



# MISSOURI PRESERVATION

*Preserving Place And Community For Future Generations*

FOR IMMEDIATE RELEASE

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## **Missouri Preservation Announces 2022 Places in Peril**

Non-profit organization Missouri Alliance for Historic Preservation (Missouri Preservation) releases their 2022 list of Missouri's endangered historic places.

**FOR RELEASE ON OCTOBER 20, 2022 AT 6:00 P.M.**

**St. Louis, MO** — Missouri Preservation announced their 2022 Places in Peril list via a virtual announcement on Thursday, October 20<sup>th</sup>.

Places in Peril is an annual list of endangered historic places in the state of Missouri. These places are nominated by concerned individuals and decided upon by a committee of preservation advocates. The announcement video is available for viewing on Missouri Preservation's website [www.preservemo.org](http://www.preservemo.org) and on social media. In addition to the 2022 list, Missouri Preservation invites individuals to explore the interactive map available at [www.preservemo.org/we-advocate/places-in-peril](http://www.preservemo.org/we-advocate/places-in-peril) which pinpoints past-listed Places in Peril and lists their known status from successfully saved, in-progress, needing help, and in some unfortunate cases, lost. The 2022 Places in Peril announcement is made possible thanks to our corporate partners: Mangrove, Marvin, and Rosin Preservation.

### About Missouri Preservation

Founded in 1976 as the Missouri Heritage Trust, Missouri Preservation has evolved into a respected grassroots network of individuals, organizations, and preservation commissions throughout Missouri. Missouri Preservation advocates for, educates about, and assists in the preservation of architectural and historic landmarks that embody Missouri's unique heritage and sense of place.

Information on how you can support each of these endangered places can be found at [www.preservemo.org/we-advocate/places-in-peril](http://www.preservemo.org/we-advocate/places-in-peril)

### **Commercial Buildings on Main Street**

Kansas City, Jackson County

### **1896 Ice House**

Lee's Summit, Jackson County

### **Joplin Carnegie Library**

Joplin, Jasper County

### **R. L. McDonald Manufacturing Company Warehouse**

Saint Joseph, Buchanan County

**Edgerton House**

Chillicothe, Livingston County

**Old Smokehouse**

St. Peters, Saint Charles County

**Lincoln Junior High School**

Sikeston, Scott County

Photo Links:

Commercial Buildings on Main Street

<https://www.dropbox.com/s/k6t2nib1jrb0qq5/Commercial%20Bldgs%20on%20Main%20KC.jpg?dl=0>

1896 Ice House

<https://www.dropbox.com/s/hy09q6pk5mugtb5/Ice%20House.jpg?dl=0>

Joplin Carnegie Library

<https://www.dropbox.com/s/sjnt3uzxav1uc2g/Joplin%20Carnegie%20Library.jpg?dl=0>

R.L. McDonald Manufacturing Co Warehouse

<https://www.dropbox.com/s/n3vsq2apr1a7qs4/RL%20McDonald%20Manufacturing%20Co.jpg?dl=0>

Edgerton House

<https://www.dropbox.com/s/ehlghv80cb337g4/Edgerton%20House.jpeg?dl=0>

Old Smokehouse

<https://www.dropbox.com/s/ikp8rnpmae0uebj/Old%20Smokehouse.JPG?dl=0>

Lincoln Junior High School

<https://www.dropbox.com/s/30n4rehnvj4iy7c/Lincoln%20Junior%20High%20School.jpeg?dl=0>

**Property Descriptions**

**Commercial Buildings on Main Street**

**Kansas City, MO (Jackson County)**

While the Streetcar has done much for revitalization efforts along Main Street in Kansas City, the extension of the line beyond Union Station to 51st Street raises new concerns for historic structures along the line. Many of the commercial buildings along this stretch of Main Street date between 1880 and 1930, a period when Main Street was developing as the primary corridor between the Downtown and residential neighborhoods to the south. The buildings are primarily between 1 and 4 stories tall, with flat or low-pitched roofs, representing a variety of styles from Romanesque Revival to Art Deco. Development of the second leg of the Kansas City Streetcar has spurred a wave of speculative commercial real estate purchased along this stretch of Main Street. Many historic buildings have already been demolished, leaving wide swathes of empty lots in the streetscape, and

many of those that remain are not listed in a National Register District and therefore lack the protection of historic preservation review. Unlike the primarily successful redevelopment seen along the initial stretch of the Streetcar, the buildings along this second leg are seen as less desirable as they lack density and height. A number of buildings are eligible for National Register listing, and some are currently in the process to be listed on the local historic register to pause demolition. It is hoped that listing these low to mid-rise commercial buildings along the new Kansas City Streetcar as Places in Peril will bring widespread awareness to the ongoing threat of demolition and inappropriate redevelopment along this stretch of Main Street, and encourage building owners to find ways to incorporate these important resources into their plans as they seek to redevelop Main Street in the coming months and years.

### **1896 Ice House**

#### **Lee's Summit, MO (Jackson County)**

With three-foot exterior walls of coursed limestone, the Ice House at 203 SE Green Street is a unique example of utilitarian commercial architecture from the late 19th century in Lee's Summit. Designed by local architects A.J. Hess and Sons, this 1896 structure is the only example of their work that remains in the community. The 3,700 square foot building was built to serve as a packing house for an adjacent slaughterhouse. By the 1920s it had been converted to the Community Ice Company. A number of Lee's Summit's oldest residents have memories of purchasing large blocks of ice there. In later years it served as an automobile garage, thrift store, and most recently a fine antiques auction house called 'Ice House Auctions.' Over the last thirty years maintenance at the ice house has been lacking but what really endangers this property are plans for a new Downtown City Market by the City of Lee's Summit. Another lot was initially chosen for this ambitious project, but it was later deemed too small, so the city shifted their sights to the ice house location which they purchased in 2019. Early renderings of the proposed project included the Ice House building but it has since been replaced by new construction. Preservation specialists have identified that the building is eligible for listing on the National Register of Historic Places and thus eligible to use both state and federal historic tax credits to help finance the rehabilitation. Since the building's nomination, the City of Lee's Summit has voted to demolish the structure and incorporate its historic fabric into the new development. Lee's Summit has gained national recognition for their historic downtown and it is hoped that the attention garnered by a Places in Peril listing will make them think again and honor their preservation legacy by saving this historic building.

### **Joplin Carnegie Library**

#### **Joplin, MO (Jasper County)**

Joplin's Carnegie Library is one of the earliest libraries in Missouri to be funded by the eminent philanthropist. The library movement in Joplin began as early as the 1890s, but it wasn't until citizens voted in favor of public funding for a library in 1901 that Carnegie was contacted and \$40,000 was secured for the building's construction. Prominent regional architect, August Michaelis, was selected to design the two-story, Neoclassical Revival style structure which he chose to build with marble from nearby Carthage, Missouri. In 1916 a two-story addition was built and a skylight added above the main desk. By the 1960s a structural analysis determined that the second floor was not capable of supporting the weight of books. In 1981 a new library was opened, the contents of the Carnegie building were auctioned off, and the building was sold. Over the last thirty

years the building suffered from severe neglect and vandalism. A spring 2022 report indicated that issues were relatively minimal for a 120-year-old building, giving hope to those advocating for its rehabilitation and leading to a promising negotiation between the owner and a local nonprofit. However, in June 2022 a fire broke out in the basement resulting in severe damage. The Joplin Carnegie Library is now more endangered than ever and it is hoped that listing the building as a Place in Peril will aid local efforts to find a viable solution to save this historic library building.

### **R. L. McDonald Manufacturing Co. Warehouse Saint Joseph, MO (Buchanan County)**

Located in Saint Joseph's Patee Town National Register Historic District, the R. L. McDonald Manufacturing Company Warehouse at 1122 Penn Street stands as a reminder of the community's successful industrial past. The R. L. McDonald Manufacturing Company built the warehouse in 1899 to house their expanding manufacturing and distribution needs. It was in-use until the company ceased operations in 1957. Most recently the building served as the Penn Street Antique Mall, but it has now been vacant for almost twenty years. Like most vacant structures, it shows signs of neglect, the roof leaks and the brick needs repointing; however, there is no profound structural instability. The looming threat for the R. L. McDonald Manufacturing Company is the building's owner and the neighboring Patee House Museum. A demolition permit was submitted to the city, as the owner wishes to sell the structural components and sell the lot to the museum for parking. While the demolition permit was delayed, the clock is still ticking for the fate of this historic structure. It is hoped that listing the R. L. McDonald Manufacturing Company Warehouse as a Place in Peril will raise public awareness for the building and potentially secure an interested buyer, as well as raise general awareness for the importance of Saint Joseph's historic building inventory.

### **Edgerton House Chillicothe, MO (Livingston County)**

The Edgerton House at the corner of Locust and Polk Streets was built in 1891 for Dr. William Wilburforce Edgerton, a founder of Citizens National Bank and one-time Mayor of Chillicothe. Edgerton's daughter was married in the home, and his grandchildren lived there into adulthood. It ultimately remained in the family for 71 years. Later owners converted the home into a multiple unit property, and its most recent occupants left in 2013 after they were unable to afford much needed repairs to the roof. It has since remained vacant and suffered from neglect. After almost a decade of severe leaking, large portions of the original wood floors on the first and second floors were ruined. Porches on the west and south sides are in various states of collapse and unsecure boards over doorways allowed racoons and cats into the home. The Livingston County Preservation Society (LCPS) purchased the home in July 2021 and recently finished installing a brand-new roof. While the new roof will help prevent future damage, there is still a long way to go to ensure the future of the Edgerton Home. LCPS would like to utilize the home for historic preservation and repair workshops and ultimately use the home as a rental location, such as an AirBnb, to ensure funds for future upkeep as well as fund other community preservation projects. It is hoped that listing the Edgerton Home as a Place in Peril will raise awareness for the Livingston County Preservation Society's preservation and fundraising efforts. For more information on how to help save the Edgerton House, visit [livcopreservation.weebly.com](http://livcopreservation.weebly.com)

## **Old Smokehouse**

### **St. Peters, MO (Saint Charles County)**

All that remains of the original John Gue Homestead at 115 Main Street is a small smokehouse. It was built in 1830 and utilized by the family until the 1940s. The smokehouse features individually set stone walls, an arched brick ceiling, and the original latches and hinges that were forged by the Gue family. Meat-hooks still hang from a smoky beam where hams were once hung to cure. This smokehouse currently holds the title as the oldest building in St. Peters and represents a time long before the community's incorporation in 1910. The current owner of the property has held on to the Smokehouse for more than two years, promising the real estate agent at the time of purchase that he would not demolish this piece of history and instead allow concerned parties to move it to a safe location. A more looming concern is the structure's close proximity to the neighboring home, which needs extensive work done that cannot be completed with the Smokehouse mere inches away. A Historical Focus Group created by the City of St. Peters would like to see the Smokehouse moved to a new location, a feat the city has already achieved with a historic log cabin. It is hoped that listing the Old Smokehouse in St. Peters as a Place in Peril will assist efforts to raise funds for this project and also find assistance from professional masons or building movers to secure a future for this historic structure. Those who wish to aid the City of St. Peters can contact City Historian and Alderman, Joyce Townsend at [alderman.townsend@stpetersmo.net](mailto:alderman.townsend@stpetersmo.net).

## **Lincoln Junior High School**

### **Sikeston, MO (Scott County)**

When Southeast Missouri farmers began planting cotton in the 1920s, many African American families seeking jobs moved north. Those that settled in Sikeston were soon segregated into an area known as "Sunset Addition." By 1941, the city realized Sunset Addition needed a larger school to meet the needs of the growing population. Architectural firm William B. Ittner, Inc. of St. Louis was selected to design the new school. The first portion of the project was completed in 1948 and included eight classrooms but the student body quickly outgrew the space, with as many as 80 students being taught in one room. The school board voted for an addition in 1952, adding two more classrooms and a gymnasium that doubled as a cafeteria. By 1956 over 400 students were enrolled in the school. By 1968, the Sikeston School District finalized integration and remaining students were enrolled elsewhere in the district. The district continued to use the building to house an adult vocational program and some areas of the building, like the gymnasium, were used for community purposes. It continued to serve a similar purpose well into the current century, most recently known as the "Lincoln Gloryland Community Center." Now vacant, the building suffers from neglect. Windows have been broken and the interior needs major updates and repairs if it is to find a new use. The City of Sikeston is actively pushing to demolish the structure due to public safety concerns, but the owner is supportive of the building's preservation. Efforts to save the school are spearheaded by the African Scientific Research Institute, a group dedicated to saving places that highlight the African American experience in America. It is hoped that listing Lincoln Junior High School as a Place in Peril will raise awareness for the role it played in Sikeston's Black community, and help raise funds for the building's preservation. Visit [asrip.org](http://asrip.org) to donate and help save Lincoln Junior High School.