

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

1. Name of Property

historic name Schnier, Fred. Building

other names/site number _____

2. Location

street & number 10-12 West Second Street [N/A] not for publication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:

Signature of the Keeper _____ Date _____

[] 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 [].

Schnier, Fred, Building
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 checked="" type="checkbox"/> building(s)	1	0	buildings
<input type="checkbox"/> public-local	<input 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	1	0	Total

Name of related multiple property listing.

Historic Resources of Washington, Missouri

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Functions

Commerce/Trade: Specialty Store
Domestic: Multiple Dwelling

Current Functions

Health Care: Medical Business/Office
Domestic: Single Dwelling

7. Description

Architectural Classification

Other: Two-part commercial block
Other: Missouri-German

Materials

foundation stone
walls brick
concrete block
masonite
roof asphalt
other _____

See continuation sheet [].

See continuation sheet [].

Narrative Description

See continuation sheet [x].

Schnier, Fred, Building
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

Commerce

Architecture

Period of Significance

ca. 1883 - 1913

Significant Dates

ca. 1883

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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

Schnier, Fred, Building
 Franklin County, Missouri
 Historic Resources of Washington, Missouri

10. Geographical Data

Acreage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	673270	4269480			

C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] 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 Debbie Sheals & Becky L. Snider, Ph.D.
 organization Private Consultants date January, 2000
 street & number 406 West Broadway telephone 573-874-3779
 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 Michael Radetic
 street & number 10 West Second Street telephone (636) 239-5052
 city or town Washington state Missouri zip code 63090

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri

7. Description, continued.

Summary:

The Fred Schnier Building is located on West Second Street in downtown Washington, Missouri. Built ca. 1883, it is a two story brick commercial building. The Schnier Building is set directly on the sidewalk, as are other nearby commercial buildings, which are similar in materials and scale. The facade of the narrow rectangular building faces north and is parallel to West Second Street. A large storefront dominates the ground floor of the main elevation. The entrance to the second floor residence, which is also located on the main elevation, is recessed into the west side of the facade. The second floor, which is three bays, has three equally-spaced 1/1 windows and three rectangular attic vents located directly above the windows. A brick denticulated cornice runs the width of the facade. The rear of the building has been added to twice. The first addition, which is two stories tall with brick side walls and a frame rear wall, replaced a smaller one story addition around the turn of the twentieth century. The second, a modern addition, is one story tall and is constructed of concrete block.

The building continues to function much like it did during the period of significance with a business on the first floor and living space on the second floor. The building is representative of Property Type C: Commercial Building, Two-part Commercial Block Subtype and meets the registration requirements set forth in the Multiple Property Submission Cover Document "Historic Resources of Washington, Missouri." It is the only resource on the property, and it is a contributing building.

Elaboration:

The Fred Schnier Building is located at 10-12 West Second Street in Washington, Franklin County, Missouri. The freestanding building sits on a level lot on the south side of West Second Street in the middle of the block between Jefferson and Lafayette Streets. On the east side of the building, a driveway provides access to a parking lot behind the building. To the west, an alley separates the Schnier Building from a commercial building, which is almost identical in size, design and materials.

The Fred Schnier Building is a two and one-half story Two-part commercial block. It has a stone foundation, brick walls and a flat roof with parapet walls. The building is 25 feet wide and 54 feet deep. The main elevation is three bays wide. The storefront on the ground floor spans nearly the whole facade, leaving only enough room on the west side of the facade for a separate recessed entrance to the living space on the upper floor. Although the door and windows of the storefront are modern, the openings and basic design are intact. All of the brick surrounding the storefront windows is original, and the recessed entrance has merely

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri

been enclosed to form a vestibule. A modern metal-framed fabric awning spans the width of the storefront. (See Photo Nos 1, 5)

The entrance to the dwelling above is particularly intact. The side walls of the recessed entrance have early raised panels, and the door, which also is early or original, is topped with an arched transom. (See Photo No. 1)

The upper part of the facade is one and one-half stories tall, but the living space is only two stories tall. On the second floor of the main elevation, three equally-spaced 1/1 windows with segmental arched tops are each sheltered by awning of the same design as the one over the storefront. Although shorter sashes topped with a wooden filler panels have been installed, the openings are still intact. In the half story above the second floor, three rectangular attic vents are set into the brick directly above each window. Above these vents, the brick denticulated cornice runs the width of the building. (See Photo Nos, 1, 2, 5)

The side elevations of the building are unstyled. (See Photo Nos. 3, 4) The east elevation originally had four window openings. The two on the first floor have been bricked in; the two on the second floor have newer, shorter windows in them, but the original openings are intact. On the west elevation, there are two windows on the second floor, but none on the first floor. One of these is a newer shorter window; the other is early or original. A wide opening on the first floor of the west elevation of the first rear addition has been bricked in. Sanborn Fire Insurance maps indicate that a one story side addition was attached to the building at that point. It was there until at least the mid-1920's; it is shown on the latest Sanborn Map for Washington, published in 1926.

The rear of the building is also unstyled. It is sheathed with wide masonite siding. Three quarters of the first floor of this elevation are covered by the one story concrete block addition on the back of the building. On the second floor, there are two equally spaced 1/1 windows which are the same age as the sheathing (approximately 30-40 years). The one story modern rear addition has a shed roof and concrete block walls. (See Photo Nos. 3, 4)

Because the first floor of the Fred Schnier Building has been used for a variety of businesses, the interior arrangement of rooms has changed over the years. Currently, the space has been divided to serve as a dentist's office. (See Figure One) However, the recessed entrances into the dentist office and up to the second floor are still intact. (See Photo No. 6) Furthermore, the second floor of the building has retained its basic original plan and many of its historic features. (See Figure Two) The staircase leading to the second floor is very much intact with early or original wainscotting and trim. At the top of the stairs, the area that once served as a lobby for the building's two apartments also retains its early or original configuration, as well as, some early woodwork. (See Photo No. 7) In recent years, the two apartments have been combined into one large apartment. One of the more interesting interior features in the apartment is the fireplace in the living room. It has a coal stove insert and a marble mantel and appears to date to the late nineteenth century. (See Photo No. 8)

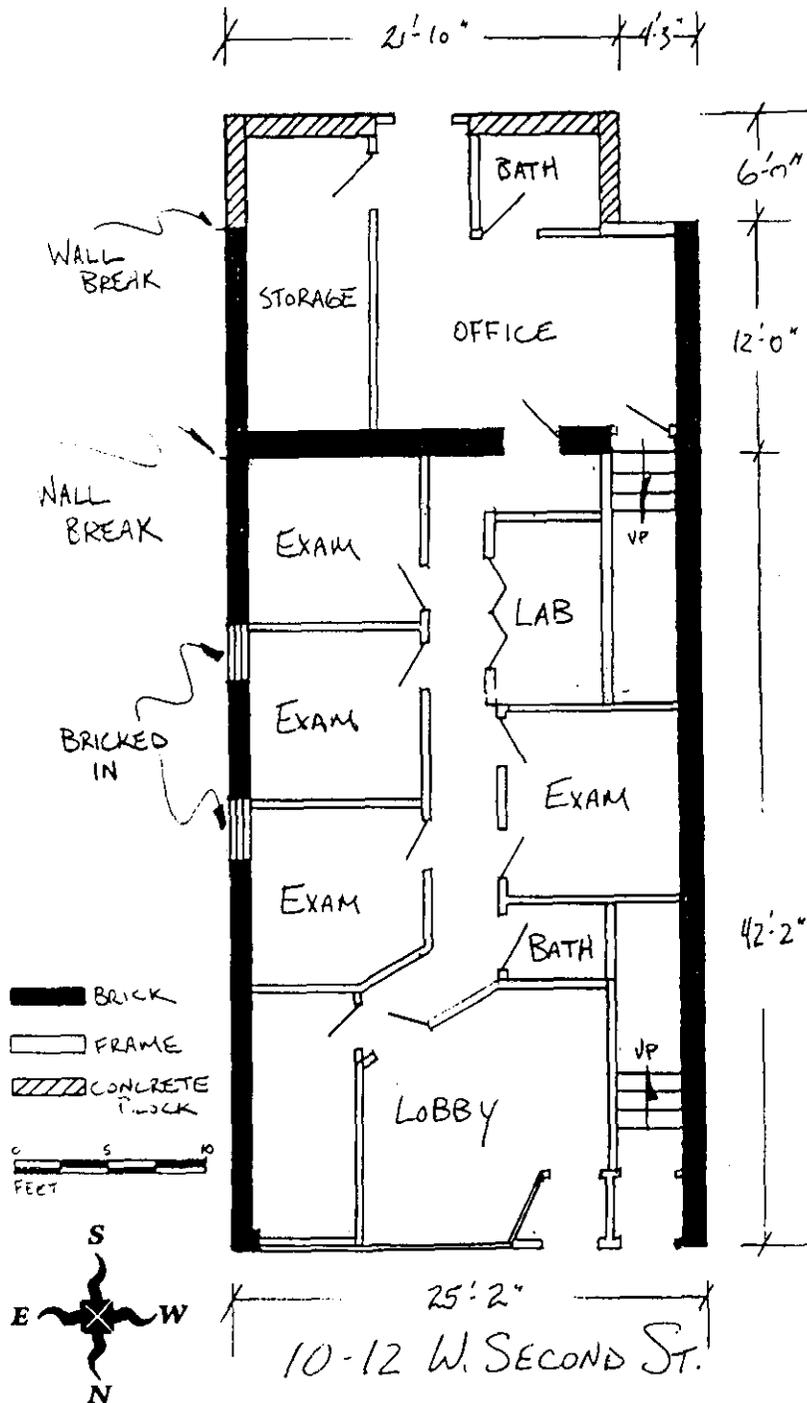
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri

Figure One: First Floor Plan



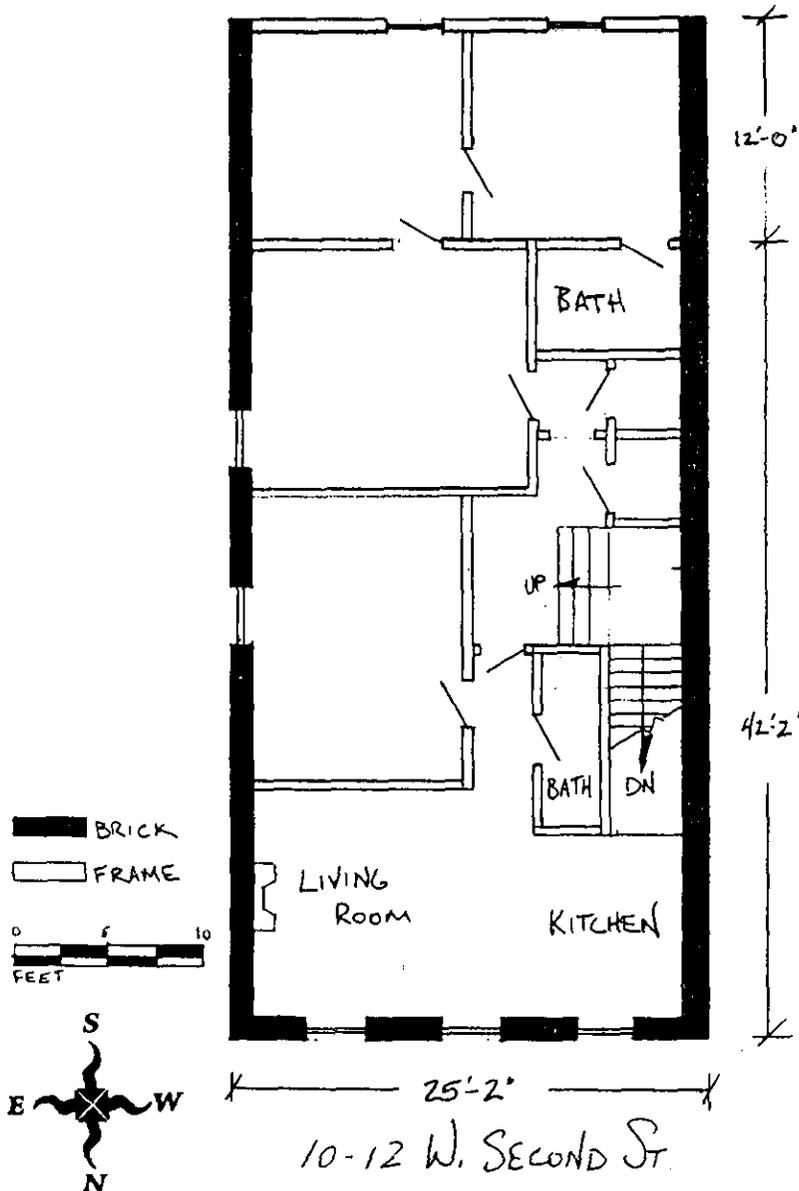
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri

Figure Two: Second Floor Plan



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5

**Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri**

Summary:

The Fred Schnier Building, at 10-12 West Second Street in Washington, Missouri, was erected for local merchant Fred Schnier in 1883 and served as his home and place of business for several decades. It is an intact representative example of Property Type C: Commercial Building, Two-part Commercial Block Subtype. It meets the registration requirements set forth in the MPS cover document "Historic Resources of Washington, Missouri and falls under the historic contexts "The Golden Era: 1871-1904" and "Architectural Development: 1839-1950." The Schnier Building is significant under Criterion A in the area of COMMERCE as a longtime area business, and under Criterion C in the area of ARCHITECTURE as an intact example of a two-part commercial block with simple Missouri-German detailing.

The building housed the businesses of both Mr. and Mrs. Schnier from the time of its construction until around 1913. Fred Schnier was a sewing machine dealer, and his wife was a "hair goods" merchant. Like many early commercial buildings in Washington, the building served two functions; the ground floor was for business and the second floor served as the Schnier family residence. The combination of business establishment and residence was common practice in nineteenth century Washington; most early merchants lived above their business. The dual function is also typical of the two-part commercial block, and the building provides a good intact example of that Commercial Property subtype.

The Schnier Building is also significant under Criterion C in the area of ARCHITECTURE. It is of an architectural form which was common to the community in the nineteenth century and has stylistic detailing typical of the Missouri-German building tradition. The two and one-half story brick building is relatively unstyled except for an ornamental brick cornice and segmental arched windows, which are common Missouri-German characteristics. The building retains the customary division of space of a two-part commercial block and has seen few significant changes over the years. The lower more public space is dominated by the storefront which has large windows and an original recessed entrance (in place within an enclosed vestibule); the upper more private space contains living quarters and has equally-spaced double-hung windows on the facade. Both the storefront and the upper part of the facade are very much intact. The original openings are intact and many historic features are still in place. The plan of the first floor has seen some changes over the years due to the changes in function, but the second floor retains much of its original plan. The second floor also has an early or original staircase, early woodwork and a nineteenth century marble mantel and coal fireplace insert.

The Schnier Building is a contributing resource, and the only resource on the property. The period of significance, which runs from the construction date of ca. 1883 to ca. 1913, the year of Mrs. Schnier's death, reflects the first period in which it was a combination commercial

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri

and residential property. The building is largely intact, especially on the exterior, and retains integrity of location, design, materials, workmanship, feeling and association.

Elaboration:

The Fred Schnier Building was constructed in 1883 to serve as the business place for Fred Schnier and his wife and also to function as the Schnier family home. According to a local newspaper article about Washington's businessmen, "Fred Schnier "established himself in the Sewing Machine line of trade in Washington in 1868."¹ Around 1883, Schnier moved his business from its location on St. John Street to the building he had constructed on West Second Street. Based on a notice in the local newspaper, Schnier also planned to live in the building; the February 24, 1881 Die Washingtoner Post announced that "F. Schnier, Washington, will build a house on the vacant lot near Liberty Hall."² Liberty Hall sits just to the east of the Schnier Building.

Schnier was "also agent for the well known tailoring establishment of Wannamaker & Brown, of Philadelphia."³ Mrs Schnier, "a dealer in Hair Goods, Hair Chains, Switches, etc. made to order and of combings," may have had her business in the building as well.⁴ Although Fred Schnier died in 1904, Mrs. Schnier continued to operate their businesses in the building until 1913 when she passed away. By 1916, the building is shown on the Sanborn Fire Insurance Maps only as a dwelling, but the building stayed in the Schnier family for several more decades. Charles Holthaus, the Schnier's son-in-law, owned and lived in the building, presumably with his wife, Blanche Schnier Holthaus, into the 1930's. The building later returned to mixed use, and currently functions much as it did during the period of significance; the ground floor is a commercial space and the second is residential.

¹ "Washington, Missouri: Its Location, Population, Manufacturing Industries, Business, Etc." Washington Journal. December 13, 1895, p. 3.

² Die Washingtoner Post, February 24, 1881. (Kiel Files, p. 36939, Washington Historical Society)

³ Ibid.

⁴ Franklin County Observer. March 18, 1902, p. 4.

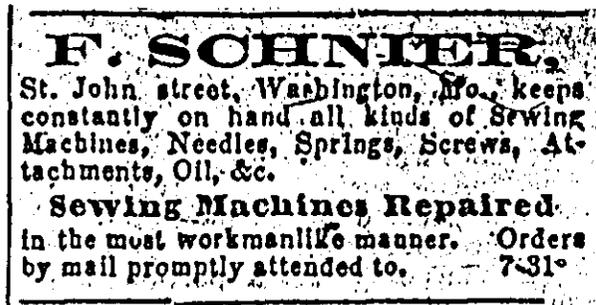
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri

Figure Three: Advertisement in the Franklin County Democrat, July 11, 1879, p. 4.



**Chronology - From Land Assessment Books, Sanborn Maps, Local Directories, and the
Washington Sesquicentennial Book 1839-1989.**

- ca. 1868 Fred Schnier, opens his sewing machine business in a location on St. John Street.
- ca. 1883 The building at 10-12 West Second Street is constructed for Fred Schnier. He moves his sewing machine and tailoring business to this location and his wife runs a hair goods business presumably out of the same building. The Schniers also move their residence to upper floor of the building.
- ca. 1905 The property passes to K. Schnier (Mrs. Fred Schnier). Fred Schnier passed away in 1904.
- 1898-1908 - A two story rear addition replaces a smaller one story rear addition.
- 1908 - The building is still listed as a sewing machine business on the Sanborn map. Mrs. Schnier may have taken over her husband's business as well as continuing to operate her own.
- 1913 - Mrs Fred Schnier passes away. The period of significance ends with her death.
- ca. 1914 - The Schnier's son-in-law, Charles Holthaus, inherits or purchases the building.
- 1916 - The building is shown as a dwelling on the 1916 Sanborn Fire Insurance Map.
- 1922 - Wm. Poe resides in the lower part of the building and Chas Holthaus in the upper part.
- 1931 - Chas Holthaus is listed as the owner/occupant of the building in the city directory, and Florenz Paulsmeyer is listed as a resident
- ca. 1950 - The 1951 city directory lists Ben's Cafe as the occupant of the first floor, and H. P. Kimminau and H. H. Hebler are listed as tenants in the second floor apartments.
- 1979 - Dr. Michael Radetic opens his dental practice in the building.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 8

Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri

SOURCES:

Baldwin, Robert Morton. Washington, Missouri Telephone Street Guide and Householder's Directory. Washington, MO: The Mullin-Kline and Miller Press, 1951.

Commercial Telephone Company. 1922 Directory of the Commercial Telephone Company. Observer Print Company, 1922.

Die Washingtoner Post, February 24, 1881. (Kiel Files, p. 36939, Washington Historical Society)

Franklin County Deed and Tax Records, Franklin County Courthouse, Union, Missouri.

Franklin County Observer. March 18, 1902, p. 4.

Hoffman, C. R. C. R. Hoffman's Washington, MO. Street Directory 1940. Washington, MO: C. R. Hoffman, 1940.

Sanborn Fire Insurance Company. Maps of Washington, 1893, 1898, 1908, 1916, 1926.

Schuyler Drury Publisher. Drury's Washington, Missouri City Directory. St. Louis: Schuyler Drury Publisher, 1931.

Sutherland and McEvoy. Missouri State Gazetteer and Business Directory. St. Louis: Sutherland and McEvoy, 1860.

"Washington, Missouri: Its Location, Population, Manufacturing Industries, Business, Etc." Washington Journal. December 13, 1895.

Washington Sesquicentennial Book Committee. Washington, Missouri 1839-1989. Washington, Missouri: Washington Historical Society, 1989.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 9

Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri

10. Geographical Data

Verbal Boundary Description: The property is parcel number 10-5-22-0-1-406-122-000 as shown on Franklin County Tax Map 10-5-22-1. The map was prepared by Walker and Associates, with aerial photos taken 3-10-96, scale 1"=100'. The property is also known as the east part of Lot 53 in the Original Town of Washington, Missouri.

Boundary Justification: The boundaries encompass all of the property historically associated with the building.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 10

**Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri**

Photographs

The following information is the same for all photographs:

Schnier, Fred Building
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. Front Elevation, facing south
2. Window and Cornice Detail, Front Elevation
3. Rear and East Elevations, facing northwest
4. Rear and West Elevations, facing northeast
5. Front and West Elevations, facing southeast
6. First Floor Recessed Storefront Entrance
7. Second Floor Doorway
8. Living Room

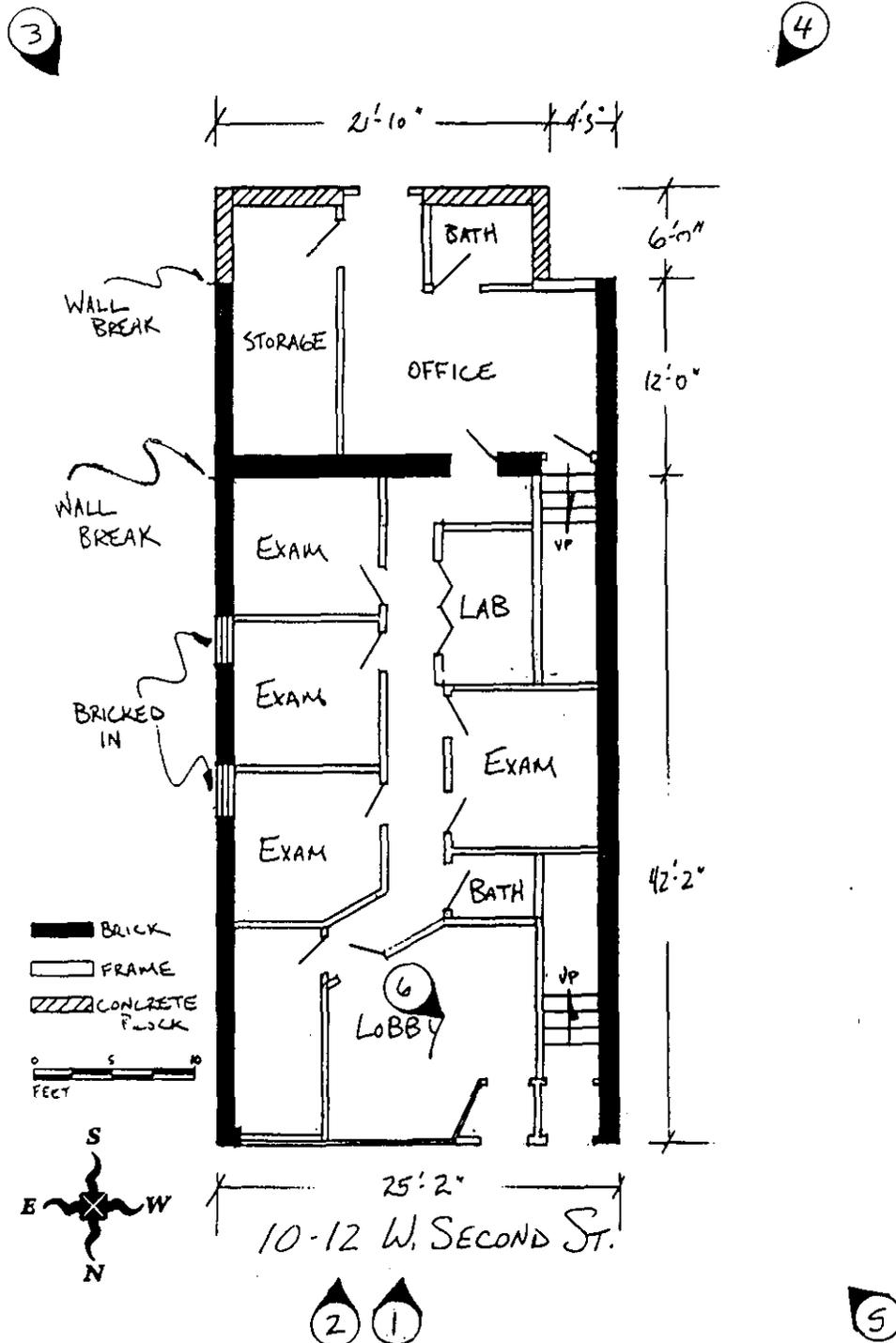
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 11 Page 11

Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri

Figure Seven. Photo Key Map - First Floor



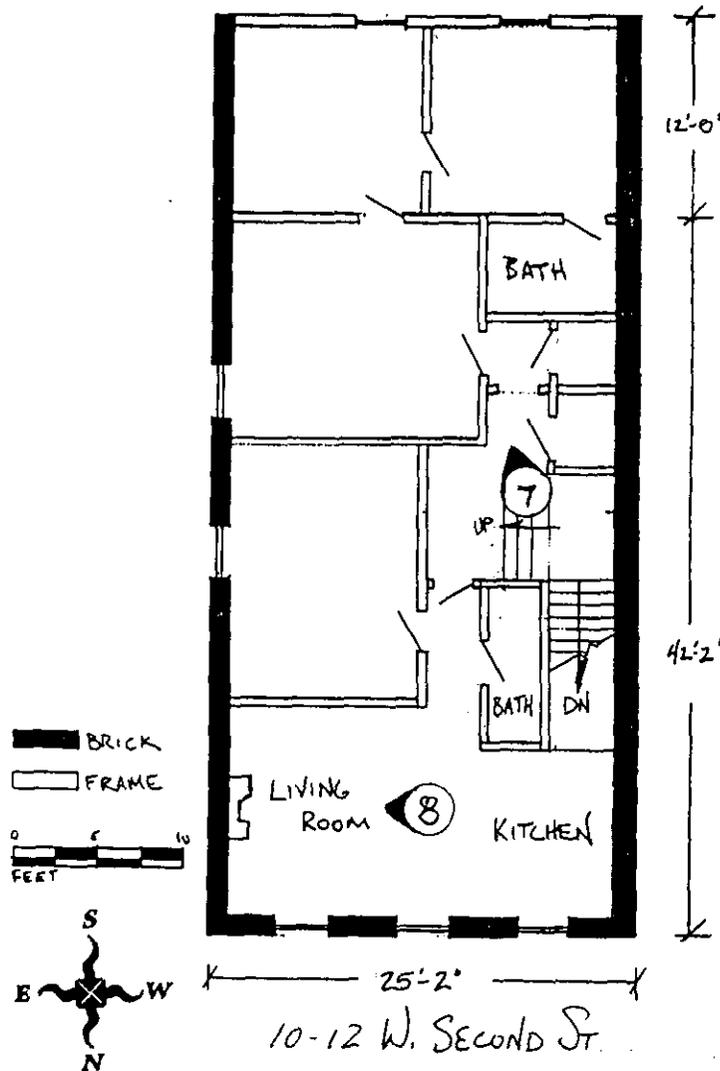
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 11 Page 12

Schnier, Fred, Building
Franklin County, Missouri
Historic Resources of Washington, Missouri

Figure Seven. Photo Key Map - Second Floor





(WASHINGTON EAST)
7861 III SW

4271
4269
4268
4266
4265

WASHINGTON WEST
QUADRANGLE
FRANKLIN COUNTY, MO
7.5 MINUTE SERIES
32'30" TOPOGRAPHICAL

SCHNIER, FRED BUILDING
15/673270/4269480

6 MI. TO HY. T. 44
9 MI. TO INTERSTATE 44

