NPS Form 10-900 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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Frederick Apartments

Other names/site number n/a

Name of related Multiple Property Listing n/a

2. Location

Street & number 1001 University Ave. | N/A | not for publication

City or town Columbia | N/A | vicinity

State Missouri Code MO County Boone Code 19 Zip code 65201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide _x_ local

Applicable National Register Criteria: ___ A ___ B _x_ C ___ D

Mark A. Miles FEBRUARY 25, 2013

Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

_____ entered in the National Register _____ determined eligible for the National Register

_____ determined not eligible for the National Register _____ removed from the National Register

____ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

x	private
	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

x	building(s)
	district
	site
	structure
	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	**Total**

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVIALS/
Classical Revival

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: Brick
roof: Not visible
other: Stone

x **NARRATIVE DESCRIPTION ON CONTINUTATION PAGES**

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
Architecture

Period of Significance
1928

Significant Dates
1928

Significant Person
(Complete only if Criterion B is marked above.)
n/a

Cultural Affiliation
n/a

Architect/Builder
Architect: Wallace, David Frederick

[x] STATEMENT OF SIGNIFICANCE ON CONTINUTATION PAGES

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

____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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_x_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre

Latitude/Longitude Coordinates
Datum if other than WGS84:___ (enter coordinates to 6 decimal places)

	Latitude:	Longitude:		Latitude:	Longitude:
1	38.946609	-92.326038	3		
2			4		

UTM References
(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Debbie Sheals
organization Historic Preservation Consultant date February 12, 2013
street & number 29 South Ninth St. telephone 573-874-3779
city or town Columbia state MO zip code 65201
e-mail debsheals@aol.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location. Google Earth Map attached instead.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **Frederick Apartments**

City or Vicinity: **Columbia**

County: **Boone** State: **Missouri**

Photographer: **Debbie Sheals**

Date Photographed: **October, 2012**

Description of Photograph(s) and number, include description of view indicating direction of camera:
See Photo Key (Figure 7.) for indications of camera angles.
1 of 14. Façade-south wall.
2 of 14.Southwest corner.
3 of 14. West side wall and terrace.
4 of 14. West side wall.
5 of 14. Northeast corner and east light well.
6 of 14. Façade detail.
7 of 14. Front door surround.
8 of 14. Entry lobby, looking north.
9 of 14. Entry lobby, looking south.
10 of 14. Second floor hallway, looking north.
11 of 14. Fourth floor hallway, south end. Elevator, apartment, and delivery doors.
12 of 14. Second Floor Apartment Living Room
13 of 14. Third Floor Studio Apartment
14 of 14. Kitchen, First Floor Apartment

Figure Log:

Include figures on continuation pages at the end of the nomination.

1. First Floor Plan
2. WWI "Pilot's Wings".
3. Historic Drawing of the Frederick Apartments
4. 1875 Atlas Map of Central Columbia
5. 1931 Sanborn Map of the area
6. Early Advertisement for the Frederick Apartments
7. Photo Key

Summary

The Frederick Apartments, at 1001 University Avenue in Columbia Missouri, is a four-story apartment building with red brick walls and a flat roof. The Classical Revival style building was built in 1928, with 39 apartments. It has been in use as an apartment building since that time and has seen very few changes, inside or out. The building has an I-shaped plan and is oriented with a narrow end facing the street. The symmetrical façade features a central entrance and tall polygonal window bays. The entrance has a Classical Revival style stone surround. The doorway has the word FREDERICK inscribed above the door, and it is topped with a semi-circular pediment. The pediment is filled with a winged shield which was designed as an homage to the military service of the building's namesake, Frederick Niedermeyer, Jr. The window bays each have a set of French doors on the ground floor, which are fronted with iron railings and surrounded by stone trim.[1] Other stone accents include keystones over each of the windows on the front and west side walls, and ornamental balustrades in the tall parapet wall. The interior of the building is highly intact. The front door opens to a small lobby which has an elevator and ornamental staircase. A double loaded corridor runs through the middle of the building, and there are secondary corridors at each end. Very few changes have been made to the interior room arrangements. The apartments feature early or original plans, and most original interior finishes are also intact and in good condition. This is the only resource on the property. The building looks and functions very much as it did in 1928, and it is in good condition.

Elaboration:

The Frederick Apartments are located a few blocks south of downtown Columbia, on the edge of the University of Missouri campus. The apartment building sits on the north side of University Avenue, facing south. All of the land immediately south of University Avenue is part of the University of Missouri campus, and a large parking garage directly north of the apartment building is also University property. The property is located five blocks south of Broadway, which is the primary east-west road through downtown Columbia, and Ninth Street, one of the primary north-south routes in the commercial center, is located less than a block to the west. Francis

[1] The term "stone" is used here as a generic term for the stone or stone-like architectural trim used on the building. Some of those components appear to be of cast stone, while others could be limestone and/or concrete.

Quadrangle, the historic core of the University campus, is on the west side of Ninth Street.

The Frederick building occupies most of its lot, which is bordered on the south by University Avenue and on the west by a small alley. The property across the alley to the west contains a large brick building which was built as a dormitory in 1925. That building sits back from the street, making much of the west side wall of the Frederick building visible from University Avenue. The property directly to the east contains another large apartment building, the Dumas Apartments, which were built in ca. 1916.

There is little open space on the lot; the building is approximately 68 feet wide by 120 feet deep, and the lot is 71.5 feet wide and 140 feet deep. The front wall is only a few feet from the sidewalk, and the west wall sits directly on the west property line. The east wall is less than 15 feet from the west wall of the Dumas Apartments, and there is approximately 35 feet of open space between the north wall of the Frederick building and the south wall of the parking garage on the adjacent property. The walkway on the east side of the lot is paved, and most of the space between the Frederick building and the garage contains a level lawn.

The building has a generally rectangular footprint and is oriented with the narrow end facing the street. Large light wells along each of the long sides create an I-shaped plan. (See Figure 1.) The building sits on a high basement, which is faced with brick on the south and west walls. The basement extends out into the base of the west lightwell to form the floor of an open terrace. The terrace is bordered by a low brick wall that is capped with a stone railing and accented with stone scrolls and urns. (See photo 4.) There is no east terrace; the walls of the east lightwell extend down to ground level.

The level of architectural detailing on the exterior walls varies according to location and degree of public exposure. As would be expected, the highly visible front of the building is the most elaborately detailed. (See photos 1 and 2.) The symmetrical façade features multiple wall planes, as well as a variety of applied embellishments. The high brick basement walls are rusticated and topped with a molded stone water table. The recessed central bay has a prominent formal doorway centered at the first floor level. Two sets of curved concrete stairs edged with ornamental wrought iron railings lead up to the front door. Spiral shaped iron posts at the bases of the front steps are topped with early or original light fixtures. (See photo 7.)

The front door surround, which is of pale stone, is the most elaborately detailed feature of the façade. The oversized door opening is surrounded by an eared stone casing that is accented with a large keystone. The paneled wood front door appears to be original. There is also a heavy screen door that is at least several decades old. The door is topped by a transom that has original framing and a newer solid flat panel. The doorway is flanked by smooth pilasters that have stylized Ionic capitals. The frieze of the entablature over the top of the doorway is inscribed with the word FREDERICK. A projecting semi-circular pediment above the door features oversized dentil molding, and a low profile carving of a winged shield that is filled with stars and stripes. (See photo 8.) The winged shield carving is very similar to that of winged pins given to pilots in WWI. (See Figure 2.) It was included to honor the service of pilot Frederick W. Niedermeyer, Jr. son of the F. W. Niedermeyer, who built the apartment building as a memorial to his son.[2]

The central bay of the façade is further accented by a stone surround on the window directly above the front door. The window trim is made of the same type of stone as the front door surround, and it rests upon the top of the circular pediment over the door. The window surround includes a projecting triangular pediment and flanking scrolled side panels. The façade also contains an ornamental datestone, located in the center of the wall, between the third and fourth floors. It is a small sculptured stone medallion with the date, 1928, in raised numerals.

The wide end bays of the façade project slightly out from the center bay. The corners of those bays are marked by brick pilasters, which extend from the water table to a simple molded stone cornice at the upper edge of the wall. The pilasters have bases and caps of the same type of stone used on the front doorway. A slim matching stone string course runs along the upper façade in line with the pilaster caps.

There is a tall parapet wall above the cornice that is accented with short piers which line up with the pilasters below. The parapet also has inset open balustrades. The balustrades have curved stone balusters and rails. The cornice and parapet are among the few exterior features that are not in good condition. The front edge of the cornice has crumbled away in several areas,

[2] James Darrough (ed.), *A Boone County Album* (N. p.: Kelly Press, 1971), p. 82.

and the parapet wall has been parged with concrete, presumably to address moisture issues. The parging appears to be modern.

All of the windows on the façade are topped with splayed soldier course headers and oversized stone keystones, and all have rowlock brick sills. The window openings and masonry embellishments are all original; the 6/6 window sashes are modern, but very similar to the originals. Wide angled window bays on either side of the façade extend the full height of the building. The three-sided bays have a single window on each sloped side wall, and double windows on the flat front sections.

The ground floor units of the window bays each have French doors in lieu of the double windows found above. The French doors are surrounded by ornamental stone trim which includes molded casing and simple cornices supported by curved stone brackets. (See photo 7.) The doorways are fronted with very shallow iron balconies and railings that are supported by scrolled metal brackets. The 12-light painted wood French doors are early or original, and in fair to good condition.

The west side of the building, which is also visible from the street, has many of the same architectural embellishments used on the façade. The foundation has the same brick detailing, and a matching stone water table. There are several basement windows openings on that side, most of which have been covered with plywood. The edges of the west wall and of the inset light well are all accented with large pilasters which match those of the façade. The upper edges of the walls have a matching cornice and parapet which include the same type of stone balustrades found on the facade. Like the front, the parapet has been parged, and also like the front, the cornice has several areas that are deteriorating. The windows of the west wall all have the same type of keystones and other detailing found on the front windows.

The west side of the building includes one element not found on the front—a ground-floor terrace. The terrace is tucked into the base of the light well, and partially enclosed with a low paneled brick wall which runs along the west edge of the building. The brick railing is topped with stone coping and accented with stone urns and scrolls. An early drawing of the building shows that it was designed to have urns atop the parapet wall as well. (See Figure 3.)[3] Two of the ground floor apartments have early or original French doors which open to

[3] There are no urns at the parapet now and it is unclear if those were ever installed.

the terrace. Those doors are flanked with newer 6/6 windows and sheltered with newer aluminum storm doors.

The east side wall and the back (north) wall, which have very low public visibility, have almost no added architectural detailing. The walls are flat, with no cornice or parapet, and the foundations are of plain concrete. (See photo 5.) There are as many windows as on the other walls, but the window openings are much simpler, with no lintels or header treatments. The front bay of the east wall is an exception; it has the same type of window detailing and other ornamentation found on the west wall.

The interior of the building is remarkably intact. There have been very few changes of note to either public spaces or apartment layouts. The front door opens to a small formal lobby which features paneled walls, and a large ornamental cornice. The only finish in the front lobby that appears to be modern is the carpet on the floor. The flooring adjacent to the front door is made up of black and white marble tiles that appear to be original. The front door is flanked by inset plaster shields which contain the letter F, and a chandelier is mounted within a large plaster ceiling medallion. Three wide marble-clad steps lead up to a small elevator and stair lobby. (See photos 9 and 10.) An ornamental iron balustrade on either side of the steps has the letter F worked into the design, and the open staircase opposite the elevator has similar metal railings, all of which appear to be original. The open stairs lead from the first to the fourth floors. The elevator is early or original; each floor has a metal elevator door with a single recessed panel.

The main hallway runs north from the elevator lobby. (See Figure 1.) There are two apartment entries in the elevator lobby, plus four more in the main corridor, two on each side. The main corridor intersects a shorter cross hall at the back of the building which contains three more apartment entries. The upper floors have nearly identical plans, except that the area occupied by the lobby on the first floor has apartments on the upper levels. A wide set of double doors near the intersection of those hallways leads to an enclosed exit stair. The doors into the stairway are metal-clad, with panels that match those of the apartments. The stairway links all levels of the building. It has concrete floors, pipe rails and plaster walls and ceilings.

The hallways all have plaster walls and ceilings, and carpeted floors. Modern light fixtures and carpeting constitute the only modern features found in the corridors. Each of the apartment entry doors has an early single-panel door

which is adorned with a brass door knocker marked with the apartment number. The apartment entries also have early or original louvered doors, which allow tenants to take advantage of a full-building exhaust fan mounted in the ceiling of the fourth floor hall. The louvered doors swing out, and open flat against the hall wall when not in use. (See photos 11 and 12.) The hallways also have small square ice and grocery delivery doors which open to small compartments which are accessed from the apartment kitchens. (See photo 12.) All of the woodwork in the hallways, including doors, door trim and baseboards, has a dark varnished finish which is probably original.

All 39 original apartments in the building are still in use, and few have seen any changes of note. (See photos 13 and 14.) The building includes a mix of apartment sizes and types, ranging from studio apartments with 450 square feet, to one bedroom units nearly twice as large. The larger units are located at the building corners, and those in the front have the added benefit of the projecting bay windows. Most floorplans are original, as is interior millwork, wall and ceiling finishes. As noted above, the window sashes are all newer, but the new windows fit their openings well, and none of the historic interior trim was disturbed when they were installed. Almost all of the apartments have at least some original wood flooring in the main rooms, as well as early ceramic tile in the kitchens and baths. The basement, which contains tenant storage and a small laundry area, is largely unfinished.

Alterations

Overall the building has seen very few changes over the years. The windows are newer, but very similar to the originals in size, shape and muntin configuration. The original window openings and all associated interior and exterior trim are unaltered. Window air conditioners and an occasional satellite dish constitute unsightly exterior elements, but no permanent alteration. The parging on the upper parapet walls is an unfortunate addition, but not one that strongly impacts the historic appearance.

Interior changes have been limited. There are modern light fixtures and flooring in some areas, and some of the apartments have seen minor plan changes. No changes of note have occurred in hallways and other public areas. This is a highly intact historic apartment building, which looks and functions as it has for the better part of a century.

Summary:

The Frederick Apartments, built in 1928 at 1001 University Avenue in Columbia, Missouri, is one of the largest early 20th century urban apartment buildings in central Columbia. It is locally significant under National Register Criterion C, in the area of Architecture. The period of significance for the property corresponds with the construction date, 1928. This is one of four such building identified as individually eligible in a survey of the area that was conducted in 2009. Built during a period of rapid expansion in Columbia, those new apartment buildings were among the first in the city to offer middle class housing in a multi-family setting. Early residents of the Frederick Apartments included owners and employers of businesses located in nearby downtown Columbia, as well as faculty of the University of Missouri and other area colleges. The building features Classical Revival styling rendered by architect David Frederick Wallace, who was under thirty when the building was constructed. Wallace's strongest claim to fame is arguably based upon family more than architecture; he was Harry Truman's brother-in-law, and was living in Independence with Truman when he designed the Frederick Apartments. The building itself reflects relationships within another family. Built by community leader F. W. Niedermeyer as a memorial to his son Frederick Niedermeyer, Jr., the building stands as a monument to both men. F. W. Niedermeyer was active in civic and business affairs in Columbia for decades in the early 20th century. His oldest son, Frederick Niedermeyer, Jr. was a celebrated WWI pilot who died in a plane crash in 1925. The building has seen remarkably few changes since the 1920s and it offers a highly intact example of what was then a new property type in Columbia, the middle class urban apartment building.

Elaboration:

Columbia is the seat of Boone County, and the largest town in Mid-Missouri. Downtown Columbia occupies most of the original town plat, which was filed in 1821. Columbia has been one of the dominant towns in Mid-Missouri since the 1830s, a status bolstered by its role as the home of the University of Missouri and two private colleges. All of those schools are close to the commercial center of town; the Columbia campus of the University of Missouri is directly south, Stephens College is on the east, and Columbia College (originally Christian College) is a few blocks to the north. Although the colleges were on the outer edges of the community in the mid-1800s, the boundaries of the growing town soon moved outward. By the last quarter of the 19th century, all three schools were part of the central city, which was ringed by residential neighborhoods. (See Figure 4.)

Columbia experienced steady growth throughout the 1800s, followed by a burst of growth in the early 20th century. The population grew from 2,236 in 1870 to 5,691 in 1900.[4] The new century brought accelerated development; the population nearly doubled between 1900 and 1910, and by 1920 had topped 10,000. As the commercial center expanded to accommodate the growing population, the houses that ringed downtown began to be replaced by commercial buildings, which in turn pushed residential development out to the edges of the community. The combination of a growing population, an expanding commercial district and the loss of older single family housing in the vicinity created a market for what was then a relatively new type of residence in Columbia, the apartment building.

Although multi-family dwellings have been in use in major urban areas since the time of the Roman Empire, apartment buildings as we know them today were not a common building type in small to mid-sized American cities until the early 20th century. The term *apartment* comes from the ancient Roman term *appartimentia*, from the Latin verb *partire,* which means to divide or share.[5] The streets of ancient Rome were filled with 3- to 7-story apartment buildings. As architectural historian Elizabeth Hawes observed: "Faced with a population growing apace with the prosperity of the first centuries after Christ, the city planners of Rome erected thousands of multiple dwellings called *insulae,* or islands."[6] At the height of the Roman empire, dwelling units in *insulae* outnumbered those in single family buildings more than 25 to 1.

Communal living remained a part of urban life in Europe in various forms, providing housing for upper and lower classes alike. Hawes presented the Palace of Versailles as the ultimate example of early upper class communal living. In 1710, the Palace of Versailles housed as many as 10,000 people, in 226 apartments and more than 400 single rooms. The royal palace model was adapted by French aristocracy in Paris, who favored multi-level urban dwellings that were well suited for the densely developed streets of the city. As the Parisian nobility moved outward to more fashionable quarters, their large houses were divided into apartments, usually with one living unit per floor. The spacious rooms of the lower floors were popular for upper and middle class

[4] All population figures are from Wilson Bell, Secretary of State, Official Manual of the State of Missouri, (Jefferson City: Mid-State Printing Co, 1946) p. 1050.
[5] Elizabeth Hawes, New York, New York: How the Apartment House Transformed the Life of the City (1869-1930), (New York: Alfred A. Knopf, Inc., 1993) p. 20.
[6] Ibid.

tenants, while the former servants' quarters of the upper floors became lower class housing.[7]

Purpose-built apartment buildings became an integral part of Parisian streetscapes in the early to mid-1800s. The trend began during a real estate boom in the 1820s, and continued through a major building program which was initiated by Napoleon III (Luis Napoleon) in the mid-1800s.[8] Napoleon's program included the construction of many large new public buildings, significant improvements to public infrastructure, and the creation of grand boulevards. That program transformed the city into a model of urban planning which included a prominent role for urban apartment building. As one description put it, by the end of the Second Empire (ca. 1870) the "city flowed down its grand, wide boulevards and celebrated its important plazas; its population was lodged in the long stands of apartment buildings along the way like attendants to a great parade."[9]

By the time those grand Parisian boulevards were completed, the apartment building had also been introduced to the streets of New York. That introduction has been credited at least in part to the work of a young man destined to become one of the leading American architects of the 20th century, Richard Morris Hunt. Hunt had firsthand knowledge of French architecture; he was the first of many American architects to study at the prestigious Ecole des Beaux-Arts in Paris. The French school had an immense impact upon American architecture, spawning an entire movement known as Beaux-Arts Classicism. Hunt became a leader in the Beaux-Arts movement in the late 1800s, designing such iconic buildings as the Administration Building of the 1893 Chicago World's Fair, and Biltmore in Asheville North Carolina.[10]

Before he achieved such renown, however, he launched his architectural career with the design of multi-unit dwellings in New York. Hunt had attended the Ecole des Beaux-Arts in the 1840s, while the city was being transformed by Napoleon III, and once he finished his studies, gained firsthand experience working in the studio of his patron, where he remained into the mid-1850s. He

[7] Hawes, p. 22.
[8] Bertrand Lemoine, Architecture in France 1800-1900, (Trans. Alexandra Bonfante-Warren. New York: Harry N. Abrams, Inc., 1993) p. 31, and Hawes, p. 16.
[9] Hawes, p. 17.
[10] Marcus Whiffen, American Architecture Since 1780: A Guide to the Styles, (Cambridge, Massachusetts: MIT Press, fourth printing 1996) pp.150-158, and David Handlin, American Architecture, (New York: Thames and Hudson, Ltd. 1985) pp. 103-110.

moved to New York in 1855, and won his first large commission in 1857. That commission produced the Studio Building, a three story building modeled after French *ateliers* and built specifically for artists. The Studio Building, also known as the Tenth Street Studios, combined studios, galleries and living quarters, in what one historian described as "a building that was in essence, a precedent for the apartment house."[11] The building was an immediate success; it filled quickly and developed into a social and professional center for the city's leading artists. The modern use of the term "studio apartment" can be traced to Hunt's innovative design of the Tenth Street Studios.

That early success, combined with his experience in France, led to another important and equally innovative commission. In the late 1860s Hunt was engaged by Rutherfurd Stuyvesant to design the city's first true apartment house. Stuyvesant was a well-regarded member of New York society who had met Hunt when they were both in Paris. Both men had become familiar with Parisian apartment houses, and they shared a belief that the form would work well in New York. In 1870, a five story apartment building, the Stuyvesant, was completed on East 18th Street.[12] The Stuyvesant featured two spacious apartments on each floor, all served by a common entry and staircase.

Many of Stuyvesant's peers found the concept of shared residences to be decidedly lower class, and the new building was dubbed "Stuveysant's Folly" by some. Many others, however, were impressed, including George Templeton Strong, a prosperous lawyer who visited friends in the building soon after it opened. After his visit, Strong wrote "This substitute for householding seems to work well, and Rutherfurd is a public benefactor, especially for young people who want to marry on moderate means. Nothing could be brighter, more comfortable, or more refined-looking than these tiny, cozy drawing rooms."[13] That passage could have been written more than half a century later to describe the Frederick Apartments in Columbia

The Stuyvesant building was fully leased before it was even completed, and it and others like it soon gained acceptance in upper class circles. Apartment buildings began to fill the streets of New York, and within a few years had become an accepted building type for upper as well as lower and middle class housing in most major American cities. Once the apartment building was

[11] Hawes, p. 17.
[12] Elizabeth Collins Cromley, Alone Together: A History of New York's Early Apartments, (Ithaca, NY: Cornell University Press, 1990) p. 70.
[13] Hawes, p. 8.

established as an American building type, its appearance in other cities was based as much upon the local housing market as any particular architectural trend. Small towns, for example, had little need for multi-story apartment buildings, while land-strapped metropolitan areas provided a ready market. As one description of apartment development in Kansas City noted, factors which affected the popularity of apartment buildings in that city included "a rapidly growing population and limited land mass near centers of economic activity and transit systems."[14] In Kansas City small scale middle class apartment buildings began appearing in the first years of the 20th century. Smaller cities like Springfield and Columbia tended to be close to a decade behind that trend.

As was the case for many smaller cities in the U.S., Columbia's multiple dwelling rental housing in the 19th century had been generally geared to temporary occupants and/or to those of modest means. Prior to 1900, most multi-family housing in downtown Columbia consisted of hotels or rooming houses. City directories for example, did not include a category for "apartments" until the mid-1930s.

It was the mid-1910s before Columbia saw its first purpose-built apartment building. Around 1916, members of the Dumas family constructed a sprawling three-story apartment building at the corner of University and Tenth Streets, directly east of the lot now occupied by the Frederick Apartments. That complex, dubbed the Dumas Apartments, is still in use. The success of the Dumas Apartments encouraged other developers, and within a few years several new apartment buildings had been constructed on the south edge of the commercial center.

In 1927, the local newspaper ran a front page article titled "Building Boom in Apartment Houses Here". The article proclaimed that an "era of apartment house construction has reached Columbia, according to local contractors, who point to recently constructed apartment houses which they say supply the demand of people associated with the University 'to live close in and avoid the care of town property'."[15] The article mentioned two other early apartment buildings that are still in use in the area. The oldest of those was the Beverly Apartments, a three story brick apartment building constructed two blocks

[14] Sally Schwenk, "Historic Colonnade Apartment Buildings of Kansas City, Missouri," National Register of Historic Places, Multiple Property Documentation Form, 2003, p. E.3.
[15] "Building Boom in Apartment Houses Here," Columbia Missourian, Dec. 16, 1927, p. 1.

north of the Dumas around 1926. The same developers are said to have constructed the Belvedere Apartments, which are located across the street from the Beverly. The three-story, 30 unit Belvedere apartment building was completed in late 1927, at a cost of $100,000.[16]

The article about the apartment building boom also announced that local businessman Frederick W. Niedermeyer had plans to construct a large new apartment building on University Avenue. Niedermeyer's project was to be "a four-story fireproof structure of concrete with a brick curtain. It will contain thirty-nine apartments with electric elevator service....The apartment will be known as the Frederick Apartments in honor of Mr. Niedermeyer's oldest son."[17]

The project was not F. W. Niedermeyer's first business endeavor in Columbia. Born in St. Louis in 1870, Niedermeyer came to Columbia to attend the University in 1888. He remained in the city after he received a law degree in 1894, and soon became active in civic and business affairs. He was a founding stockholder of the Boone County Trust in 1903, and was operating the first car dealership in Columbia by 1910.[18] Public service included a term as the mayor of the community (1903-1905) and more than twenty years on the Columbia School Board. He was also active in statewide politics; in 1920 the local paper announced that he had been appointed to serve as "Colonel" on the staff of governor-elect Arthur Hyde.[19] The article announcing his appointment noted that he was "in the real estate business," the same occupation listed in his entry in the 1920 population census.

At least one of Niedermeyer's early real estate ventures involved rental housing. In 1897, Niedermeyer and a partner, T. S. Gordon, purchased a large building in downtown Columbia that had been used as a Baptist Female Academy in the middle 1800s. (The Academy relocated in 1857, and eventually became Stephens College.) The partners expanded and updated the building and opened it as the Gordon Hotel. Gordon sold his interest to Niedermeyer, who leased it to the University for several years in the early 1910s. In 1918,

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[16] http://www.gocolumbiamo.com/Maps/Historical_Places, and "Building Boom in Apartment Houses Here."
[17] "Building Boom in Apartment Houses Here," p. 1
[18] "54 Years Old Today," Columbia Missourian, Feb. 20, 1924, p. 6, and Alan R. Havig, From Southern Village to Midwestern City: Columbia, an Illustrated History, (Woodland Hills, California: Windsor Publications, Inc. 1984) p. 37.
[19] "Hyde Appoints Niedermeyer," University Missourian, Dec. 8, 1920, p. 1.

perhaps encouraged by the success of the Dumas Apartments, Niedermeyer converted the former downtown hotel into the Niedermeyer Apartments. The new use proved to be a popular one; the building is still in use and still known as the Niedermeyer Apartments.[20]

Niedermeyer would have been very familiar with the Dumas Apartments; the 1920 population census shows that Niedermeyer and his family lived nearby, at what was then 1101 University Avenue. (See Figure 5.) Their house was two doors east of the Dumas, and therefore less than a block from the future site of the Frederick Apartments. The census shows that Niedermeyer's grown children were still a part of his household in 1920. Residents of the house included his oldest son, Frederick Niedermeyer, Jr., age 23, and 20 year old Pierce Niedermeyer. Pierce Niedermeyer was working as a car salesman, presumably in his father's car dealership.

Frederick Niedermeyer, Jr. was one of the first pilots in Mid-Missouri. He joined the U. S. Air Service soon after WWI began, and became an expert in acrobatic flying. He served as a flight instructor in France in 1918, where one local history noted that he "gained the reputation as one of the outstanding aerobatic flyers in the Air Service."[21] He left the service as a lieutenant around 1919, and joined the Carrolton Aero Club in Missouri, a group that specialized in aerobatic flying. He made the local news soon after joining that group, when he crash landed a JN-4 plane in the front yard of a house in Centralia and walked away with only minor injuries.

The younger Niedermeyer lived in Columbia for at least some of the time he was with the Carrolton Group, and rejoined the Air Service in September, 1920. His second stint in the service was cut short in March of 1922, when he was killed in a crash at McCook Field in Dayton, Ohio.[22] He was probably stationed at McCook Field at the time; it was an experimental airfield which was operated by the Air Service from 1917 to 1927.[23] A description of Niedermeyer's career which was included in a history of Boone County, MO

[20] Dalton, Warren R., Jr., "Columbia Landmarks Still in Operation Today," in Between the Columns, (Columbia, MO: Show Me Cards, 2010) pp. 49-50.
[21] A Boone County Album, p. 82.
[22] Ibid.
[23] "From Huffman Prairie to the Moon: The History of Wright Patterson Airforce Base," (Galvin Library, Illinois Institute of Technology, at <http://contrails.iit.edu/history/Huffman/H-part04.pdf>, accessed 11-26-12.)

noted that "there is evidence to support the story that this crash led to the regulation requiring all military fliers to wear parachutes."[24]

F. W. Niedermeyer decided early in the development of his plans to build a new apartment building that it would be named after his eldest son. The 1927 newspaper article that announced its construction noted that the "apartment will be known as the Frederick Apartments in honor of Mr. Niedermeyer's oldest son." The inclusion of a stylized version of Air Service pilots' wings in the pediment over the front door also shows that he instructed the architect to incorporate more than his son's name into the design. (See Figure 2.)

Niedermeyer chose a young architect from Independence to design his new apartment building, David Frederick (Fred) Wallace. Wallace was no stranger to Columbia or the Niedermeyer family. He became a student of the University of Missouri around 1919, and in 1920 was a fraternity brother to Pierce Niedermeyer, who was one year younger. It is not clear if he graduated from the University; he does not seem to have stayed in Columbia more than two years. He was clearly gifted; records show he applied for a patent on an improved internal combustion engine when he was still in high school.[25]

Those records have survived in part because Fred Wallace had a famous brother-in-law; Fred Wallace's sister Bess was married to Harry S. Truman. By the time Wallace began work on the design of the Frederick Apartments, he had returned to his home in Independence, where he shared a home with his widowed mother, Madge Wallace. Bess and Harry Truman were also living there at the time. Census records show that the four shared a home in Independence for at least a decade. By the time of the 1930 census, Fred Wallace was working as an architect, and Harry Truman was a county judge.

Although an article in the Columbia paper noted that the plans for the Frederick were being prepared by "Wallace & Sutter, of Kansas City" no information about the "Sutter" of the pair was found. Sutter may have been an engineer, or a short term associate. Fred Wallace is known to have worked as an architect for Kansas City realtor and developer J. C. Nichols around that time period, and he is also credited with some of the design work for the Jackson County Hospital in Kansas City. By 1940, he was operating his own

[24] A Boone County Album, p. 82.
[25] "Fred Wallace Papers," Harry S. Truman Library and Museum. Online bio and collection description, accessed October, 2012. <http://www.trumanlibrary.org/hstpaper/wallacef.htm>

architectural firm, and he continued to work as an architect after moving to Colorado with his family in the early 1940s.[26]

The use of Classical Revival styling for the Frederick Apartments sets the building apart from contemporary apartment buildings in the area. The Dumas features distinctive Craftsman styling and the nearby Beverly Apartments have some Craftsman characteristics. The Belvedere building, which was designed by Kansas City area architect Nelle E. Peter, utilizes Spanish influenced detailing.

Niedermeyer and Wallace may have felt the Classical Revival style was more appropriate to the memorial nature of the new building. As one later description of the building put it, the "Frederick, in name and every element of construction and appointment, reflects a father's memorial reverence for his son, First Lieutenant Frederick W. Niedermeyer, Jr."[27] Niedermeyer and/or Wallace may also have felt that the style related more to buildings of the nearby Red Campus on the University of Missouri campus, so named for the predominant use of red brick. Many of the older buildings there featured a Victorian assortment of Classical motifs, while those construed around the turn of the century utilized more formal classically inspired styles.

The Classical Revival style of the early 20th century was the last of several American movements which included design elements found on the buildings of ancient Greece and Rome. Architects and their clients of the day looked to more recent models for inspiration, however. One description of the movement noted that "the 20th century classical revival in the United States was the child more of the Beaux-Arts tradition than of the ancient Mediterranean world."[28] Richard Morris Hunt and numerous other students of the Ecole des Beaux Arts had found great success in the United States in the late 19th and early 20th centuries, and by the time the Frederick Apartments were constructed, Beaux-Arts Classicism had become the standard for monumental public architecture.

The Frederick Apartment building was completed in late 1928, at a cost of approximately $200,000. An early advertisement for the property featured a photo of a woman standing in one of the apartment kitchens, and listed the amenities of the building, which included a "Haughton automatic safety

[26] "Fred Wallace Papers," and the 1940 population census.
[27] *Missouri Alumnus,* Jan. 1929, p. 147.
[28] John C. Poppeliers, et. al. What Style Is It?, (Washington, D.C.: Preservation Press, 1984) p. 70.

elevator," electric refrigerators, white oak floors and an "unexcelled central location."[29] (See Figure 6.) The new building was well-received and appears to have enjoyed near 100% occupancy since it was placed in service. A review of city directories over the years revealed very few notations of vacant apartments.

Those early city directory listings show that the new building was a favored location for area business people as well as college faculty. That early description of an "unexcelled central location" was meant to appeal to professionals and small families more than students. The apartments also proved to be popular with single women, including a number of widows. One of the oldest lists of occupants, printed in the 1930-31 city directory, reveals that the building was still closely tied to the Niedermeyer family. Pierce Niedermeyer, by then 30 years old and working as an accountant, was living in one of the larger ground floor apartments with his wife and two young sons.[30] His neighbors represented a range of professions. There were three male professors and one female secretary from the University, and one woman who worked as an instructor at Stephens College. Six of the apartments were occupied by women who listed no occupation, many of whom were likely widows.

Almost all of the remaining apartments were occupied by businesspeople who worked in downtown Columbia. The businesspeople of the building included bank tellers, salesmen and "sales ladies" as well as business owners and managers. Jos. A. Barth, president of Barth's Clothing Company lived in one of the larger corner apartments, while one of his salesmen, E. M. Eagan, occupied a small studio. Barth's Clothing was one of Downtown Columbia's most prominent businesses for several decades.

The 1940 list of residents shows a growing influence of area colleges, including three students, as well as nineteen different staff members from the University and Stephens College.[31] Businesspeople included salesmen, clerks, and a bank teller, as well as C. Weldon Cotton, owner of Cotton Lumber Company. Only two of the apartments that year appear to have been occupied by single women who listed no occupation, but that changed significantly over the next decade. By 1956, nearly a third of the apartments in the building were occupied by women who used the title Mrs. and listed no occupation.

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[29] Images of Our Lives, p. 34.
[30] 1930-31 City Directory, and 1930 population census.
[31] 1940 City Directory.

There were fewer employees of downtown businesses living there in 1956, but the tenant list did include two prominent area businessmen. Richard Barnett, owner of Dick Barnett Clothing Store, occupied one of the large front apartments on the ground floor, and bank president R. B. Price II lived on the third floor. R. B. Price II was the grandson of the founder of Boone County National Bank, and a prominent banker and a community leader in his own right.[32] A former employee of a service station which operated just west of the Frederick Apartments in the 1940s recalled that "R. B. Price lived in the Frederick Apartments. Mr. Price would walk to the Boone County National bank every day, weather permitting. He would stop in the station and drop off car keys when he needed something done."[33]

It is interesting that Price chose to live at the Frederick, since he was one of the original developers of the Beverly Apartments located a few blocks away. That apartment building is even named for him—his full name was Robert Beverly Price, II. He may have chosen the Frederick for its higher level of styling, as well as its proximity to the University of Missouri. He had close ties to the school throughout his career and was serving as the treasurer for the University in 1956.

Occupants of the building in the 1950s also included numerous instructors at the University. Employees of Stephens College and even Hickman High School were also represented. Four apartments were occupied by students. A review of *Missouri Alumnus* magazines shows that the building was also popular with former university students. Several notices of alumni marriages noted that the new couples planned to live at the Frederick. One notice shows that the building was popular with older Alumni as well--Marjorie Jones, class of 1917, was living there in 1964.

The Frederick Apartments was one of the last such buildings constructed in the downtown area in the 20th century. A decrease in the rate of growth, especially during the Great Depression, paired with new residential developments farther from the downtown center, lessened the demand for rental housing in the area. Civic leaders may have been relieved to see that change. The 1927 article about the new apartments noted that "City

[32] John C. Crighton, A History of Columbia and Boone County, (Columbia: Computer Color-Graphics, 1987) pp. 350-353.

[33] Dalton, p. 112.

authorities suggested yesterday that it may become necessary to safeguard the city by passing an ordinance to prevent irregular construction in different business and residential areas of the city, provided the present rate of construction does not decrease."[34] The drop in demand appears to have taken care of the issue on its own, although a recent spike in apartment construction may result in a new look at the issue.

The building looks and operates today much as it did when the first tenant moved into the building in 1928. The ever-growing University campus today nearly surrounds the property, and the number of student tenants has increased to reflect the current rental market. The building provides a highly intact example of an early urban apartment building in central Columbia.

[34] "Building Boom in Apartment Houses Here," p. 1.

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Verbal Boundary Description

Seventy-one (71) feet and eight (8) inches, the west part of lots 13 and 14 and of that part of lot 15 that lies north of the north line of University Avenue, in Woodson's Addition to the City of Columbia, and being described as follows, to-wit: beginning at an iron (1) set at the southeast corner of a 20 foot alley and on the north line of University Avenue and on the west line of the lot 15 of Woodson's Addition to Columbia, Missouri; thence north parallel with the west line of Hitt Street and along the east line of said alley 133 feet to an iron (4) at the northwest corner of lot 13 of said addition; thence east along the north line of lot 13 and parallel with the north line of University Avenue 71 feet and 8 inches to an iron (3), the northwest corner of the tract formerly owned by L. W. Dumas Jr. Construction Company; thence south parallel with Hitt Street and along the west line of L. W. Dumas Jr. Construction Company tract 133 feet to an iron (2) on the north line of University Avenue; thence west along the north line of University Avenue 71 feet 8 inches to beginning.

Boundary Justification

The current boundaries encompass all of the land currently and historically associated with the building.

Figure 1. First Floor Plan.
Sketch by Deb Sheals, interior partitions are not to scale.

D=Delivery Door
S= Studio
1 BR= I Bedroom

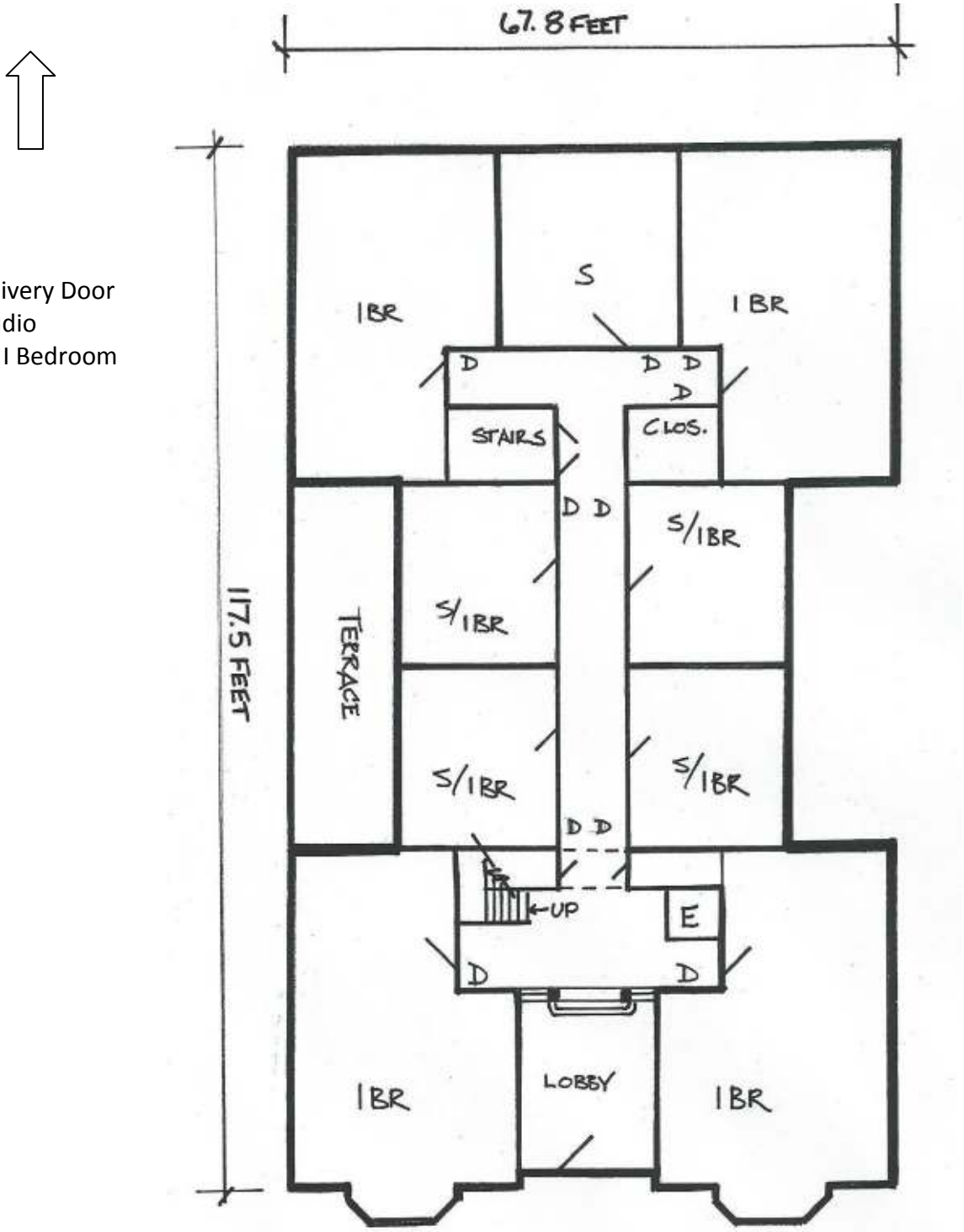

Figure 2. Top: Winged Shield over the front door of the Frederick Apartments. Middle and Bottom: Pilot's "Wings" WWI era pins.
Pin photos are from Flying Tiger Antiques. <http://www.flyingtigerantiques.com> Accessed September 2012.

Figure 3. Early Drawing of the Frederick Apartments.
Image posted on Digital Missouri by the St. Louis Mercantile Library, St. Louis, MO. <http://www.sos.mo.gov/mdh/> Accessed August 2012.

Figure 4. Map of Columbia, from the 1875 Atlas of Boone County. The location of the Frederick Apartments is marked with a star.

Figure 5. 1931 Sanborn Map of Columbia. Portions of Sheets 34 and 35.
The Frederick Apartments are within the box; the Niedermeyer House is circled.

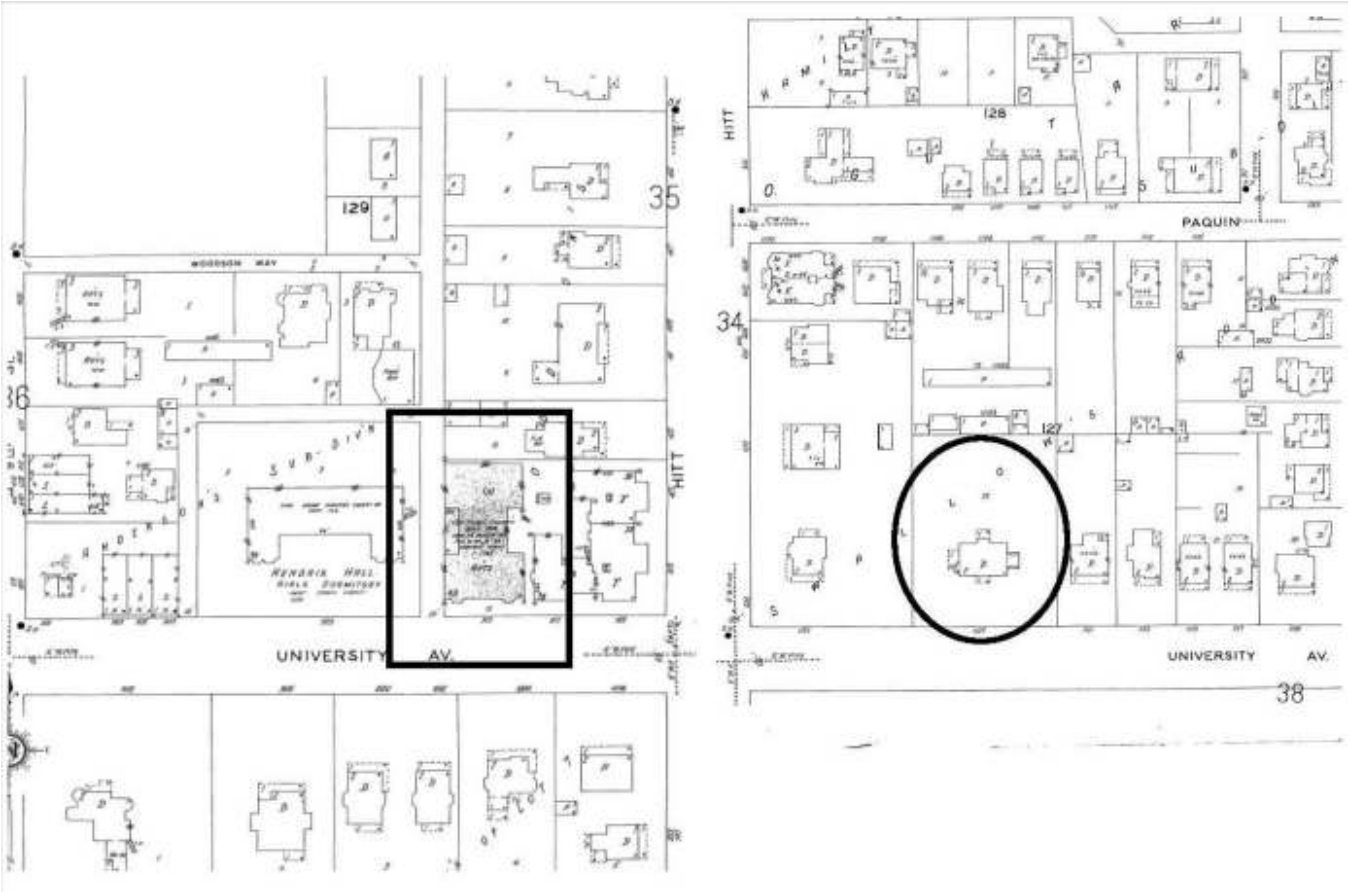

Figure 6. Early Promotional Materials for the Frederick Apartments. Reprinted in Columbia, Missouri: Images of Our Lives Since 1901. Columbia, MO: Tribune Publishing Company, 2001.

Figure 7. Photo Key. Base Map: 1931 Sanborn Fire Insurance Map.

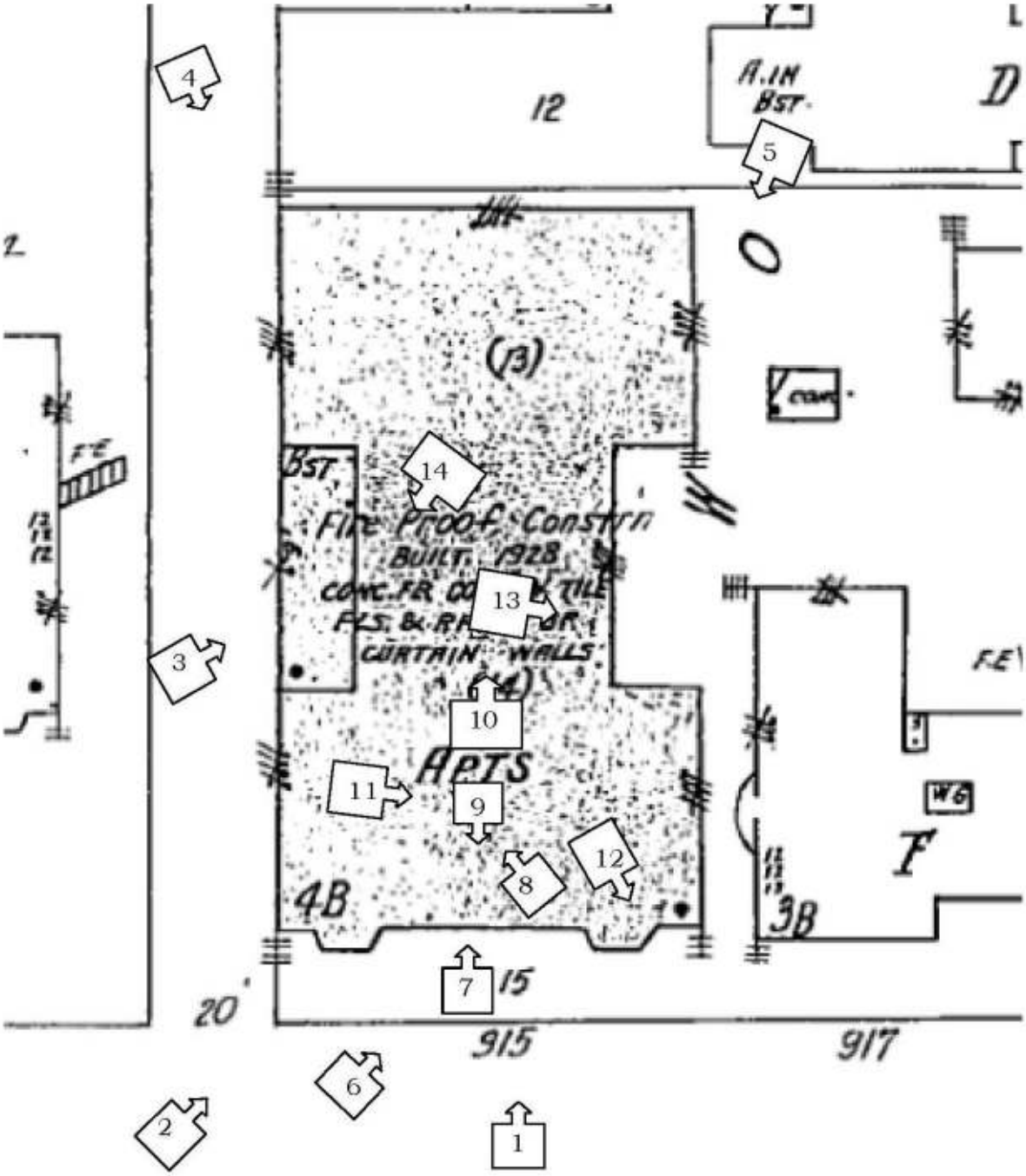

Photo 1.

Photo 2.

Photo 3.

Photo 4.

Photo 5.

Photo 6.

Photo 7.

Photo 8.

Photo 9.

Photo 10.

Photo 11.

Photo 12.

Photo 13.

Photo 14.