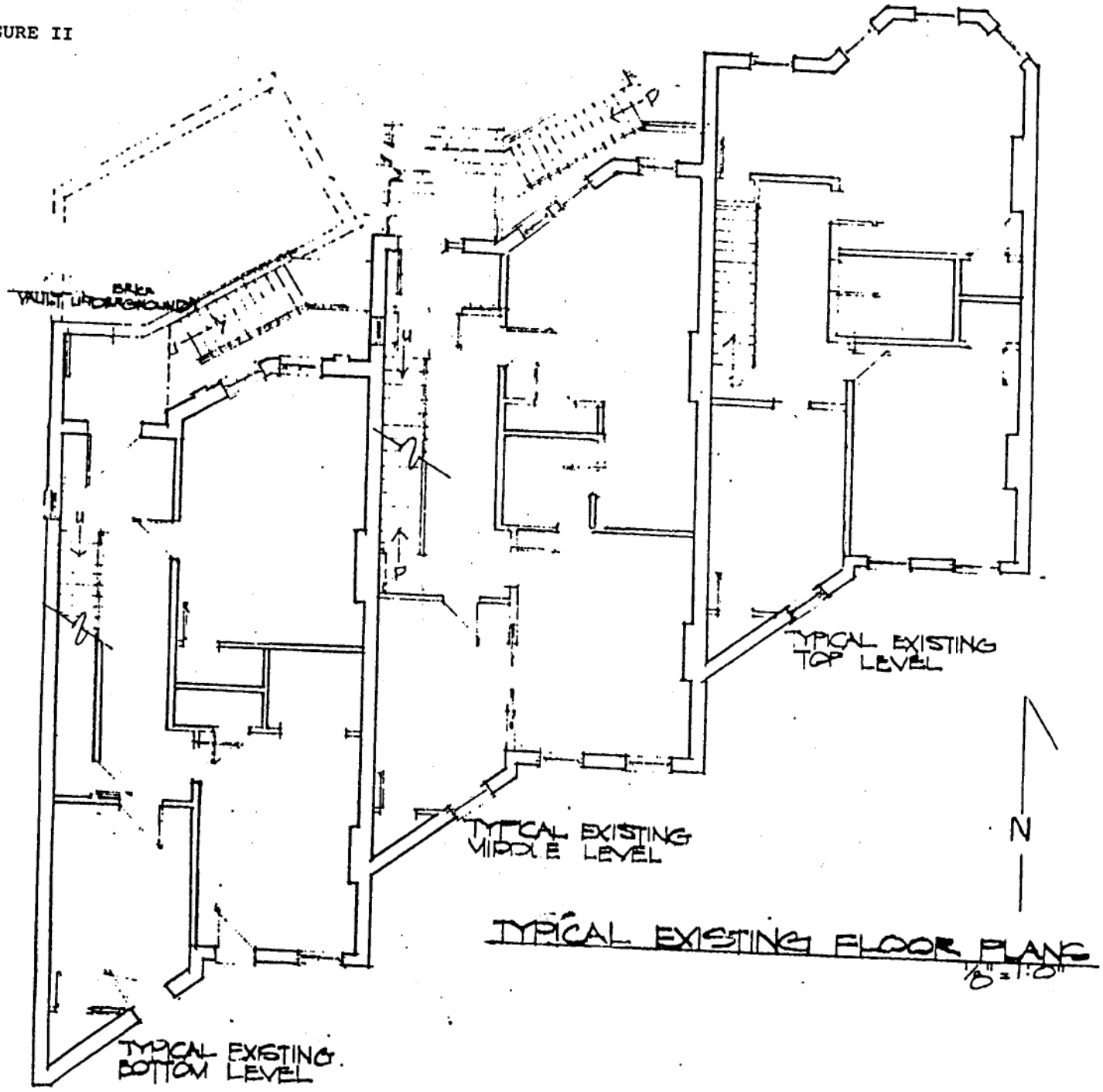
A-E Boundary points (refer to verbal boundary decription)



THE KELLEY FLATS

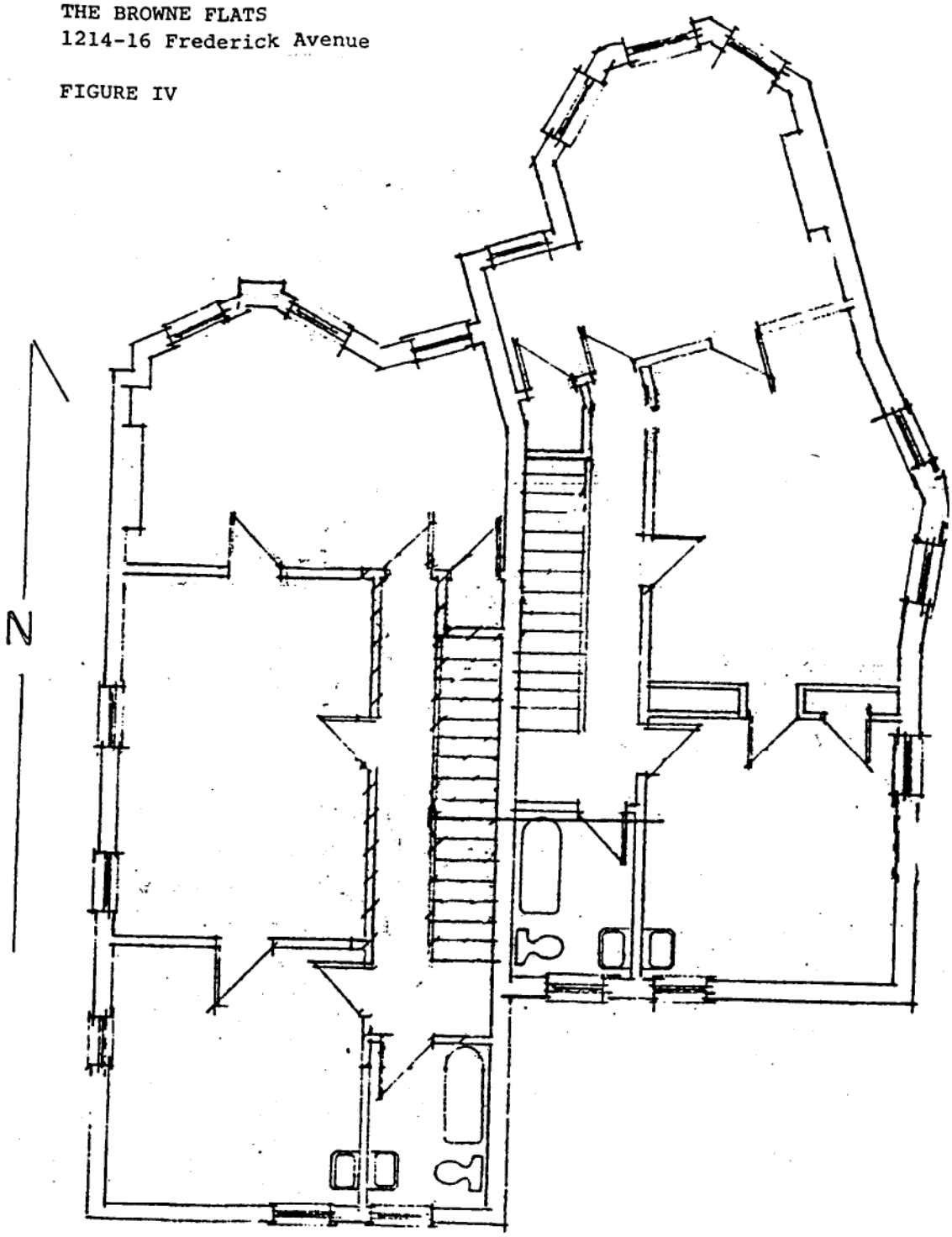
1208-10-12 Frederick Avenue

FIGURE II



THE BROWNE FLATS
1214-16 Frederick Avenue

FIGURE IV

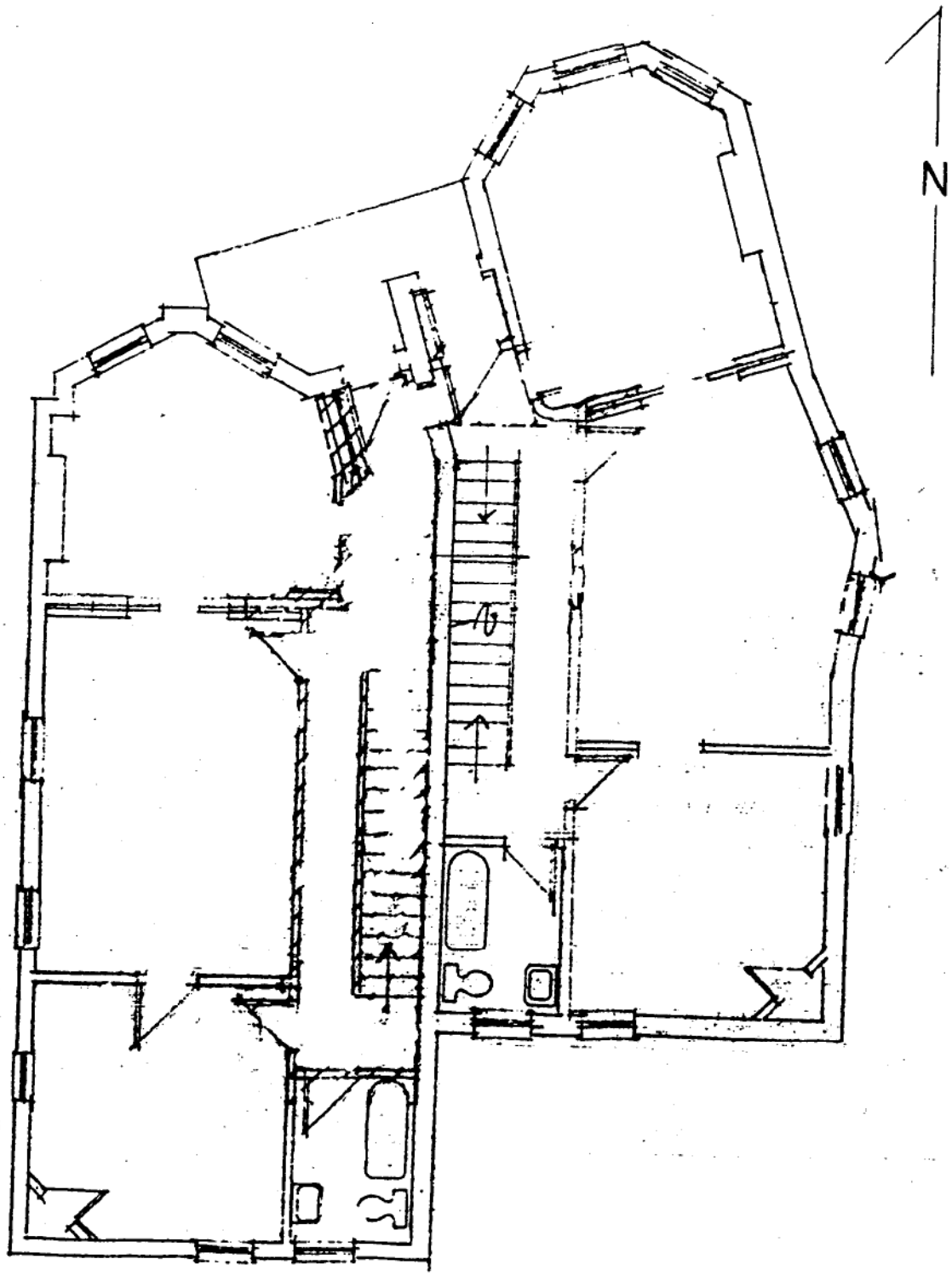


EXISTING TOP FLOOR

1/8" = 1'-0"

THE BROWNE FLATS
1214-16 Frederick Avenue

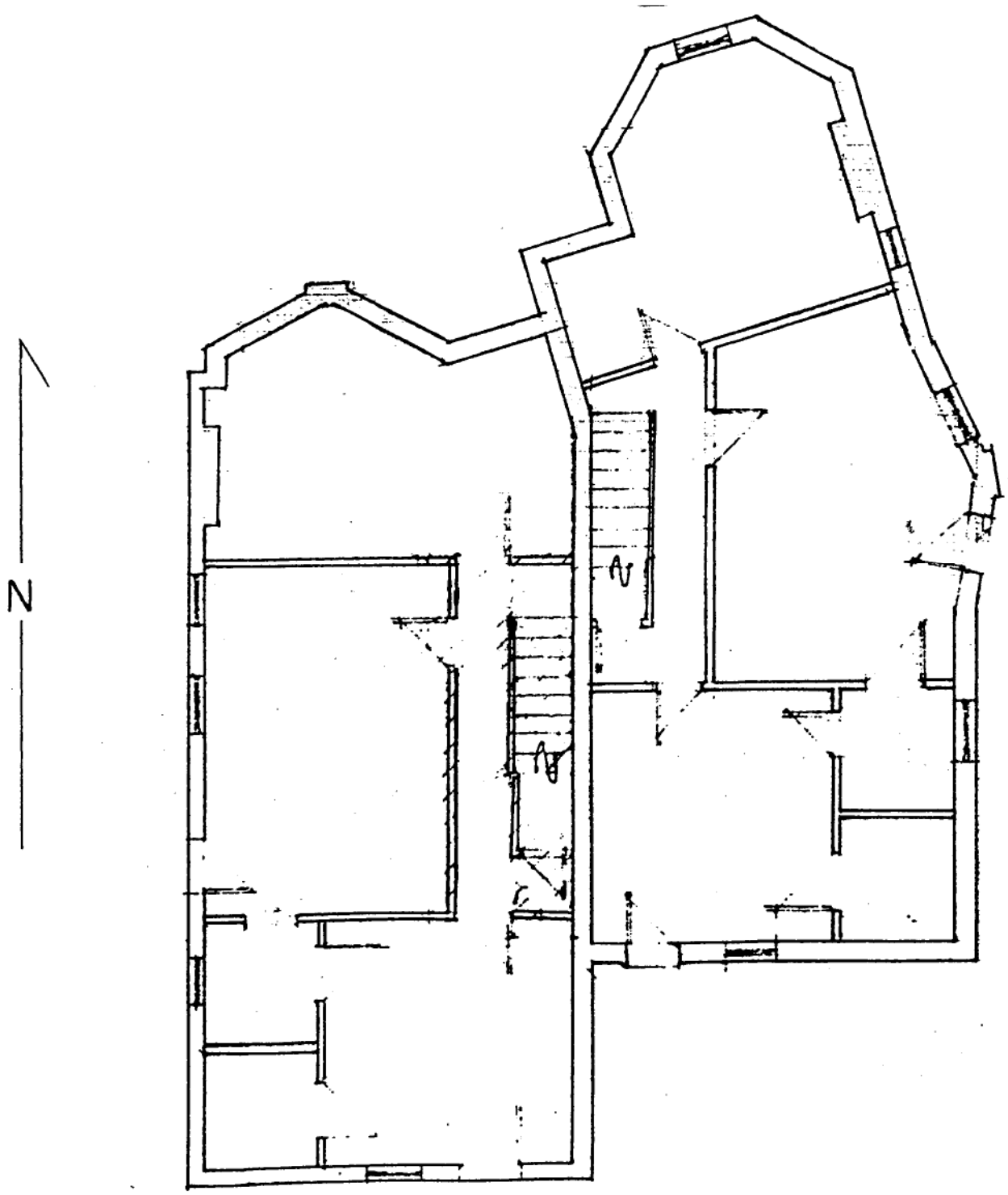
FIGURE III



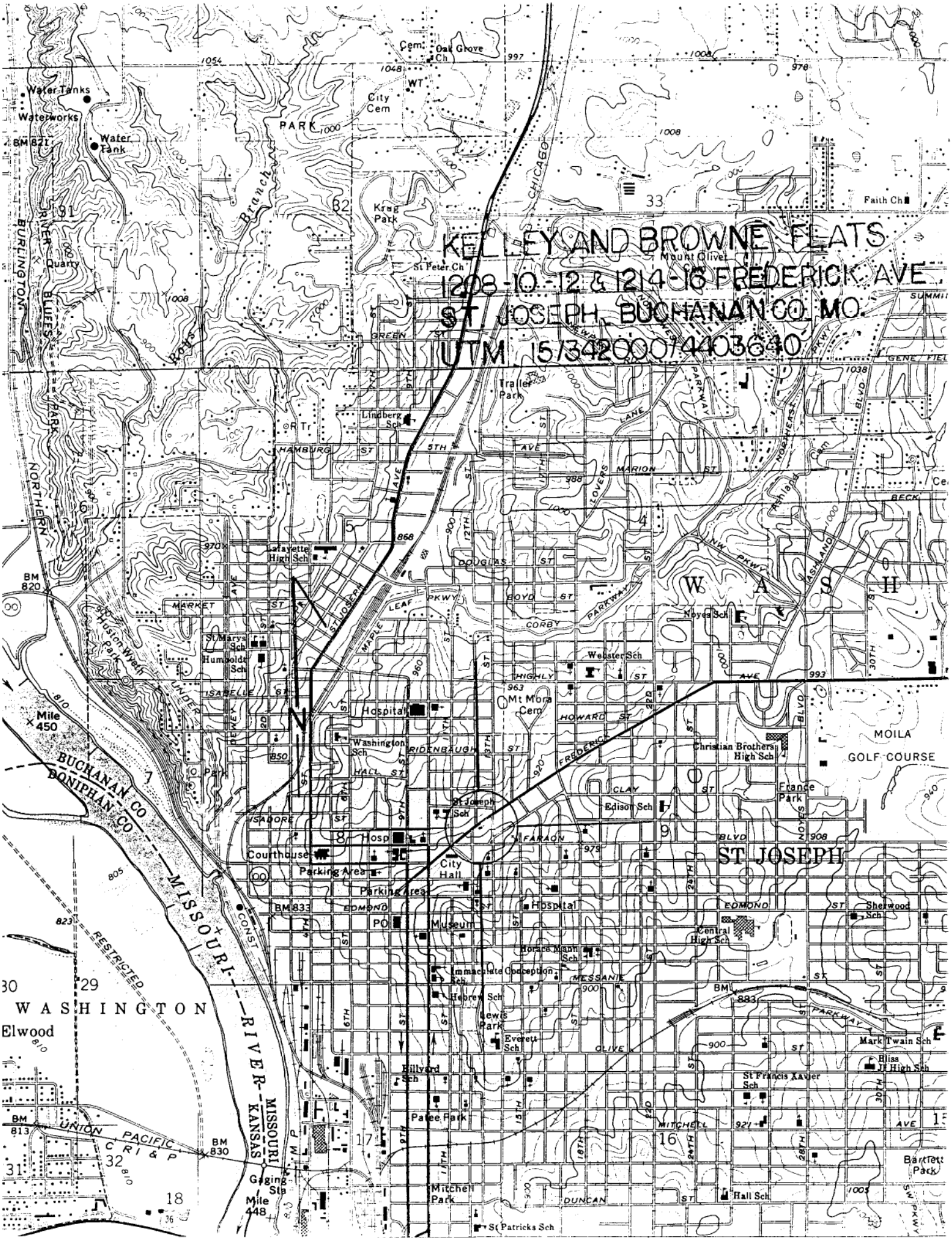
EXISTING MIDDLE FLOOR
8-10

THE BROWNE FLATS
1214-16 Frederick Avenue

FIGURE V



EXISTING BOTTOM FLOOR PLAN
1/8" = 1'-0"


KELLEY AND BROWNE FLATS
1208-10-12 & 1214-16 FREDERICK AVE.
ST JOSEPH, BUCHANAN CO. MO.
UTM 15/342000/4403640
Water Tanks
Waterworks
Water Tank
BM 821
City Cem
Oak Grove Ch
Krug Park
Mount Olivet
St Peter Ch
Faith Ch
Quarry
Trailer Park
Lindberg Sch
Lafayette High Sch
St Marys Sch
Humboldt Sch
Hospital
Washington Sch
Mt Mora Cem
Webster Sch
Noyes Sch
Christian Brothers High Sch
France Park
Edison Sch
St Joseph Sch
Courthouse
Parking Area
City Hall
Museum
Horace Mann Sch
Immaculate Conception Sch
Hebrew Sch
Lewis Park
Everett Sch
Central High Sch
Sherwood Sch
Mark Twain Sch
Bliss Jr High Sch
St Francis Xavier Sch
Patee Park
Hillyard Sch
Mitchell Park
Hall Sch
St Patricks Sch
Barnett Park
Gaging Sta
Mile 448
Mile 450
BM 833
BM 883
BM 830
BM 813
BM 820
UNION PACIFIC
C R I & P
MISSOURI
KANSAS
MISSOURI RIVER
BUCHANAN CO
DONIPHAN CO
WASHINGTON
Elwood
ST JOSEPH
MOILA
GOLF COURSE
BURLINGTON
NORTHERN
RIVER BLUFFS PARK
Huston Wyatt Park
Branch
CHICAGO
FREDERICK
ST JOSEPH
MARKET ST
HAMBURG ST
5TH AVE
MARION ST
DOUGLAS ST
BOYD ST
CORBY
MAPLE LEAF PKWY
HIGHLY AVE
HOWARD ST
RIDENBAUGH
HALL ST
CLAY ST
FARAON
EDMOND ST
MESSANIE
OLIVE
MITCHELL AVE
DUNCAN ST
ASHLAND BLVD
NW PKWY
SUMMIT
BECK
GENE FIELD
RESTRICTED
CONST

MARQUART