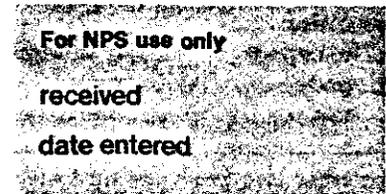


United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Church Street Commercial District

and/or common

2. Location

street & number 2-8, 10, 12-16 and 100 Church Street

not for publication

city, town Ferguson

vicinity of

state Missouri

code 29

county St. Louis

code 189

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name 1. 2-8, 10 and 12-16 Church - David H. Pope, Inc.

street & number 500 Airport Road

city, town Ferguson

vicinity of

state Missouri 63135

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder of Deeds, St. Louis County Government Center

street & number 41 South Central

city, town Clayton

state Missouri 63135

6. Representation in Existing Surveys

title Historic Buildings in St. Louis Co. has this property been determined eligible? yes no

date 1983

federal state county local

depository for survey records published: St. Louis County Department of Parks and Recreation

city, town Ferguson

state Missouri 63105

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Church Street Commercial District is an essentially intact turn-of-the-century downtown streetscape which occupies the south side of Church Street east of the intersection of Church and Florissant Road. Three of the buildings in the district abut each other with a creek bed separating the fourth building from the others in the row (see Exhibit 1). Although built over a period of time (1895-1925) all of the brick buildings were designed with storefronts as the first floor facades (three of the storefronts are pre-cast iron). Upper stories have housed commercial, civic, and residential uses at various times. The four buildings, all of which contribute to the character of the district are: 1. the Tiffin-Bindbeutel Building (2-8 Church), 2. the Bindbeutel Meat Market (10 Church), 3. the Tiffin Building (12-16 Church), and 4. the Walker-Nemnich Building (100 Church). There are no intrusions in the district.

The Tiffin-Bindbeutel Building (2-8 Church), which anchors the district, occupies the southeast corner of the intersection of Church Street and Florissant Road (see photo 1). Historically, although the building faces Florissant Road (west) its addresses have been on Church Street. As do all of the buildings in the proposed district, it sits on the public sidewalk set back line. The three-story building is rectangular in shape, four bays along Florissant Road and six bays along Church Street. It is built of red brick laid in stretcher bond and has a flat, asphalt and tar roof. Foundation materials are not visible from the street.

The first floor of the west facade consists of a cast iron storefront with ten pillars, four of which are wider in width than the remaining six. Two thin pillars are spaced equal distance between each wider pillar. All pillars have the same ornamentation (see photos 2 and 3) with a Globe Iron & Foundry Co., St. Louis logo stamped at the bottom of the pillar. Entrances occur between the two sets of thin pillars in the left and right bays. The storefront has been altered slightly from original with the addition of aluminum framed glass windows and doors and the blocking up of transom windows with wood panels. A 1931 Sanborn map shows a frame overhang or porch along the facade of the building that is now gone.

The second and third stories have a single window in each bay. Windows are rectangular double-hung, one-over-one with segmental arched radiating voussoirs above. Star-iron tie rods occur between second and third stories and above third story windows. The cornice of the building consists of a simple brick corbelling.

The first story of the Church Street facade (north) contains a cast iron storefront similar to that of the west side. It is located in the center bays and consists of two narrow pillars flanked by storefront windows and wide pillars. Transom windows and store windows are original. Between the narrow pillars there is a three-panel door with glass in the upper half flanked by a sidelight on the left. To the left of this fenestration is an entrance to the second floor which has a set of narrow, double-leaf doors with full glass panels. In the left bays a new storefront entrance has been created with the use of ceramic tile. A single window occupies the near right bay. The second and third stories are similar to these stories on the west side with the exception of the third story center right bay. It contains a set of double windows which are rectangular, double-hung, one-over-one. A chimney rises from the center of the east side.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1895, 1905-09, 1912, 1925 **Builder/Architect** John Epple, Sr., Henry Schaumberg, Jr.

Statement of Significance (in one paragraph)

The four buildings which comprise the Church Street Commercial District are significant in the history of St. Louis County and the community of Ferguson in the areas of commerce and commercial architecture during the period 1895-1925. The district which is eligible for listing on the National Register of Historic Places under criteria A, B and C is the most intact example in Ferguson of a turn-of-the-century downtown streetscape. The focus of the district, the Tiffin-Bindbeutel Building (1895), is the largest remaining commercial structure in the county from this period. It and the Tiffin Building (1912) are virtually unaltered examples of the late nineteenth century storefront building type (brick construction; ornate cast-iron facade on the first floor with large windows, transoms, and wood or metal bulkheads) made possible by technological advances in the production of architectural cast iron and large panes of glass. The further evolution of storefront design in the twentieth century (large expanses of glass supported by thin metal frames, fixed metal canopy, streamlined display space and signage, recessed entrances) is represented by the Bindbeutel Meat Market (1925). Three of the buildings in the district are associated with two of Ferguson's most prominent businessmen: William H. Tiffin and Frederick C. Bindbeutel.

The commercial-civic center of early Ferguson formed around the T intersection of Church Street and Florissant Road much as it still does today. The railroad tracks running from St. Louis cross over Florissant Road (the top of the "T") to the south of Church Street. Ferguson Station is located west of the intersection. Stores, businesses and public facilities stretch along both sides of Florissant Road, the major access road to Ferguson, and Church Street, which obtained its name because it terminated at the Ferguson Presbyterian Church. Due to redevelopment and the prevalence of frame construction, the only buildings remaining from this early business district today are the train station and the commercial row on the south side of Church. Their survival may well be attributed to their masonry construction, rare in Ferguson until after World War II.

The three-story brick Tiffin-Bindbeutel Building (2-8 Church St.) was built in 1895 by Edward and William H. Tiffin on the southeast corner of Church Street and Florissant Road. An early frame building on the site (located on the west half of the lot) was destroyed in a disastrous fire that started at the Niebling Building across the street (northeast corner of Church and Florissant Road) and spread to several other commercial buildings.¹ The site had been acquired from William B. Ferguson by their father, Harrison Tiffin, in 1890 for \$2,000.² A third, older Tiffin son, Gabriel, operated a meat market and lived on the second floor of this first building. After the fire Gabriel opened a grocery in Normandy.³ Harrison sold the east half of the property to his sons, Edward and William, in 1893 prior to the fire for \$350 and the remaining portion in 1895 after the fire for \$300.⁴ On September 20 and November 1, 1895, the two brothers borrowed \$3,360 and \$4,080 respectively from the Park Building & Loan Association to build the new building.⁵ The architect and builder are unknown; however, the building's cast iron storefront was produced at the Globe Iron & Foundry Co. in St. Louis.

9. Major Bibliographical References

1. Bindbeutel, Charlotte. "Bindbeutel's," Florissant Valley Historical Society Quarterly, July, 1978, Vol. 20, No. 2.

10. Geographical Data

Acreeage of nominated property 1.02 acres

Quadrangle name "Clayton, Mo."

Quadrangle scale 1:24,000

UTM References

A	<u>15</u>	<u>734260</u>	<u>4291730</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

All of Lot 15 and the west 40 feet of Lot 14, William B. Ferguson's Subdivision.

List all states and counties for properties overlapping state or county boundaries

state Missouri code 29 county St. Louis code 189

state _____ code _____ county _____ code _____

11. Form Prepared By

name/title Beverly Fleming, Researcher

organization St. Louis Co. Parks and Recreation Dept. date January, 1984

street & number 41 South Central telephone 314/889-3357

city or town Clayton state Missouri 63105

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Fred A. Lafser
Fred A. Lafser, Director and State Historic Preservation
title Officer, Department of Natural Resources

date

7/11/84

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

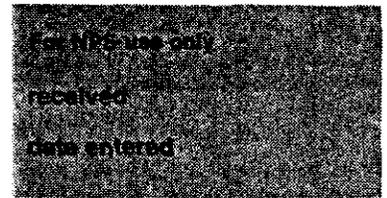
Attest:

date

Chief of Registration

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2. 100 Church - Louis and Marilyn Spencer
100 Church Street
Ferguson, Missouri 63135

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date entered

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To the rear of the building (south) there is paved parking with an entrance off Florissant Road. The rear lot line for this building and the two adjacent buildings, all of which sit on lot 15 of William B. Ferguson's Subdivision, is a railroad overpass. Frame out-buildings to the south which appear on old maps no longer exist. The first floor commercial space facing Florissant Road is occupied by Fulbright TV and the space to the rear on the Church Street facade houses the Forget-Me-Not Resale Shop. Second and third floors designed for commercial and civic use (the second floor has an auditorium with stage at one end) are vacant. The building needs extensive repair on the upper stories, although the first story is well-maintained.

On the east, the Tiffin-Bindbeutel Building abuts the Bindbeutel Meat Market (10 Church) (see photo 4). The one-story Bindbeutel Meat Market is built of variegated brick laid in American common bond. It has a stone and brick foundation with a basement that contains a well. Rectangular in shape, the facade is three bays wide. The building which was the last of the row to be built straddles the original property line. It has a wood storefront with recessed entrance in the center bay. The entrance is a full glass panel door. A prominent square overhang above the entrance extends from the facade out over the public sidewalk to the street curb. This overhang is suspended by two cables and is sheathed in copper. Storefront windows in the left and right bays are framed with copper trim. Transom windows over the storefront windows are divided into three square sections.

Building has a decorative brickwork parapet wall at roofline with stone coping and four square capitals spaced evenly apart. The two end capitals extend to the ground as engaged pilasters. Building is in excellent original condition and is currently occupied by the Flower Depot Ltd., a florist shop.

The two-story Tiffin Building (12-16 Church Street) is built of red brick laid in stretcher bond with a row of Flemish bond every six rows (see photos 5 and 6). The headers in the Flemish bond are of a darker red brick. The building has a concrete foundation with basement and a flat asphalt and tar roof. Rectangular in shape, the building is three bays across the facade.

The first floor facade has a cast-iron storefront with eight supporting pillars spaced evenly apart. The end two pillars, stamped with the logo of the Banner Iron Works Co. at the bottom are wider than the others. Each bay formed by the pillars has a transom window. The left and right bays each contain an entrance flanked by a storefront window on each side. These entrances retain their original narrow double-leaf doors with full glass panel. The original entrance in the center bay, which provides access to the second floor, has been replaced with a single-leaf door containing six lights and flanked by divided sidelights.

A single window occurs in each bay on the second story. All windows are rectangular, double-hung, one-over-one with a segmented arched openings and radiating voussoirs above with one exception. The center bay window still retains its two-over-two glass.

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The left bay window has wider proportions than those of the other two bays. The roof-line is concealed by a parapet wall and stringcourse across the facade. Side windows still retain their two-over-two glass. The two storefront interiors retain very ornate stamped metal ceilings in excellent condition. They are currently occupied by the Yesteryear antique shop on the east and Wild Oats Gifts on the west. The building is in excellent condition.

The foundation of the Tiffin Building on the east forms the western bank of Moline (Maline) Creek. An eight-foot iron fence runs along the south edge of the public sidewalk as it crosses the creek.

The two-story Walker-Nemnich Building (100 Church) was originally rectangular in shape, but additions to the rear have changed and lengthened its configuration (see photo 7). It is built of red brick laid in American common bond with a stone and concrete foundation and basement. It has a flat asphalt and tar roof. The facade of the structure is three bays wide. A cast-iron lintel with three flowerets above six transom windows stretches across the first story of the facade. The right bay on the first story contains a recessed entrance with two single-leaf doors. The left door has a full glass panel and provides access to the first floor. The right door has glass divided into three sections vertically and provides access to the second floor. The entryway floor is paved with quarry tile. The left and center bays contain a storefront window which has been altered and blocked in. Above the cast-iron lintel is a row of white glazed brick. The same brick is used as window sills on the second floor. The second floor has a single window in each bay. All windows are rectangular double-hung, four-over-one with segmental arched openings and radiating voussoirs above. A brick stringcourse stretches across the facade below the roof line. Chimneys occur at center on the west side and at the rear on the east. Side windows are rectangular two-over-two, double-hung with segmental arches. Additions at the rear include a two-story frame, brick, and concrete block addition; a one-story brick addition; and a one-story frame addition in that order. A one-story frame addition with shed roof occurs on the west side toward the rear of the building. Building is in good condition and is currently occupied by The Leather Works. The Walker-Nemnich Building sits on lot 14 of William B. Ferguson's Subdivision. The lot has a driveway on the east side of building with frame double-car garage at rear which was built in 1924.

The proposed Church Street Commercial District is surrounded by contemporary commercial development and civic uses. To the east of the district is the Ferguson Fire Station, Public Library, and City Hall built in the 1950's. The north side of Church Street is occupied by the Bank of Ferguson, parking lots and a professional office building. Land use along Florissant Road is basically strip commercial with the exception of a fountain to the west of the intersection of Church and Florissant. The three buildings which sit on lot 15 (2-8, 10, and 12-16 Church Street) were sold out of the Bindbeutel family on February 29, 1984 to a new owner who is interested in rehabbing the corner building.

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Page 1

The Harrison Tiffin family were some of Ferguson's earliest residents, arriving in the area from Edwardsville, Illinois, in 1865. All of the homes on the first block of Tiffin Avenue in Ferguson were built by Harrison Tiffin or one of his nine children and two of the Tiffin grandchildren still occupy homes on the block. William and Edward were children from Harrison's second marriage to Elizabeth Sappington.⁶

William H. Tiffin (1865-1951) married Myrtle Truitt and had seven children. Their home at 221 S. Florissant no longer stands. He worked for the Wabash Railroad for 15 years and then started a hardware store on Church Street in a building (no longer exists) east of the proposed district. Tiffin was tax collector, an alderman, and Mayor of Ferguson from 1923 to 1929. He and Frederick Bindbeutel organized the Bank of Ferguson in 1906.⁷

Edward Tiffin (1863-1935) married Flora G. Moose and had one daughter, Eleanor. Although he also worked for the railroad, a 1914 County Directory lists his occupation as real estate and insurance.⁸ Apparently Edward Tiffin encountered financial difficulties as mortgages on houses he owned at 112 Tiffin and 132 S. Clark were defaulted on in 1898.⁹ He sold his interest in 2-8 Church Street to William in 1902.¹⁰ A year later William H. Tiffin sold the building to Frederick Bindbeutel for \$8,000, probably to finance his entry into the hardware business.¹¹ Until March of 1984, ownership of 2-8 Church remained in the Bindbeutel family.

At the time of its construction and well into the 20th century, the Tiffin-Bindbeutel Building was the largest building in Ferguson and the only three-story structure. It was one of only five brick buildings (the other four were the public school and three private homes) in Ferguson. Its size and location on the main throughfare, Florissant Road, just across the street from the Wabash Railroad Station ensured its prominence as an activity center.

At the turn of the century, the Ferguson post office occupied the southwest corner of the Tiffin-Bindbeutel Building. The middle space (facing Florissant Road) was occupied by a barber shop or a shoe repair shop, the northwest corner, Walker's Drug Store. On the Church Street side John Vogt's grocery store occupied the west side and Bindbeutel Meat Market the east. On the second floor on the west side was a hall with a stage where community minstrel shows were often performed (see Exhibit 2). The other half of the second floor was used for Masonic Lodge meetings. In the early 1900's, the third floor was rented to Southwestern Bell Telephone.¹² A lease between Bindbeutel and Southwestern Bell contracts to rent three rooms and passageways for \$15 per month from November 1, 1909 to November 1, 1914.¹³

Frederick C. Bindbeutel (1867-1927) was born in St. Louis and came to Ferguson in 1888. He and a partner, Edward Roemer, opened a meat and grocery store on Church Street. They established a "route" in St. Louis County, including a branch in Florissant. Their partnership was later dissolved and Bindbeutel started his own market located

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in the Niebling Building. With the destruction of this location in the fire of 1895, Bindbeutel operated a grocery store out of the old family home at 110 Church. The family moved across the street to 207 Church. He later opened a store at 24 S. Florissant for a brief time before purchasing 2-8 Church Street in 1903. (None of these buildings remain today.) Frederick Bindbeutel was married to Charlotte Kilcullen and they had twelve children. He was one of the organizers of the Bank of Ferguson and served as president until his death.¹⁴ In 1912, as an investment, he constructed a one-story brick building on the north side of Church Street (#7 and 9) that housed several shops (no longer standing). He later built #10 Church across the street as the final location of his meat market. Both of these buildings were designed by St. Louis architect, Henry Schaumbe(u)rg, Jr.

A building permit issued for the construction of the Bindbeutel Meat Market (#10 Church) is dated August 22, 1925 and identifies Schaumberg as architect and John Epple Construction Co. as builder. The building was valued at \$4,000.¹⁵

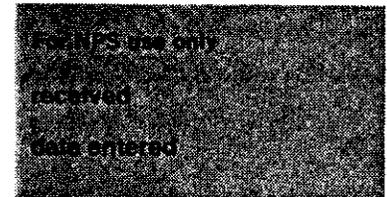
Schaumberg was born in 1872 in Kansas. His father was a German bricklayer and later a contractor in St. Louis. Schaumberg is listed in 1895-1898 city directories as a draftsman, and after 1898 as an architect. He conducted his business out of his home in south St. Louis and primarily designed houses and flats in that area of the city. Buildings designed by Schaumberg include a large house in the Compton Heights neighborhood, 3217 Longfellow, and six-family flats at 715 and 720 Limit and 6265 and 6277 Delmar in University City, Missouri.¹⁶

John Epple and his son, John Jr., were Ferguson residents who built many homes and buildings in Ferguson including the Methodist, Lutheran, and Presbyterian Churches.¹⁷ 10 Church was built to Bindbeutel's specifications including a well dug in the basement to furnish water for York freezing equipment that cooled the walk-in freezer.¹⁸

The Bindbeutel Meat Market sits partially on land acquired with the purchase of the Tiffin-Bindbeutel Building and partially on the sideyard of 12-16 Church which was also built by William H. Tiffin in 1912. Tiffin acquired the land that 12-16 Church stands on in 1909 from Lucy Jane and Sylvester T. Mercer and built the present two-story brick storefront at a cost of \$4,000. A building permit issued August 13, 1912 lists John Epple, again, as builder and contractor.¹⁹ The cast iron storefront is stamped with a logo of Banner Iron Works Co., a St. Louis firm. The building also features ornate stamped metal ceilings in the interior. Listed in county directories as the Tiffin Building, 12-16 Church was home for years to the Frederick Behle Grocery store on the east and the Ferguson/Arthur J. Lee Hardware Store on the west. On the second floor, Dr. H.A. Jacobi and Dr. Roy Johnson maintained offices.²⁰ In 1924 the property was sold to Charlotte Bindbeutel.²¹

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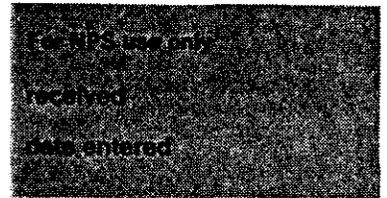
The fourth building in this commercial row, the Walker-Nemnich Building (100 Church), was built sometime between 1905 and 1909. The lot was sold by Martha Printice to Elizabeth Olive and John G. Walker in 1905 for \$500.²² A building appears on a 1909 map.²³ The Walkers lived across and down the street at 315 Church.²⁴ Walker's Drug Store was originally located in the Tiffin-Bindbeutel Building before the construction of 100 Church. It is described by Robert John Mueller as where he tasted his first ice cream. "At that time there were no prescriptions, the doctor (Dr. Walker) gave his own remedies...ice cream and soda were served only in the summer."²⁵ The Walkers sold the building to Louis H. Nemnich in 1921 who operated the Ferguson Bakery there for over two decades.²⁶

NOTES

1. Irene Sanford Smith, Ferguson—A City and Its People (Ferguson, Mo.: Ferguson Historical Society, 1976), p. 134.
2. St. Louis County Recorder of Deeds, Book 53, page 494.
3. Smith, p. 134 and 136.
4. St. Louis County Recorder of Deeds, Book 81, page 637 and Book 80, page 639.
5. St. Louis County Recorder of Deeds, Book 84, page 436 and Book 85, page 10.
6. Smith, p. 134.
7. Smith, p. 134; "Mayor Wm. H. Tiffin," Ferguson Town Talk, Nov. 15, 1928, Vol. 6, No. 80, p. 4, col. 4.
8. Smith, p. 134; Berkley Kalin, "A History of Ferguson, Missouri 1855-1918" (unpublished master's thesis, St. Louis University, 1960), p. 30; 1914 St. Louis County Directory.
9. St. Louis County Recorder of Deeds; Book 84, page 377; Book 85, page 3; Book 91, page 349; Book 106, page 395; Book 106, page 396.
10. St. Louis County Recorder of Deeds, Book 134, page 61.
11. St. Louis County Recorder of Deeds, Book 138, page 403.
12. Robert John Mueller, "Memories of Old Ferguson", Globe-Democrat, July 3, 1970, St. Louis County files of Missouri Historical Society, Vol. V, p. 14-15; Charlotte Bindbeutel, "Bindbeutel's," Florissant Valley Historical Society Quarterly, July, 1978, Vol. 20, No. 2.

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13. St. Louis County Recorder of Deeds, Book 238, page 537.
14. Smith, p. 71.
15. St. Louis Daily Record, August 22, 1925, building permit #32312 and May 22, 1912, p. 3, building permit #7162.
16. Architect files of Landmarks Association of St. Louis; St. Louis City Directories 1895.
17. Smith, p. 96.
18. Charlotte Bindbeutel, "Bindbeutel's," Florissant Valley Historical Society Quarterly, July, 1978, Vol. 20, No. 2.
19. St. Louis County Recorder of Deeds, Book 225, page 375; St. Louis Daily Record, August 13, 1912, p. 3, building permit #7460.
20. St. Louis County Directories, 1914, 1917, 1920, 1922.
21. St. Louis County Recorder of Deeds, Book 656, page 270.
22. St. Louis County Recorder of Deeds, Book 165, page 322.
23. St. Louis County Atlas, 1909.
24. St. Louis County Directories, 1914, p. 64.
25. St. Louis County Recorder of Deeds, Book 93, page 604; Plat Book of St. Louis County, Mo. 1909.
26. Smith, p. 126. St. Louis County Recorder of Deeds, Book 523, page 204 & 205.

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2. Kalin, Berkley. "A History of Ferguson, Missouri 1855-1918." Unpublished master's thesis, St. Louis University, 1960. Copy available at Ferguson Public Library, 108 Church St., Ferguson MO.
3. "Mayor Wm. H. Tiffin", Ferguson Town Talk, Nov. 15, 1928, Vol. 6, No. 80, p. 4, col. 4.
4. Mueller, Robert John. "Memories of Old Ferguson," Globe-Democrat, July 3, 1970. St. Louis County files of Missouri Historical Society, Vol. V, p. 14-15.
5. Smith, Irene Sanford. Ferguson-A City and Its People (Ferguson, MO: Ferguson Historical Society, 1976), p. 18-26, p. 68, p. 71, p. 96, p. 126, p. 134-136.

STATE OF MISSOURI
GEOLOGICAL SURVEY AND WATER RESOURCES

20' 732

733

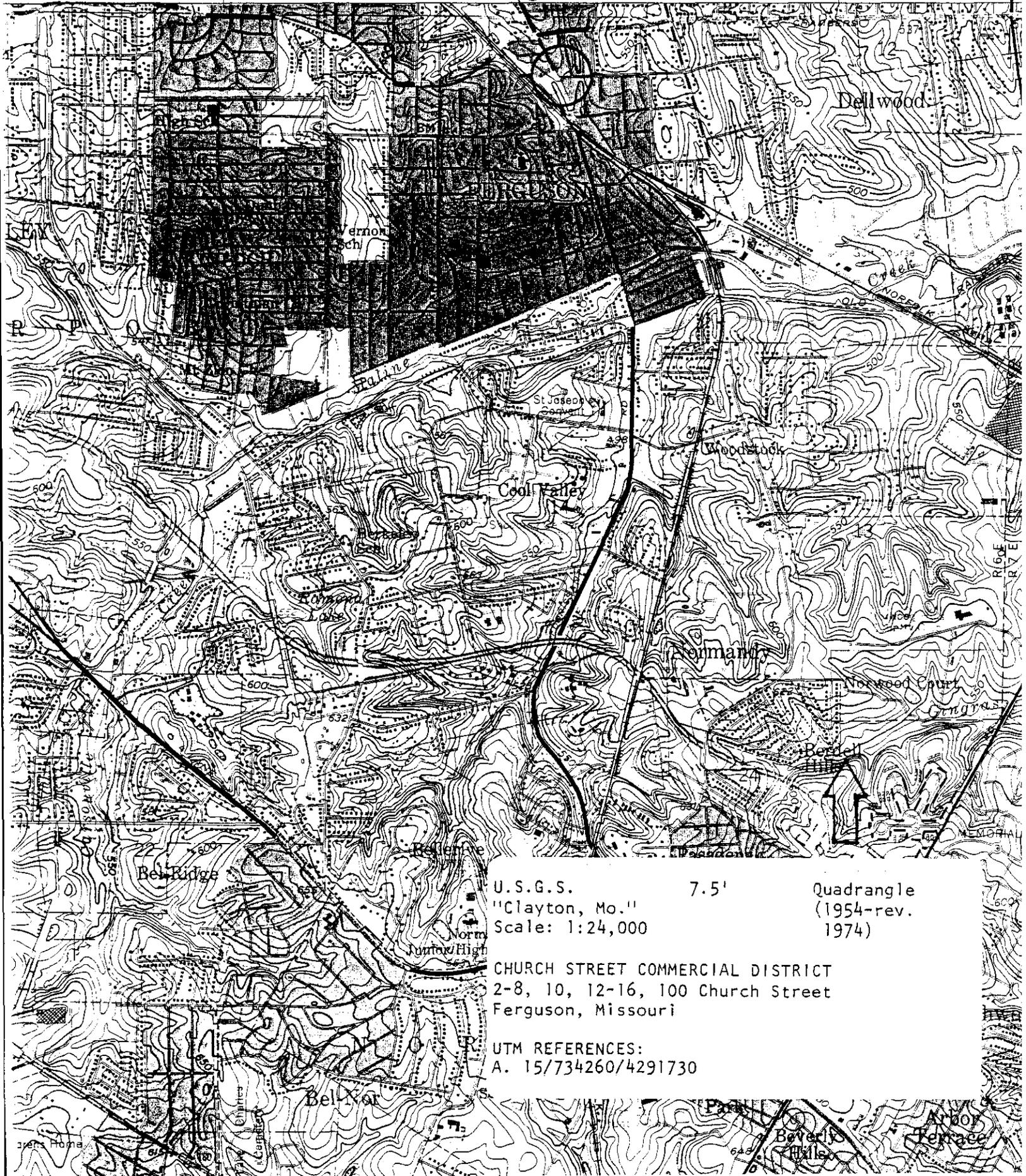
7961 IV SE
(FLORISSANT)



3 MI TO INTERSTATE 270

R. 6 E. 17/30"

736



U.S.G.S. 7.5' Quadrangle
"Clayton, Mo." (1954-rev.
Scale: 1:24,000 1974)

CHURCH STREET COMMERCIAL DISTRICT
2-8, 10, 12-16, 100 Church Street
Ferguson, Missouri

UTM REFERENCES:
A. 15/734260/4291730

1000' Home

Beverly Hills

Arbor Terrace

EXHIBIT 1

FLORISSANT RD.

CHURCH ST.

2-8

10

12-16

100

LOT
15

LOT
14

C
R
E
E
K

N
↑

CHURCH STREET COMMERCIAL DISTRICT
FERGUSON, MISSOURI

1" = 60'

JAN. 1984

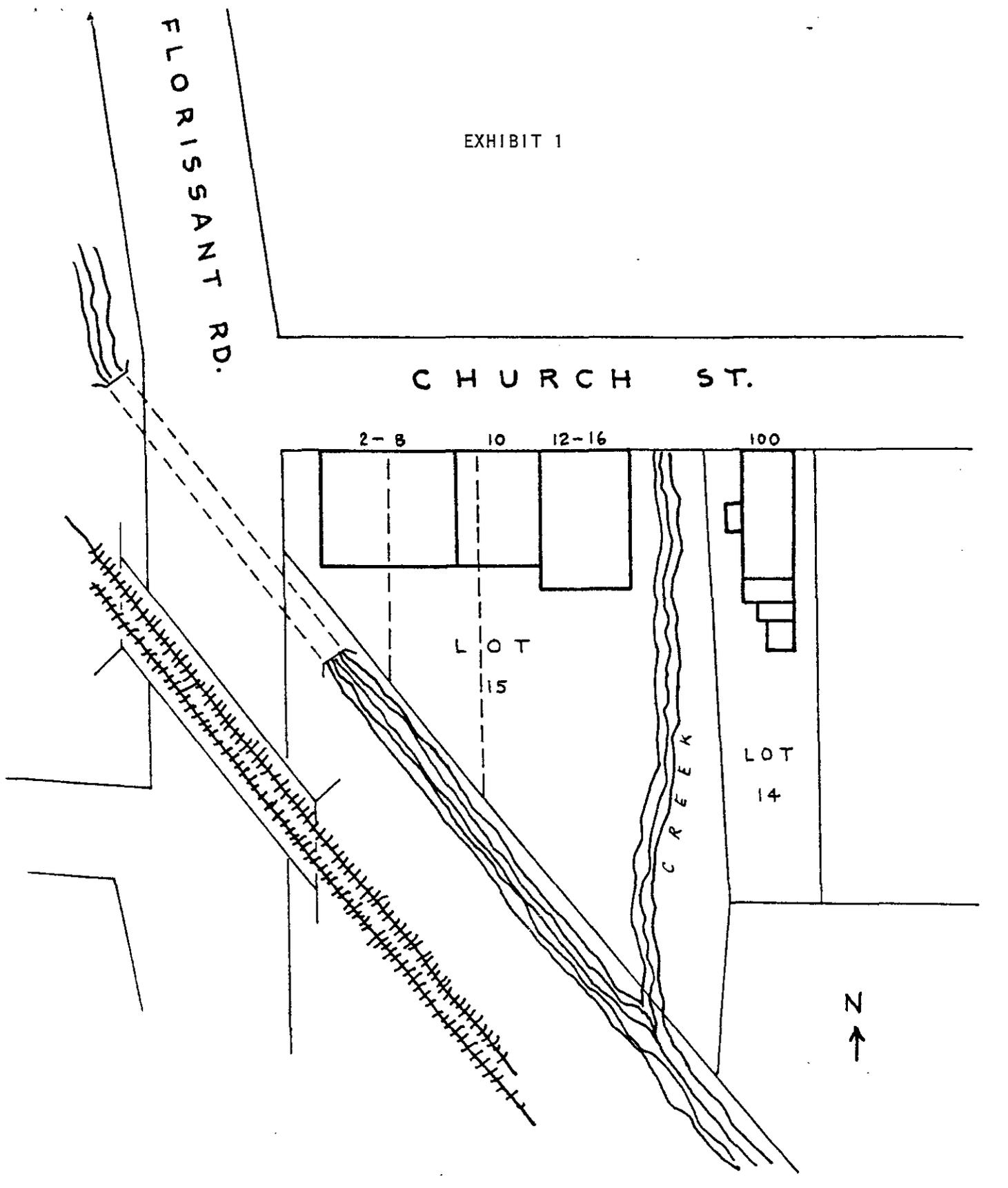


EXHIBIT 2

AFTER THE SHOW,
YOU OUGHT TO GO
TO FRED BINDBEUTEL'S
BUTCHER SHOP
DOWN BELOW -

ASK FOR

HART
AND
ELK
BRAND
CANNED GOODS

GRAF & CASE

REAL ESTATE.
FIRE AND TORNADO
INSURANCE.

FERGUSON, ✨ ✨ MISSOURI.

GEISLER'S

SALOON & CAFE
Cor. Olive & Main Sts.
ST. LOUIS, MO.

PROGRAM

FERGUSON OLD TIME

==== MINSTRELS ====

BINDBEUTEL'S HALL.

DECEMBER 7th 1906

MATTHEWS
WANTS
YOUR HEAD
700 PINE ST.

ZWARTS PHARMACY CO.
321 OLIVE ST. ✨ ✨ ST. LOUIS.
DRUGS AND TOILET ARTICLES.
PRESCRIPTIONS CAREFULLY COMPOUNDED.

THIS PROGRAM IS PRINTED BY FRANK R. SCHMIDT, FERGUSON, MO.

Church Street Commercial District 1 of 8
(TIFFIN-BINDBEUTEL BUILDING)

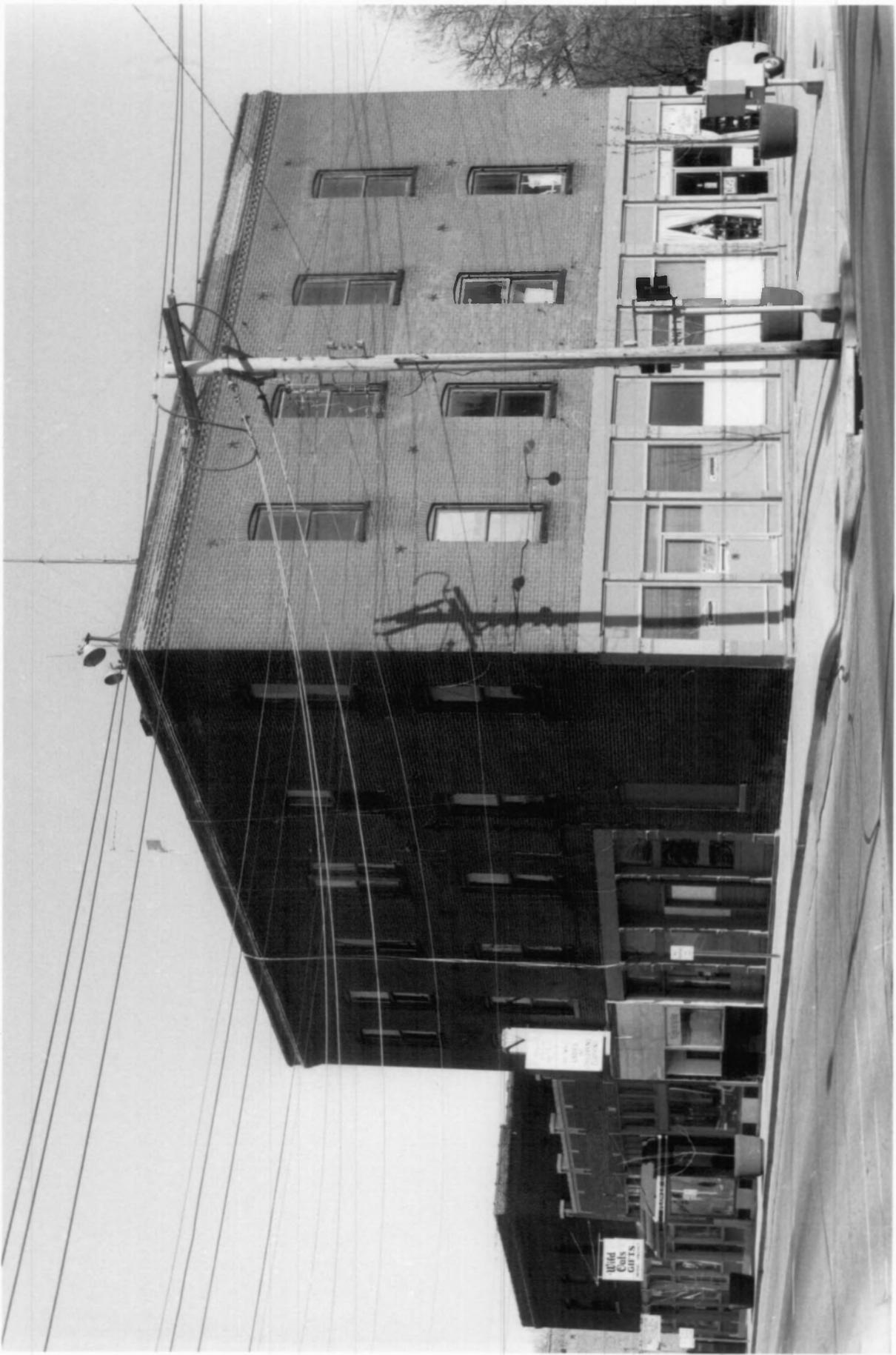
2-8 Church

Ferguson, Missouri

Photog.: Esley Hamilton, 1982

Neg.Loc.: St. Louis Co. Dept. of Parks & Rec.
41 S. Central
Clayton, Missouri 63105

View from northwest



Church Street Commercial District 2 of 8
(TIFFIN-BINDBEUTEL BUILDING)
2-8 Church St.
Ferguson, Missouri
Photog.: Esley Hamilton, 1982
Neg.Loc.: St. Louis Co. Dept. of Parks & Rec.
 41 S. Central
 Clayton, Missouri 63105

Detail of cast-iron storefront (west facade)



Church Street Commercial District 3 of 8
(TIFFIN-BINDBEUTEL BUILDING)
2-8 Church St.

Ferguson, Missouri

Photog.: Vera Jean Bass, 1984

Neg.Loc.: St. Louis Co. Dept. of Parks & Rec.
41 S. Central
Clayton MO 63105

Globe Iron & Foundry Co. Emblem

GLOBE
IRON &
FOUNDRY CO.
ST. LOUIS

Church Street Commercial District 4 of 8
(BINDBEUTEL MEAT MARKET)
10 Church Street
Ferguson, Missouri
Photog.: Vera Jean Bass, 1984
Neg.Loc.: St. Louis Co. Dept. of Parks & Rec.
41 S. Central
Clayton MO 63105

View of north facade.



Church Street Commercial District 5 of 8
(TIFFIN BUILDING)
12-16 Church St.
Ferguson, Missouri
Photog.: Esley Hamilton, 1982
Neg.Loc.: St. Louis Co. Dept. of Parks & Rec.
41 S. Central
Clayton, Missouri 63105

View of north facade



Church Street, Commercial District 6 of 8
(TIFFIN BUILDING)

12-16 Church St.

Ferguson, Missouri

Photog.: Unknown, date unknown

Neg.Loc.: Ferguson Historical Society

View of north facade of 16 Church St., Fred
Behle Grocery Store. Left, Julius Langenegger
right Fred Behle

FRED BEHLE STAPLE and FANCY GROCERIES



WEEK END
PRICE SALES
05 TO 10 PM

SALES
05 TO 10 PM

WEEK END
PRICE SALES
05 TO 10 PM

SALES
05 TO 10 PM

Church Street Commercial District 7 of 8
(WALKER-NEMNICH BUILDING)
100 Church Street
Ferguson, Missouri
Photog.: Vera Jean Bass, 1984
Neg.Loc.: St. Louis Co. Dept. of Parks & Rec.
41 S. Central
Clayton MO 63105

View of north facade.



Church Street Commercial District 8 of 8
100, 12-16 & 2-8 Church St.
Ferguson, Missouri
Photog.: Unknown, c. 1920
Neg.Loc.: Ferguson Historical Society

View of south side of Church St. looking west.

