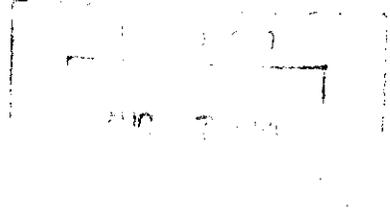


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



1. Name of Property

historic name _____

other names/site number Locust Street Historic District (preferred)

2. Location

street & number An area roughly bounded by East Front, East Fifth, Jefferson and Hooker Sts.

[N/A] not for publication

city or town Washington [N/A] vicinity

state Missouri code MO county Franklin code 071 zip code 63090

3. State/Federal Agency Certification

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

In my opinion, the property [] meets [] does not meet the National Register criteria. (See continuation sheet for additional comments [].)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

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

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

determined not eligible for the National Register.

removed from the National Register.

other, (explain.)
See continuation sheet [].

Beal
Signature of the Keeper Date
Robert W. Beal 9.14.00

Locust Street Historic District
 Franklin County, Missouri
 Historic Resources of Washington, Missouri

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	123	33	buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	123	33	Total

Name of related multiple property listing.

Historic Resources of Washington, Missouri.

Number of contributing resources
 previously listed in the National
 Register.

1

6. Function or Use

Historic Functions

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
EDUCATION/school
RELIGION/religious facility
COMMERCE/TRADE/specialty store

Current Functions

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
EDUCATION/education related
RELIGION/religious facility
VACANT/not in use

7. Description

Architectural Classification

Other: Missouri-German
Late Victorian/Queen Anne

Materials

foundation stone
 walls brick
 roof asphalt
 other _____

See continuation sheet [x].

See continuation sheet [x].

Narrative Description

See continuation sheet [x].

**Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri**

8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

See continuation sheet (x).

Areas of Significance

Architecture

Community Planning And Development

Period of Significance

1839-1949

Significant Dates

1839

1887

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Beinke, Herman H.

Goodrich, Francis

Schaper, John

9. Major Bibliographic References

Bibliography

See continuation sheet (x).

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Washington Historical Society, Washington, MO

**Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri**

10. Geographical Data

Acreeage of Property approximately 40 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	673440	4269480	15	673800	4269420
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	673560	4269020	15	673220	4269240

[x] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Becky L. Snider, Ph.D. and Debbie Sheals (for the City of Washington, MO)
 organization Private Consultants date December, 1999
 street & number 1008 Sunset Drive/406 W. Broadway telephone 573 256-1105/874-3779
 city or town Columbia state Missouri zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FOP.)

name see continuation sheet
 street & number _____ telephone _____
 city or town _____ state MO zip code _____

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

7. Description, continued.

Architectural Classification, continued.

Late Victorian/Italianate
Late 19th and Early 20th Century Modern
Twentieth Century Revivals/Colonial Revival
American Movements/Bungalow/ Craftsman
Modern Movement/International Style
Other: Foursquare
Other: Gable Front
Other: Gabled Ell
Other: I-house

Materials, continued.

foundation concrete block
concrete
walls weatherboard
asbestos
aluminum
vinyl
stucco
roof slate
metal

Description, continued.

Summary:

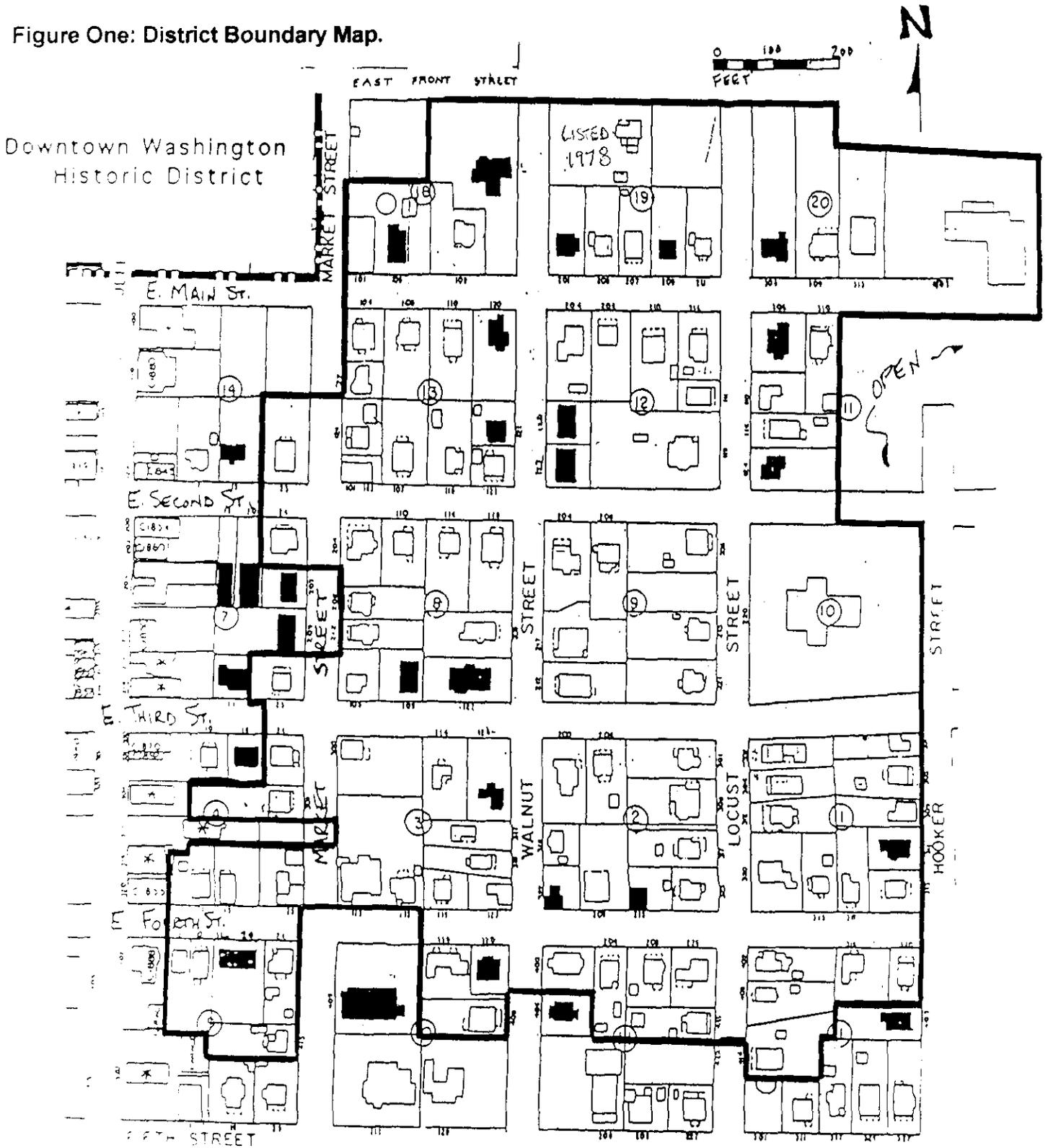
The Locust Street Historic District in Washington, Franklin County, Missouri consists of several square blocks of primarily residential properties, covering approximately 40 acres. The district is located due east of the downtown business district and abuts the Downtown Washington Historic District along Market between East Front Street and East First Street. The Locust Street District is being proposed as a separate district from the Downtown Washington District because it is almost exclusively a residential neighborhood whereas the Downtown Washington District primarily contains commercial buildings. The Locust Street Historic District is roughly bounded by East Main Street on the north, East Fifth Street on the South, Jefferson Street on the west and Hooker Street on the east. The boundaries of the district encompass the intact areas of the neighborhood which are west of Hooker St. and north of East Fifth Street. (See Figure One.) Nearly all of the buildings in the neighborhood are dwellings or related

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

Figure One: District Boundary Map.



Locust Street Historic District
Washington, Franklin County, MO

- Contributing Building [c]
- Non-contributing Building [nc]

Resource Count	[c]	[nc]	Total
Main Buildings:	92	19	111
Outbuildings:	31	14	45
Totals:	123	33	156

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National Park Service

**National Register of Historic Places
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Section number 7 Page 3

**Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri**

outbuildings. However, one business, one museum, one school, and two churches are located within the district boundaries. The houses of the neighborhood range from small antebellum Missouri-German dwellings to multi-story Victorian and Foursquare residences. There is a large number of early twentieth century houses, including many intact Bungalows and Foursquares.

Altogether, there are 112 dwellings and/or businesses in the district, 92 of which are contributing. Of the 45 outbuildings in the district, 31 are contributing. Contributing buildings in the district date from 1839 to 1945. There is also one previously listed building in the district. The neighborhood retains a high level of integrity. Of the 157 buildings in the district, 123 are contributing.

Overall, the buildings of the district exhibit a good cross section of construction dates and building types, and reflect the historic contexts discussed in the Multiple Property Submission cover document "Historic Resources of Washington, Missouri." All three of the major periods of development, which were described in the cover document are represented. The district contains 16 properties from Period I: Early Development and German Immigration: 1839-1870, 20 properties from Period II: The Golden Era: 1871-1904, and 67 properties from Period III: Assimilation and Twentieth Century Development: 1905-1950. Property types discussed in the cover document are also well represented. Contributing buildings include 1 Federal residence, 21 Vernacular Missouri-German dwellings, 5 Victorian houses, 12 Gabled Ells, 3 Narrow Gabled Ells, 7 Gable Front houses, 12 Foursquares, 4 Pyramid Square dwellings, 4 Period Revival houses, 22 Bungalows and 1 Commercial building. The buildings in the Locust Street Historic District reflect city-wide patterns of architectural and social development and meet the registration requirements set forth in the MPS cover document "Historic Resources of Washington, Missouri.

Elaboration:

The Locust Street Historic District includes some of the earliest platted sections of Washington and contains some of the oldest houses in the city. Most of the Locust Street District is located within the original town of Washington which was platted in 1839. The boundaries of the original town extend from Lafayette Street on the west to Locust Street on the east and from Front Street on the north to Fourth Street on the south. A small portion of the district is located in Mary North's addition which was platted in 1850. Mary North's addition is a pie-shaped wedge of land which roughly extends from Lafayette to Locust and Fourth to Fifth Street. The eastern section of the Locust Street District lies in the Owens Addition, which was platted by Lucinda Owens' son-in-law, William Cowherd, in 1863 shortly after Owens death. All of the land in the district had become part of the city of Washington by 1900. Despite this fact, two-thirds of the houses in the district were built after the turn of the century.

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

The development of the Locust Street District paralleled the architectural development of Washington. As in many areas of town, it is not unusual to see a mid-nineteenth century Missouri-German style house next door to an early twentieth century Bungalow. The neighborhood grew at a steady rate until the turn of the century when, as was the case throughout Washington, the demand for housing created a flurry of building activity. By the mid-1930's, almost all of the vacant lots in the neighborhood had been filled.

Approximately 14% (16 out of 112) of the houses in the district were built during Washington's first period of development from 1839-1870 (See MPS Cover Document: Historic Resources of Washington, Missouri: Early Development and Missouri-German Architecture: 1839-1870). Nearly all of these early houses reflect the German heritage of the town's early residents. Houses built in the vernacular Missouri-German style were the most common in the district during this period. Eleven of the sixteen extant buildings in the district exhibit Missouri German characteristics. All of the Missouri-German houses were built of brick; they are three to five bays wide; and most are central passage houses. A few side entry houses also exist from this period.

The oldest building in the district, the Lucinda Owens House at 401 East Main Street, was not built in the Missouri German style. This house, which is also one of the earliest houses in Washington and was built for the founder of Washington in 1839, is a Federal style I-House. The Double Pen and I-house house types were also constructed in the district during the first period. One such Double Pen, located at 415 Market Street, is of frame construction and is believed to date from ca. 1865 as it appears on the 1869 Bird's Eye View of Washington.

Houses built during the town's second major period of development, 1871-1904, represent a mix of German traditions and the latest American architectural styles. (See MPS Cover Document: Historic Resources of Washington, Missouri: Missouri-Germans in the Victorian Era: 1871-1904). Twenty of the 112 (18%) major buildings in the district were built between 1871 and 1904. Brick continued to be the dominant building material; the oldest frame house from the period dates to ca. 1890. Missouri-German houses continued to be popular until around the turn of the twentieth century. In contrast to the first period, the side entry Missouri German house, which is generally two to three bays wide, was built in greater numbers in the second period than the central passage house.

Late Victorian styles and house types began to be built in the district in the late 1800s. The most common house type built in the district after 1900 was the Gabled Ell, but the I-house and the Queen Anne are also represented. The mixing of German and popular American stylistic features during this period is aptly demonstrated by the earliest Queen Anne in the district. The house located at 221 Locust Street has an asymmetrical plan and fishscale shingles in the gable end, but it is constructed of red brick and has typically Missouri German segmental arched windows.

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

During Washington's third period of development 1905-1950, 60% (67 out of 112) of the houses in the Locust Street District were built (See MPS Cover Document: Historic Resources of Washington, Missouri: National Culture and Popular Architecture: 1905-1950). Washington's population more than doubled between the turn of the century and 1950 largely as a result of the recruitment of two large shoe factories to town. To meet the needs of the town's expanding population, businessmen called for a building boom, and cash incentives were provided to induce the construction of new houses. These new houses reflected contemporary national trends of the period. Although most of the new houses built in the Locust Street Historic District reflected the styles and types popular throughout the country in the early twentieth century, Missouri German segmental arched windows were still used on a few houses, and the affinity for brick construction remained dominant in the district.

The Foursquare was one of the most popular house types in the district during the early decades of the twentieth century. Eleven Foursquare houses were constructed in the Locust Street District between 1905 and 1925. Gable Ell, Gable Front, and Pyramid Square house types were also popular prior to 1930. However, the Bungalow was the dominant house type constructed in the district after 1920. Almost half of the houses built between 1919 and 1950 (22 out of 47) were of this type. A few Period Revival style houses were built in the Locust Street District during the period of significance. One of them (211 East Main Street) is known to have been designed by local architect John Schaper; another (315 East Fourth Street) was one of the last buildings constructed in the district during the period of significance. One of the only International Style houses in Washington, if not the only one, is also architect designed, and is located in the District (200 East Third Street).

Non-contributing buildings in the district are post-1950 buildings or pre-1950 buildings which have been extensively altered and no longer retain integrity. However, the district as a whole retains a high level of integrity; 123 of the 157 resources are contributing. 92 of the 112 dwellings and 31 of 45 outbuildings in the district are counted as contributing resources. Although there have been a few additions to the neighborhood since the period of significance, the district looks much like it did during the 1940s. As a group, the houses in the district reflect the development of the neighborhood and of the city of Washington.

The historic names given below represent the first known owner or resident(s) of the property; the date in parentheses indicates the first year that person is known to have lived there or owned the property. Historic names and construction dates are based upon tax records, Sanborn Maps, City Directories, and/or the Washington Sesquicentennial Book "Washington Missouri 1839-1989." Contributing buildings are listed as [c]; contributing structures are listed as [cs] and non-contributing buildings are listed as [nc].

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

East Fourth Street forms part of the southern boundary of the district, and both the north and south sides of the street are within the district limits. The street is only four blocks long. East Fourth Street runs from Hooker Street west to Jefferson Street where it becomes West Fourth Street. Of the twenty-two houses on East Fourth Street, nineteen are contributing buildings and nine of the twelve outbuildings are contributing. (See Photo Nos. 17-20.)

1. **8 East Fourth Street, the Mrs. Mary Grothaus House (1922), ca. 1920.** A one and one-half story frame Bungalow with a three quarter front porch and a large shed dormer. The porch has a simple triangular pediment roof and is completely sheathed, posts and railings included, in weatherboards. The walls of the house are also sheathed in their original weatherboards, although the dormer walls are covered with asphalt shingles. The house sits on a concrete foundation, has a side gable roof and newer 6/1 and 1/1 windows. [c] Behind the house to the east is a two car frame garage with asphalt shingle siding and a gable roof. This garage appears to be shared with the house at 10 East Fourth St. [c]
2. **10 East Fourth Street, the A. R. Meyers House (1922), ca. 1920.** A one story frame Gable Front house with a stone foundation, asbestos siding, and a full width front porch. The porch has a shed roof which sits on square frame columns. The 1/1 windows on the main floor may be replacement, but the paired 2/2 windows in the gable end appear to be original or early. [c] A two car frame garage behind the house appears to be shared with the house next door - 8 East Fourth St.
3. **11 East Fourth Street, the Francis Lange House (1876), ca. 1865.** A one and one-half story brick Missouri-German three bay Side Entry house with a stone and brick foundation. The house has a side gable roof and a large frame shed dormer. Distinctive Missouri-German features on this house include segmental arched windows, red brick walls, and a recessed entrance. Windows are 1/1 and are early, but not original. This house may have been built by local architect Henry Beinke; the wooden modillioned cornice and stone banding between the basement and first floor are characteristic of his work. [c] A two car frame garage with vinyl siding and a gable roof sits west of the house. [nc]
4. **15 East Fourth Street, the Frederich Griese House (1876), ca. 1865.** A two story brick Side Entry dwelling with a front facing metal gable roof and German classical styling. The house is currently apartments and may have always been divided into an upper and lower unit; an early exterior staircase on the west side leads to the upper unit. The building has a stone foundation, and a mixture of 6/1 and 1/1 windows. The windows have straight brick lintels, but the recessed front entrance is topped with a segmental arch. There are no outbuildings. [c]

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

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5. **16-20 East Fourth Street, ca. 1990.** A modern frame and brick veneer duplex which has 6/6 windows, a gable roof and a concrete foundation. [nc]
6. **24 East Fourth Street, the Kate Arnsmeier House (1905), ca. 1903.** A two story frame Gabled Ell with a stone foundation. The house has asbestos siding and newer 1/1 windows, but the original window openings and trim are intact. The front porch, which has newer steel pipe railings and posts, shelters two front doors. [c] A two car concrete block garage with a gable roof sits to the south of house and dates to the mid-20th century. [c] A one story frame shed with asbestos siding and a gable roof, which sits southwest of the house, appears to be contemporary with the house. [c]
7. **25 East Fourth Street, the Sophia Greiwe House (1876), ca. 1865.** A one story brick Missouri-German Central Passage dwelling which was originally single pile, but has a two story brick rear addition on the west and a one story brick rear addition on the east. While all of the sections of the house date to the mid-to-late nineteenth century, one of the rear sections may have actually been built before the front central passage part of the dwelling. The front section of the house has a recessed entrance which is flanked by straight round columns. Windows on the front section have jack arched lintels, are 1/1 and are early, but not original. The roof of the front section is a side facing gable with parapet walls and is covered in corrugated tin.
According to the 1898 Sanborn map, the rear section, which is now one story, was originally two stories tall. It has flat brick lintels, 6/6 windows, which are early or original, and a flat roof. The two story rear section has jack arched lintels, early or original 6/6 windows, a metal front facing gable roof and a newer two story porch. [c] A one story two bay outbuilding with vertical board siding and a gable roof is located north of the house. [c]
8. **113 East Fourth Street, the Presbyterian Church (1916), 1916.** A brick church building with a concrete foundation, a hipped roof, and a hip roofed porch. The simple porch has brick piers and square columns. A large multi-paned picture window on the west elevation is newer, as are the 1/1 and 6/6 windows on the rest of the building, but the original window openings are intact. Some windows have segmental arched tops. A one story brick addition runs the length of the rear elevation. [c]
9. **115 East Fourth Street, the Presbyterian Church Manse (1898), 1898.** A two story frame Queen Anne house with a concrete block foundation, a hipped roof and original weatherboard siding. The house has a small front porch with a hip roof, square posts, and cornice brackets, all of which appear to be early or original. The 1/1 windows are also early or original. [c] A one car frame garage with original weatherboard siding and a gable roof is located northeast of the house. [c]

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

10. **116-118 East Fourth Street, the Louis Ruge House (1876) ca. 1865.** A one story brick Missouri-German Double Entrance dwelling with a stone foundation and a side gable roof with parapet walls and integral paired chimneys. The building, which sits high above the street, has a brick denticulated cornice and early or original 6/6 windows with flat tops. The shed-roofed porch, which is set off center on the main elevation, has square posts, brick piers, and a lattice bond brick railing. The porch is early, but not original. There is a one car garage under the house. [c]

11. **119 East Fourth Street, the Emil Schmitt House (1931), ca.1928.** A one and one-half story Pyramid Square house with a stone foundation, brick walls and a three quarter width front porch. The porch, which appears to be original, is supported on square brick piers and has slightly tapered square columns. Although the 1/1 windows are newer, the window openings appear to be intact, and the two large hipped roof dormers appear to be original. [c] There are no outbuildings.

12. **120 E. Fourth Street, ca. 1980.** A frame Split-Level house with a concrete foundation, vertical board siding, a side gable roof, and 1/1 windows. There is a one car garage in the basement level of the house. [nc]

13. **127 East Fourth Street, the August Godt House, (1876). ca. 1873,1910.** A one story brick Missouri-German Side Entry double pile house with an early twentieth century frame one story single pile addition. An historic photo shows that the front door was originally on the front of the brick section. It was replaced with a window at an early date; the entrance is now on the side. The older section of the house sits on a stone foundation and has early or original 6/6 windows and a newer 4/4 window which likely dates to the early twentieth century when the addition was constructed. The addition has a concrete foundation and 4/4 windows. Both sections of the house have side facing gable roofs. There is a single car attached carport on the west side of the house. [c]

14. **204 East Fourth Street, the Hy. Oberhaus House (1931), ca.1928.** A one and one-half story Craftsman style Gable Front Bungalow with a stone foundation and brick veneer walls. Craftsman features include the early or original 4/1 windows and brackets under the wide gable end eaves. The full width front porch has a hip roof and square brick piers, posts and railings. The shed-roofed side dormer is early or original. [c] A two car frame garage with vertical board siding and a gable roof is located to the south of house. [c]

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

15. **208 East Fourth Street, the E. H. Breckenkamp House (1931), ca. 1925.** A one and one-half story Craftsman style Pyramid Square house with a three quarter width front porch and hipped-roof dormers. The house sits on a stone foundation and has brick walls. The porch has a shed roof, and brick piers, posts and railings, all early or original. The 4/1 and 3/1 Craftsman style windows and the art glass window are also early or original. [c] There is a one car frame garage with weatherboard siding and a hip roof southwest of the house. [c]

16. **209 East Fourth Street, the Gustav Richert Apartment Building (1931), ca. 1930.** A two story Walk-Up apartment building with a false mansard roof facade. The false mansard extends across the main elevation and the front bay of the side elevations and is covered with plastic roof tiles. The front stoop is sheltered by gable roof that is covered with the same plastic roof tiles. While the roof tile material is not original, the shape of the roof tiles is probably similar to the original. The actual roof of the building is flat with a parapet wall. The apartment building sits on a concrete foundation and has brick veneer walls. The building has a mixture of 6/1, 8/8, and art glass windows. There are no outbuildings. [c]

17. **215 East Fourth Street, ca. 1955.** A one story post-war Ranch with a concrete foundation, brick veneer walls and a hipped roof. [nc] There is a single car frame garage with wide masonite siding and a clipped gable roof northeast of the house. [nc]

18. **226 East Fourth Street, the Rulof R. Purves House (1895), ca. 1890.** A two story frame Gabled Ell with asbestos siding and a stone foundation. Unlike most Gabled Ell houses, the main entrance is located in the front gable end. The newer porch has a shed roof and square posts. The 2/2 horizontally divided windows are early or original. There are no outbuildings. [c]

19. **315 East Fourth Street, the P. J. Mittler House (1950), ca. 1945.** A one and one-half story frame Tudor Revival cottage with a concrete block foundation. The house has a simple front stoop covered by a metal awning, a gable roof and asbestos siding. Similar awnings shelter the early or original front picture window and 1/1 windows. Two gable-roofed dormer windows flank the house's front facing gable and are also early or original. [c] A one car frame garage with asbestos siding and a shed roof sits northeast of the house. [c]

20. **316 East Fourth Street, the Henry Kamp House (1876), ca. 1873.** A one and one-half story double pile Central Passage Missouri-German house. The house has a stone foundation, brick walls, and a side facing gable roof. The newer 1/1 sashes are set below original segmental arches. [c] A two car garage with brick veneer walls and a gable roof southeast of house is a recent addition to the property. [nc]

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

21. **317 East Fourth Street, the Henry Thormann House (1876), ca. 1865.** A one and one-half story Double Entrance double pile Missouri-German house with a central bay front porch and two front doors. The shed-roofed front porch has square wooden posts and modern wrought iron railings. Although the walls and foundation have been stuccoed, the house appears to have brick walls, and the foundation is probably stone. The side facing gable roof is punctuated by two shed dormers which appear to be relatively recent additions. The house has newer 6/6 and 1/1 windows, but the window and door openings appear intact. [c] A 2 car garage at the rear of the lot has vertical board siding and a gable roof. [c]

22. **320 East Fourth Street, the Roman Alferman Residence (1931), ca. 1928.** A one and one-half story frame Bungalow with a concrete block foundation, asbestos siding and a side facing gable roof. The recessed full width front porch has square brick piers and posts. The house has a large hip-roofed front dormer and early or original 4/1 Craftsman style windows. There are no outbuildings. [c]

East Main Street is the northernmost thoroughfare in the district. East Main Street begins at Jefferson Street and terminates at the driveway entrance to 401 East Main Street. It runs east and west and is four blocks long. Houses on both sides of East Main Street are within the boundaries of the district. Of the twenty-two houses on the street, sixteen are contributing buildings. (See Photo Nos. 1-4.)

23. **101 East Main Street, the L. H. Schroeder Auto Co. (1922), ca. 1919.** A brick One Part Commercial building with a concrete foundation and a flat roof with a parapet wall. The four bay facade has a modern garage door, and a recessed entrance. The wide garage door opening is probably original as is the recessed entrance. Wooden pilasters delineate each bay and a wooden band highlighted by bullseye detailing runs the width of the facade. The 1/1 windows are not original, and a few windows have been bricked in, but the general fenestration patterns are unchanged. [c]

24. **104 East Main Street, the Fred Beckman House (1910), ca. 1905.** A two story frame Foursquare with a stone foundation and a standing seam metal hipped roof. The small off center front porch, which appears to be early or original, has simple round columns and wooden balustrades. The front dormer, weatherboard siding, and 1/1 windows are also early or original. [c]

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Locust Street Historic District
Franklin County, Missouri
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25. **105 East Main Street, the L. H. Schroeder House (1905), ca. 1902.** A two story frame Gabled Ell with a stone foundation and a standing seam gable roof. The porch has wooden posts and turned balusters. The house has vinyl siding and a newer front door and 1/1 windows. [nc] There is a large frame garage/outbuilding with a hip roof & vinyl siding behind the house. [nc]
26. **108 East Main Street, the F. E. Hoelscher House (1910), ca. 1907.** A two story Foursquare with a stone foundation, a standing seam metal hipped roof and a small, early or original hipped-roof front dormer. The off center hip-roofed front porch, which has turned wooden posts, appears to be a modern replacement. A one car carport is attached to the west side of house. The house has Missouri-German style segmental arched lintels and red brick walls. The 1/1 windows, which sit on stone lugsills, are early or original. [c] The two car frame garage with a metal gable roof behind the house is about the same age as the house. [c]
27. **109 East Main Street, the Aug. Henry Breckenkamp Jr. House (1910), ca. 1907.** A two story High Style Victorian Queen Anne house with a stone foundation and a hipped roof, and an irregular plan. The house has segmental arched windows, red brick walls and a corbelled brick chimney. The newer wrought iron post on the front porch is the only notable change. The 1/1 windows are early or original. [c] To the west of the house is an early one car frame garage with flat roof. [c]
28. **110 East Main Street, the Arthur and Emily Elbert House (1940), ca. 1935.** A one and one-half story frame Craftsman styled Bungalow with a concrete foundation, asbestos siding and a gable roof. The shed roof on the three quarter width front porch is an extension of the main roof. The porch has short tapered square wooden columns which sit on tall square brick piers, and a wrought iron balustrade. A large gable-roofed front dormer appears original as do the 3/1 Craftsman style windows. [c] A two car garage with vinyl siding and a gable roof is located behind the house. [nc]
29. **120 East Main Street, the Ed Roehrig House (1910), ca. 1907.** A one and one-half story Narrow Gabled Ell with a stone foundation, a gable roof and vinyl siding. The small off center porch and the 6/6, 8/8, 4/4 are modern replacements. [nc]

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30. **201 East Main Street, the Geo. Hausmann House (1925), ca. 1923.** A frame Foursquare with an off-center front porch and an enclosed side porch. The house has a concrete block foundation, vinyl siding and a hipped roof. The front porch, which is early or original, has square wooden posts and a wooden railing. The 1/1 windows are early or original, but the trim has been covered with vinyl. [nc] A two car frame garage with vinyl siding and a corrugated metal gable roof sits behind the house. [nc]
31. **204 East Main Street, the Robert Roehrig House (1876), ca. 1873.** A one and one-half story brick three bay Side Entry Missouri-German house with an Italianate cornice and front porch. The porch has delicate round wooden posts set in groups of three, which sit on tall square wooden bases, scrollwork spandrels, and cornice brackets. A wide wooden cornice has prominent modillions with bullseye detailing. The house sits on a stone foundation and has its original 2/2 vertically divided windows topped with segmental arches. A later brick side addition has 1/1 windows and straight lintels. A hip roofed front dormer is centered on the side gable roof. [c] A one car frame garage with an attached carport is located behind house. [c]
32. **205 East Main Street, the Mrs. John Isbell House (1931), ca. 1928.** A two story three bay brick Colonial Revival house with a stone foundation. The house has a side gable roof and an off-center front entrance. The front door is sheltered by a gable roofed stoop cover. Both the two story brick and frame addition on the west elevation and the rear brick addition appear early if not original and have 1/1 windows. Round arches above the 6/1 first floor windows on the main elevation have been bricked in either originally or at an early date. The windows on the second floor and the side elevations are also 6/1, but are topped with segmental arches. All of the windows on the front elevation have shutters. There are fanlight windows in the gable ends. [c]
33. **207 East Main Street, the Oscar Thias House (1925), ca. 1923.** A one and one-half story Bungalow with a side gable roof and a full width front porch. The porch has a square brick piers and posts, and a newer metal balustrade. Its shed roof is an extension of the house's main roof. The gable roofed front dormer and the bay window on the west elevation have exposed rafter tails and appear early or original. The house's 6/1 windows are also early or original. [c]
34. **208 East Main Street, the Albert Hesse House (1922), ca. 1920.** A one and one-half story Bungalow with stone foundation, brick walls, and a full width front porch. The porch, which is early or original, has a shed roof, square columns and a simple wooden balustrade. The house's 1/1 windows appear to be early or original, but the front gable-roofed dormer is probably newer. [c]

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35. **209 East Main Street, ca. 1960.** A Gable Front brick house with a concrete foundation, brick walls and 1/1 windows. [nc]
36. **210 East Main Street, the Geo Krumsick Jr. House (1933), ca. 1932.** A one and one-half story Gable Front Bungalow with a concrete foundation and brick walls. The full width front porch has been enclosed, but retains its original shape and original brick posts. The 6/1 windows are early or original. [c] There is a one car frame garage with vinyl siding and a gable roof to the rear of the lot. [nc]
37. **211 East Main Street, the John M. Schaper House (1931), ca. 1929.** A one and one half-story Tudor Revival house which is known to be both architect designed and prefabricated. The house has a stone foundation, stone walls and a steep side gable roof with a smaller cross gable. A small central bay porch with newer metal posts and balustrades shelters the front door. Although the prominent front gable presents a full stone facade, the side facing gables have faux half timbering and stucco on the upper section. The 1/1 windows are early or original. There is an attached one car garage of the same age as the house. [c]
38. **214 East Main Street, the Frank Danz House (1925), ca. 1923.** A one and one-half story frame Craftsman style Bungalow with a full width recessed front porch, a large gable-roofed dormer and a stone foundation. The porch has square brick piers and posts, and railings sheathed in the same asbestos siding as the house. The dormer has retained its original weatherboard siding. Craftsman detailing on the house includes early or original 4/1 and 3/1 Craftsman style windows, wide overhanging eaves and triangular eave brackets. [c] A one car frame garage with a gable roof sits behind house. [c]
39. **305 East Main Street, the Dr. William Bruce Bagby House (1910), ca. 1907.** A one and one-half story frame Gabled Ell with a stone foundation, wide aluminum siding and a metal gable roof. A shed roofed porch with square posts has been constructed in front of the front facing gable. The house has 1/1 windows. [nc]
40. **306 East Main Street, the Mary F. Moore House #2 (1915), ca. 1915.** A two story frame Foursquare with a stone foundation and vinyl siding. The front elevation features include a central bay porch with square columns on square wooden piers and a hip roofed front dormer. The house has newer 1/1 windows, a new front door and a raised side deck. [nc]

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41. **309 East Main Street, the Herman C. Grohe House (1912), ca. 1907.** A one and one-half story frame Gabled Ell with a stone foundation and a one-half width stone porch. The porch has rough stone posts and railings and a hipped roof. In addition to retaining its original narrow weatherboard siding and gable end fishscale shingles, the house still has its early or original 1/1 windows, exterior trim, and front door. [c]
42. **310 East Main Street, the A. Wahrenberger House (1922), ca. 1914.** A one and one-half story brick Pyramid Square house with a stone foundation and a full width front porch. The porch has square brick posts, brick piers and brick railings. The standing seam metal pyramidal roof is punctuated by a large front hipped roof dormer and side shed-roofed dormers. The 9/1 windows are early or original. [c] There is a two car frame garage behind the house. [c]
43. **313 East Main Street, Oscar W. Arcularius Residence, 1931.** A two story brick Tudor Revival house with a concrete foundation, a rectangular plan, and steep side facing gable roof. The gable roof, which is sheathed with slate tiles, has a prominent cross gable. The house retains its early or original casement windows and round arched front entrance. A side shed dormer is the only notable change. There are no outbuildings. [c]
44. **401 East Main Street, the Lucinda Owens House (1839), 1839.** A five bay Federal style I-House with a stone foundation, brick walls, and straight wooden lintels and lugsills. The front porch, which is three bays wide, has chamfered posts and has been screened in. A wooden balustrade runs along the perimeter of the porch's flat roof. Below the porch, the house retains its original front door with rectangular transom and sidelights. A two story porch is recessed in the west rear corner of the house. There are integral chimneys on the gable ends and an additional exterior chimney on the east gable end. Over the years, the house has been extended to the rear by three additions. The earliest rear addition (ca. 1870) is two stories tall and has a flat roof and brick walls. A later rear addition (ca. 1900) is also constructed of brick and is one and one-half stories tall. The most recent rear addition is one and one-half stories tall, has a shed roof and wraps around the east side of the earlier rear addition. The house has a mixture of 9/9, 2/2, 1/1 windows all of which are contemporary with the respective sections of the house. [c] Farther from the house, there is a modern storage shed. [nc] The stone foundation of another early building can be seen on the property just to the east of the house.

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East Second Street is five blocks long and runs east and west from Burnside Street to Jefferson Street where it becomes **West Second Street**. East Second Street runs through the middle of the district and both sides of the street are within the district. All twelve of the dwellings on East Second Street that are within the district boundaries are contributing buildings. (See Photo Nos. 6-8.)

45. 23 East Second Street, the Southern Presbyterian Church/Attucks School (1868), 1868. A brick Gable Front church with a stone foundation. The building has segmental arched windows and a brick denticulated cornice. All windows with the exception of a newer circular window and a fanlight window in the gable end have been filled in. However, the original fenestration pattern is still visible and the general form of the building has not been changed. The original front doors have been replaced by a roll-up garage door, but the opening does not appear to have been enlarged. [c]

46. 24 East Second Street, the Ernst H. Peters House (1922), ca. 1920. A one and one-half story frame double pile Central Passage house with a stone foundation, a side gable roof and a three quarter width front porch. The porch has tapered wooden columns and a simple wooden balustrade. A shed-roofed dormer with 4/4 windows is early, but probably not original. The house retains its original weatherboard siding and has early or original 9/9, 2/2, and 4/4 windows. [c]

47. 101 East Second Street, the F. J. Peters Bottling Works (1916), ca. 1912. A brick three bay Two Part Commercial Block which is now used as an apartment building. The building has a stone foundation, a flat roof and segmental arched windows. A brick cornice along the top of the on the Market Street facade features dentils and four pendants. The four pendants delineate the three bays of the facade. Originally, the main entrance to the building was on Market St. This recessed entrance is unchanged but today the entrance on E. Second is used as the primary entrance. The Second Street entrance is sheltered by a small shed-roofed hood. The 2/2 vertically divided windows are early or original. One window has been bricked in. [c]

48. 104 East Second Street, the Jesse H. Schaper Residence (1931), ca. 1925. A large two story brick Foursquare with a stone foundation and a hip roofed front dormer. The early or original wrap-around terrace is surrounded by a short brick wall. There is a one story side ell and a one story rear ell; both are early or original. The side ell has brick piers on the flat roof but no railing; the rear ell has a flat roof with brick piers and a wooden balustrade. The 9/1, 6/1 and 1/1 windows are early or original. [c]

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49. **107 East Second Street, the Louis Spaunhorst House (1922), ca. 1919.** A red brick Pyramid Square house with a stone foundation and a three quarter width front porch. The porch has a shed roof and newer wrought iron posts and railings. The early or original 1/1 windows are topped with segmental arches. [c] A one car frame garage with metal siding and a standing seam metal gable roof sits northeast of house. [nc]
50. **110 East Second Street, the Louis H. Lindhorst House (1940), ca. 1935.** A one and one-half story Craftsman style Bungalow with a front facing gable roof and a one-half width front porch. The gable-roofed porch has short tapered square columns set on square brick piers between which run low brick walls. The house sits on a stone foundation and has brick walls. The 3/1 Craftsman style windows are early or original. [c]
51. **114 East Second Street, O. F. Schulte House (1925), ca. 1924.** A two story brick Foursquare with a stone foundation and a full width front porch. The porch, which is early or original, has round wooden columns, and a wooden balustrade. The building has a hipped front dormer and early or original 1/1 windows. A two story rear addition and attached garage are recent additions. [c]
52. **115 East Second Street, the F. W. Panhorst House, ca. 1914.** A two story frame Gabled Ell with a stone foundation. The house retains its original weatherboard siding and early or original 1/1 windows. The hip roofed porch has turned posts, a wooden balustrade and decorative spandrels. Although the porch appears to be a modern replacement, it is likely that it is similar in design and materials to the original. [c]
53. **118 East Second Street, the John Droege Residence (1922), ca. 1915.** A two story brick Foursquare with a stone foundation and a one-half width front porch. On the first floor of the porch, a wooden railing with turned balusters runs between tapered wooden columns; above on the balcony, short square columns support the ends of the balustrade. The flattened hip roof has a decorative wooden cap and a front hipped dormer. Some of the early or original 1/1 windows have flat tops while others are topped with segmental arches. This is one of the largest Foursquare houses in the district. [c] A two car frame garage with vinyl siding and a gable roof is located southwest of the house. [nc]

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54. 121 East Second Street, the Frank W. Steffens House (1931), ca. 1930. A brick Foursquare with a stone foundation and a full width front porch. The large porch has square brick posts which extend through the roof of the porch to form the ends of the wooden balcony balustrade. Both the first floor and the balcony balustrades have very closely spaced simple balusters. The hipped roof has an early or original hip-roofed front dormer. The 1/1 windows are early or original. [c] A two car brick garage with a hipped asphalt roof lies northwest of the house. [c]

55. 204 East Second Street, the F. Thormann House (1925), ca. 1924. A one and one-half story brick Gable Front house with a stone foundation, and a full width front porch. Two gable roofed frame dormers, which are early or original, flank the diagonally-oriented corbelled chimney that extends from the west elevation of the roof. The unusual porch features brick jack arched openings supported by square brick posts and a flat roof with brick parapet end walls. The house has a mixture of 6/6, 4/4, 2/2, and 1/1 windows. The multi-paned windows are early or original, the 1/1 windows appear to be newer. [c]

56. 206 East Second Street, the Carl Krumsick House (1931), 1926. A Foursquare with a stone foundation, multi-colored brick walls and a small front stoop. The running bond pattern brick walls have alternating red and black bricks, and a soldier course of black bricks outlines the house at the foundation line and at the sill line of the second floor windows. The front stoop is sheltered by a hipped roof supported on slightly tapered square columns and stone piers. The house retains its early or original 3/1 and 4/1 Craftsman style windows. [c]

East Third Street is a major thoroughfare in Washington, running from Jefferson Street east almost to the city limits. Before World War II, Third Street between Jefferson and Boone Street (the original western boundary of the town of Bassora) was known as Seigel Ave. West of Jefferson Street, it was known as Third Street and east of Boone Street, it was Second Street. The western district boundary crosses East Third Street in the middle of the block between Jefferson Street and Market Street. Three blocks of East Third are included in the district boundary. However, no properties face East Third Street in the 300 block. Of the nine houses on East Third Street within the district boundaries, six are contributing buildings. (See Photo No. 13.)

57. 24 East Third Street, the Julius Rettke House (1931), ca. 1928. A one story brick Bungalow with a concrete block foundation, a side gable roof, and a central bay front porch. The small porch has a gable roof and brick posts and piers. A gable roofed brick side ell appears original. The 1/1 windows are early or original. [c]

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58. **25 East Third Street, the A. C. Krog House (1910), ca. 1910.** A one and one-half story brick Gable Front house with a stone foundation and a small off-center front porch. The front porch, which has a hipped roof, slender columns and a simple wooden balustrade is early, but probably not original. A hip-roofed side dormer appears to be early but not original. The 1/1 windows are newer. [c]
59. **105 East Third Street, Jno. C. Smith House (1910), ca. 1907.** A frame Foursquare with a stone foundation and a side bay front porch. The porch, which is early or original, has a hipped roof, square posts, and a wooden railing with turned balusters. The house retains its weatherboard siding, and the 1/1 windows are early or original. There are no outbuildings. [c]
60. **109 East Third Street the Seventh Day Adventist Church, ca. 1955** A Gable End Church with a concrete foundation, vinyl siding and art glass and 1/1 windows. [nc]
61. **114 East Third Street, the John P. Neier House (1910), ca. 1907.** A frame three bay I-house with a stone foundation and a central bay front porch. The porch has a hipped roof, square wooden posts, and scrollwork spandrels. It is early, but not original. The house has a standing seam metal roofing, asbestos siding and early or original 1/1 windows. [c]
62. **121 East Third Street, ca. 1955.** A one story post-war Ranch with a concrete foundation, a hipped roof and brick walls. [nc].
63. **124 East Third Street, the Wm. Krummel House (1905), ca. 1903.** A three bay frame I-house with a one story frame rear ell and a stone foundation. The house has wide aluminum siding, and a newer central bay front porch which has metal posts and railings. The 1/1 windows are modern replacements. [nc]
64. **200 East Third Street, the Francis Goodrich House, 1935.** A two-story brick International Style house with a concrete foundation. The house has many of the characteristic International style features including an asymmetrical facade with multiple roof levels, flat wall surfaces, strip and casement windows, and a roof deck. This is one of the only, if not the only, International Style houses in Washington and was designed by local architect Francis Goodrich. [c]

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65. 206 East Third Street, the Paul J. Schmitt House (1944), ca. 1935. A one and one-half story frame Bungalow with a concrete block foundation, a side facing gable roof, and a full width front porch. The tapered square wooden posts and piers that support the porch's shed roof appear original, but the metal railings are newer. The house has asbestos siding, but the gable roofed front dormer has weatherboard siding. The 3/1 Craftsman style windows are early or original. [c] There is a small modern storage shed at the rear of the property. [nc]

Hooker Street forms the eastern border of the district. Hooker runs north and south between East Second Street and East Seventh Street. However, only the west side of the street between Third and Fourth Street is within the district boundaries. Of the five houses in the district, four are contributing buildings. There is one outbuilding on the block; it is contributing. (See Photo Nos. 15-16.)

66. 301 Hooker Street, (1905), ca. 1903. A one story frame Gabled Ell with a stone foundation and asbestos siding. The shed-roofed front porch, which is early or original, has square wooden posts and a wooden railing with turned balusters. The house has 1/1 windows which are early or original. [c]

67. 305 Hooker Street, the Mary Oberhaus House #2 (1931), ca. 1925. A brick Foursquare with a stone foundation and a three quarter width front porch. The porch has a hip roof, square brick posts and a brick railing with a stone cap. The hip-roofed front dormer is early or original. The house has 3/1 and 5/1 Craftsman style windows topped with brick segmental arches. [c] Behind the house, there is a large frame carriage house which has a hipped asphalt roof, a front dormer and a cupola. [c]

68. 309 Hooker Street, the Henry Sickendick House (1876), ca. 1865. A two story single pile Central Passage house with one story rear addition and a mansard roof. The mansard roof is early or original; it was in place by 1908. The two front dormers are sheathed with cedar shingles and have newer 1/1 windows. The house has brick walls, a brick dentiled cornice and flat brick lintels. The 1/1 windows are not original. Concrete has been applied over the original foundation which is probably brick. [c]

69. 311 Hooker Street, the Chas. Michel House (1925), ca. 1924. A one and one-half story frame Gable Front house with a concrete foundation, vinyl siding and a three quarter width front porch. The hip-roofed porch has newer metal posts and railings. The house has 4/1 Craftsman style windows and newer 1/1 windows. [nc]

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70. **315 Hooker Street, the Herbert Gerritzen House (1931), ca. 1928.** A one and one-half story brick Gable Front house with a concrete block foundation. The three quarter width front porch has a hip roof, slightly tapered square wooden columns, and a simple wooden balustrade. The house retains its early or original 5/1 and 3/1 Craftsman style windows. [c]

Locust Street runs north and south from East Main Street to just past East Eleventh Street. The portion of Locust Street in the district is four blocks long and extends from East Main Street to East Fifth Street. Both sides of the street are within the boundaries. Twenty of the twenty-one houses in the district are contributing buildings, and eight of the eleven outbuildings are contributing. (See Photo Nos. 5, 9, 14.)

71. **110 Locust Street, the August Gunther House (1855), ca. 1865.** A one story five bay Central Passage Missouri-German house with a stone foundation which sits high above the sidewalk. The double pile house has brick walls, a one story frame rear addition and a side facing gable roof. The front eave line is broken by a gable roofed dormer which is early, but probably not original. The 2/2 vertically divided windows sit beneath brick segmental arches. A rectangular recessed panel, which is set into the brick above each window on the front elevation, delineates each bay. The house has a large front stoop which is surrounded by a newer wrought iron railing. The ghost of a gabled porch roof or gabled hood can be seen on the front elevation. A wrought iron fence, which is early, but probably not original, runs along the front and north side of the property. [c]

72. **111 Locust Street, the Helen Stevens House (1925), ca. 1924.** A one story frame Bungalow with a stone foundation, a side facing gable roof and a full width recessed front porch. The porch has a large centered cross gable, square wooden columns and a frame railing covered with asbestos siding. The house is sheathed in asbestos siding and retains its original 4/1 Craftsman style windows. [c] There is a modern metal shed west of the house. [nc]

73. **116 Locust Street, the Al Raaf House (1922), ca. 1919.** A one story Bungalow with a stone foundation, brick walls, and a full width recessed front porch. The porch has square brick posts and a solid brick railing. The side facing gable roof has stuccoed gable ends. The 8/1 and 4/1 Craftsman style windows are early or original. A newer gable roofed front dormer with 1/1 windows is the only notable change. [c]

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74. **119 Locust Street, the Herman Henry Beinke House(1876), 1876.** A one and one-half story Vernacular German-Victorian house with a stone foundation, brick walls, an irregular plan and Italianate detailing. The tall narrow 6/6 windows sit beneath segmental arches. The porch has square columns, a wide cornice and paired brackets at the eave line. A wide wooden cornice bands the house eave line. This house was designed and built by local architect/builder Henry Beinke. In the transom above the front door is the inscription H.H.B. 1876. [c]
75. **124 Locust Street, the E. H. Armstrong House (1905), ca. 1902.** A two story frame Gabled Ell with aluminum siding and a small front porch. The porch, which is early but probably not original, has square wooden posts and a hipped roof. The 1/1 windows are early, but not original, and the trim is obscured by the aluminum siding. [nc]
76. **205 Locust Street, the Joseph Mintrup House (1876), ca. 1865.** A one and one-half story five bay Central Passage Missouri-German house with a concrete covered foundation and a side facing gable roof. Two shed-roofed dormers flank a larger gable-roofed front dormer. All three are early, but probably not original. A brick denticulated cornice runs across the main elevation. A historic photo of this house reveals that it originally had paired chimneys and parapet walls on its gable ends. The double pile house has brick walls and a central bay porch. The porch has a flat roof, tapered square wooden columns on square brick piers and a wrought iron balustrade which is early, but not original. The 1/1 windows are early, but not original; the original window openings and trim are intact. [c] An outbuilding south of the house is part brick, part vertical board siding, has a gable roof, and has its own brick chimney. [c]
77. **215 Locust Street, the August A. Laumann House (1905), ca. 1902.** A one and one-half story Narrow Gabled Ell with a stone foundation and red brick walls. The 1/1 windows are early or original and are topped with segmental arches. The porch, which occupies one-half of the main elevation, has a shed roof, metal posts, and a metal railing. It is the only notable change. [c]
78. **220 Locust Street, the Washington High School, 1887.** A two story Four over Four School Building with a stone foundation, red brick walls and flattened hip roof. It is in excellent condition. The main entrance is delineated by brick pilasters and a small pediment at the roofline. A stone modillion interrupts the pilasters at the break between floors. In the frieze under the pediment are the words "HIGH SCHOOL." The corners of the building are also emphasized by brick pilasters. Stone belt courses run along the line of the window lugsills and a wider stone belt course wraps the building at the impost line of the round arches above

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78. 220 Locust Street, the Washington High School continued.

the second floor windows. Two black brick belt courses which run the length of the main elevation accent the segmental arched windows on the first floor. Although the 6/6 windows are relatively new, the original profiles have been retained. The building's cornice is accented with a brick corbel table. There is a two story brick rear addition with a flat roof. [c]

79. 221 Locust Street, the Ida M. Hendrich House (1910), ca. 1900. A two story brick Vernacular German-Victorian house with a stone foundation and an irregular plan. There is a single hipped front dormer on the main hipped portion of the roof. The front cross gable has fishscale shingles and a circular window. A wide cornice board at the eave line has scrolled detailing and a pendant on each of the clipped corners of the front bay. The house has an off center front porch with short brick piers, tapered square wooden columns and a wooden balcony railing. The porch is early but probably not original. The early or original 1/1 windows have segmental arched tops and louvered shutters. [c]

80. 301 Locust Street, the A. Kaiser House (1910), ca. 1907. A two story frame High Style Victorian house with a stone foundation and an irregular plan. The front porch is recessed under a long sloping side gable roof. It has square posts, a turned balustrade and gingerbread detailing. The front cross gable has bracketed cornice returns and is trimmed with an arched bargeboard and pendant. The detailing of a gable-roofed front dormer mimics that of the larger cross gable. The house has aluminum siding and newer 6/6 windows, but the fenestration patterns have not been changed. [c] A two car frame garage with vinyl siding and a gable roof is located behind the house. [nc]

81. 302 Locust Street, the Dietrich Ruesche House (1876), ca. 1873. A one story three bay Side Entry Missouri German house with a stone foundation and a one story frame rear addition. The house has segmental arched windows and doorways, a standing seam metal side facing gable roof with standing seam metal roofing, and red brick walls. A brick denticulated cornice runs the length of the main elevation. The 4/4 windows are early or original, and the recessed front door has an arched transom. [c] A one car garage with weatherboards and a gable roof sits east of the house. [c]

82. 306 Locust Street, the H. D. Hibbeler House (1922), ca. 1919. A one and one-half story Craftsman style Bungalow with a concrete-covered foundation, brick walls and a side facing gable roof. The full width front porch has a shed roof and brick piers, posts and railing. Craftsman detailing includes early or original 4/1 windows and brackets on the wide eaves. [c] There is a two car frame garage with weatherboard siding and a gable roof east of the house. [c]

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83. **309 Locust Street, the Fred Thormann House (1912), ca. 1911.** A two story brick house with Beaux Arts styling and a stone foundation. The hipped roof has a wide overhang, three hip-roofed front dormers and two corbelled brick chimneys on the end walls. The house has a central front entrance which is topped by a classical pediment and architrave, and flanked by Tuscan columns. The arched windows on either side of the front door have carved arched wooden panels above the triple 1/1 windows, and decorative stone keystones and imposts. The 1/1 windows throughout the house are early or original. [c] A modern two car frame garage is located behind the house. [nc]

84. **312 Locust Street, the Edward William Gallenkamp House (1910), ca. 1912.** A frame Foursquare with a stone foundation and a full width front porch. The hip-roofed porch has round wood columns and a newer metal railing. Gable roofed dormers, which are early or original, jut out from the flattened hip roof on each elevation and a corbelled brick chimney is located at the roof's peak. The house retains its weatherboard siding and early or original 1/1 windows. [c]

85. **317 Locust Street, the J. W. Lindauer House (1922), ca. 1920.** A one and one-half story Narrow Gabled Ell house with a stone foundation. The house has red brick walls, segmental arches above early or original 1/1 windows, and a wrap-around porch. The hip-roofed porch has square wood columns, a simple wooden balustrade and is early or original. [c] There is a one car garage with weatherboard siding and a corrugated tin gable roof northeast of the house. [c]

86. **320 Locust Street, the Fred Nierdick House (1876), ca. 1865.** A one story Central Passage Missouri-German house with a concrete-covered foundation and a central bay front porch. The double pile house has red brick walls, a denticulated brick cornice, and segmental arched windows. The shed-roofed porch has square brick posts and a solid brick railing. The 4/4 windows are early or original. [c] A two car frame garage is located at the southeast edge of the property. [c]

87. **325 Locust Street, the Fritz Thormann House (1895), ca. 1890.** A two story Side Entry Missouri-German house with a stone foundation, brick walls and a flat parapet roof with a mansard facade. The cornice is accented with a brick corbel table in an unusual zig-zag pattern. A small hip-roofed porch shelters the front door. It has square wood columns set on square wood piers, a wooden balustrade, and is early or original. The 1/1 windows set beneath segmental arched lintels are early, but probably not original. Those on the front facade have shutters which are early or original. There is an attached one car garage with ceramic block walls and a metal shed roof. [c]

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88. **402 Locust Street, the Henry Esselbruege House (1905), ca. 1905.** A one and one-half story frame Gabled Ell with a stone foundation, asbestos siding and a shed-roofed front dormer. The shed-roofed porch has square tapered wooden columns on frame piers. The piers and the railing are sheathed in early weatherboards. The 2/2 vertically divided windows are early or original; the 1/1 windows are early, but probably not original. [c] A one bay frame outbuilding with asbestos siding and a gable roof is located behind the house. [c]

89. **408 Locust Street, the D. Roehrig House (1878), ca. 1878.** A one and one-half story three bay Side Entry Missouri-German house. The house has a stone foundation, brick walls, a side facing gable roof and segmental arched windows. A large shed-roofed front dormer, which is a modern addition, extends almost the full length of the house. The 4/4 and 6/6 windows are early or original; the 1/1 windows in the dormer are newer. A one bay wide hip-roofed porch shelters the front door. It has round columns and a newer metal railing. [c] Behind the house, there is a frame outbuilding/garage with asphalt shingle siding and a shed roof. [c]

90. **411 Locust Street, the Misses K. & M. Patke House (1922), ca. 1920.** A one and one-half story brick Gable Front house with a stone foundation, a clipped gable roof, and a three quarter width front porch. The hip-roofed porch, which is early or original, has square columns and a simple wooden balustrade. The 1/1 windows are early or original. [c]

91. **416 Locust Street, the Henry Esselbruegge House (1910), ca. 1900.** A one and one-half story Central Passage Missouri-German house. The house has a stone foundation, brick walls, and a three quarter width front porch. The side facing gable roof has been pierced at the eave line by two gable-roofed front dormers which are a recent addition. The 1/1 windows appear to be modern replacements. The front porch, which is early, but not original, has a hip roof, tapered square columns and a frame railing covered with weatherboards. [c] The two bay brick garage has a gable roof and is located to the north of the house. [c]

Market Street forms part of the western border of the district. It runs north and south from East Front Street to Jefferson Street, but only four blocks are included within the district boundaries. The properties on the east side of Market Street between East Main Street and East Fourth Street and on the west side of the street between East Fourth Street and East Fifth Street are included in the boundaries. All seven of the houses within the district borders are contributing buildings and two of the three outbuildings are contributing. (See Photo Nos. 11-12.)

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92. **122 Market Street, the E. W. Brune House (1951), ca. 1945.** A one story frame Ranch with a concrete foundation, a side facing gable roof with a front cross gable, and asbestos siding. The house has early or original 6/6 windows and a one car attached garage. [c]
93. **124 Market Street, the Henry Lohse House (1931), ca. 1930.** A one story Craftsman style Bungalow with a stone foundation, brick walls and a shed-roofed front porch. The porch has a single short tapered square column set on a brick pier and a solid brick railing. The house has a side facing gable roof with a smaller front cross gable and an hip-roofed front dormer. The 4/1 and 3/1 Craftsman style windows are early or original. [c] A three bay outbuilding with board and batten siding and a shed asphalt roof is located north of the house. [c]
94. **208 Market Street, the Hugo Schaefer House (1931), ca. 1925.** A one and one-half story frame Craftsman style Bungalow with a concrete block foundation, asbestos siding, a side facing gable roof and a large shed-roofed dormer. The dormer and the first floor of the house have newer 1/1 windows. The three quarter width front porch has a gable roof and asbestos siding covered posts and railing. All of the roofs have wide overhangs and triangular eave brackets. [c]
95. **212 Market Street, the Otha Melvin Wilson House (1931), ca. 1925.** A one story frame Craftsman style Bungalow with a concrete block foundation, and a front facing gable roof. Triangular brackets support the wide eaves. The one-half width front porch has a gable roof which mimics the gable of the house, and tapered square posts. The house has vinyl siding which is the likely the same width as the original weatherboards. The 4/1 Craftsman style and art glass windows are early or original and all exterior woodwork is intact. [c] A one car frame garage with corrugated metal siding and gable asphalt roof sits east of the house. [nc]
96. **300 Market Street, the Martha W. Cheatham House (1876), ca. 1865.** A one and one-half story Central Passage Missouri-German house with a stone foundation and a side facing gable roof. The double pile house has brick walls, segmental arched windows, a recessed front entrance and a denticulated cornice. The recessed entrance has paneled side walls and a simple, classically-inspired hood. The 2/2 windows and the temple front dormer are probably early, but not original. A tall stone retaining wall runs across the front and north side of the house which is set high above the sidewalk. [c]

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97. **309 Market Street, the Henry Toben House (1928), 1928.** A one and one-half story frame Craftsman style Bungalow with a concrete foundation, a side facing gable roof and a full width recessed front porch. The porch has short tapered square columns set on square brick piers and a simple wooden balustrade. The house has aluminum siding, but the exterior trim is intact. The gable-roofed front dormer has exposed rafter tails and is early or original. The 1/1 windows appear to be early or original. There is an attached carport on south side of the house.

[c]

98. **415 Market Street, the W. H. Hagebusch House (1876), ca. 1860.** A one story frame Double Pen house with weatherboard siding and a central bay front porch. The porch, which is early, but not original, has a hipped roof, turned posts and a wooden balustrade. The 1/1 windows are early but not original. [c] There is a one car frame garage with vertical board siding and a gable roof behind the house. [c]

Walnut Street runs north and south from East Front Street to East Eighth Street, but it does not go through to East Front Street. The portion of Walnut Street within the district runs from East Front Street to the middle of the 400 block of Walnut Street. Both sides of the street are included in the district boundaries. Eight of the thirteen houses on Walnut Street within the district are contributing buildings, one house was previously listed, and all four of the outbuildings within the district are contributing. (See Photo No. 10.)

99. **1 Walnut Street, the J. M. Lewright House (1876), ca. 1865.** A one story brick house with a stone foundation which appears to have started out as a Double Pen house. The house has a T-shaped plan with a porch which wraps around three sides of the house and 6/1 windows. Some sections of the house have Missouri-German style segmental arched windows. Two large frame modern additions have been added on to the front and back of the original house. [nc]

100. **2 Walnut Street, the Franz Schwarzer Residence (1868), ca. 1868, 1872.** A two story brick I-house with a stone foundation and a frame rear ell that predates the main house. The two story rear ell has a heavy timber frame filled with brick nogging, is covered with weatherboard siding and has a gable roof with cedar shakes. The I-house section has a truncated hip roof topped with a widows walk and wrought iron railing, a central bay front porch, and a denticulated cornice. The 1/1 windows are early, but not original. [Individually listed on the National Register, 1978]

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101. **120 Walnut Street, ca. 1990.** A frame Split Foyer house with a concrete foundation and vinyl and brick veneer walls. [nc]
102. **121 Walnut Street, the Mrs F. Neher House (1922), ca. 1914.** A one story frame double pile Central Passage house with a concrete-covered foundation and a three quarter width front porch. The porch has a shed roof, turned posts and a wooden railing. The house has a standing seam metal side facing gable roof, vinyl siding of a width close to the original weatherboards, and newer 1/1 windows. [nc] There is a small frame outbuilding with asbestos siding and a gambrel roof northwest of the house [nc]
103. **122 Walnut Street, ca. 1990.** A frame Split Foyer house with a concrete foundation and vinyl and brick veneer walls. [nc]
104. **208 Walnut Street, the Fred Thorman House (1940) ca. 1935.** A one story Bungalow with a concrete foundation and a recessed front porch. The porch has brick posts and a brick railing. The house has beige brick walls with a darker beige brick water table. Darker bricks also outline window and door openings. The front entrance is recessed behind a brick archway and this arch is mimicked by the profile of the front windows. The house has early or original 4/1 Craftsman style windows. [c]
105. **209 Walnut Street, the Ike Rosenblatt House (1931), ca. 1928.** A one and one-half story brick Craftsman style Bungalow with a stone foundation, a standing seam metal hipped roof and a full width front porch. The hip roof is dominated by two large hip-roofed dormers, one on the front and one on the north side elevation. Both dormers appear to be early or original. The front porch has a shed roof with a small cross gable over the center bay, square brick posts and a solid brick railing. The 4/1 Craftsman style windows are early or original. This house is very similar to the house across the street at 212 Walnut. [c] A frame one car garage with weatherboards and a gable roof is located behind the house. [c]
106. **212 Walnut Street, the Ed Zeller House (1931), ca. 1928.** A one and one-half story brick Craftsman style Bungalow with a stone foundation, a hipped roof and a full width front porch. The hip roof is dominated by a large hip-roofed front dormer. The front porch has a shed roof with a small cross gable over the center bay, square brick posts and a solid brick railing. The 1/1 windows are probably not original. This house is very similar to the house across the street at 209 Walnut. [c]

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107. 317 Walnut Street, the Cattarina Schulte House (1876), ca. 1873. A one story brick L-shaped house with a stone foundation, a shed roof, and Missouri-German segmental arched windows. The long narrow porch, which occupies the inside angle of the "L," has square wood posts and a shed roof. The 1/1 windows are early, but not original. [c]

108. 318 Walnut Street, the Irvin Meyer House (1944), ca. 1935. A one story frame Bungalow with a concrete block foundation, asbestos siding, and 1/1 windows. The house has a side facing gable roof with a small central bay cross gable. [c] There is a one car frame garage with weatherboard siding and a gable roof south of the house. [c]

109. 319 Walnut Street, the Emil Wellenkamp House (1940), ca. 1935. A one and one-half story frame Bungalow with a concrete block foundation, a front facing gable roof and a three quarter width front porch. The gable-roofed porch has square brick posts and piers and a frame railing sheathed in aluminum siding. The house is also sheathed in aluminum siding. The 3/1 Craftsman style windows are early or original and the exterior trim is intact. [c] A one car frame garage with vertical board siding and a gable roof sits behind the house. [c]

110. 322 Walnut Street, the Martin Sontage House (1876), ca. 1865. A one and one-half story frame L-shaped house with a concrete covered foundation, vinyl siding, and newer 1/1 windows. The shed roofed front porch has turned posts and a wooden railing. [nc]

111. 400 Walnut Street, the AME Church, ca. 1890. A brick Center Steeple Church with a concrete covered foundation, a gable roof, and a denticulated brick cornice. With the exception of a round window in the steeple tower, the windows and doors are topped with segmental arches. The 2/2 vertically divided windows and the double front doors with a rectangular transom are early or original. There is a small shed-roofed frame addition to the side of the steeple tower. [c]

112. 409 Walnut Street, the B. J. Hungate House (1931), ca 1928. A one and one-half story brick Bungalow with a stone foundation, a side facing gable roof and a three quarter width front porch. The shed-roofed porch has brick posts and piers and a brick lattice bond railing. The house has a early or original shed-roofed front dormer. The 1/1 windows on the house and dormer appear to be modern replacements. [c]

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Summary:

The Locust Street Historic District is significant under Criteria A and C. Intact buildings in the district date from all three major periods of development in Washington, as discussed in the MPS cover document "Historic Resources of Washington, Missouri." The buildings in the district are representative of the property types for residential buildings and meet the registration requirements set forth in the MPS cover document "Historic Resources of Washington, Missouri." The Locust Street Historic District is one of the most intact residential neighborhoods in Washington and the district is significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT.

The neighborhood was a residential area throughout the period of significance, and continues to serve as such today. Third Street, via Siegel Avenue, was the major thoroughfare between Washington and the very nearby town of Bassora. Today, Third Street remains an arterial street. Some of the earliest houses in Washington were constructed in the area within the district borders; many of them were built by Washington's earliest settlers. Furthermore, the district's proximity to Washington's burgeoning commercial area made it an attractive to the town's business owners. As the neighborhood developed, it continued to be favored by Washington's prominent citizens including bankers, local politicians, publishers, retail store owners, and architects. The neighborhood functioned as a tight-knit community throughout the period of significance in part due to the close relationships between many of the property owners. In a number of cases, several family members owned houses in the district at the same time, or a house was passed down through the family over a period of years.

The buildings of the neighborhood form a cohesive grouping of historic resources; they are significant under Criterion C in the area of ARCHITECTURE. The early houses in the district reflect the strong Missouri-German heritage of the community, while later houses were modeled after the mainstream architectural styles and types which were in vogue during the area's long period of significance. There are eleven different historic property types listed in the MPS cover document "Historic Resources of Washington, Missouri;" the Locust Street Historic District contains intact examples of all ten property types. Contributing buildings in the district date from 1839 to ca. 1945; only a few buildings in the district (approximately 7%) were built after 1950. The period of significance runs from 1839, the date of construction of the earliest house in the district, to 1945, the construction date of the latest contributing building in the district. Of the 157 buildings in the district, 123 are contributing resources. There are 112 dwellings and/or businesses in the district, 92 of which are contributing. Of the 45 outbuildings, 31 are contributing. There is also one previously listed building in the district.

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Throughout its history, the Locust Street Historic District has maintained a rich diversity in both its inhabitants and its architecture. The neighborhood looks and functions today much as it did during the period of significance.

Elaboration:

The MPS cover document "Historic Resources of Washington, Missouri," divides the history of Washington into three main periods: I. **Early Development and Missouri-German Architecture: 1839-1870**, II. **Missouri-Germans in the Victorian Era: 1871-1904**, and III. **National Culture and Popular Architecture: 1905-1950**. Those periods are based upon community development, patterns of cultural assimilation, and the evolution of area architecture. The cover document includes information on general history and broad patterns of architectural development, as well as specific discussions of the various historic property types found in Washington. The social and architectural history of the Locust Street Historic District parallels that of the larger community.

I. Early Development and Missouri-German Architecture: 1839-1871.

By 1869, the year the "Bird's Eye View of Washington," was published, the Locust Street neighborhood had already begun to develop. Third Street or Siegel Avenue was already established as one of the town's major thoroughfares, and all of the streets in the district with the exception of Hooker Street had houses on them. More than thirty dwellings are drawn in the Locust Street neighborhood on the 1869 Birds Eye View; at least sixteen of those buildings survive today. Most of these buildings were constructed of brick and were one to one and one-half stories tall. However, several large two story dwellings also can be identified on the map, and three frame dwellings from the period are known to exist in the neighborhood.

One of the oldest houses in Washington, built for the founder of Washington, Lucinda Owens, is located at 401 East Main Street in the Locust Street Historic District. It was built in 1839, the same year the plat for the original town of Washington was filed. One of the city's most famous residents also built his home in the neighborhood in its early years. Franz Schwarzer, zither manufacturer extraordinaire, built both his factory and his home in the neighborhood in the late 1860s. His original home, which was built ca. 1869, 2 Walnut Street, was a small two story heavy frame house, but in 1880, he tripled its size when he added a grand Victorian I-house onto the front of the original house. The house was individually listed on the National Register in 1978, but the factory was demolished in the late 1950s.

During the first period of development, Missouri-German houses dominated the neighborhood. These houses, which provide excellent examples of the vernacular Missouri-German building tradition, were predominately one and one-half story brick dwellings with side

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facing gable roofs. The central passage plan was favored by builders in neighborhood during the first period. Two of the most intact houses in the district from the period, 110 Locust Street and 300 Market Street, are both one and one-half story brick central passage houses with side facing gable roofs. The earliest and largest dwelling in the district, 401 East Main Street, predated German immigration into the area and was built by Kentucky native, Lucinda Owens, in the Federal style.

II. Missouri-Germans in the Victorian Era: 1871-1905.

The Locust Street neighborhood continued to be a popular location for the town's prominent businessmen to build their homes. Twenty (18%) of the houses in the district were built between 1871 and 1904.

The largest building in the district, the Washington High School, was built in 1887. The building, which was designed by Washington native Louis Wilhemi was built as a private high school by a group of local investors. It was purchased by the local school board in 1900 and became the public high school. Today, the building is used by the Washington Board of Education. Herman Beinke, one of Washington's most prolific house builders, chose the Locust Street neighborhood for his own home. He chose a lot on the northwest corner of East Second Street and Locust Street and built a brick house with Italianate style detailing there in 1876. In the transom above the front door is an inscription which reads "H.H.B. 1876."

Throughout the late nineteenth and early twentieth century, Missouri-German houses continued to be built in the Locust Street neighborhood. Although the central passage plan was still used, the side entry plan was favored in the district during latter decades of the nineteenth century. However, the most notable architectural development of the period was the introduction of mainstream American styles and types.

Three of Washington's most prominent businessmen, general store owner, Henry Kamp, flour mill and lumber yard owner, August H. Breckenkamp, and auto dealer L. H. Schroeder all built houses in the neighborhood in the late nineteenth and early twentieth century. The houses built by these men illustrate the architectural development of the district during the Washington's second period of development as German building traditions gave way to new American styles. The house built by Henry Kamp at 316 East Fourth St. ca 1873 is the earliest of the group, and it demonstrates the continued use of Missouri-German building traditions. It is a one and one-half story brick central passage house with a side facing gable roof and windows topped with segmental arches. The ca. 1907 August Henry Breckenkamp House at East Main Street is one of the earliest surviving Queen Anne houses in the district. It is an excellent example of the blending of Missouri-German traditions with popular American architectural styles which was very common in the district and in Washington in the late

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nineteenth and early twentieth century. The house has an asymmetrical plan, a complex roofline and a corbelled brick chimney, but it is constructed of red brick and has typically Missouri German segmental arched windows. Finally, the house built by L. H. Schroeder at 105 East Main Street (ca. 1902) is one of the earliest Gabled Ell houses in the district. It is a typically American Late Victorian house with no Missouri-German characteristics.

III. National Culture and Popular Architecture: 1905-1950.

The first decades of the twentieth century saw a marked shift in the cultural and architectural development of Washington. Although the town's heritage never completely disappeared, German traditions began to fade as the older members of the community passed away and as the pressure to assimilate into American society grew stronger. Washington's business and industry, like its community, aimed for a healthy mix of the old and the new and, in most cases, succeeded. Many of Washington's established businesses expanded in the early decades of the twentieth century, new companies that made products already manufactured in Washington opened and wholly new industries developed. The Busch Brewery and the Missouri Meerschaum Factory continued to thrive, but the introduction of two large shoe factories to the community created the real explosion of activity in Washington. During the first decades of the twentieth century, Washington boomed. The town's population grew so fast that there was a shortage of houses. Cash incentives to build houses were offered to local citizens.

The Locust Street neighborhood, like other areas of town, experienced its largest period of growth in the early twentieth century. More houses were built in the district's third period of development between 1905 and 1950, than in both of the two earlier periods combined. The area remained the choice of Washington's more prominent citizens rather than its working class citizens. Between 1910 and 1940, the city directory listings for the streets in the neighborhood reads like the Who's Who of Washington. John Droege, owner of Washington's longest operating general store, built a large Foursquare house on East Second Street in 1915. While this was not the earliest Foursquare in the neighborhood, it was certainly one of the most ostentatious. The district was also home to Bank of Washington president, Oscar Arcularius (313 East Main St.), city attorney Jesse Schaper and his son, John Schaper. John Schaper, one of two architects living in the district in the 1930's, lived in the Tudor Revival house he designed at 211 East Main Street and his father lived in a large Foursquare at 104 East Second St. Other families with multiple residences in the neighborhood include the Krumsick brothers, Carl (206 East Second St) and George Jr. (210 East Main), and father and son, Fred and Fritz Thorman. Carl Krumsick was a local automobile dealer and his brother, George Jr. was the publisher of and main writer for the Washington Citizen for more than 49 years. Fred Thorman owned a meat market and his son, Fritz, was an automobile dealer.

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The high demand for houses and the proliferation of new styles and types in the early twentieth century changed the face of Washington and the Locust Street neighborhood. As new houses were built on vacant lots, the relative homogeneity of the neighborhood, with its predominately brick Missouri-German houses, was replaced by a diverse mix of houses. Areas that had once been open land were quickly filled with Bungalow, Gable Ell, Gable Front, Foursquare and Pyramid Square houses. Often these houses were built from plan books or from mail order house kits. The Bungalow, often adorned with Craftsman detailing, was by far the most popular house built in the Locust Street neighborhood and in Washington in the 1920s and 1930's. However, perhaps in an unconscious effort to continue the Missouri German building tradition, many of the new houses had red brick walls, and segmental arched windows. Examples of this blending of old and new include the Louis Spaunhorst House at 107 East Second Street, the J. W. Lindauer House at 317 Locust Street and the Mary Oberhaus House #2 at 305 Hooker Street.

A few High-style houses were built in the Locust Street neighborhood in the 1920s and 1930's, most of which are Period Revival houses. Two Tudor Revival houses are located on East Main Street. The John Schaper House at 211 East Main is known to be designed by the owner/architect, it is likely that the Oscar Arcularius House at 313 East Main was also architect-designed. Perhaps the most unusual house in the district is the house at 200 East Third Street. This International style house was designed by its owner, architect Francis Goodrich.

The district continues to look and function much like it did during the period of significance, and the contributing buildings within the district meet the registration requirements set forth in the MPS cover document "Historic Resources of Washington, Missouri."

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10. Geographical Data

UTM References continued

	Zone	Easting	Northing
E.	15	673360	4269500

Verbal Boundary Description: The boundaries of the Locust Street Historic District are shown as a heavy black line on the accompanying map entitled "District Boundary Map." (Figure One, Section 7, page 2.)

Boundary Justification: The boundaries of the district were drawn to encompass the intact areas of the neighborhood which are west of Hooker St. and north of East Fifth Street. The areas to the west and south of the district along Jefferson Street and East Fifth Street respectively are primarily commercial and were thus excluded from the district. District boundaries were also drawn to exclude non-contributing properties within the neighborhood.

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**Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri**

Photographs

The following information is the same for all photographs:

Historic Resources of Washington, Missouri
Washington, Franklin County, Missouri
Becky Snider
December, 1999
Negatives on file with the State Historic Preservation Office
101 East High Street
P. O. Box 176
Jefferson City, MO 65102

List of Photographs

Camera Angles are indicated on the Photo Key Map

1. 401 East Main Street, the Lucinda Owens House, facing southwest.
2. 300 Block East Main Street, facing east.
3. 211 East Main Street, the John M. Schaper House, facing northeast.
4. 200 Block East Main Street, facing southeast.
5. 110 Locust Street, the August Gunther House, facing northeast.
6. 200 Block East Second Street, facing east.
7. 100 Block East Second Street, facing west.
8. 100 Block East Second Street, facing east.
9. 220 Locust Street, Washington High School, facing northeast.
10. 200 Block Walnut Street, facing northeast.
11. 200 Block Market Street, facing northeast.
12. 300 Market Street, the Martha W. Cheatham House, facing southeast.

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**Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri**

13. 200 East Third Street, the Francis Goodrich House, facing southeast.
14. 301 Locust Street, the A. Kaiser House, facing northwest.
15. 305 Hooker Street, the Mary Oberhaus House #2, facing west.
16. 300 Block Hooker Street, facing north.
17. 127 East Fourth Street, facing northeast.
18. 100 Block East Fourth Street, facing east.
19. First Block of East Fourth Street between Jefferson and Market, facing northeast.
20. First Block of East Fourth Street between Jefferson and Market, facing southeast.

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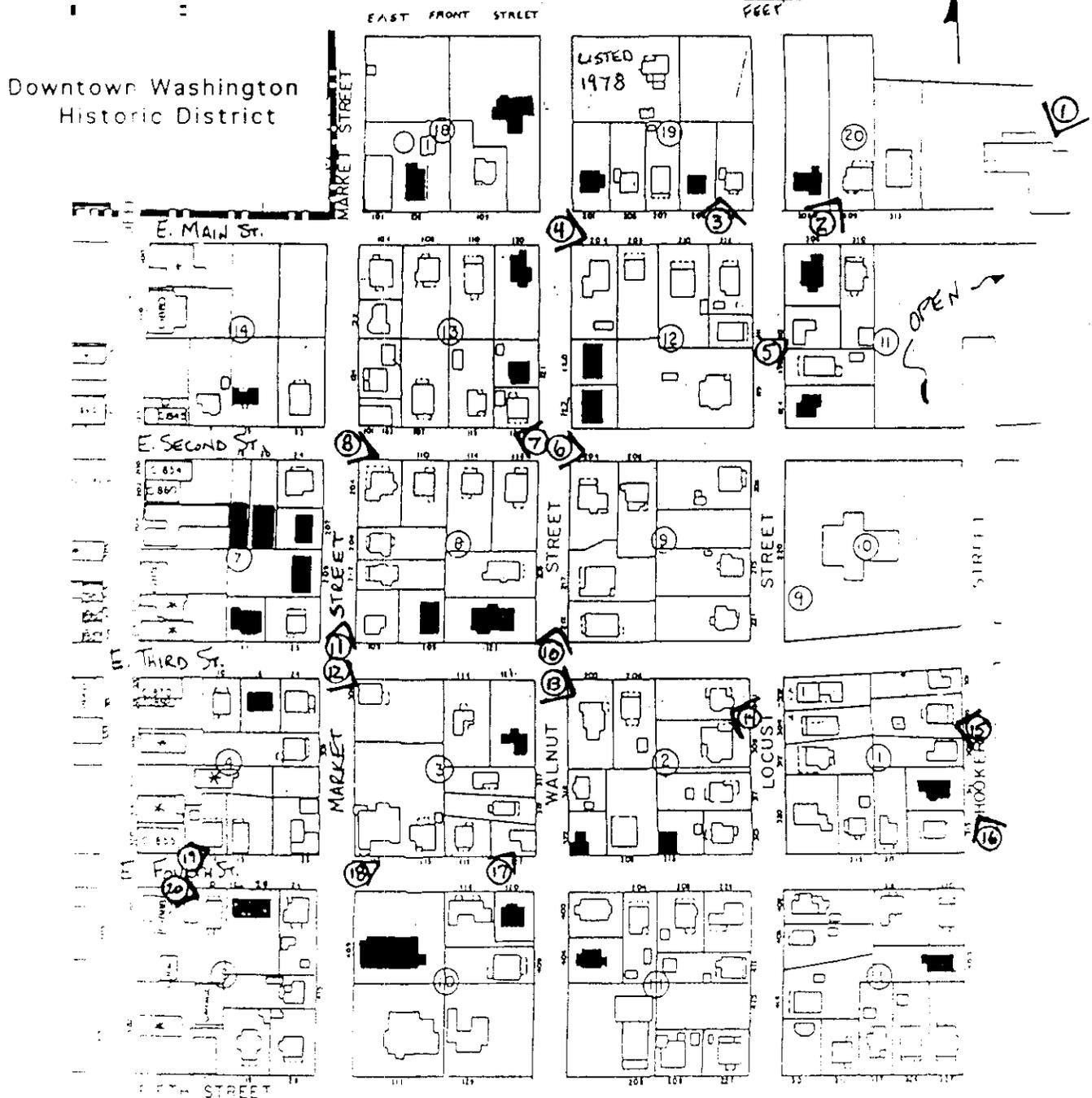
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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

Figure Seven. Photo Key Map

Locust Street Historic District
Washington, Franklin County, MO



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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

Owner Information.

<u>Address</u>	<u>Owner Name, and Address, if different</u>	<u>District</u>
8 East Fourth Street	Roewe, Timothy & Lona P. O. Box 1045 Washington, MO 63090-8045	Locust
10 East Fourth Street	Roewe, Timothy & Lona P. O. Box 1045 Washington, MO 63090-8045	Locust
11 East Fourth Street	Fox, William P. O. Box 9 Labadie, MO 63055-0009	Locust
15 East Fourth Street	Langendorfer, Roger & Rhonda 407 Cedar St. Washington, MO 63090-2307	Locust
16 East Fourth Street	Meyer, Robert & Marlene 5 Lancaster Court Washington, MO 63090-4608	Locust
24 East Fourth Street	Stroetker, Velma Jones	Locust
25 East Fourth Street	Langendorfer, Roger & Rhonda 407 Cedar St. Washington, MO 63090-2307	Locust
113 East Fourth Street	Washington Historical Society P. O. Box 146 Washington, MO 63090-0146	Locust
115 East Fourth Street	Collins, Joyce Jene	Locust
118 East Fourth Street	Holtgriewe, Earl and Helen	Locust
119 East Fourth Street	Buschmann, Timothy & Danielle	Locust
120 East Fourth Street	Williams, Betty	Locust
127 East Fourth Street	Smith, Thomas & Bernice	Locust
204 East Fourth Street	Roth, Steven & Eileen	Locust
208 East Fourth Street	Schroepfer, Scott & Stephanie 15 Lost Creek Lane Washington, MO 63090-5407	Locust
209 East Fourth Street	Boland, L. James & Janet 18 E. Second St. Washington, MO 63090-2502	Locust
215 East Fourth Street	Coleman, Robert 806 Jefferson St. Washington, MO 63090-4409	Locust
226 East Fourth Street	Hudson, Larry & Diana	Locust
315 East Fourth Street	Jaeger, Gerald 4926 South Point Rd. Washington, MO 63090-5525	Locust
316 East Fourth Street	Nowak, Keith & Joette	Locust
317 East Fourth Street	Schuler Sr., Larry and Sandy	Locust
320 East Fourth Street	Struckhoff, Raymond & Hilda 311 Diener Rd. Washington, MO 63090-3918	Locust

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

Address	Owner Name and Address, if different	District
101 East Main Street	Boland Enterprises, Inc 917 Glenn Ave Washington, MO 63090-4207	Locust
104 East Main Street	Boland, L. James & Janet 18 East Second St. Washington, MO 63090-2502	Locust
105 East Main Street	Boland Enterprises, Inc 917 Glenn Ave Washington, MO 63090-4207	Locust
108 East Main Street	Hagedorn, Larry & Bonnie	Locust
109 East Main Street	Pritchard, Angela & Matt	Locust
110 East Main Street	Bunge, Janice Ann	Locust
120 East Main Street	Mills III, Eugene	Locust
201 East Main Street	Wood, Frank & Ruth	Locust
204 East Main Street	Holland, Eugene & Erna	Locust
205 East Main Street	Fordyce, William 709 S. Skinker Blvd. #902 St. Louis, MO 63105-3259	Locust
207 East Main Street	Hellman, Mark	Locust
208 East Main Street	Grgurich, John & Sheila	Locust
209 East Main Street	Cook, Dorothy & Craig	Locust
210 East Main Street	Pecka, Douglas & Cheryl	Locust
211 East Main Street	Cerutti, James & Sylvia 5397 Woodland Rd Washington, MO 63090-5342	Locust
214 East Main Street	Boland, Thomas	Locust
305 East Main Street	Mittler, Maurice & Mary Frances	Locust
306 East Main Street	Mittler, Maurice & Mary Frances 305 East Main St. Washington, MO 63090-2840	Locust
309 East Main Street	Hartman, Doris	Locust
310 East Main Street	Lakebrink, Jerome & Jamie	Locust
313 East Main Street	Droege, John & Judith Ann	Locust
401 East Main Street	Larson, Walter	Locust

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

<u>Address</u>	<u>Owner Name, and Address, if different</u>	<u>District</u>
East Second Street	Boland Feed Store, Inc. 917 Glenn Washington, MO 63090-4207	Locust
East Second Street	Crider, Dan & Roberta	Locust
01 East Second Street	King, Michael & Jamie 7429 Highway 100 Washinton, MO 63090-1147	Locust
04 East Second Street	Bleckman, James & Jean 417 Windy Hills Dr. Washington, MO 63090-1253	Locust
07 East Second Street	Boland, 18 E. Second St. Washington, MO 63090-2502	Locust
10 East Second Street	Bocklage, George	Locust
14 East Second Street	Bangert, Mark & Lisa	Locust
15 East Second Street	Krieffmeyer, Douglas	Locust
18 East Second Street	Cox, Gregory & Adriene	Locust
21 East Second Street	Lefholz, Sandra	Locust
04 East Second Street	Turton, William & Jane	Locust
06 East Second Street	Burgess, Warren & Marilyn	Locust
4 East Third Street	Edler, Herbert & Rose	Locust
5 East Third Street	Stokes, Richard & Scarlett	Locust
05 East Third Street	Hillerman, Thomas & Susan 105 East Third Street #A Washington, MO 63090-2810	Locust
09 East Third Street	Christian Science Society	Locust
14 East Third Street	Kohne, Lawrence	Locust
21 East Third Street	Pehle, Randy 4264 State Road A #8 Washington, MO 63090	Locust
24 East Third Street	Fowler, Lawrence & Velma	Locust
00 East Third Street	Winders, Kenneth	Locust
06 East Third Street	Schmitt, Frances	Locust
01 Hooker Street	Lause, Eric	Locust

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

<u>Address</u>	<u>Owner Name . and Address. If different</u>	<u>District</u>
305 Hooker Street	Bohonek, Richard Jr. & Wendy	Locust
309 Hooker Street	Campbell, Jack & Connie	Locust
311 Hooker Street	Schroeder, Larry & Bernadette	Locust
315 Hooker Street	Richardson, James	Locust
110 Locust Street	Newman, Carol Moseley	Locust
111 Locust Street	Risch, Suzanne 407 Cedar St. Washington, MO 63090-2307	Locust
116 Locust Street	Stone, Brett	Locust
119 Locust Street	Hachman, Gayle	Locust
124 Locust Street	Harding, Alfred & Sharon	Locust
205 Locust Street	Dowil, Roger & Ruth 1402 Zero Ave Washington, MO 63090	Locust
215 Locust Street	Oberg, A. Mauri	Locust
220 Locust Street	Washington School District P. O. Box 357 Washington, MO 63090	Locust
221 Locust Street	Mueller, James & Carol	Locust
301 Locust Street	Hillerman, Raymond & Jonella	Locust
302 Locust Street	Williams, Bert & Catherine	Locust
306 Locust Street	Spillman, Patrick & Michelle	Locust
309 Locust Street	Unnerstall, Richard & Marie	Locust
312 Locust Street	Warneke, Donna	Locust
317 Locust Street	Langkopf, Donald & Darlene	Locust
320 Locust Street	Poertner, Orval	Locust
325 Locust Street	Strader, Dorothy	Locust
402 Locust Street	Buschmeyer, Allen & Eleanor	Locust

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

Address	Owner Name and Address, if different	District
408 Locust Street	Telarico, Angelo & Sheri	Locust
411 Locust Street	Nugent Jr., Raymond & Janis	Locust
416 Locust Street	Shirley, James & Carie	Locust
122 Market Street	Stemmley, Ann Elizabeth 6 Jason Ridge Dr. Washington, MO 63090	Locust
124 Market Street	Hoffman, Eleanor 1611 W. 5th St. Washinton, MO 63090	Locust
208 Market Street	Schmidt, Elmar & Emily	Locust
212 Market Street	Boland, Todd & Kim 18 E. Second St. Washington, MO 63090	Locust
300 Market Street	Darling, Charles & Lisa	Locust
309 Market Street	Owens, William & Patricia	Locust
415 Market Street	St. Peters United Church of Christ P. O. Box 510 Washington, MO 63090	Locust
1 Walnut Street	Frankenburg, Elizabeth	Locust
2 Walnut Street	Diamond, Edmund & Karen	Locust
120 Walnut Street	Lottman, Timothy	Locust
121 Walnut Street	Haley, Robert & Barbara 1415 Stafford St. Washington, MO 63090	Locust
122 Walnut Street	Holloway, Julie & Mark 4967 Garden Grove Rd. Grand Prairie, TX 75052-4473	Locust
208 Walnut Street	Droege, Veronica	Locust
209 Walnut Street	Dieckhaus, Buddie & Ruth	Locust
212 Walnut Street	Jones, John & Sonya	Locust
317 Walnut Street	Konys, Mary	Locust
318 Walnut Street	Desmond, James & Helen	Locust
319 Walnut Street	Kluba, Mark & Beth	Locust
322 Walnut Street	Nevills, Gary & Christine 1415 E. First Street, Washinton, MO 63090	Locust

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Locust Street Historic District
Franklin County, Missouri
Historic Resources of Washington, Missouri

<u>Address</u>	<u>Owner Name . and Address. if different</u>	<u>District</u>
400 Walnut Street	AME Church	Locust
409 Walnut Street	Langkopf, Roger and Susan, 1801 Wishwood Drive, Washington, MO 63090	Locust



