NPS Form 10-900-b
(June 1991)

OMB No. 10024-0018

COVER

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

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This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Documentation Form (National Register Bulletin 16B.)* Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a).

__X__ New Submission ___ Amended Submission

A. Name of Multiple Property Listing

Historic Resources of Washington, Missouri

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

I. Early Development and German Immigration: 1839-1870
II. The Golden Era: 1871-1904
III. Assimilation and Twentieth Century Development: 1905-1950
IV. Architectural Development: 1839-1950

C. Form Prepared by

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D. Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this documentation form meets the standards and sets forth the requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ([ ] See continuation sheet for additional comments.)

Claire F. Blackwell 8 August 2000

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Edson H. Beall 9.14.2000

Signature of the Keeper Date of Action

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INTRODUCTION

The town of Washington, in Franklin County, Missouri contains a wealth of historic architecture dating from the first third of the nineteenth century to the mid-twentieth century. Washington has an especially notable concentration of early Missouri-German buildings, a distinction for which it has long been recognized. The town figured prominently in Charles van Ravenswaay's now-classic work, The Art and Architecture of German Settlements in Missouri, in which he often compared what he called "the main centers of German population–St. Charles, Washington, and Hermann–and to a lesser extent Jefferson City and Boonville."[1] Many of the earliest settlers in Washington were German immigrants, and German Americans played a vital role in the development of the community throughout the nineteenth and twentieth centuries. The German heritage of Washington has proven to be an enduring one; 1980 census records revealed that nearly half of the residents at that time--4,560 out of 9,251--were of German ancestry.[2]

Washington sits on the south bank of the Missouri River in northern Franklin County, approximately fifty miles southwest of St. Louis, Missouri. The town's commercial center is concentrated in the area between the riverfront and Fifth Street on the south and between Jefferson Street on the east and Cedar Street on the west. The Union Pacific Railroad runs through Washington; the tracks are located between the river and Front Street. The residential portion of the town radiates out from the commercial center in all directions except north.

A multi-phase architectural and historical survey of Washington was begun in 1985. Phases I, II, and III, which were done between 1985 and 1991, inventoried more than 450 buildings in the oldest portion of town. That project laid the groundwork for the nomination of two historic districts. The Downtown Washington Historic District, listed in the National Register in 1989, is comprised of 105 buildings in the commercial core of Washington; the 35-building Tibbe Historic District, listed in 1990, is in a residential area adjacent to the Downtown Washington Historic District.

A follow-up survey of Washington (Phase IV), completed in 1992, inventoried an additional 579 pre-1920 buildings within the city limits, including many early Missouri-German residences. Many of the buildings identified in the Phase IV survey were determined to be potentially eligible for individual listing on the National Register of Historic Places, and several areas were suggested for listing as historic districts. This Multiple Property Documentation form is being used to lay the

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[1] Charles van Ravenswaay, The Art and Architecture of German Settlements in Missouri: Survey of a Vanishing Culture, (Columbia and London: University of Missouri Press, 1977) p. 296.

[2] Bureau of the Census, Population of the State of Missouri, 1980, (Washington, D.C.: U. S. G. P. O., 1982.)

foundation for the systematic nomination of those historic resources. The submission includes this cover document, four districts, and thirty-one individual property nominations; more than 250 properties in all. (Those properties will hereafter be referred to as the "study group.") The vast majority of the buildings discussed here are residences. (See Figure One.) It should be noted here that there is strong historic archeology potential throughout the community; evaluation of such potential, though highly recommended, is beyond the scope of this project.

The narrative description of the history of Washington has been divided into three periods, which are based upon community development and cultural assimilation patterns, as well as the evolution of area architecture. Section E includes a discussion of each period in terms of general history, as well as a fourth context which deals exclusively with architectural development. Specific property types and registration requirements are covered in detail in Section F.

The periods are as follows:

I. Early Development and German Immigration: 1839-1870. This period covers the earliest history of Washington, beginning with the official founding of the town, and the construction of the two oldest houses in the study group. Although settlement of the area began only a few years after the Louisiana Purchase, the oldest surviving resource dates to 1839, hence the beginning date here. Washington developed from a small ferry and steamboat landing to a thriving metropolis during this period, thanks in a good part to the hundreds of German families who settled in the community. Nearly all of the buildings which have survived from this era reflect the German heritage of the town's early residents, and as a group, they offer a significant sampling of Missouri-German architecture.

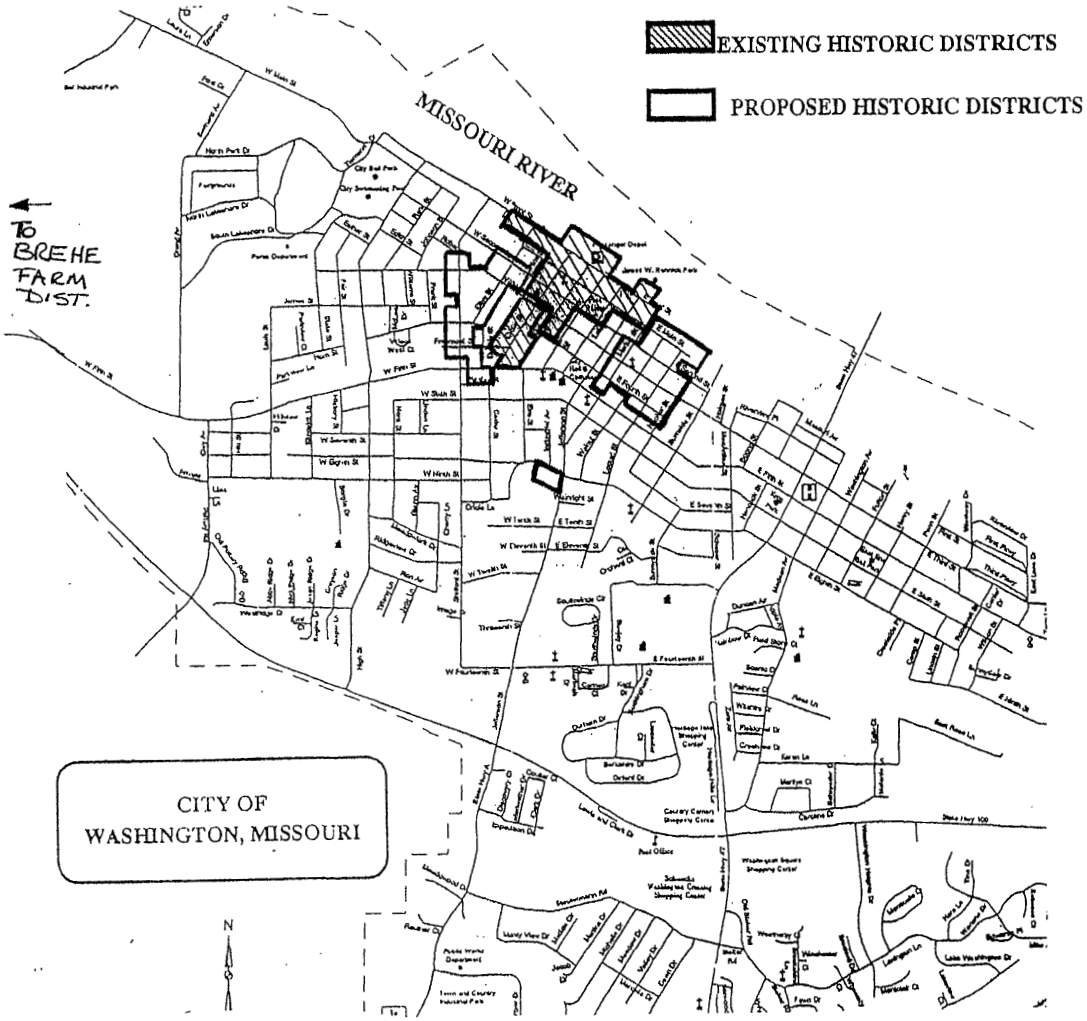
II. The Golden Era: 1871-1904. Washington continued to grow after the Civil War; indeed, this period has been described as the city's "Golden Era."[3] Assimilation was occurring, and while still strong, the Missouri-German culture was being influenced by mainstream American society. Architectural development of the time included residential and commercial construction, and buildings from this period reflect both the strong German heritage of the area and the latest American architectural styles.

III. Assimilation and Twentieth Century Development: 1905-1950. Washington experienced significant growth in the first part of the twentieth century; the population of the town more than

[3] E. B. McClure, et. al. History of Washington, Missouri, (Washington, MO: The Washington Missourian, 1939.) p. 28.

doubled between 1900 and 1940.[4] Although the German heritage of the community remained in evidence, it played a less prominent role than in earlier years, and national influences dominated cultural, commercial and architectural development. The majority of the buildings erected during this period were houses; most of them reflect contemporary national trends in architectural development. ⌂

Figure One. Existing and Proposed Historic Districts in Washington.



[4] "Sesquicentennial Edition," Washington Missourian, (special supplement), May 24, 1989, p. 8. Table of population figures for Washington.

HISTORIC CONTEXTS

I. Early Development and German Immigration: 1839-1870.

The history of Washington is inextricably tied to German immigration in Missouri. Germans were among the first settlers in the area, and by 1850 had become what one history described as "the dominant cultural group" in Washington.[5] They held that role for decades, and the town continues to be strongly identified with its German heritage.

The influx of European immigrants into the United States during the nineteenth century is considered by many to be the greatest human migration of all time, and of those immigrants, German-speaking settlers were among the most numerous. Census figures for the last half of the nineteenth century show that the total foreign-born population of the United States was consistently 25% to 30% German.[6] Furthermore, twentieth century studies have shown that Americans with German ancestry currently form the largest European ethnic group in the country.[7]

Significant numbers of those Germans settled in Missouri; it has been estimated that nearly forty percent of the state's modern population has some German ancestry.[8] In many cases, descendants of those first German settlers are still residing on or near the land first claimed by their forebears, and numerous towns along Missouri's great rivers, including Washington, have retained strong ties to their German heritage throughout their history.

In the early nineteenth century, "Germany" consisted of dozens of separate, loosely confederated states which were often under foreign control or fighting among themselves. The resulting political disarray, coupled with a weak economy, induced large numbers of Germans to leave their homeland; thousands chose to come to the United States. Many hoped to establish new colonies which could be populated exclusively by Germans. As one scholar put it, they wanted to create "a new Germany in the Far West."[9] The desire for open land and a favorable climate led

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[5] Maureen Jones, "Historic Survey of Washington, Missouri," (Typescript report in the Cultural Resources Inventory of the Missouri Historic Preservation Office, Jefferson City, MO, n.d., ca. 1980's) p. 3.

[6] Hildegard Binder Johnson, "The Location of German Immigrants in the Middle West," Annals of the Association of American Geographers, Vol. XLI No. 1. (March, 1951) p. 1.

[7] Donald M. Lance, "Settlement Patterns, Missouri Germans, and Local Dialects," in The German-American Experience in Missouri, (Columbia: University of Missouri Press, 1986), p. 107.

[8] Adolf E. Schroeder, "To Missouri, Where the Sun of Freedom Shines: Dream and Reality on the Western Frontier," in The German-American Experience in Missouri, p. 24.

[9] "To Missouri: Where the Sun of Freedom Shines," p. 7.

many Germans to what is now the upper mid-west, and by mid-century, that area was home to significant numbers of German-born settlers.

While some immigrants chose to sail to New York and then go overland, the Mississippi River provided easy access to the interior of the country, and by the 1840's, German immigrants were coming to New Orleans in large numbers.[10] From there it was a simple matter to take a steamboat upriver to St. Louis and beyond. Travelers who wished to go west from St. Louis could go overland by horse or wagon or by steamship up the Missouri River. It is not surprising, therefore, that the area west of St. Louis along the Missouri River was one of the first to be settled in Missouri. And, although the region was initially settled by "Old Stock" Americans from other states, large numbers of German immigrants came soon after; by 1860, Missouri's population included almost 90,000 German born residents, most of whom lived in that region.[11] (See Figure Two.)

Many Germans decided to come to Missouri after reading the widely circulated Report on a Journey to the Western States in North America, written by Gottfried Duden. Duden, a lawyer and civil servant from Germany's Ruhr Valley, was convinced that the United States held the answer to German citizens' dissatisfaction with their situation at home. In 1824, he came to Missouri, where he purchased a farm just a little north of the site of Washington, in what is now Warren County. He returned to his homeland after two and a half years on the Missouri frontier, and in 1829 published the first edition of his Report. Duden's work described the Missouri territory in glowing terms and offered advice on everything from how to get there to where the best land could be obtained. Passages such as the following would certainly be difficult to resist: "It is extremely alluring to settle down in regions where one has such complete freedom of choice: where one, map in hand, can roam through beautiful nature for hundreds of miles in order to select land and its cover of woods and meadows according to one's own desires."[12] He also claimed that "no European poverty prevails here, where a day laborer can earn as much in twelve hours as he consumes in an entire week in the way of meat, bread, vegetables, butter, milk, and brandy."[13] Even though it later became apparent that Duden's account was overly optimistic, German citizens by the thousands

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[10] "The Location of German Immigrants in the Middle West," p. 12.

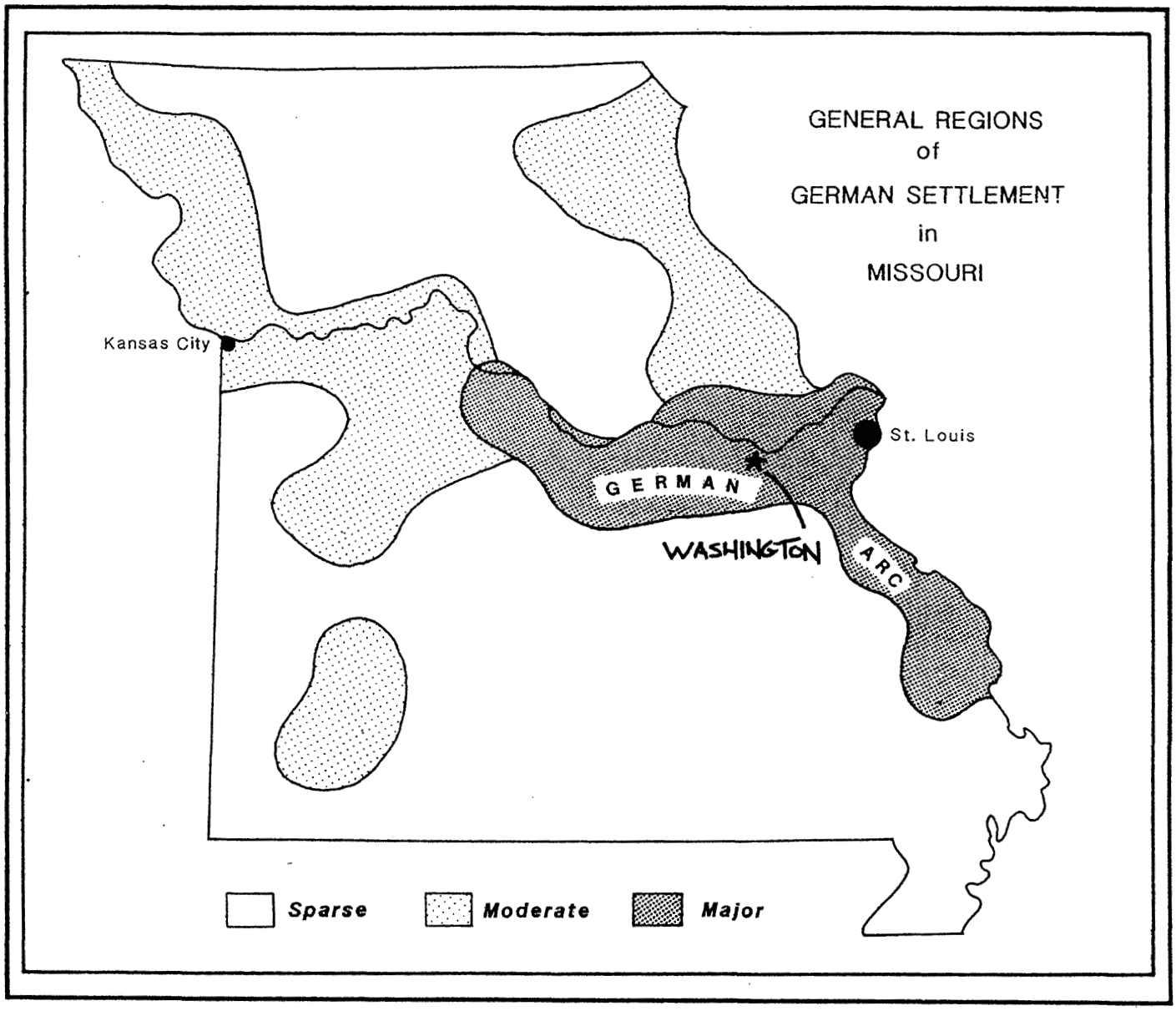
[11] "Settlement Patterns, Missouri Germans, and Local Dialects," p. 108, and Walter A. Schroeder, "Rural Settlement Patterns of the German-Missourian Cultural Landscape," in The German-American Experience in Missouri, p. 27.

[12] Duden, Gottfried, Report on a Journey to the Western States in North America, An English translation, James Goodrich, general Editor, (Columbia and London: The State Historical Society of Missouri and the University of Missouri Press, 1980) p. 59.

[13] Duden, p. 57.

chose to follow his footsteps into the Missouri wilderness.

Figure Two. German Settlement Areas in Missouri.
By Walter A. Schroeder, in The German-American Experience in Missouri.



German settlers preferred to move to areas which were already inhabited by their former countrymen, and once the Missouri River Valley was home to German families, other Germans soon followed in their footsteps.[14] In addition, although it was often the habit of Old-Stock Americans and other early settlers to follow the frontier westward, Germans tended to remain in the areas in which they first located. As a result, the concentration of German residents in those areas increased throughout the nineteenth century. Census figures show that by 1890, nearly 125,000 Missourians were German-born, and it is estimated that at least twice that number were German speaking.[15]

Washington made an attractive destination for German immigrants almost from its inception. It was easy to get to from St. Louis, and it was near Duden's well-publicized farm. The town was a major steamship landing at a very early date, and from the 1840's on, there was regular wagon service between Washington and St. Louis. (The first Washington-based wagon service to St. Louis was started in 1841 by Hannover native William Tiemann.[16]) One early firsthand account of life in Missouri shows that the town was known to German travelers by the 1830's. The journal of Frederick Julius Gustorf includes an entry from August 6, 1836, which reveals his interest in finding other German settlers: "Washington on the Missouri was my destination, where I wanted to study the living conditions of the German settlers, so highly praised by Duden...It was almost dark when we anchored at Washington...About 20 people stood on the bank, one with a long pipe in his mouth–a German!"[17] Gustorf stayed in the Washington area for a short time; he spent part of that time as a guest in the home of Bernhard Fricke, a saddler from Cassel who Gustorf described as "one of the earliest German settlers" in the community.

There were also several Catholic German families in Washington at the time of Gustorf's visit, most of whom had immigrated from around Osnabrueck in 1833. They had originally planned to settle in Illinois, but ended up in Missouri when their Illinois-bound boat developed a leak. Many of the Germans in that group also stayed with Fricke upon their arrival; one history

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[14] The tendency of later German immigrants to settle in areas already inhabited by Germans has been well documented in "The Location of German Immigrants in the Middle West."

[15] Adolf E. Schroeder, The Immigrant Experience. (Columbia: University of Missouri and the State Historical Society of Missouri, 1988), p. 28.

[16] "First Industry in Washington was Ferry Boat on the Missouri," Washington Missourian, 6/23/1990, and U. S Census Records of 1850.

[17] Frederick Julius Gustorf, The Uncorrupted Heart: Journal and Letters of Frederick Julius Gustorf 1800-1845. (Columbia, MO: University of Missouri Press, 1969) p. 122.

noted that they slept in his smokehouse, as well as "several hastily constructed board huts."[18] That group of families soon organized to form the St. Francis Borgia Parish, a congregation which grew to be a very prominent Missouri-German social and religious institution in the area. The large brick church they erected in 1866 still dominates the Washington riverfront.

It should be noted that even though Germans had a major effect upon the early development of the community, they were not the first group to settle in the area. Other European-Americans were living near the site of Washington as early as the end of the 18th century. French settlers maintained a settlement on the north side of the river in the late 1700's and very early 1800's. That village, which was known as La Charrette, (sometimes referred to as Fort Charrette) was the westernmost white settlement to be visited by Lewis and Clark in 1804. The Louisiana Purchase opened the territory to more extensive settlement, and the lands close to the Missouri River were naturally among the first to be claimed by westward-bound Americans. Settlement occurred quickly near what is now Washington. The first American post office in the area was established at St. John's in 1816, and Franklin County was founded in 1818.[19]

Franklin was the eighth county to be established in Missouri. In 1826, the county seat was moved from the river town of Newport to the more central location of Union, which is less than ten miles south of Washington. River access for the new county seat was provided via "Washington's Landing," a ferry port located where Washington is now. It was that connection which led to the formation of the town of Washington, and it is from the ferry that the town gets its name. (The ferry business is said to have been named after George Washington.)

The potential for development of a town at the river port was first recognized by Kentucky native William G. Owens, who had been active in business and political affairs in the area since he moved to Newport with his family in 1818. (Newport was just up-river from Washington's Landing.) Owens was an early post master of Newport, and later served as county court clerk and circuit court clerk in Union. He was, as Washington historian Ralph Gregory put it, "at the heart of county affairs and alert to trends and needs of the county." Gregory noted that Owens "saw the probable future of 'Washington Landing'," and in the mid-1820's "bought all the land he could in the area, and leased other land about the landing."[20]

Owens must have laid out an informal town plan shortly after that, as a deed made in 1830 described land he and his wife Lucinda sold to Elijah McLean as being "all the unsold part, that is, all that was not sold in the form of Town lots" the previous year. In 1838-39, McLean, a physician,

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[18] Gregory, Ralph, History of Washington, Missouri, (Washington, MO: Washington Preservation, Inc., 1991) p. 3.

[19] Gregory, A History of Washington, Missouri, pp. 1-3.

[20] Gregory, A History of Washington, Missouri, p. 1.

built a large home on the bluff overlooking the river on the west side of town; that house is still in existence.[21] There is also evidence that Owens used his landholdings as an inducement for what he considered to be the right kind of development. In 1832, for example, he agreed to give Bernhard Fricke title to land in Washington, on the condition that he build a "house of frame or brick" upon the property within a specified amount of time.[22] Fricke had apparently built a log house earlier, which did not live up to Owens' expectations. It was in Fricke's second house the German traveler Frederick Gustorf stayed in 1836; he noted in his journal that his host led him to "an unfinished frame structure" where he was given the only finished room.[23] Fricke must have taken to the role of hosting travelers; he soon went into the hotel business in town, a profession he followed until 1870.[24]

Owens was not to see his plans mature. He was shot in the back and killed in the fall of 1834, leaving his widow with a tangled set of legal affairs. Two years later, the town of Bassora was platted east of Washington's Landing, and for a while, that community became the center of development in the area.[25] That trend changed when Hannover native John F. Mense married Sarah Owens, the daughter of William G. and Lucinda Owens. Mense, who could read and write in German and English, helped his new mother-in-law, Lucinda Owens, obtain clear title to her husband's estate, which left her free to file a plat for the town of Washington. Finally, in May of 1839, Lucinda Owens filed the official plat for the original town of Washington, Missouri.[26]

That same year, Lucinda Owens built a large Federal style brick I-house on the river bluff near the edge of Main Street. Her house has survived, and is the oldest known resource to be covered by this submission. It is located at 401 E. Main Street, in the proposed Locust Street Historic District. She lived there until her death in 1860, and in 1863, the house was sold at public auction. Shortly after that sale, the executor of her estate, William J. Cowherd, subdivided much of her land,

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[21] Jones, p. 5.

[22] Ralph Gregory, "Early Events in Washington's History; Going Back to 1833," Washington Missourian, (from the Ralph Gregory Collection, Washington Historical Society, p. 177.)

[23] Gustorf, p. 123.

[24] Herman Gottlieb Kiel, The Centennial Biographical Directory, (Washington, MO: Missourian Publishing Co., 1986) p. 67.

[25] The plat for Bassora was filed in October of 1836, by George Morton, William Walker, Baldwin King, and Andrew King, Jr. From History of Franklin, Jefferson, Washington, Crawford and Gasconade Counties, Missouri, (Chicago: Goodspeed Publishing Company, reprint Cape Girardeau: Ramfre Press, 1985) p. 301.

[26] Gregory, A History of Washington, Missouri, p. 3.

and platted Owens' Addition to Washington.[27]

Lucinda Owens gave John Mense power of attorney over her affairs a few months after she filed the plat for Washington. He combined his own business dealings and interests with the management of his mother-in-law's affairs, and it was under his supervision that the town finally began to develop. He filed his own addition to the west side of town in 1842, and continued to promote the growth of Washington until his death in 1867. His addition of 1842 now hosts much of the commercial center.

Washington was incorporated in 1840, and by the middle of the century had developed into an important commercial center. The first City Hall, which doubled as the public school, was built in 1850, and by 1860, when the town was first represented in a State Gazetteer, there were four newspapers, four churches, and more than one hundred different business establishments.

Community development was greatly aided by available transportation systems. The river continued to serve as a major shipping outlet, and by 1866, work had begun on a macadamized road to the county seat of Union. One of the most important additions to the area transportation network came in 1855, when the Pacific Railroad laid tracks through Washington. That service connected Washington to St. Louis, and soon after, to Jefferson City. The 1860 Gazetteer gave the railroad much credit for the growth of the town, noting that since the railroad had come, Washington was "growing as rapidly as any town in the state."[28]

Increased German immigration also played a significant role in community development in the mid-1800's. The already largely German population of the community increased markedly after 1848, the date of a failed uprising in Germany which led to increased immigration by upper class Germans. The Phase I, II and III Survey Report for Washington noted that the town "reaped great benefits from the upheaval in Germany...receiving a steady stream of prosperous, educated Germans who began to make significant contributions to the town's commercial, industrial and cultural growth as well as to its architectural development."[29]

One of those "Forty-eighters" was Berlin native Otto Brix, who had a tremendous effect upon the built and cultural environment of Washington at mid century. Charles van Ravenswaay's description of him as "versatile and indefatigable" seems apt; he established the first pottery in Washington, created and ran the *Die Washingtoner Post* newspaper, and worked as a surveyor,

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[27] Franklin County Surveyor's Plat Book A, p. 74, the plat was filed April 9, 1863.

[28] Sutherland and McEvoy, Missouri State Gazetteer and Business Directory, (St. Louis: Sutherland and McEvoy, 1860) p. 469.

[29] Mary M. Stiritz, "Final Report: Summary of Phases I, II, and III of the Architectural Survey of Washington, Missouri," 1988. (On file with the Missouri Historic Preservation Office, Jefferson City, MO) p. 2.

engineer and architect.[30] Brix has been credited with the design of several of the community's most impressive early buildings, as well as early maps and plats of the town. He was also influential in establishing the Washington Player's Club, a dramatic organization which he and August Leonard brought to Washington from Hermann in 1854, and in organizing the dramatic section of the local Turner Society, or *Turnverein,* in 1868.

Turnvereins have been described as German "gymnastic societies which cared for art and intellectual culture as well as physical development."[31] The first such society was organized in Berlin in 1811, and the tradition came to America with German immigrants. By the mid-1800's, *Turnveriens* could be found in most Missouri-German communities, where they served as a center for German culture and entertainment. The Washington *Turnverein,* or Turn Verein, as it is referred to in some local histories, was founded in 1859 and incorporated in 1879.[32] The founders of the group started out by exercising in Berhard Fricke's meadow, and by 1866 had raised enough money to build a large meeting space, the Turner Hall on Jefferson Street. The initial design, for that building has been credited to Otto Brix. (It was apparently not built to his specifications.)[33]

In many communities, including Washington, Turner activities served as major social gatherings for the German-American community. One historic description of the Washington Turners notes that "besides paying homage to gymnastics, dances, sociability, and the fine arts, our good Turners did not forget the needs of the bodily man. At balls, gymnastic exhibitions and similar occasions, there was abundant feasting, and a thing positively to be expected at a German feast, lively drinking."[34]

The beverages served at these feasts were no doubt produced locally. Local beer and wine production has been identified with Missouri-German culture almost as much as Germanic social clubs and German-language newspapers. One study of Missouri-German society in Missouri identified "the presence of local wineries and breweries" as "parts of the [Missouri-German] ethnic identity."[35]

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[30] van Ravenswaay, pp. 296-297.

[31] Gregory, A History of Washington, Missouri, p. 12.

[32] McClure, et. al. p. 33.

[33] van Ravenswaay, p. 297.

[34] A 1900 German language history of the Washington Turners, quoted in A History of Washington, Missouri, p. 13.

[35] Karen Jean De Bres, "From Germans to Americans: The Creation and Destruction of Three Ethnic Communities,"(Doctoral Dissertation, Columbia University, 1986, Ellis Library Collections) p. 238.

Although many Missouri-German communities are well known for their wine production, beer making became more of a commercial success in Washington. In 1855, German-born John B. Busch, along with his brother Henry Busch, and Fred Gersie, opened a brewery. Busch was the older brother of Adolphus Busch, of Anheuser-Busch fame; he started his Washington business more than five years before his brother entered the beer business in St. Louis.[36] The Busch Brewery of Washington prospered, and was an important Washington business for many decades.[37]

Although wine-making did not take on the commercial role it did in other Missouri-German communities, it did play an important role in local society and business. The Centennial Biographical Dictionary of 1925 noted that "wine was made in large quantities," and that in 1870 a "Wine Exposition" was held in Washington.[38] Historical sources indicate that by the late 1860's, there were at least three different "wine cellars" in operation in the area, including two operated by saloon keeper and grocer Anton Zoff.[39] The 1870 agricultural census for the area shows that there were at that time several small farms which were producing wine, in annual quantities that ranged from 10 to 1,000 gallons.[40] Most farmers were making relatively modest quantities, and it appears that much of the wine-making in town was done more for local consumption than mass export.

The early role of viticulture is still evident in a few of the study properties. At least three of the houses in the study group have, or had, vaulted brick wine cellars. The Albert Krog house, at 1395 W. Main Street, has an impressively intact vaulted wine cellar under two of its five bays. (Krog produced 400 gallons of wine in 1870.) The Henry and Elizabeth Ernst house, at 901 Stafford, has a large brick cellar space as well. A small early house on the Brehe farm, near the west edge of town, was also built with a vaulted wine cellar. (The cellar in the Brehe house has since collapsed.) All three of those houses were built around the mid-1800's, and all three may at one time have had enough surrounding land to contain at least modest vineyards.

One of the most obvious and easily identifiable Germanic elements of the local community is the continued use of the German language, especially in published sources. There were at least three exclusively German newspapers in operation in Washington during the period of significance,

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[36] Gregory, A History of Washington, Missouri, p. 15.

[37] The John B. Busch Brewery Complex is being nominated as an Historic District under this cover document.

[38] Kiel, p. 57.

[39] Ralph Gregory, "Washington in 1869," Washington Missourian, June 5, 1969. Gregory cites an article written in 1871 by Otto Brix.

[40] Untied States Census, Products of Agriculture, Franklin County, Washington Post Office, 1870. (Microfilm of file with the State Historical Society of MO.)

as well as several others which had some sections written in German.[41] One of the first Washington newspapers, Der Courier, was founded by a former German count, Adelbert Baudissin, in 1858. Baudissan, a native of Holstein, and a "Forty-eighter," also wrote and published a handbook on immigration along the lines of that written by Duden.[42] Perhaps the best known and longest-lived German newspaper was Die Washingtoner Post, which was run by Otto Brix from 1869 until 1912.

Germans played an important role in area commerce as well. One description of the town as it appeared at mid-century noted that "Washington can be called a distinctly German town, since its commerce and still more the mechanical trades are in the hands of the Germans."[43] The profile of the business community the 1850's and 1860's reflects patterns of economic development which were to remain in place throughout the period of significance. The production and processing of agricultural products played an important role, as did manufacturing, shoemaking and brick production.

Washington's role as a major shipping point meant that it was a natural conduit for agricultural products from the surrounding countryside, and most farmers in the county ended up shipping though Washington at one time or another. Not all farm products had a long way to travel, however. The 1869 Bird's Eve View of Washington shows a number of urban farmsteads, as well as several large gardens and/or small orchards and vineyards, and there were many larger farms within just a few miles of downtown. The 1870 Census of Agriculture recorded more than 350 farms in Washington Township, ranging in size from 3 to 250 acres. Many of those listings are for prominent early Washington residents, including Otto Brix, who had 7 acres, and Elijah McLean, who had at least 60 acres of improved farmland.

There are several early farmsteads within the current city limits yet today. Although most of those were originally located on the outskirts of town and have been absorbed by later expansions of the city limits, some have been part of the town for more than a century. German immigrant Frederick Kohmueller for example, had an 80 acre farm on the west edge of town which was within the city limits by the time of the 1876 Atlas, and which remained in operation well into the twentieth century. Another German immigrant family, that of Frederick August Brehe, owned over 140 acres further west. The Brehe farm is now within the city limits, and is owned yet today by the Brehe family. Both the Brehe and Kohmueller farmsteads are being nominated with this cover document.

Although some of the agricultural products of the region were simply collected for shipment

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[41] Kiel, p. 104.

[42] Stiritz, p. 3.

[43] William G. Bek "The Followers of Duden: About Cities and Towns," Missouri Historical Review, 17 (1922-23) p. 51.

to larger markets, many were processed right in Washington, or served as the raw materials for local manufacturers. The Washington entry in the 1860 Census of Industry, for example, shows that 4 of the 14 businesses recorded were grist mills, with corn and wheat being the most commonly processed grains. Other sources show that meat packing had an important role in area commerce; one article written in 1871 listed three major pork packing operations, as well as "several small packers."[44] The hides of farm animals were valuable as well, and there was at least one commercial tannery in operation at mid-century. Those products were all readily available from local farmers. Wheat and corn were the most common field crops, and pork and cattle led the livestock markets from the mid 1800s well into the twentieth century.[45]

Other products being manufactured in Washington in the mid-1800's included agricultural implements, barrels, boxes, mattresses, soap, and cigars, to name a few. Shoemaking was also widely practiced; there were eleven leather-working or shoemaking establishments, one of which made shoes of beechwood.[46] Several of the shoe and boot makers in town did business on a relatively large scale. One of the more prominent shoe makers was Louis Wehrmann, a Prussian immigrant who manufactured shoes and boots in Washington from 1848-1885. Wehrmann did business in the three story brick building at 212 Jefferson Street which once sported the words "Boots, Shoes, & Leather Store by L. Wehrmann."[47] That building, which was built by or for Wehrmann in the late 1850's, remains standing today.

The Wehrmann house and store building is but one of scores of brick buildings which were erected in the mid-1800's in Washington. A lithograph of the town which was done ca. 1858 by Edward Robyn shows that the community had spread across the hillside near the landing, with well laid out streets and several multi-story buildings. The lithograph included detailed vignettes of what the artist obviously considered to be some of the most impressive buildings in town. Nearly all of those buildings were formally designed edifices of brick, ranging from two to four stories in height. Of the buildings depicted in the vignettes, two are being nominated individually with this cover document. Both are on Jefferson Street; the Wehrmann Building is at 212 Jefferson, and the ca. 1855 Eitzen Building is at 200 Jefferson. They are two of the largest and most impressive buildings

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[44] Otto Brix, in *Die Washingtoner Post*, 1871, quoted by Ralph Gregory in "Washington and Its Industries," Washington Missourian, June 5, 1969.

[45] Missouri State Board of Agriculture, The Missouri Year Book of Agriculture 1921, (Jefferson City: Hugh Stephens, 1921) pp. 307-320, and Walter Williams, Missouri: An Autobiography, (Columbia, MO: E. W. Stephens Press, 1904) pp. 386-387.

[46] Kiel, p. 56, and Ralph Gregory, "Inventions Enhance Local Industry," Washington Missourian, Oct. 8, 1959.

[47] van Ravenswaay, p. xvxi. The house is included in a lithograph of the town which is reproduced there.

on that street yet today.

Figure Three. The ca. 1857 Louis Wehrmann Building. Lithograph detail reproduced from McClure et.al. History of Washington, Missouri. Washington, MO: The Washington Missourian, 1939.

The buildings of Washington were also illustrated in a "Bird's Eye View of the City of Washington," which was drawn in 1869.[48] That very detailed line drawing, done by an A. Kruger, shows nearly every building which was standing at the time, and recent field study has shown it to be quite accurate. It even goes so far as to depict chimney styles and doors and windows for each of the hundreds of buildings then in existence. The drawing shows that residential growth was keeping up with commercial development; a large number of the buildings which lined the streets were one and two story residences. There was a great variety of form among those dwellings; it was not unusual to see side gabled and end gabled houses side by side, as well as a mixture of large and small houses along the same stretch of street.

Many of the buildings in place by the time the Bird's Eye View was drawn were built of brick. An early survey report noted that "by 1850, brick construction was overtaking log and frame."[49] That trend continued, and by the time of a special census in 1866, there were nearly 300 residences in Washington, roughly two thirds of which were built of brick.[50]

Most, if not all, of those brick buildings were constructed with locally produced bricks, and

[48] The Washington Historical Society generously loaned a copy of the Bird's Eye for this study.

[49] Stiritz, p. 5.

[50] Stiritz, p. 8. The report noted that the special census recorded 187 brick dwellings to 93 of frame construction.

the burgeoning brick and pottery manufacturing industry helped to fuel the economic growth of the period. One source stated that "it would be reasonable to estimate that some forty to fifty million bricks were produced during the ninety years of brickmaking in Washington."[51] Another claimed that "in one of the many brickyards in Washington, one person made over 10,000,000 bricks from 1862-1888."[52] There were four brick makers in business in 1850; by the time of the 1860 Gazetteer, there were two commercial potteries and eight brickyards in operation, as well as more than a dozen brick and stone masons.[53] The vast majority of those brickworkers were German.

A few of the most prominent early brickyard operators were Henry Hollman, John Broeker, Henry Heining, and Frank Stumpe.[54] (John Broeker's house at 605 Locust Street is being nominated individually with this cover document.) Henry Heining opened one of the first brickyards in town, to make bricks for the new City Hall. Frank Stumpe was in the brick business with various members of his family from 1862 to 1895; it was probably he that made the 10 million bricks noted above. His brickyard, which was located on West Fifth Street about five blocks west of the Stafford-Olive Street Historic District, was one of the last to remain in operation. The Stumpes also owned a good deal of property around town, including several parcels in the proposed Stafford-Olive District. Several of the properties being nominated for this project are still in the Stumpe family.

Brick-making was but one of many facets of the construction industry. All told, there were more than 35 different construction workers or businesses listed in the 1860 Gazetteer. The Gazetteer included entries for 11 carpenters, 7 cabinet makers, 4 painters, 1 shingle maker and 2 lumberyard operators. There were also two entries for professional designers; Otto Brix was listed as an architect, and C. Luhme as an architect and builder.

A few early citizens also had clay banks, or mines, some of which yielded a different variety of clay for use in the manufacture of fire brick and stoneware. Much of that clay was exported via the railroad. Clay mines are known to have been operated by Otto Brix and Frederick Kohmueller; Kohmueller's farmhouse is one of the individual properties being nominated with this submission.

The Civil War did not have a serious economic or physical impact upon Washington. The town's location on the river and the railroad, which were both controlled by Union forces throughout the war, kept it relatively free from harm. The largely German residents of the town were staunch Union supporters, and at least one source has described the town as "a hotbed of

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[51] "I Didn't Know That!" Washington Missourian, Sept. 17, 1975.

[52] Kiel, p. 49.

[53] Sutherland and McEvoy, 1860, pp. 469-471, and 1860 Census records.

[54] "I Didn't Know That!"

Radical Unionism."[55] The hall known as the *Theaterverein* on Second Street became a favored meeting space for pro-Union forces, a distinction which earned it the name of Liberty Hall. That name remained in use long after the war was over. [56] A one-day raid by Sterling Price in 1864, which resulted in two deaths and minor property loss, represented the only direct conflict to occur within city limits.

Washington developed into a center of German-American culture early on, and continued to serve as such throughout the 19th and early 20th centuries. It is consistently identified even in modern times as one of the state's most prominent German communities. A history of the town published in 1938 noted that in the 1870's, "Washington was a distinctly German town in commerce, industries, language, and culture."[57] The end of the 1860's found the settlement much changed from the town which was described just thirty years earlier as having "scarcely more than a dozen houses," with only "well beaten footpaths" for streets.[58] By 1869, Washington could boast of fully developed cultural, economic, and transportation systems, as well as an impressive amount of geographical expansion. It had multiplied in size many times over; at least nine different Additions were filed at the county courthouse by 1868, and the city limits had expanded eastward to encompass former rival Bassora.[59]

The Bird's Eye View of 1869 shows many densely developed blocks in the commercial center of town, a number of well established urban farmsteads, and an extensive road network, with closely spaced buildings lining the major thoroughfares. Broad streets and roads led into the countryside, trains steamed into town on the tracks by the river, and steamboats lined up at the landing. Washington had come a long way from the "wooded hill on which stood a few shabby log cabins," which greeted traveler Frederick Gustorf in 1836. ⌂

II. The Golden Era: 1871-1904

A local historical account of Washington which was written in 1939 referred to the post Civil

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[55] Stiritz, p. 3.

[56] The building was still being referred to as Liberty Hall in the 1930's, when Washington was described in Missouri: The WPA Guide to the Show-Me State, by the Works Projects Administration in Missouri, (St. Louis: Reprint by the Missouri Historical Society Press, 1998. Original, Missouri State Highway Department, 1941) pp. 392-393.

[57] McClure, et. al., p. 30.

[58] Bek, p. 52.

[59] Franklin County Surveyor's Plat Book A, pp. 1-77.

War years as the "Golden Era," in Washington's history, and noted that "following the Civil War, Washington entered a long period of prosperity, interrupted but briefly by the General Panic of 1877."[60] The "Golden Era" was a period of both economic and physical growth in Washington. A wide variety of new commercial ventures emerged, and many established businesses expanded their operations during the latter decades of the nineteenth century.

A "Merchants' Association" was formed in 1871 to bring together local businessmen, and the same year, the Washington Building and Savings Association was founded by a trio of prominent local businessmen, H. H. Beinke, F. W. Stumpe, and L. Wattenburg. The creation of the Building and Savings Association reflects a healthy real estate market; one history noted that it was chartered "to finance housing needs in Franklin and adjoining counties."[61] At least two of the founders would have been well aware of that market; F. W. Stumpe was the well-known brick manufacturer, and H. H. Beinke was a successful builder and designer. It was also around this time that the Bank of Washington was established.

While almost the entire latter half of the nineteenth century was a time of expansion and prosperity in Washington, the 1870's were particularly busy. In 1873, the city of Washington was incorporated, and began to be governed by a mayor and city council. It was also in 1873 that Washington Township, which had been created in 1866, was divided into Washington and St. John's Townships, indicating that the City had grown enough to serve as a township in and of itself.[62] The population of the new Washington township had grown to 2,765 by 1877, and in 1878, Washington became a fourth class city. These changes to the structure of local government reflect national trends, and can be considered the first step in the modernization of Washington.

The decade of the 1870's has also been described as "distinctive for the inventions which enhanced the diversity of industry."[63] Many of those inventions were geared toward the processing of agricultural products. Among the inventions created by enterprising Washingtonians were an apple parer and sectioner, a revolving ice box, and a new type of butter churn.

Many of those new products came about as a response to the area's maturing agricultural economy. Farmers who had a few decades earlier used much of what they produced were now able to sell more of their products. Orchard products in particular were fairly new to the market. The

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[60] McClure, p. 28.

[61] Gregory, p. 25.

[62] Kiel, p. 233.

[63] Ralph Gregory, "Inventions Enhance Local Industry," Washington Missourian, October 8, 1959, (from the Ralph Gregory Collection at the Washington Historical Society, p. 203).

orchards planted by settlers in the early to middle decades of the century had matured, and were yielding enough fruit that area farmers could sell part of the crops. The county apple surplus for 1899 for example, was more than 8,000 barrels, and peaches were also being produced in large quantities. Many area farmers also had dairy cows; butter production was prolific at the turn of the century, with more than 50,000 pounds being shipped out of Franklin County in 1896 alone.[64]

Corn and wheat continued to be the leading field crops. It appears that most of the corn grown in the area was used locally; figures from the turn of the century indicate that although it was a leading crop, few carloads were shipped out of the region. (The pipe factories would have provided a ready local market for the cobs.) Wheat, on the other hand, constituted a major export; more than 700 carloads were shipped from Franklin County in 1896. Hogs and cattle remained the most common types of livestock, and area farmers routinely shipped both live animals and processed meat.[65]

Many of the new inventions and new industries in Washington were created by German immigrants. However, two businesses, that were unique to Washington and brought international attention to the burgeoning town, were founded by immigrants from Holland and Austria. Henry Tibbe's corn cob pipe business and Franz Schwarzer's zither factory were both established in the 1870's.

In 1874, Dutch immigrant Henry Tibbe and his son, Anton, began commercial production of the corn cob pipes that the elder Tibbe had designed. Tibbe, a wood-turner by trade, began experimenting with the design of the pipes when not making posts, balusters, or spinning wheels in his shop. Although he did not invent the corn cob pipe, Tibbe was the first to produce lathe-turned corn cob pipes and he perfected the design of the pipes, lining them with plaster to make them more durable and more attractive. Tibbe secured a patent for his design in 1878, and by 1879, was receiving orders for thousands of pipes. Four years later, in 1883, Tibbe's Missouri Meerschaum Co. factory was constructed on Front Street.[66] The success of the Missouri Meerschaum Co. resulted in three expansions to the original factory in 1890, 1905, and 1920. The factory buildings are part of the Downtown Washington Historic District, and the company continues to produce corn cob pipes today.

Like Henry Tibbe, Franz Schwarzer, an Austrian immigrant, was a wood worker by trade who made his hobby into an international business. During his first years in Missouri in the late

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[64] Kiel, p. 48-50, and Missouri State Board of Agriculture, Annual Report, 1896. (Jefferson City: Tribune Printing Co., 1897.) p. 449.

[65] Williams, p. 386, and Missouri State Board of Agriculture, p. 449.

[66] Gregory, A History of Washington, Missouri, p. 25.

1860's, Schwarzer made a living as a furniture maker and wood carver. However, by 1872, he was able to devote all of his time to making zithers, and constructed a small factory next to his small frame house on Front Street. The Schwarzer property, which was individually listed in the National Register in 1978, is located within the proposed Locust Street Historic District.

According to the National Register nomination for the Schwarzer House, Schwarzer submitted three zithers to the International Exhibition in Vienna, at which time they were judged "outstanding enough to win the coveted gold medal of progress, the highest award of the exhibition."[67] Schwarzer's success in Vienna undoubtedly boosted his business. He increased his production of zithers, and in 1880, built a grand Victorian addition of brick onto his house. Things continued to go well, and he built a larger factory in 1891. Although Franz Schwarzer died in 1904, the zither factory continued in operation until the early 1950's.[68]

Manufacturing facilities flourished during this period. Shoemaking became a Washington industry, with the 1884 opening of the first shoe factory in Franklin County. That factory, which was owned and operated by John Louis Hake, employed 15 people and produced nearly 7,000 pairs of boots and shoes in 1886.[69] The processing of agricultural products continued to be important; pork, wheat, flour and feed were regularly shipped out of town by rail.[70] The brick and clay business also did well; there were 4 brickyards in operation, and fire clay was a regular export.

If new inventions were the hallmark of the 1870's in Washington, the establishment of modern public utilities and facilities marked the 1880's and 1890's. By the 1890's, the community had all the modern conveniences. The 1889-90 Missouri State Gazetteer and Business Directory described Washington as a "prosperous city" with modern amenities, including "as good a system of water works as any city of its size can boast of, costing $60,000, an electric light system, a telephone system, a well-equipped fire department, and 3 weekly newspapers."[71]

Pipe maker Henry Tibbe and his son, Anton, were highly instrumental in bringing these modern amenities to Washington. Henry Tibbe constructed a water system for his neighborhood in

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[67] Claire Blackwell, "Franz Schwarzer House," National Register Nomination on file with the Missouri Department of Natural Resources, 1978. Item 8, page 2.

[68] See the National Register Nomination for the Franz Schwarzer House for a full description of the life of Franz Schwarzer, a history of the Schwarzer Zither Factory, and a description of Schwarzer's home at 2 Walnut St.

[69] Kiel, p. 55.

[70] Gregory, A History of Washington, Missouri, p. 51, and Polk, R. L. & Co., Missouri State Gazetteer and Business Directory 1898-99, (St. Louis: R. L. Polk & Co.) p. 1447.

[71] Missouri State Gazetteer and Business Directory 1898-90, pp. 1499.

1886, two years before a city wide system was installed by the Interstate Gas and Water Co. Anton Tibbe established the city's first electric light plant in 1892, and four years later, his father founded Washington's first telephone company. The Tibbe Electric Company and the Franklin Independent Telephone Company were sold in 1912 to the Mississippi River Power Distributing Company.

It was also during this period that both of Washington's early public school buildings were erected. The town's first public school building, the grammar school, was constructed in 1871.[72] Washington's first high school opened a few years after the grammar school, but it was not open to the public. In 1887, a group of local businessmen formed an organization to fund and manage a private high school. Each member purchased shares to finance the construction of a private high school building. The large brick building, located at 220 Locust, was designed by St. Louis architect, Louis Wilhemi, a former Washingtonian. In 1891, the school building was turned over to the Evangelical Synod for use as a college and high school. There were, however, many requests for a public high school in Washington, which led the local school board to purchased the private school building for public use in 1900.[73] That building has survived intact and is used by the Washington Board of Education yet today. It is one of the largest contributing buildings in the proposed Locust Street Historic District.

By the turn of the century, Washington had grown from a fourth class to a third class city, with a population estimated by the 1898 Gazetteer of around 5,000 people. (Other sources put it closer to 3,000.) There were at least three newspapers and two banks in operation, as well as six different churches and three hotels. The business community was strong; the 1898 Gazetteer entry for the town enumerated roughly 200 businesses, many of which had been in operation for decades. Although the railroad continued to be the main transportation artery, there was some indication of things to come; the first automobile came through town in 1902.[74]

German immigrants continued to flow into Washington and Franklin County throughout the latter half of the nineteenth century. Census figures show that by the turn of the century roughly a third of the households in the city were headed by German natives, and possibly as many as a third more were of German parentage.[75] Washington's social and cultural activities continued to reflect the heritage of the town's large German population, which was bolstered by the continued influx of

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[72] Gregory, A History of Washington, Missouri, pp. 33-34.

[73] Washington Sesquicentennial Book Committee, Washington, Missouri 1839-1989, (Washington: Washington Historical Society.) p. 93.

[74] Gregory, p. 52.

[75] Stiritz, p. 4.

new immigrants. The Turner Society, which had lapsed during the Civil War, was reorganized, and continued to grow in size and popularity.

Wine making and beer brewing also continued to be popular. In 1875, the Missouri Gazette noted that wine was being produced by several local businesses, and the 1898 Gazetteer included entries for four different "wine growers".[76] Beer production also increased. By the late 1870's, the brewery was producing more than 3,000 kegs a year and selling it not only throughout Missouri, but also as far away as California.[77] The brewery complex was expanded in the 1880's to keep up with the increased production.

Another factor in the retention of German culture in Washington was the continued use of the German language. Not only was German spoken in many households, but also at least one newspaper, Otto Brix's *Die Washingtoner Post*, continued to publish in German until it ceased production in 1912.[78] The continual influx of German immigrants, the activities of the Turner Society, and the ongoing use of the German language tempered the growing influence of the mainstream American culture, and Washington retained strong ties to its German heritage well into the twentieth century. ⌂

III. Assimilation and Twentieth Century Development: 1905-1950.

The first decade of the twentieth century saw a marked shift in the cultural history of Washington. One recent historical account observed that the death of zither maker, Franz Schwarzer, in 1904 was the symbolic end to an era, "as German customs, including zither playing, gave way to American ones."[79] The same year, "German Sunday," the German custom of spending Sundays in beer gardens or at picnics drinking and eating with family and friends, was essentially outlawed by the Sunday Closing Law. The law attempted to keep both stores and taverns closed on Sundays, primarily to prevent the public consumption of alcohol on Sunday.[80] Although this law was a precursor to the entire prohibition movement, it was viewed by many German-Americans as an attack upon their cultural heritage, since the consumption of alcohol was a traditional part of German life. The issue of assimilation was discussed by David W. Detjen in The Germans in

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[76] Stiritz, p. 4.

[77] Suzanne Hill and Donald Roussin, "John B. Busch Brewing Co." American Breweriana Journal, May-June 1997, p. 6.

[78] Kiel, p. 104.

[79] James Goodrich and Lynn Wolf Gentzler, Marking Missouri History (Columbia: The State Historical Society of Missouri, 1998) p. 175.

[80] De Bres, pp. 196-197.

Missouri 1900-1918: Prohibition, Neutrality and Assimilation. He states that

> There was considerable debate among German-Americans at the turn of the century about how and to what lengths efforts should be undertaken to preserve a German identity and culture in the United States. But prior to a discussion of the effort to preserve German culture in America, it is important to emphasize one phenomenon recognized by even the most ardent of those urging preservation: the fact was undeniable that the vast majority of German immigrants and first generation Americans of German heritage were rapidly assimilating into American society. Not only were these people assuming political allegiance to the United States, but they were adopting the social and cultural values of this country as well - while at the same time rapidly discarding many of the vestiges of their ethnicity.[81]

In Washington, as in other German communities in Missouri, some German-Americans resisted what they saw as forced assimilation, and participated in the organization known as the German-American Alliance. A branch of the German-American Alliance was formed in Washington in 1910. Alliance activities included the organization of a German Day celebration each year in October. According to the History of Washington, Missouri, the German Day celebration speaker of 1912, Mr. E. V. P. Schneiderhahn, "praised German ways and urged teaching children the German language."[82] The German-American Alliance remained active for many years, and in 1917, the group's annual statewide conference was held in Washington, an event which attracted hundreds of participants for all over the state.

The advent of World War I and war with Germany created the strongest pressure to put aside traditional German ways, and it was during the war years that German traditions were seen to fade most notably. The cycle was repeated in the 1940's, with yet another world war in which the mother country was a national enemy. The introduction to the 1951 City Directory for Washington provides a good illustration of the attitude sometimes taken in the post-war years. The publishers of that book felt it important to note that at that time in Washington, "Ninety-eight percent of the families are American born."[83] Another factor in the lessening hold of tradition was the growth of

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[81] David W. Detjen, The Germans in Missouri, 1900-1918: Prohibition, Neutrality, and Assimilation, (Columbia: University of Missouri Press, 1985) p. 75.

[82] Gregory, p. 59.

[83] Robert Morton Baldwin, Washington, Missouri Telephone Street Guide and Householder's Directory, (The Mullin-Kline and Miller Press, 1951) p. i.

national transportation and communication networks, which meant that regional cultures in general were less insulated than they had been.

Evidence of the town's heritage did not, however, completely disappear. Many Washington residents retained close ties with their German heritage well into the twentieth century; the 1941 Missouri: The WPA Guide to the Show-Me State described the town as "a tranquil German community" where "German is often spoken on the street" and "many of the German customs survive."[84] The general connection to German traditions did fade, however, especially as the older members of the community passed away. One local history of 1938 noted that "with the passing of the older generation, interest in German culture and the German language waned," an occurrence which led to the closing of the Turnverien in 1932.[85] As Ralph Gregory noted in the History of Washington, Missouri, "this decision was a sign that the dominance of German culture in Washington was ending."[86]

Although the demise of the Turner Society was partly related to a decline in interest in old world traditions, the introduction of moving pictures to Washington also may have contributed. The first moving picture show in Washington was presented in the Hibbeler Building in 1908, and a year later, a new theater named The Calvin opened. That facility offered both legitimate theater performed by traveling stock companies, and moving pictures.[87]

Washington's business and industrial climate during the first half of the twentieth century is best described as a mix of old and new. Many of Washington's established businesses expanded their operations, new companies that made products already manufactured in Washington opened, and wholly new industries developed. The proliferation of railroad lines provided access to a nationwide market for products made in Washington.

Two of Washington's most prominent businesses, the J. B. Busch Brewery and the Missouri Meerschaum Company, continued to thrive in the early twentieth century. Several additions were made to the brewery only a few years prior to the enactment of the National Prohibition Act in 1920. The brewery continued to operate during Prohibition, manufacturing ice and a variety of non-alcoholic beverages. The brewery owners did, however, sell all of their beer brewing equipment during the period. When Prohibition was repealed in 1933, they continued as distributors for Anheuser-Busch, but no longer produced beer in Washington.

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[84] Works Projects Administration, p. 302.

[85] McClure, et. al. p. 33.

[86] Gregory, p. 78.

[87] Gregory, p. 56.

Farms and farm products also continued to positively impact the Washington economy. By 1920, there were close to 4,000 farms in Franklin County, encompassing nearly a half million acres of land.[88] Their products were largely the same as they had been for the last fifty years; corn and wheat were the leading field crops, and cattle and swine were the most common livestock. Many of those farms were in Washington or close by. The 1919 Atlas map of the city shows a number of fairly large parcels of land within the city limits, several of which were of sufficient size to support at least some agricultural activity. The largest parcel of land within the city limits was 103 acres, owned by James I. Jones. The Kohmueller family was farming 72 acres on the west side of town, and their neighbor to the north, P. A. Brinker, had 93 acres. There were also at least two smaller parcels dedicated to fruit production. A 10 acre lot owned by F. W. Meyer near the east side of town was titled "Fruitland," on the Atlas map, and Edward Klem had the "Lindenwald Fruit Farm" on 16 acres just southeast of the Busch Brewery complex on Jefferson Street.

The early decades of the century also saw a variety of new businesses which developed in response to the growing popularity of the automobile. By 1909, five proud owners of automobiles could be found motoring the streets in Washington, and within five years, there were more than 160 cars in the community.[89] By the mid-1920's, several enterprising Washingtonians had opened auto dealerships and repair shops. It was also during this period that the statewide network of highways was being created; improvements associated with the state highway system included the construction of a bridge across the Missouri River in 1935.

The corn cob pipe business mushroomed in Washington in the early twentieth century. Henry Tibbe's Missouri Meerschaum Company continued to grow. The factory was expanded in 1905 and again in 1920 under the direction of new owner E. H. Otto, who purchased the business in 1912.[90] The industry saw marked expansion in 1895, when Tibbe's patent on his corn cob pipe expired. That year, several new pipe companies opened in town. The Washington, Missouri Sesquicentennial Book reported that "between the turn of the century and 1925, there were as many as a dozen corn cob pipe companies operating in Franklin County, the majority in Washington near the river."[91]

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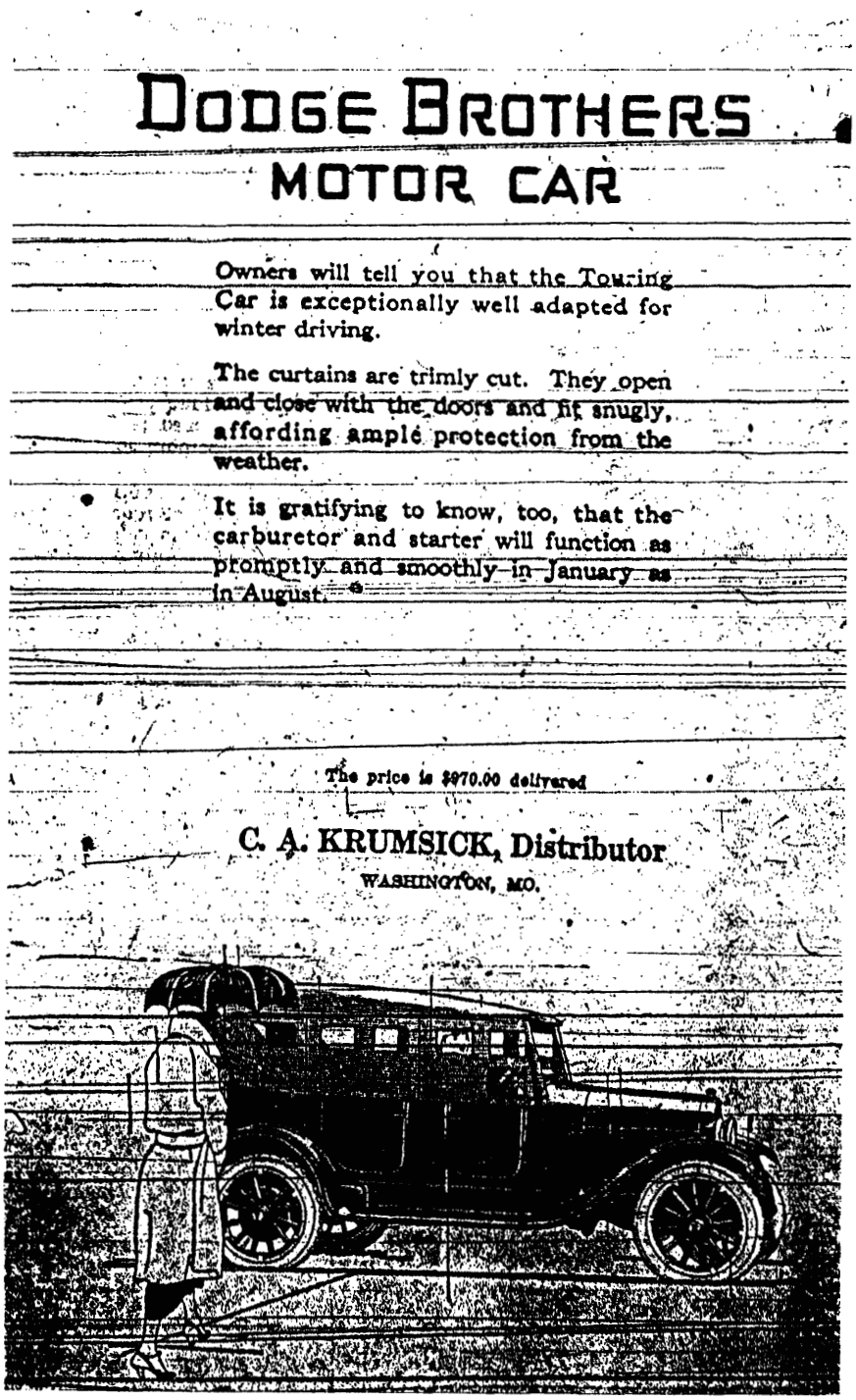
[88] Missouri State Board of Agriculture, The Missouri Year Book of Agriculture 1921, p. 283.

[89] Gregory, p. 52.

[90] Washington, Missouri 1839-1989, p. 313.

[91] Washington, Missouri 1839-1989, p. 313.

Figure Four. A Newspaper ad for one of the many new car dealers of the period. Krumsick was the first owner of the ca. 1932 house at 210 West Main St.



DODGE BROTHERS
MOTOR CAR

Owners will tell you that the Touring Car is exceptionally well adapted for winter driving.

The curtains are trimly cut. They open and close with the doors and fit snugly, affording ample protection from the weather.

It is gratifying to know, too, that the carburetor and starter will function as promptly and smoothly in January as in August.

The price is $970.00 delivered

C. A. KRUMSICK, Distributor
WASHINGTON, MO.

Shoemaking also continued to play an important role in area commerce. By far the biggest boon to the local economy in the early twentieth century was the recruitment of the Roberts, Johnson, Rand Shoe Factory to Washington. In the early years of the 20th century, a group called the Citizen's Improvement Association of Washington was organized to encourage and facilitate the establishment of new and larger industries in Washington.[92] In 1906, the mayor, E. G. Busch and several prominent businessmen traveled to St. Louis to discuss with officials of the Roberts, Johnson, and Rand (RJR) Shoe Company the possibility of locating an RJR factory in Washington. An agreement was worked out between the city of Washington and RJR, whereby the city would provide the site for the factory plus $35,000 and the shoe company agreed to pay $1,000,000 in wages within ten years.

The Roberts, Johnson, and Rand company opened a shoe factory in Washington in July of 1907.[93] In 1911, the Roberts, Johnson, Rand Shoe Company joined with other shoe producers to form the International Shoe Company, which continued to operate the parent company's plants.[94] A second large shoe factory headquartered in St. Louis, the Fore Shoe Company, opened a factory in Washington in the 1925, and several years later, became the Kane, Dunham and Kraus (KDK) Shoe Company. The KDK factory closed in 1949, but the International Shoe Factory continued production in Washington until 1960. The operation of the large shoe factories spurred a good deal of residential development in the neighborhoods around the plants. Although the International Shoe Factory ceased production many years ago, the factory buildings have survived, and the streets around the complex are still lined with modest homes built in the 1920's and 1930's for employees of the International and KDK plants.

The mid-point of the twentieth century found Washington in good standing. The population of the town had more than doubled since 1910, with a correspondent increase in the community's housing stock and public facilities. Twentieth century public facilities included a 130 bed hospital, parks, a public swimming pool, a new library and a new City Hall. The introduction to the 1951 City Directory claimed that "Washington has long been recognized as the most outstanding city of its size in the state of Missouri," and noted that the city had "beautiful homes and scenery, growing industries, excellent churches and schools" and "a friendly substantial citizenry."[95] Another local

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[92] Ralph Gregory, "First Industry in Washington Was Ferry Boat on the Missouri," Washington Missourian, June 2-3, 1990. (From the Ralph Gregory Collection at the Washington Historical Society p. 187.)

[93] Gregory, p. 54-55.

[94] Debbie Sheals, "The Star Shoe Factory" Unpublished paper. 1995, p. 11.

[95] Baldwin, pp. i-ii.

source shows that even in 1938, citizens recognized the value of the town's historic architecture: "Washington is a substantial city, whose sturdy brick and stone buildings have been designed to serve more than one generation. Structures built many years ago still perform a useful duty and in addition lend a pleasing touch of Old World charm to an otherwise modern community."[96] ⌂

IV. Architectural Development: 1839-1950.

The architectural development of the town naturally reflects larger patterns of social and economic development. The following section has been divided into the same chronological periods discussed above. Period I runs from 1839-1870, Period II from 1871-1904, and Period III from 1905-1950.

Assimilation and Architecture

It is Washington's strong German heritage that most distinctly shaped its early architectural development, and that heritage is very much in evidence yet today. The historic buildings of Washington reflect patterns of cultural assimilation which are common to Missouri and other parts of the country. Cultural geographers and other scholars sometimes discuss the immigrant experience in America in terms of phases of assimilation, beginning with the establishment of a cohesive "Old World" community in America, and ending with full, or nearly full, assimilation into mainstream American society. Such patterns tend to apply especially well to German immigrant communities, due to the early tendency of Germans to settle in significant concentrations, and to hold onto Old World customs longer than other groups.

The historical periods around which this document is organized correspond loosely to assimilation phases identified in two very different works by cultural geographers Donald Meinig and Henry Glassie. Meinig discussed the subject in "American Wests: Preface to a Geographical Introduction," in the Annals of the Association of American Geographers, Glassie, in "Eighteenth-Century Cultural Process in Delaware Valley Folk Building," which is included in Common Places: Readings in American Vernacular Architecture.[97] (Glassie was discussing architecture in the eastern United States; Meinig was describing social and economic patterns in the American West.)

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[96] McClure, p. 31.

[97] Henry Glassie "Eighteenth Century Cultural Process in Delaware Valley Folk Building," in Dell Upton, and John Michael Vlatch, eds. Common Places: Readings in American Vernacular Architecture, (Athens and London: University of Georgia Press, 1986) and Donald Meinig, "American Wests: Preface to a Geographical Introduction," Annals of the Association of American Geographers, 62 (June 1962) 159-185.

The general process identified by both authors parallels the pattern of assimilation found in Washington and other parts of the Missouri-German region. A comparison of specific conditions in Washington with the generalities posed by Glassie and Meinig shows that the architectural development of Washington reflects many aspects of Missouri-German life and culture, and that many of those aspects are typical of other immigrant groups. The interaction of architectural and cultural development in Washington during the periods discussed in this document can be characterized as follows:

Period I. In Washington, 1830-1870. The development of a regional culture in the new settlement area, based upon a combination of Old and New World forms. The process begins with what Mienig described as a "transplant from one or more source regions; never a complete cross-section of the older society." According to Meinig, there was soon "experimental adaptation of imported cultural traits to the new environment" with "a high potential for cultural lag...." Glassie noted that this phase was characterized by "initial acceptance of new ideas and a blending of the old and new to create a New World repertoire with resultant regional homogeneity upon the land." This was certainly the case with German immigrants in Missouri, who often depended heavily upon their "Old-Stock American" neighbors upon arrival in the new country, yet maintained a strong German cultural identity and close links to their Old World heritage.

In Washington and other parts of the Missouri-German settlement area, this period is marked by the development of a regional style of vernacular architecture, sometimes called the Missouri-German style, which is actually more of a building tradition than a formal style. The basic characteristics of that building tradition have proven to be quite enduring, and Missouri-German elements were utilized in varying degrees for most of the next century. In Washington, the primary identifiers of the Missouri-German building tradition are: simple massing, red brick walls with relatively flat surfaces, dentiled brickwork cornices, and, in those buildings erected after the mid-1800's, segmental brick arches over doors and windows. The vast majority of the buildings to survive from this era are relatively modest houses of locally-made brick. Of the buildings in the study group which were built before 1870, roughly 93% are of red brick, with ornamental brickwork cornices.

Period II. In Washington, 1871-1904. Increasing impact of the national culture, marked by introduction of nationally prominent architectural styles and types. Both authors observed that the introduction of rail service to an area often boosts the impact of national culture. Glassie noted that in many parts of the country the regional culture held on well after such an introduction, while Meining stated that "only subcultures with tenacious social patterns (religion, language, race) can persist as distinct" once the national culture becomes more easily accessed. In Washington, the introduction of train service in 1855 was somewhat balanced by the infusion of German "Forty-

eighters," and the community was still predominantly "German" at the turn of the century.

Architecturally, nationally prominent Victorian styles came into use during this period, especially for some of the larger new houses and business buildings. Traditional forms and construction methods remained in favor for more modest buildings, however. There are also a number of buildings from this period which exhibit characteristics of both the vernacular Missouri-German building tradition, and the latest Victorian styles. Many of the houses built during this period are markedly similar to those built earlier, and overall, construction methods and materials saw very little change. Brick remained the dominant wall material; roughly 82% of the study properties built at this time have brick walls, and most of those have dentiled cornices and segmental brick arches.

Period III. In Washington, 1905-1950. Dominance of the national culture, evident in the widespread use of nationally prominent architectural styles and types. This is what Meining referred to as "dissolution of historic regional culture." Glassie's view of the loss of influence was less extreme; he noted that although the regional culture does at some point lose dominance, "it is nowhere entirely dead and its manifestations still rule the environment." Glassie seems more on the mark; Washington has never completely lost ties to its German heritage; traditional German celebrations and practices can be identified even in modern times, and the Missouri-German building tradition has left permanent marks upon the streetscapes of the town.

The influence of the Missouri-German building tradition remained in evidence in Washington and other communities well into the twentieth century. Vestigal elements include the use of simple massing, segmental arched windows, and red brick walls. Brick remained particularly popular, and was used as wall cladding long after it had lost favor as a structural system. Nearly two thirds of the study properties built after 1905 have brick walls, and a significant number of those have windows topped with segmental arches. Those buildings were, however, generally of the latest architectural styles and types, and many of the designs were the products of nationally distributed plan books and other publications.

ARCHITECTURAL DEVELOPMENT IN PERIOD I, 1839-1870.

Property Types in Period I.

The vernacular Missouri-German building tradition produced thousands of buildings in the 19th century, many of which have survived to modern times. There are hundreds of very good examples

of the genre in Washington, and the property types of the first period of development are almost all related to Missouri-German architectural development. The largest and most highly styled buildings fall into the general category of **Neoclassical Buildings**, which includes both the American **Federal** style and the German ***Klassisismus***, each of which are subtypes of the Neoclassical property type. Several of those buildings are also **Commercial Buildings.** Residential buildings of the period are primarily **Vernacular Missouri-German** dwellings, with sub-types based upon common building forms and fenestration patterns. Sub-types include **Side Entry, Central Passage, Hall and Parlor, Kleinhaus,** and **Double Entrance.**

The Missouri-German Building Tradition.

The term "Missouri-German" as it applies to vernacular architecture was coined by Charles van Ravenswaay, one of the earliest and best-known scholars of the state's German cultural heritage. His 1977 book, The Arts and Architecture of German Settlements in Missouri, documented numerous historic German buildings in the lower Missouri River Valley, and laid the groundwork for many subsequent studies. According to van Ravenswaay, the early buildings erected by Missouri's German-Americans did not have,

> a self-conscious or designed look about them but, instead, were built in what might be called a Missouri-German vernacular style. This local building tradition (related to what German builders constructed in other parts of the United States) had its origins in the various German states from which the builders and their clients had emigrated and which they adapted to the needs of their new situation in Missouri. Gradually these new settlers almost unconsciously adopted ideas from American styles and building practices.[98]

That blending of Germanic and New World building traditions is an important characteristic which reflects the cultural assimilation process. Another scholar of Missouri-German architecture, Dr. Erin Renn, has written that the German immigrants and their children "absorbed ideas from their Anglo- and French-American neighbors. Out of this contact grew a new architectural tradition which we can identify as German Vernacular. The resulting German-American style was constructed from the 1840's into the 1890's."[99] Missouri-German buildings are, therefore, an excellent reflection of the "regional culture" discussed above.

It is helpful to look at stylistic precedents with which the Missouri-German builders would

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[98] van Ravenswaay, p. 225.

[99] Erin Renn, "An Introduction to Nineteenth Century Missouri German Architecture," in "Vernacular Architecture Forum, A Guide to the Tours," (Compiled by Osmund Overby, 1989) p. 63.

have been familiar, as elements of high style architecture of earlier periods are often distilled down over time to become part of the local building vocabulary. Stylistic influences for Missouri-German architecture have been traced back to at least two distinct movements in high style architecture. Simple interpretations of those styles can be seen in Missouri-German buildings, especially those built of brick, and can even serve as an aid to dating their construction.

The earliest brick buildings to be erected by German-Americans in Missouri, including many of the largest early buildings in Washington, show the influence of the Neoclassical style, either as the Federal style, which was popular in the United States, or, more commonly, as *Klassisismus*, the German variant of the style.[100] The most immediately recognizable influence of the Neoclassical style on Missouri-German buildings is the use of symmetrical facades and straight topped door and window openings. Later, generally after the Civil War, Missouri-German buildings began to show the influnce of the *Rundbogenstil*, or "round arch style," which was widely utilized in the German states beginning in the 1830's, and had moved to the United States by the 1850's.[101] Missouri-German buildings erected of brick after that time tend to have arched door and window openings, ranging from shallow segmental arches to near semi-circles. This holds true in Washington; only the earliest buildings in the study group have doors and windows with straight tops. The segmental arched window, which became extremely popular around the time of the Civil War, has proven to be one of the most enduring Missouri-German features of Washington's built environment.

It should also be noted that, in a frontier situation, it is sometimes the earlier buildings which most clearly reflect such high style principles. Quite frequently, some of the first buildings constructed for long term use exhibit more high style characteristics than do those erected twenty years later. This can be attributed to the fact that the builders and designers of the early buildings were more likely to have had direct exposure to styled buildings, either in Europe or in parts of the United States which had been settled longer. Buildings constructed a generation later were liable to be the product of builders and designers who had grown up on the frontier, with a naturally more limited exposure to other forms of architecture.

That theory holds true for the buildings of Washington. Two of the best examples of the American Federal style are also two of the oldest dwellings in the community. The Federal styling of the Elija McLean house and the Lucinda Owens house, both erected in 1839, is undoubtedly due

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[100] Renn, p. 66, and the National Register Nomination for "Historic Resources of Boonville," p. 8.17. (Nomination on file with the Missouri DNR/ Historic Preservation Program.)

[101] Philippe Oszuscik, "Germanic Influence Upon the Vernacular Architecture of Davenport, Iowa," P.A.S.T. Vol. X, 1987, p. 17., and Roula Geraniotis, "German Architectural Theory and Practice in Chicago, 1850-1900," Winterthur Portfolio, Vol 21, 1986, p. 294.

to the respective owners' exposure to high style Federal architecture in other parts of the United States. Some of the most stylish Germanic buildings in Washington are also from the earliest period of development, and at least one is known to have been professionally designed. Forty-Eighter Otto Brix has been credited with the design of one of the best examples of *Klassisismus* in the city, the ca. 1854 Eitzen Building on Jefferson Street.[102] It is also likely that he designed the nearby Louis Wehrmann House, (ca. 1857) which utilizes similar styling and nearly identical ornamental brickwork.

The Eitzen Building is a large, two-story, temple front building with a pedimented front gable into which is set a round window flanked by recessed panels. (An historic photo of the building shows that the panels were once filled with what appears to be wooden scrollwork.)[103] The Eitzen Building sits on a corner lot, and the dormers facing the side street have simple temple front forms. The tall facade is broken by delicate string courses composed of paired rows of bricks which protrude slightly from the surface of the wall. The Wehrmann House features an imposing five bay facade with two story neoclassical pilasters and ornamental lintels of cast iron. It is two and one half stories tall; the third floor has three bays flanked by sloping parapet walls. Both the Eitzen and the Wehrmann buildings show an attention to detail and a skilled execution of design that is less apparent in buildings of similar size which were built a generation later, and they provide fine examples of Washington's early high style Germanic architecture.

It should also be noted that several of the earliest houses in the study group have side gabled roofs with parapet end walls, many with paired central chimneys as well. This appears to be a European refinement more than a specifically Germanic feature, as early British-American houses in Missouri have been observed with such features as well.[104] The end parapets never became part of the general vernacular vocabulary, and few post 1870's buildings in German or British-American Missouri settlement areas have them.

Another general characteristic of the buildings in the study group is the tendency for windows to become taller and more narrow as the nineteenth century progressed. This is especially true of the residential buildings. The window openings of houses built at mid-century tend to have relatively shorter windows than do those built in the last few decades of the century. The difference

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[102] E.B. McClure, et. al., History of Washington, Missouri, (Washington, MO: The Washington Missourian, 1939) p. 243.

[103] VanRavenswaay, p. 68.

[104] A 1990's survey of British-American stone buildings in Mid-Missouri, for example, found similar features only on the earliest buildings of the group. (Debbie Sheals, "British-American Stonework in Mid-Missouri: A Study in Vernacular Architecture." Unpublished Master's Thesis, University of Missouri, 1993)

is especially notable when comparing heavy timber frame buildings of the 1850's with brick buildings built just twenty or thirty years later. As with the parapet walls, this is not a change which appears to be exclusive to Missouri-German buildings; it is mentioned more as an aid to dating 19th century architecture than as a comment on Missouri-German building practices.

The regional Missouri-German culture was especially strong during Washington's first period of development. The related Missouri-German building tradition blossomed, and the buildings erected in Washington during that period are important reflections of a distinct and notable development in the vernacular architecture of Missouri. ⌂

ARCHITECTURAL DEVELOPMENT IN PERIOD II, 1871-1904

Property Types in Period II.

The Missouri-German building tradition continued to be very much in evidence during this period. A majority of the buildings of the study group which were built at this time utilize the same forms and styling seen in the previous decades, and all of the property types identified for Period I can be found from this time period as well. The Victorian movement also had an impact, however, and it was during this time that the first **Victorian Buildings,** were built. Subtypes of that property type include **High Style Victorian,** and **Victorian Missouri-German.** There were also a few new vernacular housing forms, including the **Gabled Ell,** the **Gable Front,** and the **Narrow Gabled Ell** subtype. ⌂

Washington's commercial boom and continued population growth after the Civil War created a strong demand for the construction of both commercial and residential buildings. Washington's architectural development after the Civil War was noted in the 1875 Gazetteer of Missouri. The author described Washington as having "many elegant private residences and numerous, commodious and substantial business blocks" and noted that six brickyards were in operation and five or six architectural companies were in business.[105] Although Missouri-German architecture remained a dominant force, new buildings also reflected the growing national popularity of the Picturesque Victorian styles of architecture. It was during this period that many of Washington's largest and most ornate high style Victorian homes were built, many of them by the town's most prominent businessmen. Victorian styling was used in Washington from the 1870's to around the turn of the century.

The Picturesque movement was actually composed of a variety of styles, including Italianate, Second Empire and Queen Anne, all of which utilized varied combinations of spaces,

[105] Stiritz, p. 8, and Robert Allen Campbell, Campbell's Gazetteer of Missouri, (St. Louis: R. A. Campbell 1875.)

colors, textures and ornament.[106] The picturesque massing and complex floor plans of these Victorian buildings provided a sharp contrast to the fairly heavy boxy forms of earlier styles and types.

Rail service and technological advances facilitated some of those changes. The growth of the railroad network enabled the widespread distribution of plan books and architectural journals, as well as such things as sawn lumber, turned spindles, and ornamental brackets. The development of balloon framing allowed builders to break from the boxy forms of earlier styles and building types, resulting in buildings with complicated plans, multiple rooflines and more delicate massing.

One of the first Victorian styles to be utilized in Washington was the Italianate. That style was especially popular with one of the period's most prolific local builders. Herman H. Beinke, a co-founder of the Washington Building and Savings Association, was also a prominent house builder and designer. Beinke started out in partnership with anther well-known builder, John M. Degen, but after two years he went in to the construction and lumber business on his own. He also worked for a short time with his brother Henry Beinke, in the firm of Beinke Bros. The construction business apparently ran in the family; another brother, August Beinke, was a practicing architect in St. Louis around the same time.[107] According to Herman Beinke's biography in the 1888 History of Franklin County, he "erected upward of 150 houses in Washington and vicinity."[108] In 1876, Herman Beinke built a brick house for himself at 119 Locust Street. That house, which is located in the proposed Locust Street Historic District, is one of the best examples of the Italianate style in the study group.

There are also several other houses in town which, though simpler, have similar ornamental detailing; some of them have been at least tentatively attributed to him. Houses in the study group which fall in that category include 11 E. 4th Street and 204 E. Main Street, both of which are in the proposed Locust Street District, as well as the individually nominated properties at 118 W. 4th Street and 610 Jefferson Street. The house at 11 E. 4th Street appears to have been nearly identical to the one at 610 Jefferson when new, and they were surely built by the same builder. The house on Jefferson Street was owned by Henry F. Beinke for about twenty years.

The Italianate style was popular in America from the 1840's to the mid-1880's, and in Washington from the early 1870's to the end of the nineteenth century.[109] Most of the earliest

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[106] Alan Gowans, Styles and Types of North American Architecture. (New York: Harper Collins Publishers, 1992) p. 165-207.

[107] Stiritz, p. 8.

[108] Goodspeed, p. 719.

[109] Lee and Virginia McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1986) pp. 211-215.

examples of the style are residential buildings which were built in the early to mid-1870's. By the 1880's, Italianate commercial buildings also began appearing along West Main Street, in what is now the Downtown Historic District. These commercial examples represent the largest and most fully realized Italianate designs in Washington.

The Italianate style began in England as a reaction against classically inspired ideals in art and architecture. Italian villas were used as the model for all types of buildings, including residences. In the United States, the style was popularized by Andrew Jackson Downing who published designs for Italianate villas designed by Alexander Jackson Davis in both *Cottage Residences* (1842) and *The Architecture of Country* Houses (1850).[110]

Second Empire style detailing was also used on commercial and residential buildings in Washington, although there are few fully-realized Second Empire designs in Washington today. The Second Empire style takes its name from the period when the style was revived in France during the reign of Napoleon. It was popular in America from 1855-1885.[111] The Second Empire style was contemporaneous with the Italianate style, and shared many decorative features, including elaborate ornamentation, bracketed cornices, and tall narrow windows that are hooded bracketed or pedimented. The characteristic which is distinctive to the Second Empire style is the use of a mansard roof, which is almost always accompanied by dormer windows and is often covered with multi-colored or contrasting profile slates.[112] One architectural history observed that despite the similarities in style, "the Second Empire style was considered very modern, for it imitated the latest French building fashions" rather than looking to the past for inspiration as the Italianate style did.[113]

In Washington, the style was employed as early as 1871, but it did not become popular for dwellings and commercial buildings until the 1880's and was only in vogue until the mid-1890's. The first public school building constructed in Washington was built in the Second Empire style in 1871. It was a large three story building with a prominent bell tower, two smaller towers, narrow round-arched windows and, of course, a mansard roof. The building was one of the largest Second Empire buildings constructed in Washington. It was demolished in 1958.[114]

One of the earliest Second Empire houses in Washington was constructed at 405 Cedar St.

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[110] Whiffen, Marcus American Architecture Since 1780: A Guide to the Styles. (Cambridge & London: The MIT Press, rev. ed, 1992) p. 71.

[111] McAlester, p. 240.

[112] Poppeliers, p. 52.

[113] McAlester, p. 242

[114] Washington, Missouri 1839-1989, p. 93.

for Anton Tibbe in 1886. The largest and most elaborate Second Empire house in Washington was built in 1887-88 for John B. Busch. The Busch Mansion, which is located at 813 Jefferson, next to the Busch Brewery complex, has a mansard slate roof, large dormer windows, and bracketed eaves. Second Empire style detailing was also used for a number of smaller dwellings in town, generally in the form of mansard roofs and eave bracketing applied to otherwise modest residences.

The Queen Anne style became popular in Washington slightly later than the other Victorian styles. In the mid-1880's, as the Tibbe's Missouri Meerschaum Factory was well on the road to success, both Henry and Anton Tibbe began buying land along Cedar Street. The National Register Nomination for the Tibbe Historic District noted that the high style Victorian houses those men erected on Cedar Street set the standard for the street, and the street soon developed an impressive concentration of high style houses.[115]

In 1885, Henry Tibbe built a large brick Queen Anne house at the southeast corner of Cedar and Fourth (318 W. Fourth St.) Other businessmen connected to the Missouri Meerschaum organization, including financial backer George Kahmann, secretary/treasurer Guy Kahmann, and factory superintendent George Pike, also purchased land along Cedar Street and built large Queen Anne houses there in the late 1880's.[116]

The Queen Anne style was popular for American houses from 1880-1910 and like the Italianate style, was part of the Picturesque movement in American architecture. Queen Anne houses can be found in Washington as early as 1885, and as late as 1917 (611 Fremont St.) The term Queen Anne was originally coined in England and was most closely associated with the work of English architect Richard Norman Shaw in the 1870's. Shaw's designs began to be reproduced in the architectural press and thus, became known in America.[117] In American House Styles: A Concise Guide, John Milnes Baker noted that "the Queen Anne style was promoted in the publications like American Architect and Building News, our first architectural magazine, and was sold precut by mail-order companies."[118]

The majority of the houses in Washington that utilize Victorian era styling do so on a fairly limited basis, with stylish ornamentation often restricted to such things as front porches and gable ends. The influence of the Victorian era is also seen in the growing use of new vernacular housing

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[115] Mary M. Stiritz, "Tibbe Historic District," National Register Nomination on file with the Missouri Department of Natural Resources, 1990, p. 8.1.

[116] Ibid, p. 8.2 See the district nomination for a discussion of all of the house types and styles in the Tibbe Historic District.

[117] John C. Poppeliers, et. al. What Style Is It? (Washington, D.C.: Preservation Press, 1984.) pp. 57-59.

[118] Baker, John Milnes. American House Styles: A Concise Guide. New York & London: W. W. Norton & Company, 1994, p. 88.

forms such as the **Gabled Ell**, which broke from the simple rectangular plan of the earlier Missouri-German property types. Gabled ells are L-shaped houses which have a projecting front gable end to which is attached a side gabled ell. The front facing gable and nearly requisite front porch along the side ell often offered convenient places to adorn with the latest in Victorian ornamentation.

Another relatively new house form seen in this period is the **Gable Front**, which features a front facing gable roof, generally in a rectangular one or one and one-half story house. Gable Front dwellings tend to be relatively unstyled; Craftsman or Colonial Revival ornamentation of the front porch is generally the most stylish element on the house.

There are also several turn of the century houses in Washington which have the prominent front gable of the Gable Front house type, but which also have a very shallow side gable which is set toward the rear of the house. Their plan is much like that of a Gabled Ell which has been turned sideways to present a narrower facade, hence the sub-type **Narrow Gabled Ell.** Narrow Gabled Ells in Washington may be the product of standardized plans, as there is a striking similarity between the local houses of that form, which were built in both brick and frame. Examples of this particular plan type can be found in most of the older neighborhoods in town, including the proposed Locust Street and Stafford-Olive historic districts. Also, the individually nominated brick house at 519 Stafford Street, which has recently been restored by David and Dee Luker, provides an excellent example of the type.

Overall, the Missouri-German building tradition played a lesser role in architectural development during Period II. It did not, however, disappear. Nearly pure examples of the old house types continued to be built, and in many buildings of the period, Missouri-German characteristics were co-mingled with Picturesque elements. Such is the case of the **Victorian Missouri-German** sub-type, in which traditional Missouri-German house types were "updated" with Victorian ornamentation, often via bracketed wooden cornices or elaborate detailing of dormer windows. Even relatively pure interpretations of Victorian styles show the Missouri-German influence, most notably in a generally conservative use of massing, and continued use of red brick walls with segmental arched windows.

That blending of old and new is not an unusual occurrence; it is part of the natural evolution of vernacular architecture, and has been observed throughout the country. Charles van Ravenswaay noted that in many Missouri-German communities, new styles would be introduced gradually by local builders, resulting in a "progression from conservative and traditional buildings to late-nineteenth-century American styles." To him, the "surprising feature is that change did not come more quickly, or more radically."[119]

As a group, the buildings of Washington's "Golden Era" reflect the both the progress of a

[119] van Ravenswaay, p. 296.

prosperous late nineteenth century city, and the strong regional Missouri-German culture which helped to make that progress possible. ⌂

ARCHITECTURAL DEVELOPMENT IN PERIOD III: 1905-1950.

As in Period II, there was some carry-over of earlier property types during this period. Typically Victorian buildings were being built in Washington into the early teens, and vestiges of the Missouri-German building tradition remained evident. The vast majority of the study properties erected during this period, however, were distinctly products of the twentieth century. Most were "popular architecture," not cutting edge high style, but not completely vernacular either. New property types of this period are the **Foursquare**, the **Pyramid Square**, the **Bungalow**, and **Period Revivals.**

The industrial growth of the early twentieth century was accompanied by dramatic population growth, and a corresponding boom in the housing market. The final report for the Phase IV architectural and historic survey of Washington noted that there were "numerous new residential areas" which "spread west, south and east from the original town limits."[120] Many of the existing residential neighborhoods also saw significant amounts of new construction during this period, and many of the streets in the older parts of town are lined with houses from all three periods of development. This is the case in both the Stafford-Olive and the Locust Street proposed historic districts; a significant number of the buildings in those two areas were built between 1905 and 1950. New public buildings built during that period include a new railroad depot and a new city hall, both built in 1923, and St. Francis Hospital, which dates to 1926.

As Washington's population grew, so did the demand for housing. It was noted in the History of Washington, Missouri, that in "January, 1921, strong pleas were being made through the newspapers of Washington for new houses. Businessmen were calling for a 'building boom'....Plans were being made to provide financial assistance for builders."[121] By 1922, local citizens were being offered a cash incentive to build houses in Washington. One historical account noted that the Washington Finance and Shoe Factory Committee "set aside $1000 for wage earners who would build homes during the year."[122]

Twentieth century architectural development in Washington paralleled the city's industrial and cultural development--a mixture of old and new. Missouri-German and Picturesque Victorian influenced designs continued to be employed, new house types were adorned with older stylistic

[120] Phil Thomason and Associates and Mimi Stiritz. "Survey Report, Phase IV Survey, Washington, MO, 1992, p. 6.

[121] Gregory, p. 67.

[122] Gregory, p. 67.

elements, and wholly new architectural styles and types began appearing. Although there are a few architect designed houses from this period in the study group, most of the houses built in the early 20th century were the product of mass produced plans, either from plan books or entire building kits.

For developers in Washington and prospective homeowners alike, house plans and house kits made sense. The houses were simple and economical, and the designs were new, modern, and available in a variety of styles. The building styles and types, which were preferred by the house plan companies, are sometimes referred to as popular architecture, as they fall somewhere between the categories of vernacular and high-style. House types offered by the companies included **Period Revivals**, the **American Foursquare**, the **Pyramid Square** and the **Bungalow**.

Whether the house was architect-designed or a purchased plan or kit, early twentieth century designs in Washington began to show the influence of architects who argued against Victorian picturesqueness and excessive ornament.[123] In the late nineteenth century, architectural designs began to move away from the exuberant ornamentation typical of Victorian styles, towards a more "pure" approach. There was, however, a difference of opinion as to the definition of "pure." Many architects felt that purity of design should be achieved by way of the academically correct use of earlier forms, such as those promoted in the influential Columbian Exposition of 1893 in Chicago. Period Revival styles are based on these philosophies. On the other hand, members of the modernist movements, such as the International, Craftsman and the Prairie Schools, felt that purity should be achieved by completely doing away with applied ornamentation based on past styles, and letting the structure of the building itself act in a decorative manner.[124]

Period Revival houses were designed not so much to be exact copies of early buildings as new forms in which a single past style was emulated. In most cases, this was done by copying general massing and using carefully duplicated ornamentation.[125] Period houses generally differed from their past models most notably in their floor plans. The newer houses utilized open planning concepts popular in such styles as the bungalow, and the rooms tended to be larger and fewer in number than those of the early houses they emulated.

Although several Period Revival houses in Washington are known to be architect-designed, the majority were probably either from purchased plans or full mail-order houses. In terms of the number of houses constructed in Washington in the early twentieth century, the Period Revival

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[123] Thomason and Associates and Mimi Stiritz, p. 7.

[124] John Milnes Baker, pp. 117-119.

[125] In the 1930's, exact duplication of decorative elements from Colonial house was facilitated by the activities of the Historic American Buildings Survey (HABS), which started recording historic structures with measured drawings in 1933.

styles are only sparsely represented and are scattered across the city of Washington. Of the Period Revival houses, Tudor, Colonial and Cotswold (English) Cottage were the most prevalent in Washington. Period Revival style houses in Washington date from the late 1920's to the early 1940's.

The **Colonial Revival Style** was the first of the period styles to appear in Washington. Although only a few full-blown Colonial Revival styled houses exist in the study group, a great many have Colonial Revival style porches. One relatively high-style Colonial Revival house was constructed at 408 W. Second St. for Henry Otto, the owner of one of Washington's oldest furniture stores. Like most Colonial Revival houses, the Otto house is a simple two-story rectangular box. It has a symmetrical facade with paired double-hung 6/6 windows. The door, which is placed at the center of the facade, is surrounded by sidelights and a transom and is accentuated by a decorative pediment and pilasters.

Two particularly good examples of the **Tudor Revival** style were constructed on East Main Street around 1930; both appear to have been professionally designed. One of the houses, the ca. 1929 house at 211 East Main Street, is known to have been architect-designed. The other, a ca. 1931 house at 313 East Main Street, was constructed for bank president Oscar W. Arcularius, who most likely hired a professional to design his house. The house at 211 East Main St. is unusual in that not only was it designed by a local architect, John M. Schaper, but also it is an example of prefabricated building construction. Schaper designed and built the house for his parents in their retirement. A historic photograph of the house during construction shows a sign in the front yard advertising Schaper as the architect and builder.

Both the Schaper and the Arcularius house are identified as Tudor Revival by their high pitched cross gable and simple round arched front doors. The Schaper house also features false half-timbering on the side gables, while the Arcularius house has typically Tudor tall casement windows. However, neither house is representative of a fully high-style Tudor Revival design.

A number of **Cotswold Cottage** styled houses were constructed in the Stafford Street neighborhood in the mid-1930's to early 1940's. One of the best examples is located at 415 West Third St. It has the signature sweeping Cotswold Cottage roofline on a prominent front facing gable. The roofline is steeply sloped, and one side of the gable eave is curved and elongated. The house at 415 West Main St. also has a smaller gable roofed entrance which sits off center, in front of the main gable. This feature is also characteristic of the Cotswold Cottage Style.

There were also several new house types of the period which had little or nothing to do with older styles, one of the earliest of which was the **American Foursquare**. As Alan Gowans put it in The Comfortable House, "Foursquares seemed to burst suddenly upon the American suburbscape. There seemed to be none in 1890 and hundreds by 1900."[126] In Washington, American Foursquares did not appear until approximately 1905, but by 1915, they could be found throughout the city.

It has been noted that many of the foursquares in Washington were built for middle-class merchants and professionals, as well as for farmers who retired to town.[127] Many were attracted by the simplicity of the form combined with the presence it commanded due to its size. As Carol Grove noted in her thesis, The Foursquare House Type in Vernacular Architecture, "the foursquare appealed in its practicality yet was just impressive enough to make the kind of respectable statement such people would want their homes to make."[128]

One such merchant, John Droege, the owner of a general store in Washington, built a large brick foursquare house at 118 East Second St. in 1915. Although larger and more highly styled than most Foursquares in Washington, the Droege house has all the typical foursquare features. It has a two story cubic form, a hipped roof, a central hipped dormer, and a wide front porch. The Droege house is distinguished by a flattened hip roof and a Colonial Revival style porch.

The **Pyramid Square** house was the working class Washingtonian's alternative to the larger more pretentious Foursquare. Alan Gowans, in The Comfortable House refers to the Pyramid Square house type as the "small or workingman's foursquare."[129] Although this house type was built all over the city, it is found in greatest number in the area around the International Shoe Factory. The Pyramid Square house type was popular throughout America from the 1880's to the 1930's, but its greatest popularity was in the early decades of the twentieth century, when the plan was widely circulated in mail-order house catalogs such as Sears and Aladdin. In Washington, the Pyramid Square house type began to be used around 1907 and remained popular into the late 1920's.

Decorative features adorning Pyramid Square houses are generally limited to variations in porch design, roof and dormer design, and window style. In Washington, these features tend to be either Craftsman or Colonial Revival in design. Craftsman styled porches have tapered square columns which rest on large square piers or they have heavy square brick posts. Craftsman styled houses also often have wide roof overhangs and decorative brackets under the eaves. Windows

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[126] Gowans. The Comfortable House. p. 87.

[127] Thomason and Associates and Mimi Stiritz. "Survey Report, Phase IV Survey, Washington, Missouri, 1992, p. 10.

[128] Carol Grove, "The Foursquare House Type in Vernacular Architecture," (Masters Thesis: University of Missouri-Columbia, 1992) p. 36.

[129] Gowans. p. 90.

that have three to five vertically oriented rectangular panes above a single pane of glass are also Craftsman in design. Colonial Revival detailing on such houses is generally limited to front porches, which are often supported by round wooden columns. Most Pyramid Square examples in Washington are of frame construction and have a three-quarter width front porch. Several have red brick veneer walls and segmental-arched windows, a combination which harks back to the Missouri-German building tradition.

Bungalows were also quite popular in Washington in the early decades of the twentieth century. Unlike the Foursquare and the Pyramid Square house types, which were primarily divided in their use by the economic status of the homeowner, the bungalow house plan seems to have fit the needs of families from all levels of society. Bungalows can be found throughout Washington, and are particularly numerous in the area around the International Shoe Factory. Most used Craftsman styling; a few have simple Colonial Revival style porches.

The creation of the American bungalow as a distinct style can be traced to the work of brothers Charles Sumner Greene and Henry Mather Greene, California architects who started designing large houses in the bungalow style in the early 1900's.[130] Influences of both the English Arts and Crafts movement and wooden Japanese architecture can be seen in the emphasis Greene and Greene placed on such things as hand crafted woodwork, picturesque massing of the structure, and a general move away from applied surface ornamentation. And, although the houses erected by Greene and Greene are large and elaborate, the underlying design principles were found to apply easily to much more modest dwellings. By the 1920's, the bungalows had become a favored house type for mail-order companies, and modest bungalows were being built all over the country.

The residential neighborhoods of Washington also contain at least one example of the Modern movement in architecture. It is the ca. 1935 Francis L. Goodrich house, at 200 East Third St., in the proposed Locust Street historic district. Goodrich, a local architect, designed this classic example of the **International Style** for his father. In plan, the house is an asymmetrical grouping of rectangular forms. It has a multi-level flat roof and simple, unadorned brick veneer walls. Metal casement windows, which are grouped in long strips, are set flush to the exterior wall. The Goodrich house is located in one of Washington's oldest neighborhoods and provides a striking contrast to the other houses in the area. Although International Style houses were almost exclusively the work of professional architects, Sears attempted to sell a mail-order Modern style house. The Sears "Bryant" model was only available for two years in the late-1930's.[131]

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[130] Among the best known of Greene and Greene's houses are the R. R. Blacker House, 1909, the David W. Gamble House, 1907-08, in Pasadena, California. See Clay Lancaster, The American Bungalow, (New York: Abbeville Press, 1985) pp.115-135 for more on the work of Greene and Greene.

[131] Robert Schweitzer and Michael W. R. Davis, America's Favorite Homes, (Detroit: Wayne State University Press, 1990) p. 226.

The houses which were built in Washington in the early twentieth century most strongly reflect nationally prominent building practices, without totally abandoning the time honored Missouri-German building tradition. The houses take the form, and often the styling, of various mainstream twentieth century styles and types, yet still give a nod to Missouri-German building principles. Traces of the Missouri-German style are evident in such things as a continued preference for simple, rather heavy massing, a fondness for red brick as a wall covering, (even in veneer walls) and the ever-present segmental arched window. The old German craftsmen were gone but not forgotten. ⌂

Chronology of Notable Events

1800 ca. First settlers in the area.

1818 William G. and Lucinda Owens move to the area from Ky.,Franklin County is created.

1821 Missouri becomes a state.

1822 Washington's Landing (Ferry boat landing) in operation at town site.

1826 William G. Owens buys land which includes Washington townsite. (He is murdered in 1834.)

1829 Gottfried Duden's report of life in MO is published in Germany.
Owens begins selling town lots.

1830 St. Johns Township population: 975.

1833 A dozen Catholic families move to Washington from Hannover, and begin the St. Francis Borgia parish.

1836 Town of Bassora platted. (Bassora later became part of Washington.)
Frederick Gusdorf visits Washington, which is then just "a few shabby log cabins" he calls it "Washington on the Missouri" several times.

1837 Washington post office was established and then moved to the more residential Bassora.

1838 Hannoverian John F. Mense marries Sarah Owens, daughter of Lucinda and Wm. Owens.

1839 Washington officially platted, by Owens' widow, Lucinda Owens.

1840 Germans comprise roughly 1/3 of Franklin County pop, and even more of Washington.
Population of St. Johns twp, 1,908
Washington incorporated.
Post Office returns to Washington, April 4.

1842 John Mense plats large addition.

1848 Revolution in Germany fails, spurring major immigration to US and MO, ('48ers)

1850 Henry Heining opens one of the first brick yard, to supply bricks for the new City Hall. Many others follow suit in the next dozen years.

1851 First city hall was completed, also used for the public school.

1854 Theatreverien organized.

1855 Pacific Railroad comes through the Washington area, with tracks between town and river.
John B. Busch from Hesse-Darmstedt, along with Fred Gersie and his brother Henry Busch, opens a brewery, 10 years before younger brother Adolphus entered the business in St. Louis.

1856 Washington's first paper, The Franklin Courier, published, in English and German edited by Adelbert Baudissen, of Holstein.

1858 Many Washington plats filed, including: Original town,(Oct.1) Mense's Addition (Oct 1) Henry Stumpe's Addition, Mary North's Addition (made July 5, 1850, recorded oct 2 1858) Stephensons's (11-22), Schmidt's Addn (11-22)

1859 Turner Society, or Turnverien is founded. (Incorporated in 1879.)

1861 Civil War begins, Washington a "hotbed of Radical Unionism."

1863 Subdivision of Lucina Owens estate, Apr 9, by her son-in-law, Wm. J. Cowherd, adm. (She died in 1860.)

1864 Price's Raid 10/2/1864, stores and homes were ransacked of food, clothing and furniture, two people killed.

1866 Saint Johns Twp. was divided into Union and Washington Townships
Washington Savings Bank is chartered. (Closed July 16, 1877.)

1868 Henry Tibbe opens a woodcraft shop, and goes on to found the Missouri Meerschaum company.

1869 Bird's eye view of Washington published.
Otto Brix founds Die Washingtoner Post, which published in German until 1912.

1870 Wine Exposition held in Washington.
Population of Wash. twp. 5,614.

1871 Merchant's Association Founded, as was, the first Washington Building and Saving
Original grammar school built.

1872 Franz Schwarzer opens his Zither factory. (His house was built in 1880.)

1873 The Washington Township which was created in 1866 was subdivided into the present Saint Johns and Washington Townships. Between Dec. 14, 1866 and Aug. 7, 1873, the name Saint Johns was not used. (After this time, it appears that Washington Twp. was basically the town of Washington.)

1874 First Washington Band.

1876 Population of Washington Township, 2,765.

1877 Bank of Washington chartered 1877.

1878 Corncob making process patented by Henry Tibbe.

1880 Population of Washington, 2,421. Farms in Franklin County number 3,181, and 25% of the land is improved. Major crops are corn and wheat; swine and cattle are the leaders in

livestock.

1886 First section of the Missouri Meerschaum Factory erected. (Additions made 1890, 1905, 1920.)

1887 Local paper reports that Busch mansion is nearing completion. Busch Brewery was being enlarged around that same time.

1888 Water works on the banks of the MO river constructed by the Interstate Gas and Water Co. The City of Washington took over ownership in 1916.

1890 Population of Washington, 2,725.
Franklin County Population 28,056

1891 Zither factory operation of Schwarzer is enlarged, new factory building is erected.

Jan 1, 1893 - Tibbe's electric light system began working in Washington. "

1895 Washington changes from a Fourth class city to a third class City.

1898 Atlas of Franklin County published.

1900 First National Bank chartered, July 19.
Population of Washington , 3,015.
Franklin County Population 30,581
Washington School Board purchased the private high school for $775.

1902 First automobile came through Washington.

1904 Franz Schwartzer dies.
Dittman Shoe Co. leaves Washington.
Passage of law outlawing "German Sunday."

1905 There are 3,853 farms in Franklin County, with an average size of 121.8 acres. 48% of the land in the county is improved. Major crops continue to be corn and wheat, with swine and cattle leading livestock production.

1907 Roberts, Johnson Rand (later International Shoe) open a factory. Approximately 150 houses

were built in the area surrounding the factory.
Franklin County Bank chartered, Oct.19.

1908 First moving pictures come to Washington. Shown in the Hibbeler Bldg.

1909 New opera house "The Calvin" opened.
Public library opened in a room over the post office.
Cylindrical grain bins of the Washington Flour Mill constructed near Oak and Front Streets.

1910 Population of Washington, 3,607.
Franklin County Population, 29,830.

1915 Power plant erected at 426 Front street by Anton Tibbe. It was designed by Theodore Link.
City of Washington purchases Waterworks.

1920 Population of Washington, 3,132.
Franklin County Population, 28,427.
Prohibition goes into effect. (National Prohibition Act.)
Washington County farms number 3,032; corn, wheat, cattle and swine are still major farm products.

1922 New post office erected.

1923 City hall erected on site of earlier building.
A brick passenger depot, designed by E. M. Tucker, of MOPAC, was built.

1925 Washington Shoe Co. (Later Kane, Dunham and Kraus) factory opens.

1926 St. Francis Hospital opens.

1920's Highway 100 becoming more important as auto traffic increases.

1930 Population of Washington, 5,918.

1932 Turnverien ends.

1935 Highway bridge spanning MO river is completed.

1939 Shoe factory payrolls: International, over 900 workers, KDK, over 500.

1941 Washington is described in WPA Guide as a "tranquil German town". Population, 6,756.

1950 Population of Washington, 6,850. ❖

Property Type A: Neoclassical Styles

Description: Neoclassical Styles

Buildings with Neoclassical styling are among the oldest, and rarest, of the study group. Both commercial and residential buildings were constructed in the style; most of them were built between the late 1830's and the late 1860's. All surviving examples are of brick construction. Neoclassical commercial buildings outside of established historic districts are most commonly found along Jefferson Street. Residences of the genre are among the earliest, and largest, in town; only a few survive. The earliest residential example in the study group is the 1839 Lucinda Owens house, which sits east of downtown, on a bluff near the river. Neoclassical buildings in Washington generally have simple, somewhat heavy massing, and symmetrical facades. They are most notably set apart from later buildings by the use of flat topped windows, some of which are topped by prominent stone or wooden lintels.

Neoclassical styles utilize elements of classical architecture in varying degrees, often recombining various elements or simply borrowing selected features and forms. Neoclassical buildings in Washington are in most cases vernacular interpretations, with limited stylistic embellishments. Neoclassical characteristics of the Washington examples include symmetrical fenestration and selective utilization of elements such as simple cornices with classical components, or vaguely classical door and window forms. Subtypes of the style in Washington are based upon the mainstream architectural movements from which they were derived. The Federal subtype reflects national trends in American architecture, while buildings of the *Klassisismus* subtype show the influence of German architectural ideals.

Subtype: Federal

Federal style buildings in Washington are most often rectangular in shape, with the wide part of the building parallel to the road. Most have side facing gable roofs, some also have parapeted side walls. Evenly spaced windows and symmetrical fenestration are nearly requisite, especially on primary elevations. Doors and windows are commonly topped with jack arches or prominent lintels of stone or wood. Double hung sash are quite common, generally of a six-over-six configuration. Simple flat wall surfaces predominate, and ornamentation in general is limited and light in scale. Interior detailing is generally restrained; simple pedimented door and window trim is common.

Subtype: I-House

The I-House as it appears in Washington can be seen as a vernacular adaptation of the Federal style, and the house type shares the Federal emphasis on symmetry and a broad facade. Although I-houses are quite common in many parts of Missouri, there are very few examples in Washington. I-houses are one room deep and at least two rooms wide, with the wide part of the

house set parallel to the road to create the broadest possible facade. Roofs are generally either side-gabled, or hipped, the latter of which have a shallow pitch. One and two story rear kitchen ells are common. The rear ells are often of different age than the main part of the house. In some cases the ell represents a smaller original house, to which the front "I" was added as time and finances allowed, while others represent later expansions.

Subtype: *Klassisismus* Charles van Ravenswaay noted that there were several early buildings in Washington which "were in the German neoclassic style, quite different from contemporary American designs."[1] Another scholar of Missouri-German architecture, Dr. Erin Renn, refers to German neoclassicism as *Klassisismus.*[2] *Klassisismus* shares several attributes with Federal architecture. Facades are almost always symmetrical, windows and doors have flat tops, often with prominent lintels, and ornamentation is generally based upon classical models.

The German Neoclassical buildings in Washington differ from their Federal counterparts in a generally lighter scale, livelier architectural detailing, and a tendency for a more articulated roofline. Building plans are for the most part rectangular, as with Federal examples, but the Germanic buildings more frequently utilize a gable front orientation, especially for commercial applications. The gable ends often receive special attention; some have pent gable ends, and some have stepped front parapets, or pilasters and parapets which extend up above the roofline. Front gable ends are often accented with round or lunette windows.

Facades are also frequently ornamented with such things as brick string courses or small corbel tables, dentiled cornices, and ornamental lintel pieces. A few of the most elaborate buildings also utilize specially shaped bricks for ornamental features. The ca. 1855 Eitzen Building, at 200 Jefferson, for example, has three intricate string courses, one of which includes specially shaped curved bricks. A second shape is utilized for the cornice and gable end detailing of the building. Similarly shaped bricks are also used for the cornice and pilaster capitals of the nearby Wehrmann Building, which was built about the same time. The Wehrmann Building is one of the most ornate and intact examples of *Klassisismus* in the study group, with a symmetrical facade which is articulated by monumental pilasters, ornamental straight lintel pieces and a row of shorter pilasters at the roofline.

One other characteristic found in the buildings of Washington which has been attributed to the *Klassisismus* movement is what Dr. Renn described as "dormers with unsophisticated temple fronts developed with applied wood trim."[3] Small temple front dormers can be found on many of

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[1] van Ravenswaay, p. 68.

[2] Renn, p. 66.

[3] Renn, p. 66.

the earliest buildings in Washington, including both commercial and residential properties. Many feature relatively intricate detailing, with pent gables and molded side boards. Most are only wide enough for one narrow double-hung window. The use of temple front styling for dormers appears to have been popular to the point of exclusion into the 1870's or 80's, and such detailing distinguishes early or original dormers from those added later.

Significance: Neoclassical Styles

Intact Neoclassical buildings in Washington will be significant under National Register Criterion C, in the area ARCHITECTURE. Those which exhibit elements of *Klassisismus* will alos be eligible under Criterion A, in the area of ETHNIC HERITAGE. Commercial buildings may also be eligible under Criterion A, in the area of COMMERCE, for their role in the early commercial operations of the city. (See Property Type C, Commercial Buildings.) Neoclassical styling was utilized for the earliest permanent buildings in Washington, and surviving examples include some of the oldest and most elaborately styled buildings in the study group. The Neoclassical movement also had a long-term effect upon the built environment of Washington, as many of the underlying design principles became part of the vernacular building vocabulary. Intact Neoclassical buildings in Washington are significant as relatively rare examples of an early architectural movement which had a lasting impact upon Missouri-German architecture.

Neoclassical styling was popular in America in the late 18th and early 19th centuries, and in Washington from the late 1830's to about the time of the Civil War. The Federal style in America was based upon the English Adam style, which was prevalent in Great Britain in the mid to late 1700's. The Adam style takes its name from the Scottish architect Robert Adam, who was influenced by his study of ancient Roman domestic architecture. The style became popular in America about the time the Colonies achieved independence, hence the title "Federal" for the American branch of the movement.[4] The Federal style differed from its Georgian predecessor in a generally lighter handling of mass and ornamentation; it shared an emphasis on formal, symmetrical facades and classical motifs in ornamentation.

The German variant of Neoclassicism, *Klassisismus,* represents a parallel architectural development. Neoclassical styling was first utilized in the late 1700's in Kassel, for the Museum Fridericianum, which one source claims "has been hailed as Germany's first Neoclassical building."[5] The style slowly gained in popularity, due in part to patronage of various German rulers, especially those in Prussia. (It should be remembered that Germany was not a single

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[4] John C. Poppeliers, et. al., What Style Is It?, (Washington, D.C.: Preservation Press, 1984) pp. 30-31.

[5] David Watkin and Tilman Mellinghoff, German Architecture and the Classical Ideal, (Cambridge, MA: The MIT Press, 1987) p. 10. This book provides a good overview of the Neoclassical movement in Germany, as it relates to high style architecture.

country at the time.) By the early 1800's, neoclassical principles dominated both high style and domestic architecture in the German provinces. Erin Renn's field observations of German houses built between 1770 and 1840 revealed a "small-town domestic Neoclassicism" in the regions of Germany "from whence most of Missouri's intellectual and professional immigrant class came."[6]

The German variant of Neoclassicism was brought to America by those German immigrants, especially by those members of the upper class who came over after the political upheaval of 1848. This was especially true in Washington. A good many of the town's leading citizens of the mid-1800's were "Forty-eighters." Those educated, upper-class immigrants had a significant effect upon social and architectural development in Washington, and it is they who can be credited with bringing *Klassisismus* to the community, as both patrons and designers.

The 1858 lithograph of Washington which was done by Edward Robyn includes vignettes of many of the largest buildings in town, nearly all of which have some Neoclassical styling. Many are simple Federal styled buildings, with rectangular plans, side facing gable roofs, and symmetrical fenestration. Surviving Federal buildings documented by Robyn include the Lucinda Owens house, which is located in proposed Locust Street Historic District. The Owens house, which dates to 1839, is a brick house with a five bay facade and central entrance, double hung windows with straight lintels, and a simple wooden cornice. It is one of the most intact residential examples of Federal styling in Washington today.

The Robyn drawing also includes several fine examples of *Klassisismus,* with ornamental front facing gables or rooflines which are enlivened by crenelation or rows of short piers and pilasters. Two of the finest examples of *Klassisismus* which were documented by Robyn in the 1858 lithograph have survived to modern times, and both are being nominated with this cover document. The Wehrmann and the Eitzen buildings on Jefferson Street represent two of the most intact surviving examples of the style in the area.

Even though full-blown examples of Neoclassical styling are rare in Washington, the impact of the movement proved to be enduring. As the Phase I-III Survey report for Washington noted, those early designs "introduced a conservative classical design tradition which held fast for decades to come."[7] Federal characteristics which became a part of the local vernacular vocabulary, even for later buildings, include a preference for simple heavy massing and flat planar surfaces. The tendency for evenly spaced doors and windows, and general symmetry of primary elevations, which was typical of both American and German movements, was also widely favored in later buildings.

Registration Requirements: Neoclassical styles

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[6] Renn, p. 67.

[7] Stiritz, p. 5.

To qualify for listing in the National Register, these buildings must be good representatives of one of the above property types or subtypes, and exhibit sufficient integrity so they are easily recognizable to their period of significance.[8] Buildings which meet these requirements will be eligible under Criterion C in the area of ARCHITECTURE, with a period of significance which corresponds to the construction date and/or the period in which the building took its present form. For example, a building erected ca. 1860 which received a significant addition in 1880 would have a period of significance of ca. 1860-1880. Buildings which had either commercial or industrial functions during the period of significance will also be eligible under Criterion A, in the areas of COMMERCE and/or INDUSTRY, with a period of significance which corresponds to the time in which they had the historic commercial or industrial function.

Since the group includes the oldest buildings remaining in Washington, it is to be expected that they will have undergone various alterations over decades of continual use. Various kinds and degrees of alterations are normative, and it is important to evaluate the overall effect of those changes when determining potential eligibility. Basically, if the basic historic form of the building is apparent, with at least three historic exterior walls intact, few alterations to the roof shape, or to the size, shape, or number of openings on the primary facade and, if of brick construction, it retains character-defining details such as string courses, pilasters, and ornamental cornices, the building can be considered to meet the registration requirements for Neoclassical styles. Bricked-in openings are permissible in limited instances, as they are often reversible. Painted exterior brick walls are also acceptable since there is historical precedent for the practice. Open porch or awning additions are allowable if they do not conceal important features of the facade. ❖

[8] The registration requirements for both Neoclassical and Vernacular Missouri-German buildings closely follow those written by Mimi Stiritz, for "Appendix A: Early German Buildings," of the "Survey Report, Phase IV Survey, Washington, Missouri" (Appendix, p. 3.) They remain relevant.

Property Type B: Vernacular Missouri-German

Description: Vernacular Missouri-German

The vast majority of the early- to mid-nineteenth century buildings in Washington can be classified as Vernacular Missouri-German. Most are relatively modest vernacular dwellings, one and one half stories tall, with brick walls and side facing gable roofs. Vernacular Missouri-German buildings can be found in all parts of the town, especially those which were platted before the turn of the century. The oldest such buildings appear to date to the 1850's.[9] The Bird's Eye View of 1869 proves that there were, by that time, hundreds of Missouri-German buildings on the streets of Washington. Field work has shown that significant numbers of those buildings are still standing, and that similar ones continued to be built into first years of the 20th century. More than 75% of the study properties built before 1905 exhibit some Missouri-German characteristics.

The Missouri-German buildings of Washington are similar to those found in other Missouri-German communities. As a group, they present a significant sampling of the Vernacular Missouri-German property type as it is found in Missouri. Although Missouri-German buildings are, like most human products, highly individual, there are a number of common characteristics. At the risk of over-generalizing, a partial list is offered:

Construction Materials. Brick was quite popular with Missouri-Germans, especially for urban buildings, and one study noted that "wherever suitable clay deposits could be exploited, brick became the dominant and longest-lasting feature of townscapes in the Midwest's German settlements."[10] As has been noted, brick was a favored construction material in Washington; the town was even described in 1877 as being "known throughout the state as the brick town of Missouri."[11] Brick walls of Missouri-German buildings tend to have flat planar surfaces and be somewhat heavy in scale. The most common wall construction method utilizes a common bond of five to seven rows of stretchers to each header course.

Ornamental brick cornices are extremely common to Missouri-German buildings of brick, and are often the most, if not the only, overtly ornamental feature of the building. Van Ravenswaay observed that "brick was used to form decorative cornices, many of them individual

[9] Early construction dates for many properties are hard to pin down , as tax records are only available from 1877 on.

[10] Renn, p. 66.

[11] An 1877 description of Washington, quoted by Ralph Gregory in "Washington Known as the Brick Town," Washington Citizen, Nov. 9, 1959.

in design, as though the masons took delight in creating new patterns."[12] Nearly all of the nineteenth century brick buildings in the study group have elaborate brick cornices which feature evenly spaced brick dentils. The cornices and dentils are constructed in various ways, most commonly with five to seven stepped courses into which are set the dentils. The dentils consist of bricks laid with their short end protruding from the wall. Individual dentils most often consist of either two headers stacked together, or one set sideways, as a "sailor." A very few buildings have simpler stepped cornices without dentils, but still of brick; wooden cornices on brick buildings are extremely rare. Dogtooth courses, though rare in the study group, were also popular with German masons. Many of the buildings have ornamented eavelines on both the front and back walls; some of those have simpler cornices on the back. Some cornices wrap around the edges of the walls, while others terminate flush with the side of the facade. Side walls, by contrast, are rarely emphasized; the wall surface generally runs right up to the roofline with no change.

It should also be noted that some of the earliest Missouri-German buildings in Missouri and other parts of the Mid-west utilize a construction method known as *Fachwerk*, or *Deutscher Verband*, which consists of heavy timber framing with mud, brick, or stone nogging.[13] This building method was used in Germany as early as the third century, and is one of the most distinctly German construction methods found in Missouri. Intact examples of Fachwerk are rare, and often hard to identify, as the nogged walls had to be covered by clapboards or other materials even when new, to protect them from the weather. A few Washington examples of this building method were identified during the survey process, including two within the proposed Stafford-Olive Historic District. They are located at 325 and 314 Stafford Street.[14]

The largest and most intact example of Fachwerk in the study group is the Pottery Factory, which was built at 812 W. Front Street in the late 1870's. It is a long narrow building, measuring roughly 22 feet by 80 feet, with a side-facing gable roof and early or original six-over-six windows and narrow weatherboards. The building has a heavy timber, braced-frame structural system and brick wall nogging throughout. (The Pottery Factory is being nominated as an individual property with this cover document.)

Windows and Doors. The presence of a segmental-arched window in a red brick wall is a hallmark of the Missouri-German building tradition. Straight lintels or jack arches were used prior to the mid- to late 1850's, after which the segmental arch became nearly ubiquitous in Missouri-

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[12] Van Ravenswaay, p. 227.

[13] Van Ravenswaay, p. 108, and William H. Tishler, "Fachwerk Construction in the German Settlements of Wisconsin," in Winterthur Portfolio, Vol. 21, 1896, p. 277.

[14] Stitiz, Mimi, Phase IV. Survey Report, Appendix A, "Early German Buildings."

German buildings of brick. It has even been postulated that the height of the arch tended to increase as time went by, and that later buildings were more likely to have higher arches.[15] That theory would appear to hold true in Washington. The Henry Beins house at 620 Locust provides a good illustration. The original part of that house, which was built no later than 1869, has windows with extremely shallow arches. The windows of a ca. 1900 rear addition, by contrast, are topped with markedly higher arches. (The Beins house is being nominated individually with this cover document.)

Smaller windows were sometimes used for upper gable ends or shorter second story spaces.[16] Second story windows beneath side facing gable roofs are generally square or nearly so, and sometimes topped with segmental arches as well. Windows set high in front facing gables tend to be round or semicircular in shape.

Wooden casements were extremely popular in the first half of the nineteenth century, after which they appear to have been replaced by more "American" double-hung sash.[17] Smaller upper story windows sometimes still have casements, as do a few rear windows of older buildings. The earliest double-hung windows were six-over-six; two-over-twos were more commonly used later in the 1800's, sometimes as replacements for the original six-over-sixes. One-over-ones came into use just before the turn of the century. Historic photos show that two-over-twos were available by the 1870's, and that single light sash were being used on new buildings by the late 1890's.[18] Front doors are often recessed and in many cases the side walls of the recesses are paneled to match the doors. Two and three light transoms are common over exterior doors.

Roofs and Chimneys. Gable roofs were used almost exclusively. The roofs tend to be relatively steep and to be covered with metal roofing, especially where cisterns were in use. Both side and front gable orientations were used; side gables are the most common in the group, especially on the earliest residential buildings. Although clipped gable, or jerkinhead, roofs have been identified with Missouri-German buildings in other towns, few exist in Washington. Front facing gables are not rare, however, and can be found on both commercial and residential buildings. Front gabled commercial buildings sometimes have distinctive stepped parapets, often with an oculus or lunette window in the upper gable end. (That is most likely a carry-over from the German neoclassical style.) Original roof overhangs are small to non-existent.

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[15] Renn, p. 67.

[16] Van Ravenswaay, p. 132.

[17] Renn, p. 65.

[18] Gregory, pp. 67-72.

Nearly all of the study properties have, or had, end chimneys. Several of the earliest buildings have a combination of low parapet walls and end chimneys, some with paired chimneys which are linked by a straight parapet.

Balconies. There are also a number of properties near the commercial center of Washington which have delicately scaled iron balconies at the second floor level. Similar balconies can be found on buildings in Hermann as well. Several of these appear to be turn of the century additions to earlier buildings. The Tamm commercial building at 121 Jefferson, for example, was built around the end of the Civil War, but did not gain its iron balcony until the end of the century. The Wehrmannbuilding at 212 Jefferson, also sports an early iron balcony which was not there when it was drawn by Robyn for the lithograph of 1858.

General Massing. One of the more distinctive plan differences between early Missouri-German and British-American housing in Missouri is the tendency of even the smallest Missouri-German houses to utilize a massed plan, deep enough to accommodate two rooms. Nearly all of the 19th century Missouri-German study properties in Washington have a deep plan and somewhat boxy form. This is true even for very modest dwellings. There are, for example, several houses in the study group which are, or were originally, just one room wide and two rooms deep, topped with a relatively steep side-gabled roof.

It should also be noted Missouri-German buildings of all forms tended to be built with a small stoop rather than a porch over the main entrance. This is especially true of the earlier buildings, although many houses had porches added to them later on. Later porches tend to reflect the dominant styling of the period in which they were added, usually Victorian or Craftsman. Many of the earlier entryways are recessed slightly, and topped by a segmental arch to match the window openings.

Townscapes. Missouri-Germans tended to place their houses and commercial buildings directly on the front sidewalk. Van Ravenswaay noted that the "early builders had little hesitancy about intruding on the sidewalks," and a study of historic buildings in Hermann noted that the German buildings there were often "built with their facades set literally to the edge of the property line facing the street."[19] The 1869 Bird's Eye View of Washington shows that Washington builders favored that type of orientation as well, and many streets are still lined with houses set close to the street. The Bird's Eye View also shows that it was not unusual to find a diverse mix of building sizes and shapes along any one street, especially in the residential parts of town. There are several streets on which side-gabled one story houses mix freely with front- and side- gabled two story

[19] David Denman, National Register Nomination for the Hermann Historic District, 1986 (Cultural Resource Inventory, Missouri Department of Natural Resources, Jefferson City, MO.) p. 7.1.

dwellings of the same age.

Many of those buildings which were sited right on the street sat on deep lots, and had extensive gardens to the rear or side of the building. The 1869 Bird's Eye View shows that many of the larger rear and side yards had orderly rows of trees, and what appear to be grape vines. Van Ravenswaay noted that in Washington "gardens beside the houses had fruit trees, grapevines, vegetables and flowers; general interest in horticulture was so strong that John Dugge opened a nursery and seed store during the later 1850's."[20] Louis Wehrmannmay have been one of his customers; the back yard of his building on Jefferson Street is said to have been "like a park; there were beautiful trees and gardens with a brick walkway down the center and a circle walkway at the east end of the lot."[21]

A later history also noted that "flowers have been cultivated in thousands of gardens, especially by women, for aesthetic reasons, but from about 1880 flowers have been produced in Washington...for commercial purposes."[22] One of those commercial nurserymen, Henry Ernst, built the house at 901 Stafford, which is being nominated individually with this document. His nursery was in operation at that location for several decades around the turn of the century. Charles van Ravenswaay's description of Washington as it appeared around 1860 gives a nice overview of the streetscapes found there: "with the physical growth of the town came a look of tidiness and comfort that Germanic peoples have always found reassuring."[23]

The above characteristics can be applied to most Missouri-German buildings; there are within the group numerous variations of plan and form, some of which have been used to delineate subtypes within the group. While the subtypes listed below do not cover every house type in the study group, they do offer ready descriptions for the majority of the Missouri-German properties in the community. The following discussion focuses on residential properties; commercial architecture is discussed in more detail in the following section.

Subtype: Side Entry

Side entry houses are one to two stories tall, with side facing gable roofs. Most are one and one-half stories tall, and several of those have early or original dormers. They are nearly square in plan, and two rooms deep. As the name implies, the front door is set to one side of the facade. On

[20] Van Ravenswaay, p. 68.

[21] Ralph Gregory, "Old Wehrmann House is Distinguished by Its Imposing German Classic-Revival Facade." Washington Missourian, October 27, 1960, p. 5A.

[22] Kiel, p. 51.

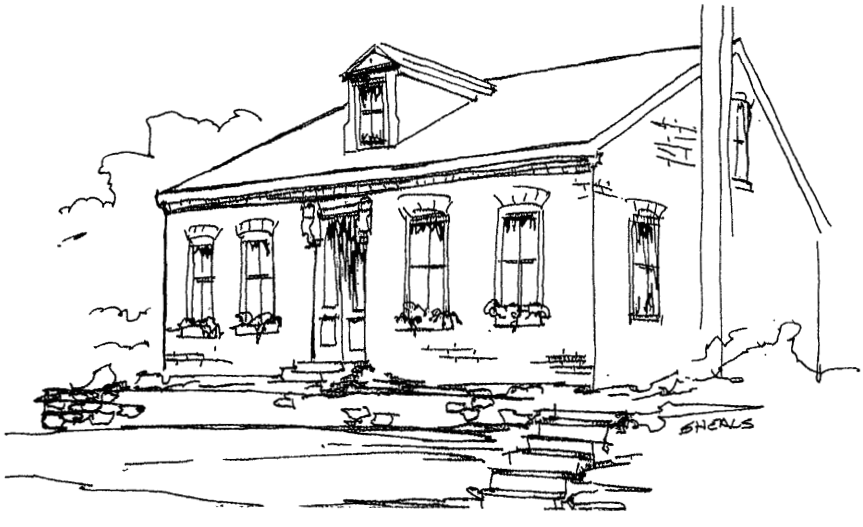
[23] Van Ravenswaay, p. 67.

three bay houses, the fenestration is window-window-door, and on four bay examples it is generally window-window-door-window. (Doors are found on both the left and right sides of the facades.) Doorways are sometimes recessed, and original front porches are rare. The exterior appearance of the three bay side entry house is very similar to the traditional three room Germanic *Ernhaus*, in which the front door opens directly into a room, usually the kitchen.[24] Many of the Washington examples have instead a side entry and stair hall, with the kitchen to the rear and living spaces on the other side of the house. The general shape and massing of the *Ernhaus* and the side hall plans are nearly identical from the exterior; hence the more generic name for this subtype.

Subtype: Central Passage

Central passage houses are among the more formal of the subtypes. They are one to two stories tall, with side facing gable roofs and symmetrical facades. Most are one and one-half stories tall, and many have small early dormers. They have either three or five bay facades, with the door in the center. Five bays are most common. A few appear to have had central front porches when new, and others have at least some extra embellishment of the doorway, such as wood trim or molding. They have rectangular plans which are generally two rooms deep, and two rooms and a passage wide. The long side of the house sits parallel to the street. The front doors most frequently open onto formal hallways which are relatively wide. The halls sometimes extend only halfway into the house, terminating at a rear kitchen; in other cases the front door is directly opposite a rear door.

Figure Five. The ca. 1868 Martha Cheatham House, at 300 Market Street, is a good example of the central passage subtype.



[24] Dell Upton, ed., America's Architectural Roots: Ethnic Groups That Built America, (Washington, D.C.: The Preservation Press, 1986) pp. 70-71.

Subtype: Hall and Parlor

Although the hall and parlor house type is most frequently associated with vernacular British-American architecture, they can be found in German settlement areas as well. The front rooms of hall and parlor houses are generally of unequal size, with the "parlor" bedroom being the smaller of the two. The single front door, which is often centered on the facade, opens directly into the "hall." Fenestration patterns are generally symmetrical, and most of the Washington examples are three bays wide.

Subtype: Double Entrance

Double-entrance houses have two front doors, generally set side by side in the center of the facade. Although many of these houses resemble double-pens from the street, most are two rooms deep. They are one to two and one-half stories tall, with side facing gable roofs; most are one or one and one-half stories. Facades are generally symmetrical, and often have one window on either side of the doors. A few of the double entrance houses appear to have started as single door side entrance dwellings, and received additional bays and a second entrance early on. Central or slightly off-center front porches were sometimes part of the original design. Some of the dwellings appear to have been built as multiple-unit buildings, while others simply have two front doors into a single dwelling.

Although multiple-unit buildings appear to have been primarily residential in function, some may have combined dwelling space with semi-public use. This may have been the case with the house at 112 W. Fourth Street, which is said to have been used as a combination doctor's office and dwelling for part of its history. The two and one half story building at 108 Jefferson, by contrast, was built ca. 1883 to serve as a multi-family unit, and serves as such yet today. Both of those buildings are being nominated individually with this document.

Subtype: Kleinhaus (Small House)

The *kleinhaus* (literally, small house) is, as the name implies, the smallest of the subtypes.[25] Kleinhauses are one to one and one-half stories tall, with side facing gable roofs. They are generally deeper than they are wide; they tend to be only one room wide, and one or two rooms deep. The facades are narrow, with two or three small bays, and a front door which opens into the main room of the house. The Kleinhaus is similar to the single pen house type often associated with log construction, except that many of the houses in Washington contain more than one room, and tend to have a rectangular rather than a square plan. Unaltered examples are rare, due in part to the small size. A few of the older houses in the study group appear to have started out with this form, and to have been extended relatively early in their history, often via an addition which

[25] *Kleinhaus* is a purely descriptive term; there is no known historical precedent for its use.

doubled the width of the facade. One of the least altered Kleinhauses in the study group is the ca. 1873 Charles Helm house, at 520 East Fifth Street, which is being nominated individually with this cover document. It is small, only 18 feet wide by about 26 feet deep, with one large room in the front of the house, and a shallow kitchen and bath at the rear.

Significance: Vernacular Missouri-German

Washington had a strong German population throughout its early history, and the 19th century buildings of the study group strongly reflect the cultural heritage of those early citizens. Intact Vernacular Missouri-German buildings in Washington will be significant under National Register Criterion C, in the area of ARCHITECTURE, and under Criterion A, in the area of ETHNIC HERITAGE: European. The buildings are the product of a strong regional building tradition which reflects the cultural assimilation of German immigrants in Missouri. They are significant as intact examples of the types of buildings which were built in Washington from the 1830's into the early 20th century. Many are also fine examples of notable individual craftsmanship.

The general plan shape and massing of many of the vernacular buildings in Washington reflect the German heritage of their builders and early occupants. Early German-American builders, including those in Washington, favored houses with massed plans. Those boxy forms contrast markedly with the linear plans favored by British-American builders in other parts of Missouri.[26] The German preference for a deep plan has been noted in many studies of traditional American architecture, especially in connection with the *Ernhaus*, or Continental house type.[27] The *Ernhaus* plan is nearly square, with three rooms, a central chimney, and an off-center entrance which opens directly to the kitchen. That type of plan has definite Germanic roots; Henry Glassie has observed that the plan of the continental house "is like that of peasant dwellings in Switzerland and the Rhine Valley."[28]

Continental houses were built by German settlers in the eastern United States as early as the 1700's, and in Missouri in the first part of the 19th century. Field study of early Missouri-German buildings in Hermann, for example, documented a few classic central chimney Continental houses,

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[26] The use of linear plan types in the vernacular architecture of British-American settlement areas of Missouri has been well-documented, notably in Howard Marshall's Folk Architecture of Little Dixie. There are nine basic "Traditional Little Dixie" house types illustrated in that work, all of which have one room deep plans of varying widths. (See p. 41.)

[27] This includes a wide variety of sources, including Field Guide to American Houses, pp. 82-83; John F. Rooney, et. al., eds. This Remarkable Continent: An Atlas of United States and Canadian Society and Clutures, (College Station: Texas A&M University, 1982) p. 74; and Henry Glassie, "Eighteenth-Century Cultural Process in Delaware Valley Folk Building," in Common Places, pp. 395-421.

[28] Glassie, "Eighteenth Century Cultural Process", p. 406.

as well as a strong general tendency for deep floor plans.[29] In Washington, and other Missouri-German communities, the most enduring element of the Continental plan appears to be the preference for a building with a deep floor plan. A very large percentage of the early Missouri-German houses in the study group have plans that are deep enough to accommodate two rooms front to back. The actual kitchen entry *Ernhaus* layout appears to have fallen from favor by the time of the Civil War; even relatively small side entry houses built after that time in Washington have plans with a side stair hall rather than a direct kitchen entrance. The presence of an open formal stairway is also a sign of acculturation; the earliest German-American houses had small boxed stairs.

Although most Missouri-German buildings are relatively unstyled vernacular buildings, they do reflect the influence of prominent architectural movements, generally those which were popular in preceding decades. The earliest Missouri-German buildings reflect neoclassical ideals, while those built later show the influence of the Romanesque or *Rundbogenstil.* Neoclassical, elements which can be found in Missouri-German buildings include such things as symmetrical facades, straight door and window tops, and brick dentiling at the eave lines. [30] Although limestone or painted wooden lintels were often used in Germany and many Missouri-German communities, Washington builders apparently preferred to use brick jack arches; only a few of the earliest Washington study properties have stone or wooden lintels.

The application of such high style attributes to simple vernacular forms is common, and has been documented in many areas. Henry Glassie observed the same type of process in early buildings of the Delaware Valley, and noted that the resultant "merger of the old and new forms" led to the adoption of end chimneys and symmetrical facades, external features which often concealed "an aged Continental interior."[31] Although Glassie was talking about a gradual evolution of preferences in building forms, there is evidence that, at least in Washington, such changes also happened during the lifetime of a building. Several of the study properties appear to have started out with a three bay, side entrance plan, to which a two bay addition was made to create a symmetrical facade.

As mainstream architectural tastes changed, so did their reflection in Missouri-German architecture. Straight topped doors and windows often distinguish early Missouri-German buildings from those built after mid-century. The later buildings show the influence of the *Rundbogenstil,* or "round arch style," which was widely utilized in the German states beginning in

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[29] David Denman, National Register Nomination for the Hermann Historic District, 1986.

[30] Renn, p. 67.

[31] Glassie, "Eighteenth Century Cultural Process", p. 406.

the 1830's, and had moved to the United States by the 1850's.[32] Most Missouri-German buildings erected of brick after the end of the Civil War have arched door and window openings, ranging from shallow segmental arches to near semi-circles. This holds true in Washington; only the earliest buildings in the study group have doors and windows with straight tops. The segmental arched window, which became extremely popular around the time of the Civil War, has proven to be one of the most enduring Missouri-German features of Washington's built environment.

The shops and dwellings erected by the thousands of German immigrants who made their home in Missouri have had a profound effect upon the built environment, and significant concentrations of this distinctive architecture can still be found in many of the state's early German communities. The historic Missouri-German buildings of Washington provide a vivid testimonial to the strong cultural heritage of a significant segment of Missouri's early population. As one study of Missouri-German culture put it, "memorials of the attempt to create and maintain a separate culture still remain, intact downtown in the old red brick."[33]

Registration Requirements: Vernacular Missouri-German

To qualify for listing in the National Register, these buildings must be good representatives of one of the above property types or subtypes, and exhibit sufficient integrity so they can be easily recognizable to their period significance.[34] Buildings which meet these requirements will be eligible under Criterion A in the area of ETHNIC HERITAGE: European, and Criterion C, in the area of ARCHITECTURE, with a period of significance which corresponds to the construction date, and/or the period in which the building took its present form. For example, a building erected ca. 1860 which received a significant addition in 1880 would have a period of significance of ca. 1860-1880. Buildings which had either commercial or industrial functions during the period of significance will also be eligible under Criterion A, in the areas of COMMERCE and/or INDUSTRY, with a period of significance which corresponds to the time in which they had the historic commercial or industrial function. Buildings which were part of a farmstead or had other agricultural functions will be eligible under Criterion A, in the area of AGRICULTURE, again with a period of significance which corresponds to the time in which they had the agricultural function. The requirements will apply to outbuildings as well as the main building on the property.

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[32] Philippe Oszuscik, "Germanic Influence Upon the Vernacular Architecture of Davenport, Iowa," P.A.S.T. Vol. X, 1987, p. 17., and Roula Geraniotis, "German Architectural Theory and Practice in Chicago, 1850-1900," Winterthur Portfolio, Vol 21, 1986, p. 294.

[33] De Bres, p. 241.

[34] The registration requirements for Vernacular Missouri-German buildings closely follow those written by Mimi Stiritz, for "Appendix A: Early German Buildings," of the "Survey Report, Phase IV Survey, Washington, Missouri," 1992., appendix p. 3.

Since the group includes the oldest buildings remaining in Washington, it is to be expected that they will have undergone various alterations over decades of continual use. Moreover, since many of the buildings were quite small to begin with, one or more room additions are a common, if not a standard, feature today. Various kinds and degrees of alterations are normative, and it is important to evaluate the overall effect of those changes when determining potential eligibility. Basically, if the basic historic form of the building is apparent, with at least three historic exterior walls intact, no significant alterations to the roof shape, or to the size, shape, or number of openings on the primary facade and, if of brick construction, it retains a characteristic brickwork cornice, the building can be considered meeting the general defining characteristics of the property type. Bricked-in openings are permissible in limited instances, as they are arguably reversible. Painted exterior brick walls are acceptable since there is historical precedent for the practice. Open porch additions are also allowable if they do not conceal primary features of the facade. Rear additions will also be generally acceptable, as long as the new part of the building does not visually overpower the original building, especially as viewed from the street.

Certain alterations, when found together, must be carefully weighed against the overall integrity. For example, prominent porch additions with large piers, together with oversized front dormers are features that, while removable, tend to obscure the building's historic identity. Because virtually all of the significant vernacular frame or log houses have been sheathed with vinyl or metal siding, this non-historic covering should not by itself disqualify a building for listing so long as the fenestration remains visibly intact and no other significant features are obscured. New sheathing should be similar to the original in width and shape, and door and window trim should not be covered by new materials. As with other buildings of this period, the original form should remain apparent. Examples of *Fachwerk* deserve special latitude, as the construction method is especially rare and strongly identified with traditional German-American architecture. ❖

Property Type C: Commercial Buildings

Description: Commercial Buildings

Commercial buildings in Washington are buildings which were used for commercial purposes for a significant part of their early history. They are typically two to three stories tall and of brick construction, with a variety of forms and architectural styles. Facades tend to be symmetrical, and three to five bays wide. Although rooflines vary, gable roofs are the most common, and both front and side gabled orientations were used. Front gabled roofs were especially popular in pre-Victorian era buildings. The front gable ends are often accented with such things as ornamental brick work, round or lunette windows, and stepped parapets. The business buildings of the study group are almost always set directly on the sidewalk, with small stoops and/or recessed entrances. Most of the historic business buildings not already listed in the National Register as part of the Downtown Historic District are located on major early

thoroughfares such as Jefferson Street and Fifth Street (originally St. John's Road.) There is an especially notable concentration of early commercial buildings on Jefferson Street, between Main and Fourth Streets.

Fenestration patterns on the commercial properties are similar to those of contemporary residences, especially on the upper floors, which commonly feature evenly spaced double hung windows. Early business buildings often have, or had, almost residential ground floor fenestration as well, with single door and window openings on the ground floor which lined up with those above. Larger display windows were widely utilized after the last quarter of the nineteenth century, either in new buildings or as alterations to existing buildings. The business building at 121 Jefferson, for example, appears to have started out with typical Federal styling, and to have received a late Victorian style corner storefront sometime in the 1900's.

Styling reflects city-wide trends in architectural development; often, the business buildings were among the most stylish buildings in the community. Early buildings feature Neoclassical styling, most often in the form of symmetrical facades and flat topped door and window openings. Most of the business buildings shown in the ca. 1858 lithograph by Edward Robyn, for example, have either Federal or German Neoclassical styling. That tradition continued well into the 19th century, eventually yielding to more typically Victorian styles. Victorian styling is more commonly found in the existing commercial district; the business buildings outside those boundaries tend to be either early Neoclassical buildings or relatively unstyled vernacular buildings. Several have typically Missouri-German red brick walls, arched window tops and ornamental dentiled cornices.

Subtype: Two-Part Commercial Block

Regardless of style, the majority of the commercial buildings in the study group utilize the two-part commercial block building form. Two-part commercial blocks are characterized by a horizontal division of both use and appearance. The single story lower zones of such buildings were designed to be used as public or commercial spaces, while the upper floors were used for more private functions such as offices or residences. Ground floor spaces tend to feature more open fenestration, often in the form of large display windows, while second floors have smaller windows and a less public orientation.

Significance: Commercial Buildings

Historic commercial buildings in Washington may be significant under National Register Criteria A and C, in the areas of COMMERCE and ARCHITECTURE. They will be eligible in the area of Commerce for their role in the early commercial operations of the city, and in the area of Architecture as representative examples of early commercial architecture in a variety of architectural styles and types. As discussed in Section E of this cover document, commercial operations were essential to the development of the city from the earliest days of settlement. Many of the largest and most elaborate early buildings in the community yet today were built for area

businesses of the 19th century. Those buildings have for the most part continued to operate much as they did when new, and most still serve in a commercial capacity.

A number of the earliest commercial buildings in the study group have architectural significance as examples of the Federal Style or the German Neoclassical style, *Klassismus*. Those styles were most often used on buildings erected before 1870. A few are also the work of professional designers. See the Neoclassical property type above for a discussion of that style.

Although several of the post 1870's commercial buildings have some Victorian styling, they are best defined in terms of their compositional form; most are two-part commercial blocks. The two-part commercial block is a nationally prominent architectural form. Architectural historian Richard Longstreth has described it as "the most common type of composition used for small and moderate sized commercial buildings throughout the country."[35] Longstreth noted that although the form was prevalent in the United States from about 1850 to 1950, it originated much earlier. He noted that many of the urban buildings of the ancient Roman Empire "contained shops at street level and living quarters above," and that the "shop-house combination again became a standard from in European cities during the late Middle Ages."[36]

It was quite common practice in Washington to combine business and residential functions under one roof; Charles van Ravenswaay noted that "the merchants generally occupied quarters over their first floor shops, and in Washington some of their buildings were among the most impressive."[37] Prominent local citizen Otto Brix, for example, lived in a house which was attached to the side of his newspaper office in the mid 1800's.[38] The tradition continued into the later part of the century as well; local merchant Fred Schnier, for example, built a two-part commercial block around 1883 to house both his family and his business. (See the individual National Register nomination of 10-12 W. Second Street for more information about the Schnier building.)

The tradition of dual functions in commercial properties was documented during early survey work in Washington. The "House-store" property type described in the Phase IV Survey Report points out that many of the buildings identified during the survey historically served in both commercial and residential capacities. It should be noted that four of the eleven potentially eligible "house-stores" listed in that report are being nominated individually with this cover document.

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[35] Longstreth, p. 24.

[36] Longstreth, p. 24.

[37] van Ravenswaay, p. 67.

[38] van Ravenswaay, p. 69. The house and shop are shown in a photograph taken ca. 1870.

Registration Requirements: Commercial Buildings

Intact historic commercial buildings in Washington are significant for their association with the commercial development of the city, and for their architectural design. Commercial activities have been an intrinsic part of Washington's development from the early 1800's. Surviving commercial properties there today include buildings constructed in the 1850's, as well as properties which were in use well after the standard fifty year cut-off point for periods of significance. To be considered eligible for registration under Criterion A, in the area of COMMERCE, a building must have served in a commercial function for a representative portion of its early history, and appear today much as it did when it was used as such. Exterior appearances in particular should be relatively unchanged, especially on upper facades and other important elevations. The period of significance will correspond to the time in which it had the commercial function.

To be eligible under Criterion C, in the area of ARCHITECTURE, a building should be a notable example of a particular style and/or reflect common local building and design principals from the period of significance. The period of significance will correspond to the construction date, and/or the period in which the building took its present form. For example, a building erected ca. 1860 which received a significant addition in 1880 would have a period of significance of ca. 1860-1880. An eligible building will exhibit a relatively high level of integrity of exterior surfaces and finishes. Fenestration patterns and architectural detailing of the most prominent elevations should remain intact, especially on the upper facades. Ground floor alterations, which are quite common in commercial properties, will need to be evaluated on an individual basis. In general, changes shall be acceptable as long as historic fenestration patterns are apparent, and modern changes are reversible. Newer storefront elements should maintain the size and shape of any historic opening in a masonry unit. ❖

Property Type D: Victorian Buildings

Description: Victorian Buildings

Victorian buildings in Washington can be found in both residential and commercial applications. Many of the most clearly eligible Victorian commercial buildings were included within the Downtown Washington Historic District, which was listed in the National Register in 1989. A large number of the most highly styled Victorian residences in town are within the Tibbe Historic District, which was listed in 1990. There are, however, scattered examples elsewhere, and buildings with varying degrees of Victorian styling can be found throughout the older parts of Washington. Victorian styling was used in the area from the 1870's into the early twentieth century. The earliest such buildings utilized Italianate styling; they date to the early to mid-1870's. The latest, with simple Queen Anne detailing, were built into the 1910's.

Buildings of the Victorian Property Type vary from full-blown examples of the style, to relatively simple vernacular buildings enlivened with limited amounts of typically Victorian

ornamentation. Although there were many distinct movements and sub-styles in the Victorian era, in general, the movement is marked by a common attention to applied ornamentation and picturesque massing. Victorian styles commonly used in Washington are Italianate, Second Empire, and Queen Anne.

Italianate features include wide overhangs with scrolled brackets, and a generally lighter scale of ornamentation. Round arched windows were also widely utilized nationally, although in Washington, the segmental arch remained the preferred window type.[39] Single story entry porches are common on houses and are generally supported on slender posts.[40]

Italianate buildings share many characteristics with those of the Second Empire style. They both tend to have symmetrical facades, bold three-dimensional ornamentation, and a general vertical emphasis in massing. Also, high-style buildings of both styles often have a cupola or square tower.[41] Each also employs elaborate cornices with roof brackets and tall, narrow windows and doors that are hooded, bracketed, or pedimented. The Second Empire style is distinguished by the use of a mansard roof, which is almost always accompanied by dormer windows, and is often covered with multi-colored or contrasting profile slates.[42]

Common characteristics of the Queen Anne style are asymmetrical plans, steeply pitched roofs with irregular rooflines, one story front porches which often wrap around to a side wall, and cut-away and polygonal bays. Patterned wall surfaces and decorative shinglework, often used in gable ends, and elaborate exterior woodwork are also common.[43] Although the greatest concentration of high style Queen Anne houses in Washington can be found along Cedar Street (including the Tibbe Historic District), the style is also represented throughout the older areas of town. As with the other styles, it is often seen in vernacular adaptations as well, though rarely on traditional Missouri-German forms.

Subtype: High Style Victorian

High Style Victorian buildings generally have irregular massing and a full complement of stylistic characteristics identified with the Victorian era. The Victorian emphasis on the picturesque will be immediately identifiable, generally in the form of prominent ornamentation and an irregular building form. High Style Victorian buildings generally have complex rooflines and

[39] Stiritz, p. 8.

[40] McAlester, pp. 210-229.

[41] McAlester, pp. 241-253.

[42] Poppeliers, p. 52.

[43] McAlester, pp. 262-268.

irregular ground plans. Cut away corners and projecting bays are common. Applied ornamentation plays a major role in the external appearance of the buildngs, often in the form of such things as scrolled brackets and other elaborate millwork.

The large frame house at 402 Jefferson provides a good illustration of a frame Queen Anne style house, built late in the Victorian period. It has an irregular plan with a polygonal front bay, a pent gable ornamented with patterned shingles, and a wrap around porch with turned posts and balustrades. The house, which was built ca. 1904, for Dr. H. A. May, is being nominated individually with this cover document.

Subtype: Victorian Missouri-German

Victorian Missouri-German buildings combine traditional Missouri-German property types with typically Victorian ornamentation. Buildings of this type have an easily identifiable Missouri-German form, such as double entrance or side passage, but vary from purely vernacular buildings in that they possess a slightly higher level of stylish ornamentation. The ornamentation, which reflects nationally popular Victorian styling, moves these buildings out of the realm of purely vernacular architecture.

In Washington, this is most commonly seen in the form of an elaborately scrolled wooden cornice and/or other typically Italianate features on a simple, side-gabled Missouri-German house type. The Henry Beinke House, at 610 Jefferson Street, provides one of the more intact examples of the form. It is being nominated individually with this cover document.

A distinctive, though uncommon, blending of Missouri-German and Second Empire has also been observed. There are at least two small three-bay brick houses in town which have a prominent mansard roof on just the facade of the second floor. One of the most intact examples of that form can be found at 413 Stafford Street, within the proposed Stafford-Olive Historic District. The mansard roof of that house also has an ornate central dormer with bracketed eaves and molded trim.

Significance: Victorian Buildings

Intact Victorian buildings in Washington will be significant under National Register Criteria C, in the area ARCHITECTURE, as representative examples of a dominant national and local architectural movement. High style Victorian buildings were generally among the largest and most expensive buildings of their time, and even small Victorian Missouri-German dwellings reflect what were at the time the latest styles. Intact Victorian business buildings may also be eligible under Criterion A, in the area of COMMERCE.

The Victorian buildings of Washington reflect the growing influence of mainstream social and architectural movements upon the largely German population of the community. The Victorian movement was popular nationwide from the 1840's into the very early 1900's, and in Washington, from the 1870's to the 1910's. The Victorian era was marked by an increase in national

transportation and communication systems, advances which facilitated the spread of everything from written sources about the latest designs, to actual prefabricated building components. Many of the Victorian buildings of Washington were the first to utilize plans and building materials brought in from other locations. They were also among the first to reflect national trends in architecture.

The high style Victorian houses of Washington represent a small, yet significant, portion of the town's historic housing stock. Most are significant architecturally, as well as for their early association with the community's leading citizens. Victorian Missouri-German buildings reflect the cultural assimilation that was growing in scope in the time period in which they were constructed. They provide a clear evidence of the blending of regional and national cultures which marked this period of development in Washington.

Registration Requirements: Victorian Buildings

To qualify for listing in the National Register, these buildings must be good representatives of one of the above property types or subtypes, and exhibit sufficient integrity so they can be easily recognizable to their period significance. Buildings which meet these requirements will be eligible under Criterion C, in the area of ARCHITECTURE, with a period of significance which corresponds to the construction date, and/or the period in which the building took its present form. For example, a building erected ca. 1880 which received a significant addition in 1900 would have a period of significance of ca. 1880-1900. Intact Victorian buildings may also be eligible under Criterion A in an area that corresponds to their early functions. The most common such areas of significance are COMMERCE, AGRICULTURE, and INDUSTRY. Buildings eligible under Criterion A will have a period of significance which corresponds to the time in which they had the significant historic function.

Eligible examples under either criterion will retain their basic original form, with no major alterations to primary exterior dimensions. Rooflines and fenestration patterns should be generally intact, and original or early materials should predominate, especially on wall surfaces. Painted brick is acceptable, as there is historic precedence for the practice. Alterations to rear ells and secondary facades are also acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Door and window openings, especially on primary elevations, should be unaltered. Doors and windows should be more than fifty years old, or extremely close to the originals in sash dimensions and configuration. Original exterior woodwork and other ornamental detailing should remain in place.

Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. (Many of the buildings never had porches.) Existing porches should, however, be open, and should not conceal primary features of the facade. By the same token, surviving original porches represent a rare and especially significant historic resource

deserving of special recognition. ❖

Property Type E: Gabled Ell

Description: Gabled Ell

The Gabled Ell house, although well-represented throughout Missouri, was only sparsely employed in Washington. Gabled Ells in Washington date from the 1890's to the 1920's. Earlier survey activity in Washington identified only a few dozen Gabled Ells out of several hundred properties surveyed.[44]

Gabled Ell houses are L-shaped, with a projecting front-facing gable to which a side gable wing is attached. Gabled Ell houses almost always have a front porch along the front of the side wing, which is set back from the plane of the projecting gable end wall. This house type can be one, one and one-half or two stories in height and can have one wing taller than the other. When the projecting bay is two-story and the side gable bay is one-story, this form is generally known as the Upright and Wing.

Nationally, Gabled Ell houses tend to be of frame construction with varying degerees of Victorian detailing. Several houses of this type in Washington instead utilize traditional Missouri German characteristics such as red brick walls and segmental arched windows. Victorian detailing is most commonly found on the projecting gable end and on the front porch. Many examples are embellished with some sort of Queen Anne ornamentation such as milled porch columns and balusters, decorative shinglework, or "gingerbread" trim. There are also Gabeled Ells in Washington which are relatively unadorned. These houses may have lost their Victorian detailing in the name of modernization, as many are now covered with asbestos siding.

Subtype: Narrow Gabled Ell

The Narrow Gabled Ell is something of a hybrid, with elements of both the Gabled Ell and the Gable Front house types. It is in essence a Gabled Ell which has been turned sideways so that the narrow gabled end becomes the facade, and the cross gable is set near the back wall. Narrow Gabled Ell houses, therefore, resemble Gable Front houses from the street. The front doors are generally set to the side, and either recessed into the wall or sheltered by a small open front porch. The Narrow Gabled Ell, like a Gable Ell, has an L-shaped footprint. However, the Narrow Gabled Ell has only three main rooms and a narrow entrance hall on the first floor while most Gable Ell houses have four rooms and an entrance hall. Many Washington examples have both Victorian

44 Thomason and Associates and Mimi Stiritz. "Survey Report: Phase IV Survey, Washington, Missouri (On file with the Missouri Department of Natural Resources, Cultural Resources Inventory, Jefferson City, MO) 1992, p. 9. That figure does not include the Narrow Gabled Ell subtype, which is nearly as common as the Gabled Ell.

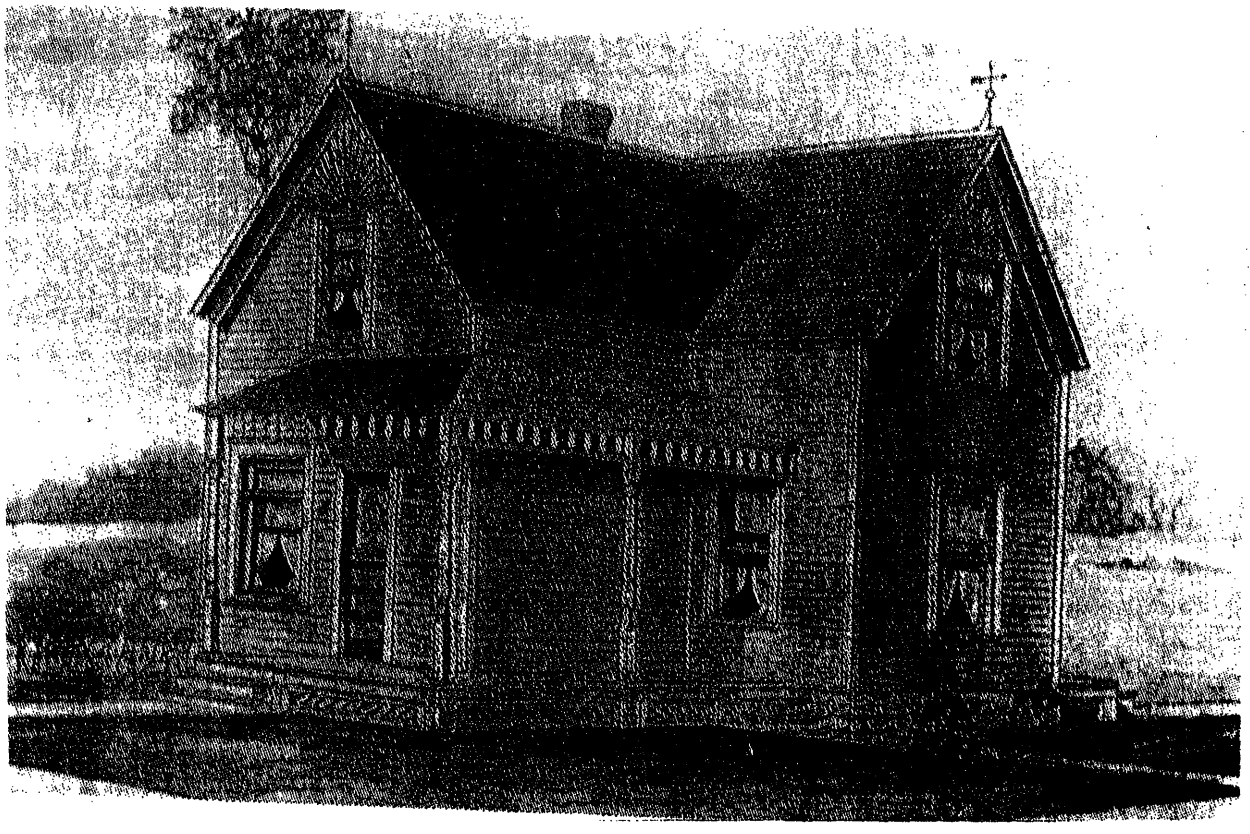
and Missouri-German characteristics; Missouri-German characteristics in particular are more common on this subtype.

Significance: Gabled Ell.

Intact Gabled Ell houses in Washington will be significant under Criterion C in the area of ARCHITECTURE as representative examples of a popular housing form which was employed both nationally and locally in the late nineteenth and early twentieth century.

The Gabled Ell, also known as the Gable Front and Wing or the Upright and Gable, was a long-lived house type in America. It was popular across the country from the 1850's to the 1950's. The Gabled Ell house type emerged after the development of balloon framing, an innovation which made the more complex plan easier to build. Furthermore, the Gabled Ell was one of the new house types which became popular as the expansion of rail service across the country brought plan books and architectural journals with pages of house designs and abundant supplies of milled lumber to all areas of the country.

Figure Six. Narrow Gabled Ell from the 1908 Sears Catalogue.
Reprinted in The Comfortable House, p. 54.



According to A Field Guide to American Houses, the vernacular Gabled Ell form, like the Gable Front form, evolved from styled Greek Revival houses. The use of a front facing gable was commonly used on Greek Revival styled houses to echo the pedimented facade of ancient Greek temples. In its earliest development, the Gable Front and Wing form grew out of the common Greek Revival Gable Front house.[45] "In this form, an additional side-gabled wing was added at right angles to the gable front plan to give a compound, gable-front-and-wing shape. However, as the Gabled Ell form gained popularity, in some areas, older Hall and Parlor or Double Pen houses were updated by the addition of a projecting gable bay to create the Gabled Ell plan. In Washington, however, the Gabled Ell form appears to have only been used for new construction.

The Narrow Gabled Ell subtype appears to be the product of mass marketing. There are a number of houses of the subtype in Washington which have strikingly similar plans and forms, and it is likely that several of them were built from the same plans. At least one early house plan catalogue, the 1908 Sears publication, included a frame house of similar form. (See Figure Six.) The change in orientation may have evolved as a result of narrower city lot sizes. House plan and mail-order house catalogs from the period show a number of houses that were designed so they could be built with either their narrow or their wide profile facing the street. This may have been the case with the Narrow Gabled house type in Washington. Builders may have adapted stock Gabled Ell plans, or purchased plans or kits specifically designed to fit a narrower lot.

Registration Requirements: Gabled Ell

To qualify for listing on the National Register, the buildings must be good representatives of the property type, and exhibit sufficient integrity to be easily recognizable to their period of significance. Buildings which meet these requirements will be eligible under Criterion C, in the area of ARCHITECTURE, with a period of significance which corresponds to the construction date, and/or the period in which the building took its present form. For example, a building erected ca. 1890 which received a significant addition in 1920 would have a period of significance of ca. 1890-1920. Eligible examples will retain their basic original form, with no major alterations to primary elevations. Rooflines and fenestration patterns should be generally intact, and door and window openings, especially on the primary elevations, should be unaltered. Doors and windows should be more than fifty years old, or extremely close to the originals in sash dimensions and configuration. Original exterior woodwork and other ornamental detailing should be largely intact.

Original or early materials should predominate, especially on wall surfaces. Painted brick is acceptable, as there is historic precedence for the practice. Synthetic siding that is less than fifty years old is unacceptable in most cases. Limited exceptions may be made for buildings which are

45 McAlester, pp. 89-93 and 309-312.

otherwise highly intact, if the new siding very closely matches the original in profile, application, and finish. Alterations to rear ells and secondary facades are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building.

Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open and should not conceal primary features of the facade. By the same token, surviving original porches represent a rare and especially significant historic resource deserving special recognition. ❖

Property Type F: Gable Front

Description: Gable Front

Although the Gable Front house type is present throughout Washington, it was particularly popular in the areas that developed around the International Shoe Factory. The majority of Gable Front houses in Washington were constructed between 1910 and 1925.[46] However, this house type was used in Washington into the mid-1930's.

Gable Front houses are rectangular in plan, one or one and one-half stories tall, with front facing gable roofs. Hipped or gabled dormers on the side elevations are also common. Almost all houses of this type have a front porch; the porches vary from one bay to full width. Architectural ornamentation on Gable Front houses is generally minimal, and is often limited to the front porch. Porch styling varies widely. Some porches have tapered Craftsman style posts and eave brackets, a few have typically Victorian turned posts, and some have simple Colonial Revival columns and balustrades. The Colonial Revival variants are particularly common near the shoe factory.

Craftsman porch detailing is often combined with three-over-one or five-over-one Craftsman style windows. One-over-one windows are also quite common, especially on those houses with simple Colonial Revival porch styling. Although windows are generally symmetrically placed on the main facade, the front door is often located to one side of the facade, so as to line up with the staircase.

Both frame and brick Gable Front dwellings can be found in Washington. The brick examples tend to have been constructed around the turn of the century, while those of frame tend to be later. Frame examples are particularly common in the area near the International Shoe Factory.

Significance: Gable Front

Intact Gable Front houses will be significant under Criterion C in the area of

46 Stiritz, Mimi, Survey Report Phase IV Survey, Washington, Missouri, 1992, p. 10.

ARCHITECTURE as representative examples of a popular housing form which was employed both nationally and locally in the early twentieth century.

The Gable Front house type as a vernacular form was popular in America from 1910 to 1930. In his book The Comfortable House: North American Suburban Architecture 1890-1930, Alan Gowans calls the Gable Front house a smaller version of the homestead temple house. He uses the term "small temple house or small worker's temple house" to define a one to one and one-half story Gable Front house. Gowans also speculates that the Gable Front house owed some of its popularity to either conscious or unconscious associations with the vernacular Georgian/Colonial/Classical house developed between 1830 and 1870.[47] Neoclassical styles were popular in Washington during that period as well.

The Gable Front house type also owes some popularity to its similarity to the Craftsman Front-Gabled house. The Field Guide to American Houses notes that the Front-Gabled Roof sub-type makes up "about one-third of Craftsman houses."[48] The Gable Front house form can be seen as a simplified, less detailed version of the widely produced Craftsman Front-Gable house. For some, the Gable Front house type may have been an economical alternative to a more highly styled Craftsman house.

The Gable Front form was widely disseminated in the many mail-order catalogs selling packages for ready-to-build houses. Gable front houses in those catalogues came adorned with elements of a variety of styles; both Craftsman and Colonial Revival versions were common. The house located at 10 E. Fourth St. (ca. 1920) in Washington, for example, closely resembles the Grant model sold in the Sears, Roebuck Catalog of Homes from 1926.[49] It is difficult to know, however, how many houses in Washington were purchased from mail-order companies and brought in on the railroad and how many were simply the product of local builders utilizing standardized plans and selected pre fabricated building components. Many of the houses near the shoe factory, for example, have notably similar porches which appear to have been mass produced.

Registration Requirements: Gabled Front

To qualify for listing on the National Register, the buildings must be good representatives of the property type, and exhibit sufficient integrity to be easily recognizable to their period of significance. Buildings which meet these requirements will be eligible under Criterion C, in the area of ARCHITECTURE, with a period of significance which corresponds to the construction date,

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47 Gowans, The Comfortable House: North American Suburban Architecture 1890-1930. p. 99.

48 McAlester, p. 453.

49 Sears, Roebuck and Co. Sears, Roebuck Catalog of Houses, 1926: An Unabridged Reprint. New York: The Athenaeum of Philadelphia and Dover Publications, Inc., 1991, p. 114.

and/or the period in which the building took its present form. For example, a building erected ca. 1910 which received a significant addition in 1930 would have a period of significance of ca. 1910-1930. Eligible examples will retain their basic original form, with no major alterations to primary elevations. Rooflines and fenestration patterns should be generally intact, and door and window openings, especially on the primary elevations, should be unaltered. Doors and windows should be more than fifty years old, or extremely close to the originals in sash dimensions and configuration. Original exterior woodwork and other ornamental detailing should be largely intact.

Original or early materials should predominate, especially on wall surfaces. Painted brick is acceptable, as there is historic precedence for the practice. Synthetic siding that is less than fifty years old is unacceptable in most cases. Limited exceptions may be made for buildings which are otherwise highly intact, if the new siding very closely matches the original in profile, application, and finish. Alterations to rear ells and secondary facades are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building.

Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open and should not conceal primary features of the facade. By the same token, surviving original porches represent a rare and especially significant historic resource deserving special recognition. ❖

Property Type G: Foursquare

Description: Foursquare.

The Foursquare is one of the earliest of the first of the "modern" twentieth century house types to be built in Washington. Foursquares, which were never widely utilized in the city, were first built there around 1905; the latest examples date to the mid- to late 1920's. Both brick and frame Foursquares are can be found in Washington; brick is most common. The majority of Foursquare houses in Washington are relatively unstyled, with architectural ornamentation being limited to the front porches.

Foursquares are cubic in shape, two stories tall, with four rooms on each floor. They are topped with hipped, often pyramidal roofs. Hipped or gable roofed dormers on one to four of the roof slopes are common. Most foursquares are set on a basement and almost all have a front porch; porch type and size can vary widely. It is often the porches that carry the decorative elements of a particular architectural style. Washington foursquares most commonly have porches with Colonial Revival or Craftsman styling.

Windows are generally double hung, with three-over-one, or one-over-one sash. Window placement varies, and although bay windows on the side elevations are commonly employed on this house form elsewhere, they are less common in Washington. Many of the brick foursquares in

Washington have some segmental arched windows. Often, the ground floor windows are arched, while those of the second floor have flat tops which line up with the bottom of a wide cornice board.

Significance: Foursquare.

Intact Foursquares will be significant under Criterion C in the area of ARCHITECTURE as representative examples of a popular housing form which was employed both nationally and locally in early twentieth century. Alan Gowans, the author of The Comfortable House, describes the Foursquare as one of a few essentially new house types to emerge in the early twentieth century.[50] Foursquare dwellings, also known as Box houses, reflected the movement away from the complicated asymmetrical plans of the Victorian era. The simplicity of the foursquare was one of its most admired features. Although Foursquare houses tend to be simple in form and ornamentation, they were also the largest of the popular house types. As Robert Schweitzer and Michael W. R. Davis noted in America's Favorite Homes, "the Box shared the Bungalow's virtues of practicality, simplicity, and value" but "offered a plan for families desiring a four-bedroom home rather than the smaller two- or three-bedroom Bungalows."[51]

The Foursquare is essentially a form upon which varying decorative treatments could be used to achieve different stylistic effects. As a result, one can find Foursquares in styles ranging from Colonial Revival to Craftsman. Regardless of the "stylistic jacket" used, the solid cubic shape and defining hipped roof make the shape of this house type its most recognizable feature. Its clean lines and self-contained form offered homeowners a refreshing change from the decorative exuberance of the late Victorian era. The Foursquare became popular among both rural and suburban residents during the late nineteenth and early twentieth centuries. It was often chosen by middle-class families who were moving up to a larger house, as the massive form gave the impression of stability and was just large enough to appear impressive without being pretentious.

The Foursquare has ties to both vernacular and high-style housing forms. It is closest in plan to the vernacular Double-Pile house found in both England and America. Double-pile houses are typically two stories tall with four rooms on each floor, but vary from Foursquares in that most have side facing gable roofs and tend to be a bit more rectangular in shape. Both Double-Pile houses and Foursquares have been said to evolve from eighteenth century Georgian designs; as Alan Gowans put it "the Foursquare was a Georgian mansion reborn in middle-class form."[52]

The Foursquare's important role in popular architecture is illustrated by the fact that

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50 Gowans. The Comfortable House. p. 84.

51 Schweitzer and Davis, p. 161.

52 Gowans. The Comfortable House. p. 87.

Foursquares were among the house types commonly offered by mail-order companies such as Sears, Roebuck and Company, Montgomery Ward, and Aladdin, all of whom shipped prepackaged house "kits" all over the country. Ads for these companies touted the virtues of the Foursquare by describing it as: "The ever popular square type which gives an air of massiveness" and "thoroughly American in architecture, it is a house anyone will be proud to identify as 'My Home.'"[53] Whether it was built from 'scratch' or from a kit, the Foursquare's inherent simplicity offered both ease of construction and a form which could be adorned with stylistic elements of the homeowner's choice or allowed to stand on its own merits as a simple clean-lined dwelling.

In Washington, Foursquare houses tended to be built by the city's more affluent citizens in the areas directly surrounding downtown. Although some of the Foursquares in Washington, particularly the frame examples, may have been purchased from mail order companies, the many that feature brick walls and characteristic Missouri-German segmental arched windows were probably the result of a local builder modifying a pattern book plan.

Registration Requirements: Foursquare

To qualify for listing on the National Register, the buildings must be good representatives of the property type, and exhibit sufficient integrity to be easily recognizable to their period of significance. Buildings which meet these requirements will be eligible under Criterion C, in the area of ARCHITECTURE, with a period of significance which corresponds to the construction date, and/or the period in which the building took its present form. For example, a house erected ca. 1910 which received a significant addition in 1930 would have a period of significance of ca. 1910-1930. Eligible examples will retain their basic original form, with no major alterations to primary elevations. Rooflines and fenestration patterns should be generally intact, and door and window openings, especially on the primary elevations, should be unaltered. Doors and windows should be more than fifty years old, or extremely close to the originals in sash dimensions and configuration. Original exterior woodwork and other ornamental detailing should be largely intact.

Original or early materials should predominate, especially on wall surfaces. Painted brick is acceptable, as there is historic precedence for the practice. Synthetic siding that is less than fifty years old is unacceptable in most cases. Limited exceptions may be made for buildings which are otherwise highly intact, if the new siding very closely matches the original in profile, application, and finish. Alterations to rear ells and secondary facades are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building.

Porch alterations often represent a natural evolution in the history of the building, and

53 Gowans. The Comfortable House. p. 84.

original porches are therefore not requisite. Existing porches should, however, be open and should not conceal primary features of the facade. By the same token, surviving original porches represent an especially significant historic resource deserving special recognition. ❖

Property Type H: Pyramid Square

Description: Pyramid Square

The Pyramid Square house was one of the more popular house types in Washington in the early twentieth century. Pyramid Squares were built there from approximately 1907 to the late 1920's. The majority are of frame construction, with a three-quarter width front porch. This house type was particularly popular in the areas that developed around the International Shoe Factory.

Pyramid Square houses are generally modest dwellings, with simple cubic forms. They are one to one and one-half stories tall, with steeply pitched pyramidal roofs. Decorative features are generally limited to variations in porch styling, roof and dormer design, and window style. Most of the Pyramid Square houses in Washington have limited amounts of Craftsman styling. There are, however, a few with typically Missouri-German red brick walls and segmental-arched windows.

Significance: Pyramid Square

Intact Pyramid Square houses in Washington will be significant under National Register Criteria C, in the area of ARCHITECTURE, as representative examples of a popular housing form which was employed both nationally and locally in the late nineteenth and early twentieth century.

The Pyramid Square is generally considered to be a working-class alternative to the larger two-story Foursquare. It was a house type often used in company towns and could be purchased at a reasonable price from almost all, of the mail order house catalogs in existence in the late nineteenth and early twentieth century. Alan Gowans traces the origins of the Pyramid Square house to "Classical Revival vernacular variants, specifically the Classical cottage of the 1835-1855 period."[54] The Pyramid Square house type emerged in the 1860's and, was fairly common by the 1880's. However, between 1890 and 1930, this form came into its own and could be found with a myriad of variations in all of the mail order catalogs.

In Washington, the greatest concentration of Pyramid Square houses are located in the areas surrounding the International Shoe Factory. The 1992 architectural survey of buildngs in Washington identified this house type as one of the most common to be inventoried during that project. The Pyramid Square houses of Washington represent a significant portion of the modest working class dwellings built there in the early twentieth century.

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54 Gowans, The Comfortable House, p. 84.

Registration Requirements: Pyramid Square

To qualify for listing on the National Register, the buildings must be good representatives of the property type, and exhibit sufficient integrity to be easily recognizable to their period of significance. Buildings which meet those requirements will be eligible under Criterion C, in the area of ARCHITECTURE, with a period of significance which corresponds to the construction date, and/or the period in which the building took its present form. For example, a house erected ca. 1910 which received a significant addition in 1930 would have a period of significance of ca. 1910-1930. Eligible examples will retain their basic original form, with no major alterations to primary elevations. Rooflines and fenestration patterns should be generally intact, and door and window openings, especially on the primary elevations, should be unaltered. Doors and windows should be more than fifty years old, or extremely close to the originals in sash dimensions and configuration. Original exterior woodwork and other ornamental detailing should be largely intact.

Original or early materials should predominate, especially on wall surfaces. Painted brick is acceptable, as there is historic precedence for the practice. Synthetic siding that is less than fifty years old is unacceptable in most cases. Limited exceptions may be made for buildings which are otherwise highly intact, if the new siding very closely matches the original in profile, application, and finish. Alterations to rear ells and secondary facades are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building.

Porch alterations often represent a natural evolution in the history of the building, and original porches are therefore not requisite. Existing porches should, however, be open and should not conceal primary features of the facade. By the same token, surviving original porches represent an especially significant historic resource deserving special recognition. ❖

Property Type I: Bungalow

Description: Bungalow

Bungalows can be found throughout the residential areas of Washington. However, the largest concentration of them can be found in the areas around the International Shoe Factory. The bungalow was identified in the Phase IV Survey Report, as the most popular of the new house types to be built there in the early twentieth century.[55] Bungalows in Washington date from the mid-teens through the early 1940's. Although a few may have been designed by local builders or architects, most were likely built from pattern books or mail order house kits.

55 Thomason and Associates and Mimi Stiritz. "Survey Report, Phase IV Survey, Washington, Missouri," 1992, p. 10.

Bungalows are single storied, sometimes with rooms tucked into the space under the roof, and lit by dormer windows. The can be of either brick or frame construction. They generally feature rectangular plans with horizontal massing and full or partial front porches. Occasionally, the porch wraps around one side of the house or extends beyond the house to form a terrace. Many of the porches are set beneath the main roof of the house, and are an intrinsic part of the building's design. Porch roofs are generally supported by wood columns which rest on large square piers, or by heavy square brick posts. Although not requisite, Craftsman styling often accompanies the Bungalow form. Craftsman detailing may include wide overhanging eaves supported by roof brackets, tapered square wooden porch columns on square brick piers, and multi-light windows. Craftsman style windows are double hung and have three to five vertical panes in the top sash and a single pane in the bottom.

Significance: Bungalow

Intact Bungalows in Washington will be significant under Criterion C in the are of ARCHITECTURE, as representative examples of a dominant national and local architectural movement and as representative examples of the clear break from Missouri-German building traditions in Washington.

The creation of the American Bungalow as a distinct style can be traced to the work of brothers Charles Sumner Greene and Henry Mather Greene, California architects who started designing large houses in the Bungalow style in the early 1900's.[56] Influences of both the English Arts and Crafts movement and wooden Japanese architecture can be seen in the emphasis Greene and Greene placed on such things as hand-crafted woodwork, picturesque massing of the structure, and a general move away from applied surface ornamentation. And, although the houses erected by Greene and Greene are large and elaborate, the underlying design principles were found to apply easily to much more modest dwellings.

The man most frequently identified with the Craftsman movement, Gustav Stickley, spent a good deal of his professional life working for the betterment of residential architecture. His is considered to be the founder of the Craftsman movement, and he published The Craftsman magazine from 1901-1915. He began his career as a furniture maker, but soon expanded his interests to include architecture. Stickley believed that good design should not be reserved for the houses of the wealthy. As he put it in 1913, "the Craftsman Movement stands not only for simple well made furniture, conceived in the spirit of true craftsmanship, designed for beauty as well as comfort, and built to last, it stands also for a distinct type of American architecture, for well built,

56Among the best known of Greene and Greene houses are the R. R. Blacker House, 1909, and the David W. Gamble House, 1907-08, in Pasadena, California. See The American Bungalow, pp. 115-135 for more on the work of Greene and Greene.

democratic homes, planned for and owned by the people who live in them."[57]

Stickley, like the Greenes, was influenced by the Arts and Crafts movement, and devoted a good deal of space in The Craftsman to promoting theories of the movement, as well as, showcasing his own designs for furniture and houses. The magazine also featured articles on American architecture, including discussions of how elements of the designs of architects like Greene and Greene could be applied to everyday architecture. Each issue of The Craftsman contained designs for affordable houses, the plans of which were available free to subscribers. This service proved to be so popular that Stickley published separate collections of Craftsman house designs, Craftsman Homes and More Craftsman Homes, which included discussions of appropriate gardens, furniture, and interior finishes, as well as house plans.

By the early teens, Bungalows had become so much the accepted style in which to build suburban houses that numerous companies published collections of Bungalow designs, the plans of which could be obtained easily and inexpensively. The demand for houses built in the Craftsman style was great enough to support factories which produced nothing but prefabricated Craftsman style components such as columns, doors, windows, interior and exterior woodwork, and various built-in units. Companies such as the Lewis Manufacturing Company of Bay City, Michigan offered ready-made house parts ranging from porch supports to plans and materials for the entire building, and complete pre-cut Bungalows were available from numerous mail-order companies.

By the mid-1920's, two large shoe factories were operating in Washington, and the workers at those factories needed reasonably prices housing. The Bungalow appears to have been the house type of choice for many of those who chose to take advantage of the incentives provided by the Washington Finance and Shoe Factory Committee in the early 1920's.[58] Bungalows are particularly abundant in the areas around the International Shoe Factory. Unlike some of the other popular house types constructed in Washington, very few Bungalows exhibit even vestigal Missouri-German characteristics.

Registration Requirements: Bungalow

To qualify for listing on the National Register, the buildings must be good representatives of the property type, and exhibit sufficient integrity to be easily recognizable to their period of significance. Buildings which meet these requirements will be eligible under Criterion C, in the area of ARCHITECTURE, with a period of significance which corresponds to the construction date,

57 Gustav Stickley, "The Craftsman Movement: Its Origin and Growth," The Craftsman, Vol. 25 (Oct. 1913-Mar. 1914) p. 18.

58 Gregory, A History of Washington, Missouri, p. 67.

and/or the period in which the building took its present form. For example, a house erected ca. 1915 which received a significant addition in 1930 would have a period of significance of ca. 1915-1930. Eligible examples will retain their basic original form, with no major alterations to primary elevations. Rooflines and fenestration patterns should be generally intact, and door and window openings, especially on the primary elevations, should be unaltered. Doors and windows should be more than fifty years old, or extremely close to the originals in sash dimensions and configuration. Original exterior woodwork and other ornamental detailing should be largely intact.

Original or early materials should predominate, especially on exterior wall surfaces. Synthetic siding that is less than fifty years old is unacceptable in most cases. Limited exceptions may be made for buildings which are otherwise highly intact, if the new siding very closely matches the original in profile, application, and finish. Alterations to rear ells and secondary facades are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Because porches are often integral to the design of the Bungalow, they are a character-defining feature which should be intact and basically unchanged. ❖

Property Type J: Period Revivals

Description: Period Revival Houses

A small number of houses featuring varying degrees of Period Revival styling can be found scattered throughout the residential areas of Washington. One of the very few full-blown Period Revival examples is a Tudor Revival house located at 212 MacArthur Street. More common are houses which have stylistic elements characteristic of the subtypes which have been applied to a vernacular or popular house type. A few such houses exist in the Tibbe Historic District, and a few exist in the proposed Locust Street and Stafford-Olive Historic Districts. The following subtypes, which are based upon various sources of inspiration commonly used for Period Houses, are represented in Washington.

Subtype: Colonial Revival

According to Virginia and Lee McAlester, The Colonial Revival style "was the dominant style for domestic building throughout the country during the first half of the [twentieth] century."[59] The style was popular nationwide from 1880-1950. Colonial Revival houses are generally rectangular in plan with a symmetrical facade and classically-inspired ornamentation.

59 Virginia and Lee McAlester, p. 324.

The front entrance is frequently accentuated, and often surrounded by a classically-inspired entablature. If the house features a porch, it is supported by Classical columns. The cornice may be a simple band at the eave line, or it may be embellished with dentils or small modillions. Requisite double hung windows are rectangular and generally feature multi-paned top sash. The bottom sash may have a single large pane or multiple panes.

In Washington, the Colonial Revival style began appearing in porch designs as early as 1910. Although a few fully realized Colonial Revival style houses were built in town, the style was never as popular in Washington as it was in other parts of the country. Examples date from the 1910's to the 1940s.

Subtype: Tudor Revival

Decorative half-timbering, usually in the form of dark wood against a lighter stucco background, is one of the most familiar characteristics of the Tudor Revival style. Wall materials including wood, stucco, brick, and stone, vary and are often mixed within one house. Tudor Revival houses often have an asymmetrical plan with an emphasis on picturesque massing. Roofs are steeply pitched, usually, gabled with a large cross gable facing the street. Chimneys are treated decoratively; many are topped with elaborate chimney pots. The windows of Tudor Revival style houses are double-hung or casements with many small panes; sometimes windows are placed in multiple groupings.

Despite their relatively long-lived popularity nationwide (1890-1940), Tudor Revival houses were built in Washington only from the late 1920's to the early 1940's. While a number of houses in Washington feature some sort of Tudor Revival styling, few are fully realized Tudor Revival designs. Common Tudor Revival features added onto vernacular or popular house forms include decorative false timbering, steeply pitched front facing gables, stone quoining around round-arched doorways, and tall, narrow casement windows with multiple panes.

Subtype: Cotswold Cottage

Often referred to as Cottage Tudor houses, Cotswold Cottages, according to Robert Schweitzer and Michael W. R. Davis, "were fashioned after the rural English village houses in the Cotswolds."[60] These houses are one to one and one-half stories with side facing gable roofs which often have a prominent front cross gable, into which is set the entranceway. Facades often feature a large chimney which is part of the front cross gable. A hallmark of this style is a long sloping roof on the cross gable. Rustic round-arched front doors are also common to the style. Windows are frequently multi-paned, and either double-hung or casements.

Like the other Period Revival subtypes, the Cotswold Cottage was only sparsely employed

60 Schweitzer and Davis "America's Favorite Homes. p. 182.

in Washington and only a few are fully realized Cotswold Cottage designs. As was the case with the other Period Revival subtypes, stylistic elements of the Cotswold Cottage style were often applied to vernacular and popular house types. Examples of this subtype in Washington date from the 1930s to late 1940s.

Significance: Period Revivals

Period Revival houses were designed to emulate specific periods or movements in history. They were designed not so much to be exact copies of earlier buildings as new forms in which a single past style was emulated. In most cases, this was done by copying general massing and using carefully duplicated ornamentation. In the 1930s, exact duplication of decorative elements from Colonial houses was facilitated by the activities of the Historic American Building Survey (HABS), which started recording historic structures with measured drawings in 1933. It was upon that type of information that later detailing was based; earlier incarnations used a looser interpretation. Although the general massing and ornamentation of earlier forms was carefully duplicated, most Period Revival houses featured much more open plans than their predecessors. The rooms in Period Revival houses tended to be larger and fewer in number than those of the early houses they emulated.

In the last decades of the nineteenth century, architectural designs began to move away from exuberant ornamentation and Victorian picturesqueness towards more "pure" forms and styles. Two factions developed over the definition of "pure." The members of the Modernist movement believe that purity could be achieved by eliminating all applied ornament which was based on past styles and by allowing the structure of the building itself to become the decoration. On the other hand, architects who felt that purity was best achieved by correctly reproducing earlier forms such as those promoted at the 1893 Columbian Exposition in Chicago. Period Revival styles are based on the philosophies of the latter group.

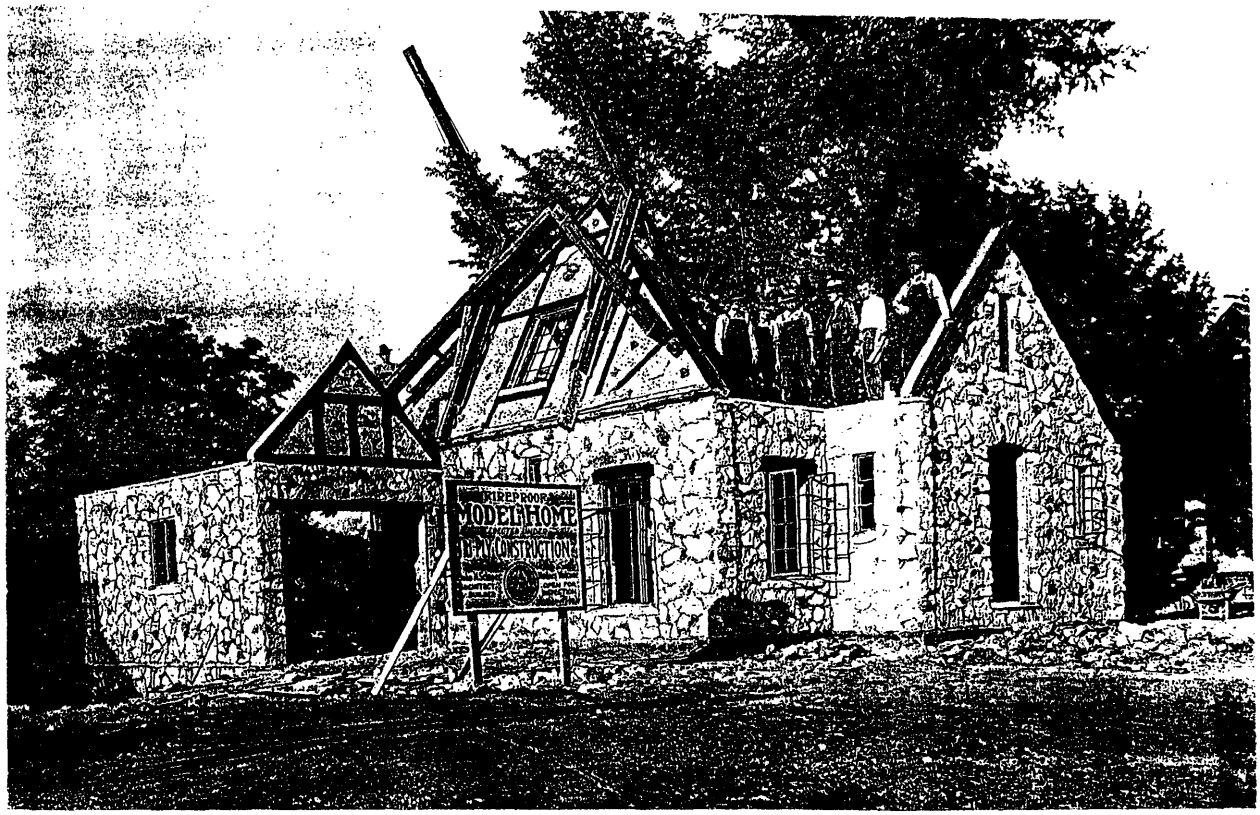
Although the Period Revival movement was begun by academically trained architects, the Revival styles, like other twentieth century architectural styles and types, were frequently introduced to the mainstream housing market by the wide-spread publication of pattern books and mail-order catalogues. Those publications offered Americans a myriad of variations and combinations to choose from. One history of the movement noted that in those books, "Modern Tudor Revivals merged with Modern Colonial Revivals" to form Composite Tudors like the Aladdin "Shelburne," and "Colonial Bungalows" like the Sears "Ardara" were created.[61] As a result, many streets throughout the country are lined with these uniquely American houses.

The Period Revival styles are only sparsely represented in Washington. However, the few Period Revival houses that do exist illustrate the break from past traditions in favor of wholly

61 Schweitzer and Davis, p. 24.

American styles.

Figure Seven. A prefabricated Tudor Revival house being erected at 211 East Main Street, in 1930. The house is within the boundaries of the proposed Locust Street Historic District.



Registration Requirements: Period Revivals

To qualify for listing on the National Register, the buildings must be good representatives of the property type, and exhibit sufficient integrity to be easily recognizable to their period of significance. Buildings which meet these requirements will be eligible under Criterion C, in the area of ARCHITECTURE, with a period of significance which corresponds to the construction date, and/or the period in which the building took its present form. For example, a house erected ca. 1925 which received a significant addition in 1940 would have a period of significance of ca. 1925-1940. Eligible examples will retain their basic original form, with no major alterations to primary

elevations. Rooflines and fenestration patterns should be generally intact, and door and window openings, especially on the primary elevations, should be unaltered. Doors and windows should be more than fifty years old, or extremely close to the originals in sash dimensions and configuration. Original exterior woodwork and other ornamental detailing should be largely intact.

Original or early materials should predominate, especially on wall surfaces. Synthetic siding that is less than fifty years old is unacceptable in most cases. Limited exceptions may be made for buildings which are otherwise highly intact, if the new siding very closely matches the original in profile, application, and finish. Alterations to rear ells and secondary facades are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building.

Because porches were rare on Period Revival houses in Washington, the addition of a non-original porch will require individual evaluation. Existing porches should, however, be open and should not conceal primary features of the facade. By the same token, surviving original porches represent a rare and especially significant historic resource deserving special recognition. ❖

Property Type K: Agricultural Outbuildings

Description: Agricultural Outbuildings

Agricultural outbuildings are ancillary buildings which functioned as part of a working farm. They are support buildings which are associated with a dwelling, and they are often part of a farmstead. Examples include, but are not limited to, such things as poultry houses, granaries, barns, and smokehouses. Construction dates for agricultural outbuildings among the study properties range from the mid-1800s to the mid-1900s. They are most commonly found near the outskirts of town, on early farmsteads. One of the most notable collections of agricultural outbuildings in the study group can be found in the proposed Brehe Farmstead Historic District, near the western city limits of Washington. (The Brehe farm is being nominated as a district with this cover dcoument.)

Agricultural outbuildings vary widely in size, shape, and function. Most are one story tall, of frame or brick construction, and have either front or side facing gable roofs. Frame examples most commonly have vertical board, or board and batten, wall sheathing. Roofs are generally covered with shingles or corrugated tin. Windows and doors are utilitarian in nature and appearance. Doors are often of simple board and batten construction, and windows are usually multi-paned awning or casement units.

Although frame is by far the most common construction material, there are a number of notable early brick outbuildings as well. Many of the brick outbuildings are smokehouses which were built close to the same time as the main house on the property. Brick smokehouses sometimes

have ornamental smoke vents in gable ends. Early brick outbuildings sometimes also sport the same sorts of ornamental features which are found on vernacular Missouri-German dwellings; segmental arched window and door openings are not uncommon, and a few also have dentiled cornices.

Subtype: Barns

Barns are the largest type of agricultural outbuilding. Most of the barns in the study group are of heavy frame construction, and date to the late 1800s or early 1900s. Most barns have either gable or gambrel roofs, with corrugated tin or shingle sheathing. As with other frame agricultural outbuildings, walls are most often sheathed with vertical boards or boards and battens. Masonry barns, though rare, are not unheard of; there is at least one large stone barn in the Washington vicinity. Earlier survey activity identified the Adolph Kaiser barn near the western edge of town. It is a large limestone bank barn which was built by Kaiser in the mid to late 1800s.[62]

Historic barns in the area vary in size and configuration. Most are, or were, multi-functioned, with space for animal shelter, hay and grain, and sometimes equipment, under one roof. Many also included space for processing of agricultural products or other farm related tasks. The dairy barn in the proposed Brehe Farmstead Historic District, for example, has hay storage in the large loft area, space for equipment and processing on the main floor, and stock pens on the lower level. Space for hay storage is common among the barns in the study group, and most have hay doors and a hood in at least one gable end. They also commonly have both stock- and wagon-sized doors, exterior features which reflect their multiple functions.

Significance: Agricultural Outbuildings

The study group includes agricultural outbuildings from all three periods of development. Intact examples will be significant under Criteria A and C, as reflections of the varied agricultural functions which are part of Washington's history. Outbuildings are by their nature simple functional buildings, with few if any stylistic characteristics; intact early outbuildings will be eligible under Criterion C as examples of a functional building type. Their obvious connection to agricultural practices make them eligible under Criterion A, in the area of agriculture.

The number and types of outbuildings naturally varied with the operations of the individual farming operation, and surviving outbuildings can provide good indications of how the farm operated. A large-scale farm with a wide range of products would be likely to have numerous specialized outbuildings, while a smaller operation may have had just one or two multi-purpose buildings. The manner in which the buildings were laid out also varied according to the size of the farming operation and the particular products which were processed there. It has also been noted

[62] Stiritz, p. 12.

that there are often regional and ethnic variations in farmstead layout and size.[63]

The farmstead is the functional center of the farm, and outbuildings are an integral part of that functional process. As one scholar put it, the "farmstead is the center of operations on an American farm. It contains the owner's residence; barns and sheds for the shelter of animals, the storage of feeds, and the protection of tools and machinery."[64] The early agricultural outbuildings found in and around Washington provide tangible links with early farming practices in the area. One 1970s study of farmstead arrangement aptly observed that "if we lose the visible remainders of our agricultural heritage, we will have lost an important part of our selves and our roots to the land." [65]

Registration Requirements: Agricultural Outbuildings

Intact agricultural outbuildings should be part of a district, or at the least, associated with the early or original house, to be considered for listing. To be a contributing building, the outbuilding must exhibit sufficient integrity to be easily recognizable to its agricultural function, and relate to the period of significance. The house with which the building is associated should also meet the registration requirements laid out here. Buildings which meet these requirements will be eligible as contributing buildings under Criterion C, in the area of ARCHITECTURE, and Criterion A in the area of AGRICULTURE. The period of significance will correspond to the period in which the property was used for agricultural purposes.

Eligible outbuildings will retain their basic original form, with no major alterations to primary elevations. Rooflines, materials, and fenestration patterns should be generally intact, and door and window openings, especially on the primary elevations, should be unaltered. Doors and windows should be more than fifty years old, or extremely close to the originals in dimensions and configuration. Synthetic siding that is less than fifty years old is unacceptable in most cases.

Minor additions or alterations to secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building.

Because the outbuildings must be part of a collection of buildings to be eligible, it is important to evaluate the surroundings as well. Although it is natural for farmsteads to lose and gain buildings as practices and needs change, too many alterations can obscure the early function

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[63] Glen Trewartha, "Some Regional Characteristics of American Farmsteads," Annals of the Association of American Geographers, Vol. XXXVIII, No. 3, Sept. 1948, pp. 169-220, and Allen Noble, Wood, Brick and Stone, Vol 2, Barns and Farm Structures, (Amherst: The University of Massachusetts Press, 1984) p. 81.

[64] Trewartha, p. 169

[65] William H. Tishler, "The Site Arrangement of Rural Farmsteads," Bulletin, APT, Vol X, No. 1, 1978, p. 73.

and appearance of the property. New buildings within the farmstead should not overshadow original spacial and functional arrangements, and should not overwhelm the early buildings. The early functions of the property should continue to be apparent. ❖

G. Geographical Data

Although historic resources are concentrated along the river and near the center of town, individual sites can be found throughout the community. The geographical area therefore includes all of the land within the corporate limits of the town of Washington.

H. Summary of Identification and Evaluation Methods

(Discuss the methods used in developing the multiple property listing.)

The multiple property listing of the historic resources of Washington, Missouri is based upon a multi-year survey program which documented more than one thousand historic buildings in Washington. Phases I, II, and III, which were done between 1985 and 1991, inventoried more than 450 buildings near the center of town. That project identified general patterns of development and resulted in the nomination of two historic districts. The Downtown Washington Historic District, with 105 buildings, was listed in the National Register in 1989, and the 35-building Tibbe Historic District, was listed in 1990. A follow-up survey done in 1992, inventoried an additional 579 pre-1920 buildings within the city limits. From that project came recommendations for at least three other districts. Narrative reports were prepared for the different phases of the survey project, and further information was uncovered during the National Register nomination process. The first three phases of the survey, and both register nominations, were done by historic preservation consultant Mimi Stiritz, of St. Louis, Missouri; Phase IV of the survey was done by Phil Thomason and Associates and Mimi Stiritz.

The Multiple Property Submission (MPS) project began with identification of the more than 250 properties nominated with the initial submission, referred to in this document as the study group. That process consisted of establishing boundaries for the proposed districts, selecting 31 properties for individual designation, and updating survey information for all. Field visits were made to all four proposed districts, as well as some 180 individual properties. The selection pool for the individual properties was then narrowed to 50, based largely upon level of integrity and representation of common styles and types, especially those representing the Missouri-German building tradition. Once the smaller selection pool was established, color photos and new, supplemental survey forms were completed for the 50 individual possibilities, as well as all properties located within the district boundaries. (The 31 individual properties nominated with this document were chosen by the Washington Historic Preservation Commission from the pool of 50.)

The new survey forms were designed to provide a quick update of physical information and to allow all of the information to be entered into a computerized database, using Filemaker Pro software. That step brought older survey data up to date, and allowed more comprehensive analysis of the new data. Once field recording was completed, tax records and other historical sources were consulted to establish construction dates and early owners for all properties in the

study group. (Few of the early survey forms contained that information.)

The historic contexts utilized in this document were identified though examination of earlier survey work in Washington and other Missouri-German communities, as well as extensive new field work and research. They are based upon community development and cultural assimilation patterns, as well as the development and evolution of area architecture. They are as follows: *I. Early Development and German Immigration: 1839-1870, II. The Golden Era: 1871-1904, and III. Assimilation and Twentieth Century Development: 1905-1950, and IV. Architectural Development: 1830-1950.* The discussion of architectural development is organized around the time periods laid out in the first three periods. Property types identified in Section F are based primarily upon function and building form. Stylistic characteristics tend to be uniform within those time periods.

Integrity requirements were based upon earlier surveys of more than a thousand properties, as well as intensive recent examination and analysis of the roughly 250 properties in the study group. The buildings nominated with this phase of the project, along with those already listed in the National Register, represent an important cross section of the historic buildings of Washington, Missouri. They also provide an important sampling of Missouri-German architecture.

The buildings of the study group are not, however, the only intact resources left in Washington; future designation possibilities include numerous additional Missouri-German properties, as well as examples of newer styles and types. Of special interest in the group of newer properties are the many houses built in the early twentieth century as a result of the growth of shoe manufacturing in Washington. Also, it is hoped that this cover document will pave the way for more intensive study of Missouri-German architecture, a disappearing property type which reflects a distinctive and important era of Missouri history. ⌂

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