

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Broadway-Dunklin Historic District

other names/site number N/A

2. Location

street & number Most of the 600 block of Broadway, and the 200 and 300 blocks of West Dunklin
Street.

[n/a] not for publication

city or town Jefferson City

[n/a] vicinity

state Missouri code MO county Cole code 051 zip code 65101

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 [].)

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

Date 25 Sept 02

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

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 [].

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)	23	1
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0
	<input type="checkbox"/> object	0	0
		0	0
		0	0
		23	1

Name of related multiple property listing.

Number of contributing resources
previously listed in the National
Register.

Historic Southside (Munichburg) Multiple Property Submission N/A

6. Function or Use

Historic Function

DOMESTIC/single dwelling

EDUCATION/school

Current Functions

DOMESTIC/single dwelling

COMMERCIAL/business

7. Description

Architectural Classification

Other: Missouri-German

Queen Anne

Classical Revival

Colonial Revival

Materials

foundation Stone

walls Brick

Concrete

roof Slate

Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.

Areas of Significance

ARCHITECTURE

ETHNIC HERITAGE

Periods of Significance

ca. 1885-1915

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Miller & Opel

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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: _____

10. Geographical Data

Acreage of Property approximately 3 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	571430	4269750	15	571540	4269800
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	571620	4269680	15	571580	4269630

[] 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 Jane Rodes Beetem

organization Historic Preservation Consultant date February 15, 2002

street & number 1612 Payne Drive telephone 573/635-0662

city or town Jefferson City state MO zip code 65101

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 FPO for any additional items)

Property Owner

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

name See attached list for individual owners.

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Broadway - Dunklin Historic District
Cole County, MO
Historic Southside (Munichburg) Multiple Property Submission

Summary: The Broadway-Dunklin Historic District in Jefferson City, Cole County, Missouri, is a largely residential area roughly centered on the former neighborhood public school at the intersection of Broadway and Dunklin Streets. This district developed as part of the Munichburg neighborhood of Jefferson City, and it lies along a ridge overlooking the State Capitol and downtown Jefferson City. Broadway and West Dunklin are two of the primary streets providing access to and through Munichburg, so the district is in a highly visible part of the neighborhood. At this intersection is a compact cluster of buildings that relate to one another due to the exclusive use of red brick for the main buildings, the rhythm of the spacing between buildings, similar setback, ornamentation, and general high level of maintenance. The houses in this district are mostly 2-story Victorian era residences, with three later period Colonial Revival buildings, a bungalow, and a former school built in the Classical Revival Style. Also, one house and one outbuilding reflect the Missouri-German Vernacular building tradition. The Victorian houses are all built of brick, with complex forms, roof shapes, and ornamentation typical of the Queen Anne Style. Patterned masonry and stained glass windows appear on several of these houses. The Colonial Revival houses feature broad, 1-story front porches supported by classic style columns, masonry construction, and well-detailed dormer windows. The former school was designed by local architects as an imposing structure in the Classical Revival Style. There are a total of 24 buildings in this district, including 15 houses, one former school, and eight outbuildings (one outbuilding is non-contributing). In two separate instances, there are two houses on the same lot - one main house and one Alley House. The integrity of the district is high, as the appearance of the district is very similar to that of the time of construction, and 23 of the 24 buildings are contributing resources. The oldest building in this district was constructed circa 1869, the most recent in 1929. The buildings in the Broadway-Dunklin Historic District reflect patterns of architectural and social development typical of the Munichburg neighborhood and are representative of the property types discussed in the Multiple Property Submission (MPS) cover document, "Historic Southside (Munichburg) Multiple Property Submission." Due to the age and architectural integrity of the buildings within the district, the Broadway-Dunklin Historic District is eligible for the National Register under Criterion C, ARCHITECTURE.

Elaboration: The Broadway-Dunklin Historic District includes buildings along a portion of two of Munichburg's major trafficways, Broadway and Dunklin Streets. These streets were an early part of the neighborhood's development, as they are clearly visible on the "Bird's's Eye View of Jefferson City, 1869." The district, which is a little less than two blocks in length, lies along a ridge overlooking the State Capitol and downtown Jefferson City. The intersection of Broadway and West Dunklin is one of the primary intersections in the Munichburg neighborhood. This is due to its location at the top of the ridge; the dominance of Broadway and West Dunklin as major arteries into and through the neighborhood; the high quality of the architecture at this location and the high level of maintenance of these buildings; and the maple trees that light up this intersection as they change colors in the fall. This part of Broadway used to be known as the "Avenue of the Maples," and new maple trees were planted in the fall of 2001 to replace many of those that had been lost over the years.

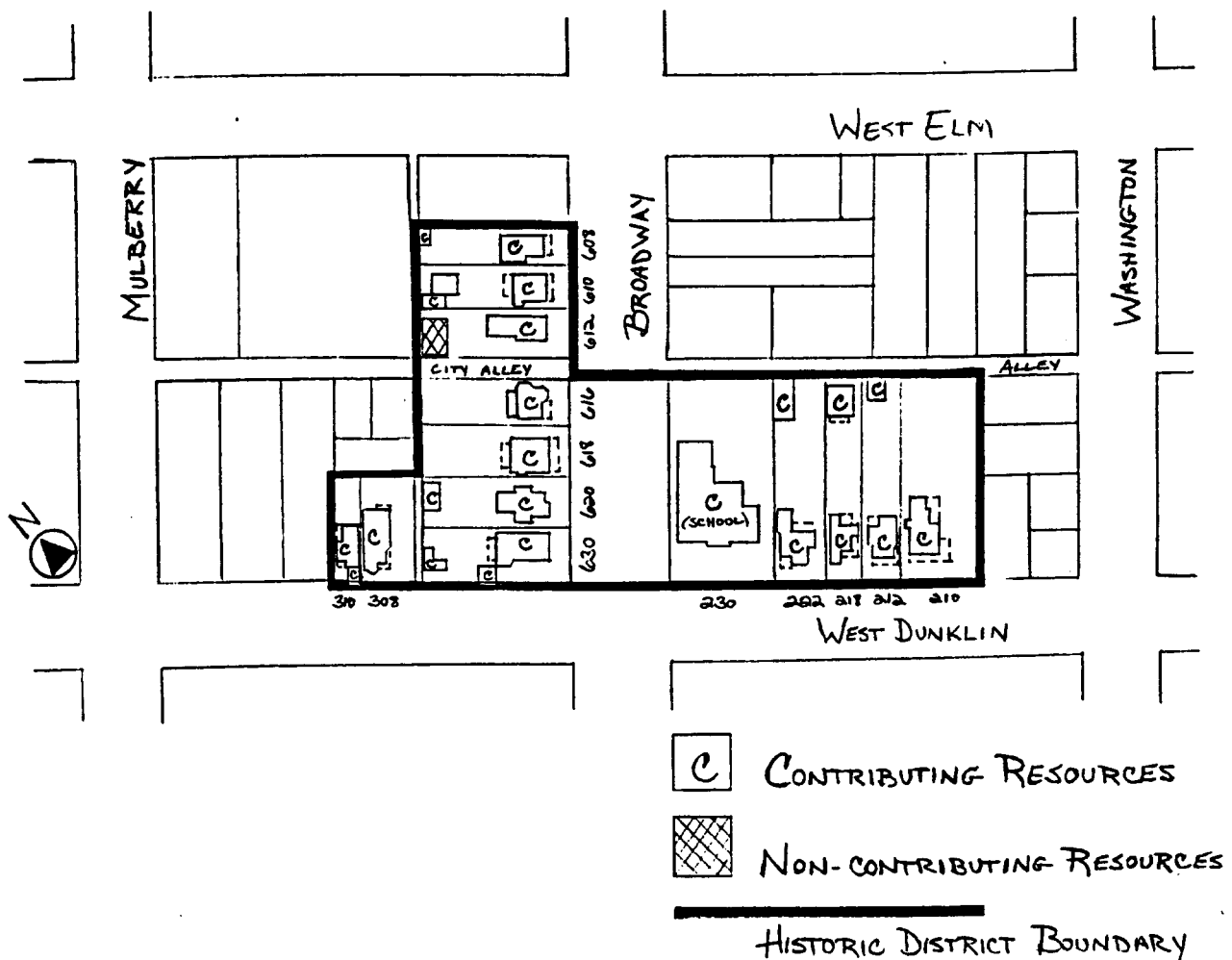
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Broadway - Dunklin Historic District
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Figure 1: District Boundary Map



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The lots facing Broadway between West Dunklin and West Elm Streets and the entire 300 block of West Dunklin, were part of Schwartzott's Subdivision. This subdivision plat was drawn by architect W. Vogdt, February 28, 1887, as shown in Figure 2. The plat was recorded as part of George Schwarzott's will, dated and filed March 23, 1887. In this will, George left the subdivision to his children, as follows: to Adam Schwarzott, subdivisions 9, 10, 11, and 12, or lots facing Broadway from West Elm Street to the alley in midblock; to Henry Schwarzott, lot 16, at the corner of Broadway and Dunklin; to Thomas Schwarzott, lot 15; to daughter, Margaret Mayer, lot 14; and to John Schwarzott, lot 13; with the remaining lots, 1-8 west of the private alley and lots 787 and 791, to be divided among the children.¹ All of the lots were rectangular, with the lots facing Broadway being wider than those facing West Dunklin or West Elm Streets, and all originally had direct access to an alley. The configuration of these lots remains much the same today. Many of the lots willed to the Schwarzott heirs were sold soon after George Schwarzott's death, resulting in seven houses being built on this block within a five-year period: 612, 616, 618, 620, and 630 Broadway, as well as 308 and 310 West Dunklin. Lots in the 200 block of West Dunklin Street feature a similar layout, being rectangular and extending from the street to an alley in the rear, although exhibiting greater variation in lot width.

The buildings in this district are located over a block from the central core of the Munichburg neighborhood, as the primary center of retail activity was at the intersection of Dunklin and Jefferson Streets. As they were somewhat removed from the central core of the neighborhood, most of the area's development occurred during the period described in Context 2--Cultural Changes Shape Munichburg: 1866 to 1919. However, the existence of an outbuilding behind 610 Broadway that appears to have been constructed much earlier (this outbuilding appears on the "Bird's's Eye View of 1869) indicates that this area was part of Munichburg's development during the period described in Context 1--Early Settlement Period: 1850s to 1865, although at the western edge of the neighborhood. Development continued in this area after World War I, indicated by the construction of 608 Broadway in 1929. This period of development is described in the MPS cover document under Context 3--Post-WWI to the beginning of Neighborhood Decline: 1920 to 1954. No buildings less than 50 years old exist within the district boundaries, with the possible exception of the outbuilding behind 612 Broadway, which is non-contributing.

There are relatively few property styles exhibited in the district, with houses exhibiting Queen Anne influences being the greatest in number. Built during the same time frame as the Queen Anne influenced houses is a Gabled Ell subtype house at 310 West Dunklin Street (a subtype of the Victorian Styles described under Folk Victorian, page F 12 of the MPS cover document). One architect-designed building, the former Broadway School, represents the Classical Revival Style.² The Colonial Revival Style is exhibited on three houses: 210 West Dunklin Street and 610 and 618 Broadway. One Bungalow Style

¹ Cole County Deed Records, Cole County Recorder's Office, book 13, p. 136.

² Urbana Group, Historic Southside Survey Inventory Form, former Broadway School.

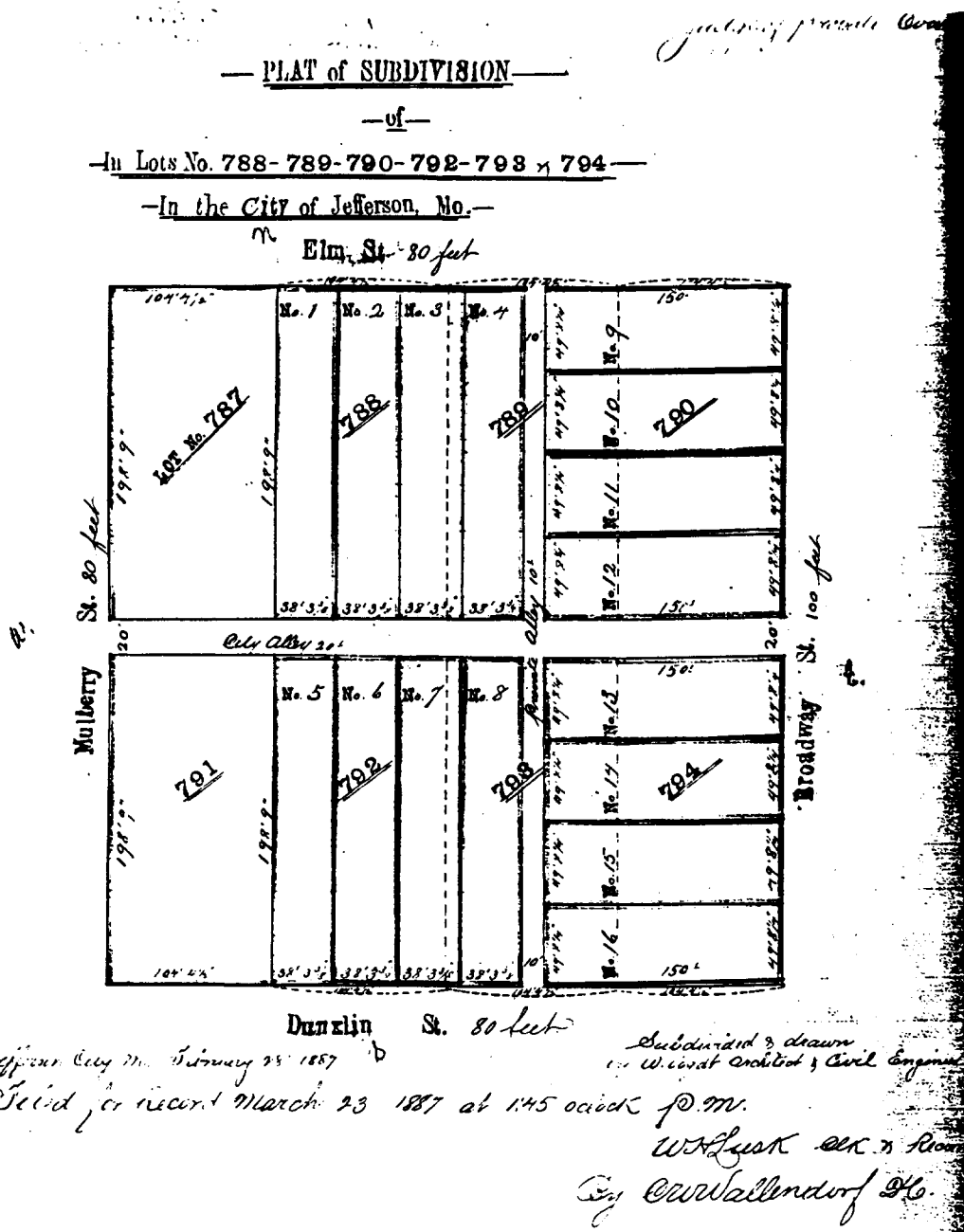
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Broadway - Dunklin Historic District
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Figure 2: Plat of George Schwarzott's Subdivision



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Broadway - Dunklin Historic District
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house and one house and one outbuilding constructed in the Missouri-German Vernacular building tradition complete the list of styles represented within the district. Eight outbuildings also are included in the district, for a total of 24 buildings, with all but one outbuilding contributing to the district. The Queen Anne Style is the predominant stylistic influence in this district, in terms of number of buildings constructed. Seven houses in the district exhibit Queen Anne detailing, with all but one being 2-story buildings. The house at 218 West Dunklin is a 1-story example, having a hipped roof with lower cross gables. These buildings were all constructed between 1885 and 1898. Another midperiod style exhibited in this district is the Gabled Ell, represented by the residence at 310 West Dunklin Street, constructed circa 1887. The size and corner location of the former Broadway School, now the Carpenters' Union Building, makes it the most dominant building of the district. The former school is an architect-designed example of the Classical Revival Style constructed in 1904, which replaced an earlier school in the same location. Three Colonial Revival Style houses were built in 1891, 1908, and 1913. One outbuilding (circa 1869) and one house (circa 1888) were constructed in the Missouri-German Vernacular building tradition. The most recent house constructed in the district is a Bungalow Style house at 608 Broadway, built in 1929.

Current uses include seven houses in residential use; four houses and one former school used as commercial structures, two houses used as both commercial and residential, and two houses used as outbuildings. The houses now in commercial use retain their residential appearance, and the outbuildings remain largely unchanged. The condition of most of the houses is good to excellent, as those that are owner-occupied or used for commercial purposes have generally been well maintained or recently rehabilitated. Houses used for rental purposes vary in condition from fair to very good, as rehabilitation of this type of property is just beginning. Outbuildings range from good to excellent regarding condition, as most are currently in use for storage purposes.

Brick was the dominant construction material as the district was being developed. All of the houses facing Broadway or Dunklin Streets, the former school, and two outbuildings are built of brick, resulting in the district's cohesive appearance. The district contains a rather compact cluster of buildings that relate to one another due to the exclusive use of red brick for the main buildings, lots of similar size and shape that resulted in similar setbacks from the street and spacing between houses, similarities in ornamentation, and a general high level of building maintenance.

The Broadway-Dunklin Historic District continues to reflect a steady evolution of Missouri-German building traditions, which covered a period of over a century. The buildings in this district were constructed over a sixty-year period, spanning all three periods of the Munichburg neighborhood's development. The variety in original construction styles is still exhibited in the district, which today looks remarkably as it did in the early 1900s. All of the buildings within the district are contributing resources (except for one outbuilding) and provide a highly intact collection of Munichburg's historic architecture. Therefore the buildings in this district meet the registration requirements described in the MPS cover document "Historic Southside (Munichburg) Multiple Property Submission."

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Individual Property Descriptions

Provided below are the historic names for each property, representing the first known property owner(s) or resident(s) of the property. The date provided in parentheses is the first year that person is known to have lived at that location or owned the property. Historic names and construction dates are based on research of earlier survey data (where available), Sanborn Maps, City Directories, and recorded property transactions. Unless data is available, outbuildings are not specifically dated. Outbuildings that appear to be more than 50 years old and relatively unaltered are listed as a contributing building. The Historic District Map shown in Figure 1 provides addresses and locational information. The number of contributing resources at each property address is followed by the number of contributing resources on each lot, shown in abbreviated form. For example, one contributing resource would be indicated as [C-1]. Non-contributing resources are indicated in the same manner, for example, one non-contributing resource would be [NC-1].

1. 210 West Dunklin Street, Carl F. and Elizabeth Deeg House (1908), circa 1908. A two-and-one-half-story, rectangular-plan, brick house on a coursed stone foundation, facing West Dunklin Street. Brick quoins provide detail to the walls, topped by a hip roof. The Colonial Revival influence is evident in the full-width hipped-roof porch that extends to the east to form a porte cochere, with five Doric columns set on a solid brick balustrade. Windows are 1/1 double-hung with stone sills. A central dormer window features a half-round center "pediment" with sunburst above four decoratively paned sashes. There are two front entries, although there was only one entry originally. A 2-story porch on the rear has wood columns, a shaped open balustrade, exterior stairs to the second story, and an enclosed historic porch. The house is in very good condition and is used for both commercial and residential purposes. The only change to this house noticeable on close inspection is that the eaves have been enclosed with modern materials. Other than this relatively minor alteration, the house retains its original location, form, size, massing, fenestration pattern, materials, craftsmanship, and setting. No outbuildings remain associated with this house. This house is shown in photographs 1 and 2. [C-1]

2. 212 West Dunklin Street, Henry A. and Margaret Schmihausen House (1902), circa 1902. A 2-story brick house built with an irregular plan and ornamentation influenced by the Queen Anne Style. A limestone foundation supports the unpainted walls and a gabled hip roof. There are two front entrances, and a concrete rather than limestone threshold on the eastern entrance indicates it was added later. A wide window to the east of the entrances is on the first floor, and remaining windows are 1/1 double-hung sash. The 1-story, hipped-roof, L-plan porch wraps to the east side, meeting a 2-story, cut-away bay. Turned porch posts and curved side brackets support the porch cornice with modillions. The porch has an at-grade concrete deck. A wide window is to the east of the entrances, with a similar-sized window above on the second level. On both this window and a single window above the entrances, segmental arches with shoulders drop to continue as a belt course made of a second type of brick. The gable-roof dormer is off-center and features sawn shingles surrounding a vent (a former window), and a sunburst above. There is a 2-bay, 1-story gable-front frame garage facing the alley. Two garage doors are located in the gable-end wall. Both buildings retain their original location, form, size, massing, fenestration pattern, materials,

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craftsmanship, and setting, and contribute to the district. This house was recently rehabilitated for residential use and is in very good condition. Photographs number 1 and 2 illustrate this house, and the outbuilding is shown in photo number 7. Photograph 21 shows the detailing of the gable. [C-2]

3. 218 West Dunklin Street, Martin and Mollie Gipfert House (1901), circa 1901. The one-and-one-half-story brick house is a Pyramidal type with Queen Anne influences, an irregular plan, and asymmetrical facade. The house faces West Dunklin Street. A coursed stone foundation and Flemish header bond brick walls support a hip and lower cross-gable roof. The L-plan porch on the east corner has turned wooden posts with scroll-sawn side brackets, open wood-slat railing, open thin spindle frieze, and a wood deck and steps. The lower projecting gable to the west has a center 6/6 window topped by a gable with diamond wood shingles, a 1/1 window, rake boards, and narrow overhanging boxed eaves. The east elevation has a projecting lower cross-gable to the rear with 1/1 windows, exposed basement, diamond shingles in the gable, and an interior, corbelled-ridge chimney. Corbelled interior end chimneys are on the north and south of the house; the south chimney goes through the center face of the hipped-roof dormer with a 1/1 window abutting each side of the chimney. A brick alley house remains behind this residence, listed in the Historic Southside Survey of 1995 as 206 1/2 Cedar Street. This 1-story structure has two garage bays separated by a single entry door facing the alley and a pyramidal roof. Windows on the sides and on either side of a door facing the main house indicate that this building was designed for residential use. The attractive main house has retained its original location, form, size, massing, fenestration pattern, materials, craftsmanship, and setting, as well as the alley house originally located on the same lot. No modern alterations are visible on either of these buildings. The main house has been well cared for, is in excellent condition, and is being used as a residence. The alley house is in good condition and is being used as a garage. The Gipfert House is included in photographs 1 and 2, while the associated alley house is shown in photos 7 and 9. Photo 20 provides a detail of the main house's front porch. [C-2]

4. 222 West Dunklin Street, Joseph and Louisa Pope House (1897), circa 1897. A 2-story brick house with Queen Anne Style influences, the house has an irregular plan and a 2-bay asymmetrical facade. The coursed stone foundation supports the brick walls and a truncated hip- and cross-gable, slate roof. The west bay has a projecting hipped-roof porch with two brick corner piers, having decorative brick drops and wood side brackets, a step pedestal, open wood railing, and concrete and stone deck. This porch replaced the original frame porch in the 1920s. A corner 1-light with 1-light transom historic door is flanked on the west by a small, round-top, 1-light window with stone sill and exaggerated soldier brick voussoirs. A single 1/1 window is over the porch. The east bay has a gable-roof cutaway bay with blind side faces and corner brackets; in the center of the second story is a round arch defined by stack and soldier bricks. On the first floor is a 1/1 window with stone sill and lintel. The spandrels of both windows feature decorative brickwork. A front gable has decorative scalloped wood shingles and a single 1-light square attic sash. The rear features a 2-story corner porch with an open first story and screened second story. Landscape features include a metal pipe trellis/arbor between the house and the outbuilding. The 1-story, rectangular, concrete block outbuilding faces the alley. The walls have alternating smooth and rough rock-faced concrete block courses, with rock-faced concrete block "quoins." The walls also have three blocked

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window openings with lintels on the east and west elevations, a center modern overhead garage door with lintel on the north elevation, and a square blocked attic opening above. Both the house and the outbuilding have retained their original location, form, size, massing, fenestration pattern, materials, craftsmanship, and setting and are contributing buildings. The house has been rehabilitated in recent years, so its condition is between good and excellent, and it is being used for both commercial and residential purposes. The garage is in fairly good condition. The Pope House can be seen in photographs 1 and 2, with the garage included in photos 7 and 8. The quality of the masonry can be seen in photograph 19. [C-2]

5. 230 West Dunklin Street, former Broadway School (1904), circa 1904. The two-and-one-half-story, Classical Revival Style former school building, designed by local architects Miller and Opel,³ features an irregular plan and 5-bay symmetrical facade. The foundation is constructed of rock-faced, coursed limestone with a smooth stone watertable. Unpainted brick walls support a complex hip roof. First-story windows are 1/1 double-hung sash with stone lintels; second story windows are located at the cornice line and have a continuous stone sill. The central gable, two-and-one-half-story pavilion has a Classical Revival influence entrance surround composed of Doric pilasters, molded architrave, plain frieze, molded cornice, and a pediment with "1904" all in stone. Modern glass doors and a tall transom have been added. Short 1/1 windows flank the entrance with random coursed limestone below; a continuous stone flat arch extends over these windows and is a visual extension of the entrance frieze. On the second story, groups of two regular-sized 1/1 windows with projecting sill and stone corbels are flanked by shorter 1/1 windows with the same sill treatment (on line with the remaining second-story windows and their continuous stone sill). Each of these four central windows has an eight-light radiating patterned transom united with a bold, continuous stone lintel. The central gable has two 1/1 windows, also with a bold, continuous stone lintel. An addition was added circa 1920 to provide additional classroom space. This former school is virtually unchanged, having retained its location, form, size, massing, fenestration pattern, materials, craftsmanship, and setting. Rehabilitation efforts are in the planning stages, the building is in fair to good condition. Currently the building is used for commercial offices and as a meeting facility. Photographs 1 and 2 depict the former Broadway School. [C-1]

6. 308 West Dunklin Street, William R. Finnell (1913), circa 1898. This 2-story brick house exhibits distinctive Queen Anne influences, such as an irregular plan and 4-bay asymmetrical facade. The stone foundation supports the red brick walls and a cross-gable, standing-seam metal roof. The front facade features a 2-story three-sided brick bay on the northwest side, having a gable with returns on the central portion of the bay, highlighted by wide fascia boards. A brick beltcourse in two types of darker color red brick (one is textured like stone and half as wide as normal) extends around the bay on both upper and lower levels, just below the top of the side windows and arching over the top of the center windows. To the southeast is a 2-story Victorian Style porch completed in 2001. This porch is located in the same location

³ Urbana Group, Historic Southside Survey Inventory Form, former Broadway School.

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and at the same height as the original, based on ghost outlines of turned wooden posts remaining on the masonry walls. The original front entrance with transom is on a wall recessed from the bay on the front facade. Under the porch on the southeast side is an almost round, stained glass window with stone sill, surrounded by exaggerated soldier brick voussoirs. This porch terminates at a 1-story extension featuring an ornamental brick cornice five bricks tall, and double soldier course brick at the window tops. The house retains its original fenestration pattern, with three windows on each level of the brick bay, or two on each side, and one window each above the front entrance and the stained glass window. In the rear a 2-story enclosed porch and exterior stair has been rebuilt. A tall, painted concrete retaining wall separates the house's small front yard from the sidewalk along West Dunklin Street. The house has retained its location, orientation, form, size, massing, fenestration pattern, materials, and setting. Recent rehabilitation efforts have upgraded the house from poor to excellent condition, and it is now being used for commercial purposes. The house at 308 West Dunklin is shown in photographs 3 and 4. [C-1]

7. 310 West Dunklin Street, Henry Schwartzott House (1913), circa 1887. This one-and-one-half-story brick Gabled Ell subtype house has a front-facing gable on the northeast side which is two bays wide and faces West Dunklin Street. While built as a Gabled Ell, which is typical of the Folk Victorian Style, this house reflects more of the Missouri-German Vernacular type, as it exhibits very little ornamentation other than wide trim boards at the eaves. The brick house has an asphalt shingle roof in a T gable pattern, and no evidence of a stone foundation is visible from the exterior. The southwest corner of the front facade features a 1-story wooden entry porch with wood floor, which replaced an earlier (non-original) metal awning. The front entrance is recessed from the front facade and is covered by the front porch. A stone lintel with central keystone tops the front entry. The house retains its original fenestration pattern. The front facade has two symmetrically spaced 1/1 windows on the lower level and a 1/1 window on the upper level. These windows have a double row of soldier course brick across the top. Simple wood trim details the eaves. The northwest side wall features a gable with only one 1/1 window on the upper level. A 1-story porch at the rear protects two recessed entrances and a 1/1 window. The rear has one 1/1 window on each level. The southeast side wall has only two small rectangular windows near the roofline. The interior retains its original staircase, with newel post, balusters, and handrail intact. This house was recently rehabilitated and is in excellent condition. The only outbuilding associated with this house is a concrete garage at street level, the entrance flush with the retaining wall, and built under the front yard so that only the garage door and surrounding trim are visible from the exterior. The house has retained its location, orientation, form, size, massing, fenestration pattern, materials, craftsmanship, and setting. Recent rehabilitation efforts have improved the house's condition from poor to excellent, and it is being used for commercial purposes. Both the house and the outbuilding are contributing resources and can both be seen in photos 3 and 4. [C-2]

8. 630 Broadway, Herman F. and Caroline Tanner House (1887), circa 1887. A 2-story brick Queen Anne-influenced house with irregular plan and a 2-bay facade facing Broadway. This house is one of the more prominent homes in the neighborhood, due to its well-detailed architecture and highly visible location. The front entrance is on the northeast side, recessed behind a brick arch utilizing rounded bricks. To the southeast is a large square window topped by a half-round stained glass window,

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surrounded by raised bricks. The window sill below is supported by substantial concrete brackets, with a decorative brick pattern on the diagonal filling the space below the window. On the upper level are two 1/1 windows topped by stone lintels, with the northeast window featuring a wrought-iron balcony. A gable is centered over the southwest window, and the cornice has decorative brackets highlighted by a Victorian-era multicolor paint scheme that continues around the sides. The southwest wall faces West Dunklin Street and features decorative brackets and brick detailing similar to the front facade, except in much greater numbers. All windows on this side wall have louvered shutters. Across the rear wall is a 1-story addition that extends to the southwest, with a cutaway corner facing Broadway and an almost flat roof and parapet side walls. A 1-story frame porch is located across approximately three-fourths of the rear wall, with chamfered Victorian porch posts and curved corner brackets, highlighted by the same paint color scheme. The northeast wall has a round stained glass window near the front entry, with a raised radiating brick surround. This house has been rehabilitated over a period of years and is in excellent condition. An L-shaped, 1-story, frame outbuilding is located at the rear of the property, adjacent to the alley. Paired wooden doors open at one end; a single entry door is located in the ell section. Narrow vertical wood strips adorn the walls, highlighted by the same multicolor paint scheme used on the house. No documentation was found to identify this structure as an alley house, but considering its size, orientation, and configuration, it is possible that it was used as living quarters in the past. Another outbuilding associated with this house is a concrete garage at street level, facing West Dunklin Street, the entrance flush with the sidewalk and built under the side yard so that only the paired garage doors and surrounding trim are visible from the exterior. The house and outbuildings have retained their form, size, massing, fenestration pattern, materials, craftsmanship, and setting and contribute to the district. Rehabilitation efforts over the last several years have resulted in the house's current excellent condition, as it continues to serve as a residence. The outbuildings are in similar excellent repair. The Tanner House is visible in photographs 5 and 10, and its frame outbuilding is in photographs 4 and 6. Photographs 17 and 18 show the front entrance, with iron balcony above, and the half-round stained glass window with expert masonry evident around and below the window.

[C-3]

9. 620 Broadway, Alex Kocher House (1900), circa 1889. A 2-story house with Queen Anne influences, with a front-facing gable, recessed front entrance wall, and extension on the northeast side. The overall plan is irregular, similar to a cross in shape. The roof is hipped, with cross gables. The gable is covered with round-edged wooden shingles and has a small rectangular window in the center. This window is divided into ten sections, with one large pane in the center. The detailing on the trim below the cornice is a raised pattern with diamond shapes centered over each window, with a raised dot centered in each diamond. On each end and between the diamond patterns are somewhat rectangular designs, with angled ends next to the diamonds. On the front wall, the center such section has three raised dots equally spaced horizontally, while the sections on each end have two dots each. This design continues around the side of the front wall and across the front of the entry wall. One more diamond pattern is centered over the front entry. Two 1/1 windows on each level of the gabled front wall have stone lintels. The front entry is a single door with glass transom, retaining the original wooden door and wooden storm. Ghost lines remain, indicating the location of the original frame porch on the northeast corner. The Sanborn Map of 1939

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indicates a 1-story frame porch wrapped around the corner from the front entry to the northeast wall, and another 1-story porch was located on the northeast wall at the rear. Neither of these porches remain; the front porch has been replaced by a metal awning and square concrete pad. The side walls feature a raised brick cornice, two bricks tall. The northeast wall features a rounded stained glass window with a stone sill at the bottom near the front entrance. Continuing toward the rear is an extension, with 1/1 windows on each level facing front. These windows and others on the side and rear walls have double soldier course segmental arches. At the rear of this extension is a door with a transom, having nine raised wooden panels on the lower section, and stained glass in gold, blue, and green rectangles and squares surrounding a large clear glass center pane on the top section. The southwest wall has a similar door at the rear. The limestone foundation of this house is barely visible in the rear. A 1-story, frame, gable-roofed garage at the rear of the property is adjacent to the alley and is sided with corrugated metal on the sides and rear. The gable ends are finished with wood boards that have been previously painted brick red. The front wall is sided with vertical wood boards, and has two garage doors separated by a single entry door, facing the rear of the house. The garage doors appear to be from the 1940s or 1950s, having four panes each at the top. Both the house and the garage contribute to the district. This house is extremely intact, with both the house and the garage being in fair to good condition. The Kocher House is shown in photographs 5 and 10, while its associated outbuilding is visible in photographs 3 and 6. [C-2]

10. 618 Broadway, Katherine Langerhans House (1900), circa 1891. A two-and-a-half-story red brick Colonial Revival Style house with a largely rectangular plan and a 3-bay facade facing Broadway. The roof is hipped, with a flat section at the top, covered with brown asphalt shingles and ornamented by a central hip roofed dormer having two 1/1 windows. Modillions ornament the eaves of the roof on all sides and the front dormer. The front facade is symmetrical, with three 1/1 windows evenly spaced over two large 1/1 windows flanking the front entrance. Concrete lintels and sills, plus dark green, paneled modern shutters decorate these windows. The main entry features a single door with a large glass pane and with sidelights and transom windows incised to imitate leaded glass. The dominant feature of the front facade is a 1-story hipped-roof porch that extends almost full width. Modillions ornament the eave of the porch, separated by flat recessed panels, and the ceiling is painted beadboard. Two columns (at the corners) and the pilasters on the front wall are of red brick, while the two columns in the center are 8-sided Doric style concrete columns, all supported by piers and outer wall constructed of reddish brown and white glazed brick. The lower portion of the front facade features a concrete water table that continues on the sides. Below the water table on the front wall is the same glazed brick as surrounds the porch. The concrete floor of the porch has hexagonal tile in a carpet like design, with concrete steps extending to the front sidewalk flanked by rectangular glazed-brick piers topped by concrete, perfect for a raised planter. A stone foundation is visible on the front and sides. The small front yard has a slight slope toward Broadway. A 1-story brick bay extends from the southwest side toward the rear. The rear features a central dormer and a 2-story sleeping porch. The top level is original, and the lower level of the porch is 2/3 open, with 1/3 enclosed and featuring two modern paneled doors to the rear yard, topped by a small sloping roof. Original light fixtures remain on both the front and rear porches. Most of the rear yard is a concrete parking lot, but a large maple tree and a clump of hydrangea bushes near the back porch remain. No outbuildings remain on the property. This house contributes to the district. The house was rehabilitated

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several years ago when it was converted to commercial use. Photographs 10 and 11 include this house.
[C-1]

11. 616 Broadway, Nelson C. Burch House (1900), circa 1890. This 2-story red brick house has Queen Anne Style detailing, including a hipped roof that is flat on top and a front-projecting gable with lavish ornamentation. The top portion of the gable is a triangle section projects in front of the remaining gable wall and has circular openings reminiscent of a dovecote. The bottom edge of this section has gingerbread trim and scrolled brackets at the lower corners. The main portion of the gable has original horizontal siding, with another triangle feature centered on the lower edge. This second triangle is finished with wood shingles of random width and nonuniform length. The lower corners of the gable have detailing at the outer corners, including a trim board at the eaves with applied half balls, with eyelet type trim and corner brackets below. A brick bay projects from the front wall below this decorative gable, with a 1/1 window on each side and each level of the bay. These windows have slightly arched tops and a decorative incised scroll design between the arch and the top of the sash, with rough-cut limestone sills below. Southwest of the bay, the second floor features a small, square, arched-top stained glass window with a clear center panel. This window is off center, above a 1-story hipped-roof frame porch that extends from the bay to the southwest side wall. The porch has green asphalt shingles, matching the main roof above. The eaves of the porch are lavishly detailed, with the same half ball trim, gingerbread, corner brackets, and projecting brackets to the front (or to the side, as appropriate). Turned wooden posts support the roof and eave detailing, on a concrete floor. Beneath the porch is a beadboard ceiling and a small vertical 1/1 window southwest of the main entrance. The entry door has an original paneled door with glass in the top portion, topped by a transom. Two short sets of steps link the porch to the front sidewalk and to the street. The small front yard is almost level and features flower gardens by the stone foundation. A 2-story addition in the rear appears to be an enclosed porch on the upper level, with a larger addition below. Both sections have been recently renovated with new windows, rear entrance door and vinyl siding. The rear yard is mostly parking, half concrete and half gravel, with one large walnut tree and an old-fashioned perennial garden by the rear door, with hollyhock, daylilies, money plant, and iris. The house now serves a commercial purpose and is in very good condition. The Nelson C. Burch House at 616 Broadway is shown in photographs 10 and 11. [C-1]

12. 612 Broadway, Miss Clemantine H. McHenry House (1913), circa 1887. The Clemantine McHenry House is a 2-story red brick house constructed in the Missouri-German Vernacular building tradition. A hipped roof with flat center section is covered in gray asphalt shingles, with white painted walls below. The feature that most distinguishes this house as Missouri-German Vernacular is the raised brick cornice, three bricks tall, that continues on all sides of the original house. Another typical feature is the slightly arched window tops on the two upper-level windows on the front wall. These are not centered, but located more toward the side walls. The lower level of the front facade has likely been altered over time, as there are two 1/1 windows with stone sills to either side of the off-center single entry door. These windows and the door do not have any type of header, and it appears that a second entry door to the right (northeast) of the entry has been bricked in. This house has no front porch, which is unusual in Munichburg; instead it has a small, white, metal awning with a scalloped edge over the entry. The awning is supported by black

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metal posts with matching railings, on a concrete stoop and short set of steps to the front sidewalk. This portion of the house has a stone foundation. In the rear are two additions. On the Sanborn Map of 1939, a 1-story addition and rear porch are indicated. The 1-story addition remains, but the 1-story rear porch has been replaced with a 1-story brick addition. This brick has not been painted overall, but perhaps used brick was utilized, as some of the individual bricks are painted white. Beside the modern addition are two concrete parking spaces, accessed from the alley beside the house. From this addition toward the rear of the lot is a pathway under a grape arbor, ending at a concrete block garage. This garage is 1-story, with a gable roof covered in gray shingles matching the house, brick window sills and aluminum windows, and three metal garage doors at the rear facing the alley. While not a disruptive influence in the continuity of the district, this garage is a non-contributing building. The house, however, is a contributing resource and is shown in photo 12. This house continues to be used as a residence and is in fair to good condition. [C-1] [NC-1]

13. 610 Broadway, John and Bettie Sinclair House (1913), circa 1913. The Sinclair house is a two-and-one-half-story red brick house constructed in the Colonial Revival Style, represented by a fairly square shape, with extensions being the rear porch and a bay on the southwest side. Interestingly, this house appears, at least from the front facade, to be identical to another house in the MPS, 620 Jefferson Street. The exterior walls are made of red brick on a limestone foundation, topped by a hipped roof covered by slate shingles. Brick quoining at the outer corners of the front facade provide ornamentation to the walls. The house has a 1-story frame porch extending almost across the full width of the front facade. The flat porch roof is supported by three round Doric columns across the front and two engaged columns. The columns across the front are set on square brick plinths, while the engaged columns retain their original wood plinths with recessed side panels. The porch has a concrete floor and is flanked on either side by large metal trellises. The lower level of the front facade is not symmetrical, having one large window on the southwest side and the main entrance and a slightly smaller window on the northeast side. This smaller window is almost square, with a fixed transom above. The upper level is symmetrical, having two 1/1 windows of the same size, both having a decorative molded concrete lintel with a central keystone. The front facade is topped by a central gabled dormer with returns at the eaves, featuring a central, arched, double-hung window, flanked by smaller, rectangular, single-pane windows. The top half of the arched window retains at least some of its original tracery partitions. On the outside and between the three windows are decorative wooden pilasters. At the eaves, ornamental brackets extend across the front facade. These have a swirl pattern cut into the rear of each bracket. Three tall, slender brick chimneys remain, two near the front facade and one near the rear. The predominant feature of the southwest elevation is a 2-story brick bay, with windows on three sides. The northwest, or rear elevation, is partially covered by an original 2-story frame sleeping porch. Modern exterior paneling covers this porch, surrounded on all sides by windows and having a rear entry. The northeast elevation has one window on the lower level to the southwest of the porch. The only exterior additions are a long wooden ramp extending from the rear entrance for accessibility purposes, which could easily be removed, and a 1-story shed-roofed basement entrance beside the rear porch.

The outbuilding on this property may be as noteworthy as the main house. This building appears to be

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much older than the main house, and a similar structure appears to be in this location on the "Bird's Eye View of Jefferson City, the Capitol of Missouri, 1869." The shape, massing, and materials are typical of Missouri-German architecture in Munichburg. This one-and-one-half-story brick building has painted walls and a gable roof and appears to be immediately adjacent to the southwest and northwest property lines. The outbuilding is rectangular. The Sanborn Map of 1939⁴ shows a 1-story porch attached to the northeast side, which has been replaced by a modern concrete block garage. A wooden sliding garage door has been fixed permanently on the northeast side of the outbuilding, and a single door and metal awning have been installed in this door. The southeast wall, facing the rear of the house, has a single door and a small, rectangular 2-pane window on the lower level, and a window opening on the upper half-story. A similar opening is located on the northwest end of the building. These openings have been boarded up and may have been originally intended for loading and unloading materials from an upper storage area. The front of the modern garage is situated approximately in the middle of the northeast side of the outbuilding, and the rear extends past the end of the outbuilding several feet to the southeast. The appearance of the John and Bettie Sinclair house remains much the same as it was when construction was completed. The house currently retains both its architectural integrity and its original function as a single-family dwelling. Both the house and the outbuilding are in good condition and contribute to the district. (The concrete block addition to the outbuilding would be considered non-contributing if it were a separate structure, and so its removal would not compromise the property's integrity.) Photograph 13 shows this house, while its outbuilding is illustrated in photograph 14. [C-2]

14. 608 Broadway, Clarence and Hernina Buersmeyer House (1929), circa 1929. The one-and-one-half-story brick Bungalow Style house has a side-gable roof with a front-facing gable, and smaller, offset gable over the entrance to the front porch. This style of house is described in the MPS cover document (Historic Southside [Munichburg] Multiple Property Submission, under Property Type 5, Bungalow Style on page F 24) as a "California Bungalow," due to its low horizontal lines and front-facing gable. Mostly rectangular, the house still functions as a single-family dwelling and is in very good to excellent condition. The exterior walls are constructed of textured red brick, topped by an asphalt shingle roof with wide, open, wooden eaves. The front porch is a dominant feature, with a front-facing stuccoed gable offset to the southwest, centered over the concrete steps leading to the porch, and a hipped roof on the northeast side of the porch. The porch roof is supported by three square, brick columns in front, and two engaged columns, with stuccoed arches between the front columns and on the sides. The front wall of the house has a larger front-facing gable, with a central rectangular window of three vertical panes. In line with the entrance to the porch is the front entrance, an original wooden door flanked by single side lights filled with textured glass. To the northeast of the entry door is a large pair of 3/1 windows. A side-gabled roof covers the majority of the house. The southwest wall extends toward the rear about 1/3 the length of the house, then turns to the southwest over seven feet before continuing to the rear wall. A pair of windows are located between the front wall and this extension, with one front-facing window on the side of the extension. Three more windows complete the lower level of this wall. The upper level has a pair of

⁴ Sanborn Fire Insurance Company Maps, Sanborn-Perris Map Company. Maps of Jefferson City, 1939.

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windows topped by an attic vent, as does the other side wall. On the rear, or northwest wall, there are a pair of windows and a single window on the southwest side. The northeast corner has an enclosed porch, which is covered by the main roof of the house. A square brick column supports the outer corner of the porch. Two windows and a door provide light and access to the rear porch from the rear wall. The northeast wall features the other side of the porch at the rear, having three windows and painted wooden siding below. Two small windows and a pair of windows are located between the rear porch and the chimney, which extends slightly from the wall and has a shoulder slanting from east to north. One more window on the front side of the chimney completes this wall. Aluminum storm doors and windows have been installed on all openings. The house contributes to the district. The frame outbuilding, currently in fair to good condition, is said to have been a caretaker's house. This person would have been near the carriage house on the property next door (the outbuilding described in association with 610 Broadway) and could have cared for the horses. This building has a flat roof sloping toward the rear, is covered with wooden board siding, and at one time had plastered walls and a flue.⁵ The rear wall is immediately adjacent to the rear alley. A single door faces both the rear of the house and the outbuilding on the adjacent property. As a secondary residential structure located on an alley, this structure qualifies as an Alley House (described in the MPS cover document beginning on page F 6). Currently this building is used for storage, is in fair to good condition and is a contributing resource. The Buersmeyer House can be seen in photograph 15, and its outbuilding is shown in photo number 16. [C-2]

⁵ Maggie Lewis, interview by Jane Beetem, February 2002.

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Summary: The history of the Broadway-Dunklin Historic District is part of the history of Munichburg, a neighborhood on the south side of Jefferson City, Missouri. This neighborhood history is described in the MPS cover document, "Historic Southside (Munichburg) Multiple Property Submission." The district's buildings are a remarkably intact reflection of a steady evolution of Missouri-German building traditions, which covered a period of over a century. The fact that a number of Missouri-German families lived in these homes for a long period of time indicates the stability of the neighborhood prior to World War II, and the inclination of Missouri-German residents to remain in the neighborhood where their culture was widely accepted. The buildings in the Broadway-Dunklin Historic District illustrate several aspects of the neighborhood's development, including the expansion of the neighborhood by prosperous business owners, some of them second-generation neighborhood residents. The buildings in this district were developed over a sixty-year period representing all periods of Munichburg's development, described in the MPS cover document under Contexts 1--Early Settlement Period: 1850s to 1865; Context 2--Cultural Changes Shape Munichburg: 1866 to 1919; and Context 3--Post-WWI to the beginning of Neighborhood Decline: 1920 to 1954. The quality and variety of the buildings' design and construction is still very evident in the district, which is remarkably unchanged from the early 1900s. All of the buildings within the district are contributing resources (except for one non-contributing garage), due to their age, architectural integrity, lengthy association with Missouri-German families, and representation of the neighborhood's development patterns. The contributing buildings in this district represent a highly intact collection of Munichburg's historic architecture, and they meet the registration requirements described in the MPS cover document, "Historic Southside (Munichburg) Multiple Property Submission," under Contexts 1, 2, and 3. The district is significant under Criteria A and C, ETHNIC HERITAGE and ARCHITECTURE.

Elaboration: The Broadway-Dunklin Historic District in Jefferson City, Missouri developed along with the rest of Munichburg, described in the MPS cover document, "Historic Southside (Munichburg) Multiple Property Submission." This cover document describes the development of Munichburg in three contexts as listed above. Munichburg developed as an insular neighborhood, separated from Jefferson City's traditional downtown by a hill overlooking Wear's Creek, and by the tendency of its German-American inhabitants to live near one another. The early residents of this neighborhood were of German descent, being immigrants and first-generation Americans. German settlement began in Munichburg in the 1850s, as great numbers of Germans fled their home country due to the Prussian repression of the late 1840s. These residents of Munichburg moved here in order to retain the culture and traditions brought with them from Germany, including their German language. Many first- and second-generation family members both lived and worked in Munichburg, in close proximity with others who shared their background and beliefs. By 1859 the Central German Evangelical Church members had erected their first building at the corner of Washington and Ashley Streets.⁶ The church, with its tall steeple visible throughout the neighborhood, became the cultural and social center of the German ethnic neighborhood, a self-contained and self-sustaining community. Residents had little reason to venture out of their neighborhood, as their church, recreation, retail establishments, and school were all within an area of about six square blocks.

⁶ Our Quasquicentennial, 1858-1983, Central United Church of Christ, Jefferson City, Missouri.

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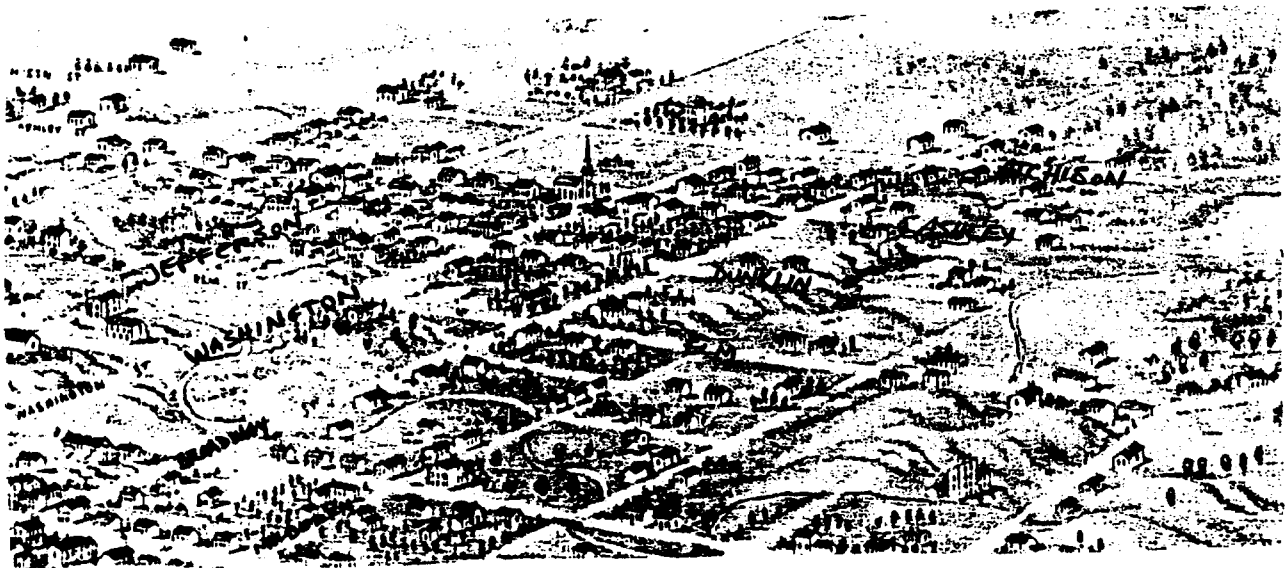
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On the "Bird's Eye View of Jefferson City, Capitol of Missouri, 1869," it is evident that the core of the neighborhood during the first period of development lay between Broadway on the west, Madison on the east, Elm on the north, and Ashley Street on the south. It is clear that Broadway and Dunklin Streets are major thoroughfares, both extending well beyond the neighborhood. The "Bird's Eye View of Jefferson City, Capitol of Missouri, 1869" reveals that development of the district during the period described in the MPS under Context 1, Early Settlement Period, 1850s to 1865, was less dense than in later periods, as this area was at the western edge of the neighborhood. One building shown in this view remains in the district, the outbuilding behind 610 Broadway. The culture of this part of the neighborhood, however, was firmly established during this time frame, and it continued to influence neighborhood development until the 1950s.

Figure 3: "Bird's's Eye View of 1869 - Close-up of Munichburg



The area included in the district grew most rapidly during the period described in Context 2, Cultural Changes Shape Munichburg, 1866 to 1919, as virtually all construction in the district was completed by 1913. The public school that had served the neighborhood at the corner of Broadway and Dunklin was replaced by the current structure in 1904⁷. The need for a larger school building reflected both the growth of the neighborhood during the late 1800s and the Americanization of the neighborhood, as the Evangelical Church had discontinued its parochial school (where classes were conducted in German

⁷ Jerena East Giffen, The House on Hobo Hill: The History of the Jefferson City Public Schools, (Jefferson City: Jefferson City Public Schools, 1964), 107.

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rather than English), and neighborhood children enrolled in the neighborhood's public school circa 1902.⁸ An addition to the school circa 1920,⁹ containing a total of eight classrooms, indicates that growth continued in the neighborhood after the turn of the century.

The development of the district reflected cultural changes evident elsewhere in Munichburg during the second period of development. Anti-German sentiment after the Civil War,¹⁰ leading up to Prohibition (Germans were associated with the "evils of drink" by the Temperance Movement),¹¹ and during the fight against Germany in World War I resulted in Missouri Germans exhibiting less of their German culture publicly¹² and becoming more Americanized. This move toward Americanization resulted in adoption of architectural styles popular at the time, a change from the traditional Missouri-German Vernacular type typical of the first period of Munichburg's development. During the second period of development, construction methods exhibited a mixture of Missouri-German building traditions and mainstream American architectural styles, with the Missouri-German craftsmanship still evident and the preference for masonry construction dominating the district. Access to building materials delivered by railroad allowed houses in the district to exhibit decorative elements, such as stained glass windows, cornice brackets, and turned porch posts and spindlework, that otherwise would not have been available locally.¹³

The construction of houses in the Broadway-Dunklin Historic District demonstrates the outward expansion of the Munichburg neighborhood during the second period of development, and the exhibition of wealth accumulated by the neighborhood's families, often a result of hard work by the first generation to settle in Munichburg. District residents held such employment titles as retail store owner, insurance

⁸ Our Quasquicentennial.

⁹ Giffen, 107.

¹⁰ James E. Ford, A History of Jefferson City: Missouri's State Capitol and of Cole County, (Jefferson City: New Day Press, 1938), 387.

¹¹ Jefferson City Daily Tribune, October 15, 1870, 2.

¹² Between 1913 and 1929, directory listings reflect that references to Germany were removed from the names of businesses, and the Central German Evangelical Church became the Central Evangelical Church. R.E. Hackman and Company's Jefferson City and Cole County Directory, 1913 (Quincy: R. E. Hackman, 1913) and Polk's Jefferson City Directory, 1929. (St. Louis: R. L. Polk, 1929).

¹³ Virginia McAlester and Lee McAlester, A Field Guide to American Architecture (New York: New American Library, 1980), 239.

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salesperson, builder, musician, photographer, and a wagon maker.¹⁴ The district was made up of middle-class business owners and tradespeople, and the architecture reflected both their hard-earned prosperity and their willingness to adopt more Americanized styles of housing by the latter part of the 1800s and early 1900s. One example of this is the Herman Tanner House, 630 Broadway, that was built by the second generation of Tanners to live and work in Munichburg. The Queen Anne influence is seen in the elaborate brickwork on both the front and side of this house, the stained glass windows, and iron balcony, all designed to impress people with the family's success in their dry goods store two blocks away. A second example in the district is the Joseph Pope House, 222 West Dunklin Street. Pope was instrumental in shaping more than just his house, as he constructed some of the first sidewalks, streets, and highways in Missouri. In Jefferson City alone, he was responsible for the first macadam street and probably 75 percent of the sidewalks and 90 percent of all the city's streets. In 1917 his company was awarded the first state contract for an improved road between the Osage River Bridge and Centertown, and he later served as a director for the Central Missouri Trust Company.¹⁵ The rich ornamentation of the Queen Anne Style obviously appealed to this generation of residents, and they allowed the neighborhood's talented masons to display their art in the elaborate brick decoration of their houses.

Some aspects of the culture established in the neighborhood during the early settlement period continued to influence development of the district during the years 1866-1919. For example, families continued to live close to one another and to remain in Munichburg for a long period of time. George Schwarzott, who was responsible for subdividing a major portion of the district, lived in a house at 606 Broadway. (This house is shown on the 1939 Sanborn Map, but has since been replaced by a parking lot.) His son Henry was a builder and lived with his father in 1878, even though he had established a business office at 231 Madison Street.¹⁶ After his father's death, Henry moved a few houses away to 311 West Elm Street, and to 310 West Dunklin Street by 1913.¹⁷ The Buersmeyer family carried on this tradition, when M. R. Buersmeyer bought 610 Broadway from John Sinclair's heirs in 1928. Apparently this transaction included the adjacent lot, which M. R. Buersmeyer sold to Clarence Buersmeyer in 1929,¹⁸ where Clarence built a Bungalow Style house at 608 Broadway. Nelson C. Burch, a son of Oscar Burch, who built another house

¹⁴ R. E. Hackman and Company's Jefferson City and Cole County Directory, 1913; Polk's Jefferson City Directory, 1929. (St. Louis: R.L. Polk and Co. Publishers, 1929).

¹⁵ Urbana Group, Historic Southside Inventory Forms for 630 Broadway and 222 West Dunklin Street.

¹⁶ Beasley's Jefferson City Directory, 1877-78.

¹⁷ Hoye's Jefferson City and Cole County Directory, 1904 and R. E. Hackman and Company's Jefferson City and Cole County Directory, 1913.

¹⁸ Cole County Deed Records, book 68, p. 142, and book 68, p. 447.

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in the MPS in 1869, chose to build a house at 616 Broadway circa 1890. Nelson C. Burch continued to live at 616 Broadway until at least 1915.¹⁹ Another example is Caroline Tanner, wife of Herman Tanner, who remained in their house at 630 Broadway until at least 1951, sixty-four years after they first moved into the house. Alex Kocher, a wagon manufacturer, lived next door at 620 Broadway from at least 1900 to sometime between 1943 and 1948. Similarly, Joseph Pope's wife, Louisa, was still living in their house in 1951, fifty-four years after he built the house. Descendants of the Pope family only sold the house in the 1990s, over one hundred years after construction.^{20 21}

Another cultural influence is shown in the development patterns evident in the district. The majority of properties included in the district are located on lots platted on behalf of George Schwarzott²² and sold or developed by his heirs. A dominant feature of this development is the use of alleys, which was typical throughout Munichburg, and all of the lots in the district originally terminated at an alley. One result of this was the development of Alley Houses, described in the MPS cover document in Property Type 2, page F6. The existence of Alley Houses is somewhat unusual, as a house facing an alley would today be considered undesirable, and so most Alley Houses in Jefferson City have been demolished. Two Alley Houses are included in the district, both currently being used for storage. The frugal nature of the area's residents can be demonstrated by the retention of Alley Houses, outbuildings, and even main houses while converting the structures to modern use. A number of residential buildings and the former school have been converted to commercial use, rather than a new building being constructed in their place.

The influence of development in the district during the period described in Context 3--Post-WWI to the beginning of Neighborhood Decline:1920 to 1954, is somewhat minimal, as only one house in the district was built during this period, 608 Broadway. However, the history of houses in the district can illustrate the impact of the Depression and expansion of state government on the area, and the frugality typical of the

¹⁹ J. W. Johnston, ed., The Illustrated Sketch Book of Jefferson City and Cole County, (Jefferson City: Missouri Illustrated Sketch Book Company, 1900); R. E. Hackman and Company's Jefferson City and Cole County Directory, 1913 and 1915.

²⁰ Johnston, The Illustrated Sketch Book of Jefferson City and Cole County, 1900; R.E. Hackman and Company's Jefferson City and Cole County Directory, 1913 and 1915; Polk's Jefferson City Directory, 1929; Polk's Directory of Jefferson City, 1933 and 1935, (St. Louis: R.L. Polk and Co. Publishers, 1933 and 1935); The Baldwin and New Day Press Jefferson City, Missouri Con Survey Directory Master Edition, 1938; Ballwin and New Day Press Jefferson City Con Survey Directory, 1943, 1948 and 1951.

²¹ Next door neighbor Dianna Eichholz spent many hours over several years talking with Rose Marie and Louis Pope (daughters of Joseph and Louise Pope). The women said their parents were married in 1897 and held their wedding breakfast in the house, establishing an earlier date of occupation by the family than had been proven previously. All of the Pope's 9 children were born in the house.

²² Cole County Deed Records, book 13, p. 136.

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Missouri-German culture that continued to influence residents' decisions during this period. For example, Carl and Elizabeth Deeg moved into their house at 210 West Dunklin in 1908, when the house was new.²³ Carl was a photographer who had a studio on High Street in Jefferson City.²⁴ During the Depression, city directories indicate that they took on boarders or rented out apartment space, as there are two other names listed for this residence in 1933 and one in 1935. By 1943 Carl Deeg had passed away, and Elizabeth Deeg remained in the house along with one to two renters until at least 1951. The Deegs lived in this house for over fifty years, and the fact that they began renting part of the house during the Depression gives us a glimpse into how the frugal Missouri Germans managed during these difficult years. After Carl's death, Elizabeth continued to rent part of the house. Other properties, such as 212 West Dunklin and 612 and 616 Broadway, housed nonfamily members during the 1930s and 1940s.²⁵ This illustrates the demand for housing near state office buildings downtown, as state government began to expand in the 1920s.²⁶ By the 1930s and 1940s, apartment buildings had begun to appear in Munichburg.²⁷ This densification and higher percentage of renters rather than longtime property owners no doubt contributed to the abandonment of Munichburg by some, leaving the door open for urban renewal efforts to begin.

The intact architecture and impacts of Missouri-German culture that have been described for these houses are typical of the houses in the Broadway-Dunklin Historic District. The quality of the buildings' design and construction is still exhibited in the district, which is remarkably unchanged from the early 1900s. All of the contributing buildings in the district retain a high degree of integrity. All but one of the buildings within the district are contributing resources, due to their age, architectural integrity, and lengthy association with Missouri-German families, and they represent a highly intact collection of Munichburg's historic architecture. Where there have been alterations, these tend to follow a similar pattern within the

²³ Cole County Deed Records; R. E. Hackman and Company's Jefferson City and Cole County Directory, 1913.

²⁴ Johnston, The Illustrated Sketch Book of Jefferson City and Cole County, 1900.

²⁵ R. E. Hackman and Company's Jefferson City and Cole County Directory, 1915; Polk's Jefferson City Directory, 1929; Polk's Directory of Jefferson City, 1933 and 1935; The Baldwin and New Day Press Jefferson City, Missouri Con Survey Directory Master Edition, 1938; Ballwin and New Day Press Jefferson City Con Survey Directory, 1943, 1948, and 1951.

²⁶ Kenneth H. Winn, "It All Adds Up: Reform and the Erosion of Representative Government in Missouri, 1900-2000," 1999-2000 Official State Manual (Jefferson City, MO: Matt Blunt, Secretary of State, 2000).

²⁷ Sanborn Fire Insurance Company Maps, Sanborn-Perris Map Company, 1939; Harland Bartholomew and Associates, Preliminary Report Upon Growth of the Community, prepared for the Jefferson City Board of Education (St. Louis, MO: 1952), 11.

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neighborhood, usually involving changes to porches. For instance, original ornamental wood porches were replaced fairly often in the 1920s with porches having brick piers or metal awnings and concrete floors. During the 1990s, two porches were altered again, to recapture an appearance more typical of the houses' original construction period. This trend of secondary alterations is expected to continue as rehabilitation of buildings in the district continues.

The contributing buildings in this district meet the registration requirements described in the MPS cover document "Historic Southside (Munichburg) Multiple Property Submission," under Contexts 1, 2, and 3. A variety of architectural styles and forms are included in the district, illustrating the area's development over a sixty-year period. The almost exclusive use of red brick, along with similar setbacks and lot dimensions, has resulted in a continuity within the district and a cohesive quality in this largely residential area. The contributing buildings and outbuildings retain their original form, massing, size, setback, spacing, and materials and therefore are eligible for listing on the National Register under Criterion C, ARCHITECTURE. The cultural aspects of the district's development include the close proximity of family members, long-term residence in the same house or in the Munichburg neighborhood, and the frugal nature of the Missouri Germans, which served them well during difficult financial periods. Even after more popular architectural styles began to be utilized in the district, certain influences of the Missouri-German Vernacular building tradition, such as the use of red brick and arched windows, continued to impact the architecture of the district. Therefore, the contributing buildings in the district are eligible for listing on the National Register under Criterion A, ETHNIC HERITAGE.

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10. Geographical Data

UTM References

Zone / Easting / Northing

A: 15 / 571430 / 4269750

B: 15 / 571540 / 4269800

C: 15 / 571620 / 4269680

D: 15 / 571580 / 4269630

Verbal Boundary Description:

The boundaries of the Broadway-Dunklin Historic District are outlined with a heavy black line on the accompanying map, entitled "District Boundary Map," shown in Figure 1, Section 7, page 2.

Boundary Justification:

The boundaries for this historic district have been drawn to include as many buildings that retain sufficient integrity as possible near the intersection of Broadway and West Dunklin Streets. The intersection of Broadway and West Dunklin is one of the primary intersections in the Munichburg neighborhood. This is due to its location at the top of the ridge, the dominance of Broadway and West Dunklin as major arteries into and through the neighborhood, the high quality of the architecture at this location, and the high level of maintenance of these buildings. The south side of West Dunklin Street is dominated by a modern branch bank building surrounded by parking lots and grass lawns. The only other building on this side of the block is a circa 1930s apartment building constructed of blond brick that does not relate to the buildings included in the district, although it does retain integrity. The north side of this block is anchored by the former Broadway School building, adjacent to four residential structures, all of which retain a high degree of integrity. These houses relate to one another due to the use of red brick, quantity of architectural detail, intact front porches, close spacing, and similar setback from the street. The school, which has played an

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integral part in the stability of the neighborhood, remains virtually unchanged since the 1920s. The buildings included in the district on this block all retain their original form, size, massing, setback, spacing, materials, and craftsmanship. The only noticeable change to any of these red brick buildings has been the replacement of the original wood front porch on 222 West Dunklin with a brick porch of similar size around 1920, an alteration not uncommon in the Munichburg neighborhood. Two circa 1930s buildings to the east of the houses have been altered to accommodate commercial office use, which included changing the roof to a gambrel shape to add space on the upper floor. These buildings were not included due to their later construction date and subsequent alterations. A circa 1960-70 grocery store and an almost block-wide parking lot across Washington Street to the east prohibited inclusion of any buildings at the corner of West Dunklin and Jefferson Streets. An alley lies to the north of the 200 block of West Dunklin, and all three outbuildings south of the alley are included as contributing resources, as they are associated with buildings in the district. These outbuildings retain integrity, and some have architectural merit of their own. Several vacant lots precluded inclusion of any houses north of the alley. A parking lot in the rear of the former Broadway School inserts a break in the streetscape along Broadway, so no buildings north of the alley were included in the district.

Facing West Dunklin Street on the northwest corner of Broadway and West Dunklin Streets, the block of houses included in the district retains all original buildings up to the point of a significant change in elevation. The district includes two of the houses and one outbuilding that face West Dunklin Street on this block. These structures retain integrity, and they remain highly visible due to their location near, but substantially higher than, the sidewalk at street level. In addition, they retain their original form, massing, size, setback, spacing, and materials, and they contribute to the district. These buildings were recently rehabilitated, which included replacement of a later period metal awning and porch with porches that reflect the original construction period and architecture of the houses. The westernmost building on this block was not included in the district due to the enclosure of a sizeable front porch; the entrance to this building has been placed at the rear for easier access at ground level. Just past this house, the ground elevation drops dramatically, so any buildings constructed in this lower portion of the block would not likely relate to those on top of the bluff. Also, the buildings on this lower section of the block include three multistory apartment buildings that appear to have been built in the late 1950s to 1960s, plus one commercial building. These more modern buildings do not relate to the residential area on top of the bluff in any case, and because they are not visible from the district do not detract from the district's integrity. The buildings across the street on the southwest corner of Broadway and West Dunklin are at a lower elevation and are less visible, and a modern parking lot and imitation-stone-sided commercial building detract from the integrity of the block, so this block was not included in the district.

Extending along the west side of Broadway from the corner of Broadway and West Dunklin on the 600 block are seven houses that face Broadway, and six associated outbuildings, which are included in the historic district. These are remarkably intact houses that exhibit a high degree of original detailing. All of the contributing buildings on this block retain integrity of form, massing, size, setback, spacing, materials, and craftsmanship and therefore contribute to the district. The only alteration visible on two of these houses is the replacement of a frame front porch on 620 and 612 Broadway with a metal awning. The majority of the houses in the 600 block of Broadway share the use of red brick, complex forms and roof

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shapes, setback, spacing, and detailing typical of architectural styles popular prior to World War I. All of the outbuildings but one retain integrity, and the modern concrete block garage behind 612 Broadway does not detract from the integrity of the district. At the corner of Broadway and West Elm Street is a historic multistory apartment building that faces West Elm Street and is covered with stucco painted gray. This building is separated from the last house in the district, 608 Broadway, by a wooden fence and paved parking area. Since this building does not face Broadway, its unornamented rear wall is the side visible from the district and it does not relate to the red brick residential buildings that are included in the district. The combination of the break in development pattern due to the intrusion of the parking lot, the wooden fence used to shield the view of the rear elevation of the apartment building, and the painted stucco exterior result in this building having very little relation to the houses facing Broadway. Therefore this building was not included in the district.

The buildings on the 600 block of Broadway and the 300 block of West Dunklin were part of a subdivision platted for George Schwarzott and left to his heirs in 1887. A number of these houses were constructed within five years of George Schwarzott's death, resulting in a cohesiveness within the district, as the Queen Anne architectural influence and Colonial Revival Style were both popular at the time of construction. Since the lots were platted at the same time, they all have a similar shape and all originally terminated at a rear alley. These features are shared by the houses facing West Dunklin Street, on the 200 block, so these buildings make sense as part of the district. The houses on the opposite, or east side of Broadway, were not part of this subdivision. In addition, two of the houses across the street have been painted and one has had the original porch removed without the addition of any replacement porch, so these houses do not relate well to the houses included in the district. For these reasons, the houses on the east side of Broadway were not included in the Broadway-Dunklin Historic District.

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Photographs:

The following information is the same for all photographs:

Broadway-Dunklin Historic District
Jefferson City, Cole County, Missouri
Jane Rodes Beeter
February, 2002 and June, 2002
Negatives on file with the DNR State Historic Preservation Office
101 East High Street
Jefferson City, MO 65101

List of Photographs (camera angles are indicated on the Photo Key Map)

1. Left to right: 230, 222, 218, 212, and 210 West Dunklin Street, facing southeast.
2. Left to right: 230, 222, 218, 212, and 210 West Dunklin Street, facing northwest.
3. Left to right: 310 and 308 West Dunklin Street, and outbuildings behind 620 and 630 Broadway are partially visible, facing north.
4. Left to right: 312 (outside district), 310, and 308 West Dunklin Street, and outbuilding behind 630 Broadway, facing northeast.
5. Left to right: 630 and 620 Broadway, facing northwest.
6. Left to right: Outbuildings behind 630 and 620 Broadway, facing northeast.
7. Left to right: Outbuildings behind 212, 218, and 222 West Dunklin Street, facing southeast.
8. Outbuilding associated with 222 West Dunklin Street, facing south.
9. Outbuilding associated with 218 West Dunklin Street, facing south.
10. Left to right: 630, 620, 618, and 616 Broadway, facing southwest.

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11. Left to right: 618 and 616 Broadway, facing northwest.
12. Left to right: 612 Broadway, facing west.
13. Left to right: 610 Broadway, facing northwest.
14. Outbuilding associated with 610 Broadway, facing southeast.
15. Left to right: 608 Broadway, facing northwest.
16. Outbuilding associated with 608 Broadway, facing northwest.
17. Detail photo - 630 Broadway.
18. Detail photo - 630 Broadway.
19. Detail photo - 222 West Dunklin Street.
20. Detail photo - 218 West Dunklin Street.
21. Detail photo - 212 West Dunklin Street.

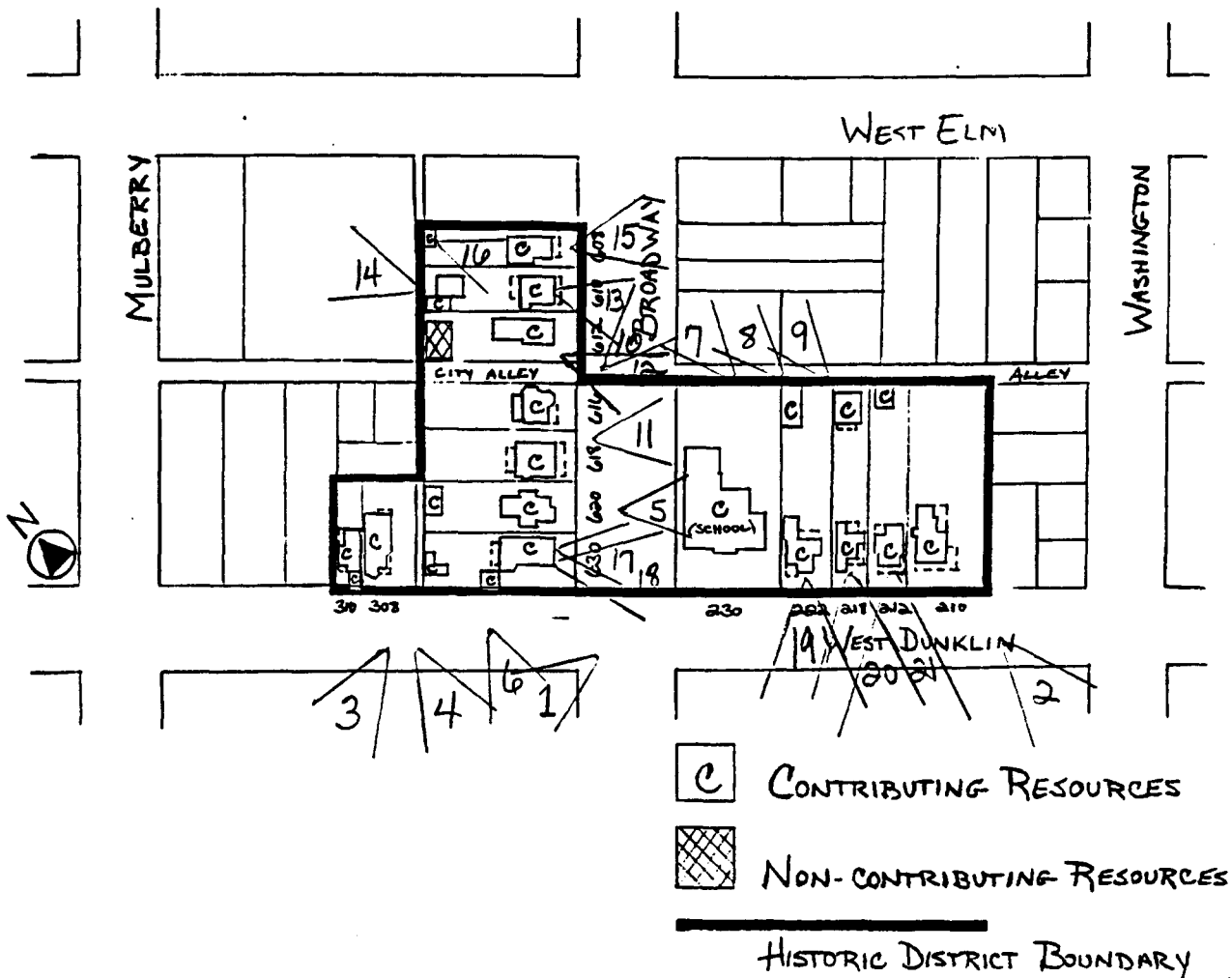
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Photo Key Map



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List of Property Owners:

210 West Dunklin Street	Arthur and Carole Allen, Holts Summit, MO 65043
212 West Dunklin Street	Allen and Diana Eichholz, 218 West Dunklin St., JC MO 65101
218 West Dunklin Street	Allen and Diana Eichholz, 218 West Dunklin St., JC MO 65101
222 West Dunklin Street	Tom and Nina Meeks, 400 Woodlawn Ave., JC MO 65101
230 West Dunklin Street	Carpenter's Union No. 945, 230 West Dunklin St., JC MO 65101
308 West Dunklin Street	Kas A Designs, 308 West Dunklin St., JC MO 65101
310 West Dunklin Street	Kas A Designs, 308 West Dunklin St., JC MO 65101
608 Broadway	Margaret Lewis, 608 Broadway, JC MO 65101
610 Broadway	Jon R. and Suzanne T. Gilstrap, 501 Schellridge Rd., JC MO 65109
612 Broadway	Robert L. and Grace M. Strange, 612 Broadway, JC MO 65101
616 Broadway	Janet Sue Holt, 1950 County Road 382, Holts Summit, MO 65043
618 Broadway	Patrick H. and Jeannine Schaefer, Joseph L. and Joyce A. Schaefer, 3108 Cedar Bend Road, JC MO 65109
620 Broadway	Dean Allen, 2222 Oakview Dr., JC MO 65109
630 Broadway	Stan and Melva Fast, 630 Broadway, JC MO 65101



















