

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Downtown Washington National Register Historic District (Revision)

Other names/site number n/a

Name of related Multiple Property Listing n/a

2. Location

Street & number Roughly 14.5 blocks in the Washington CBD

n/a

not for publication

City or town Washington

n/a

vicinity

State Missouri Code MO County Franklin Code MO 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 at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria: x A B x C D

Mark A. Miles
Signature of certifying official/Title Mark A. Miles, Deputy SHPO

Sept 10, 2014
Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 Other (explain :)

Signature of the Keeper

Date of Action

Downtown Washington Historic District
(Revision)

Name of Property

Franklin County Missouri

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
90	16	buildings
0	6	sites
2	14	structures
0	0	objects
92	36	Total

Number of contributing resources previously listed in the National Register

94 (See Sec. 7 Summary and Fig. 5)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/specialty store

INDUSTRY/manufacturing

INDUSTRY/energy facility

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

RELIGIOUS/ religious building, church school

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/specialty store

INDUSTRY/manufacturing

INDUSTRY/energy facility

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

RELIGIOUS/ religious building, church school

7. Description

Architectural Classification

(Enter categories from instructions.)

Greek Revival

Late Victorian

Late 19th and 20th Century Revivals

Late 19th and early 20th Century American

Movements

Federal

Materials

(Enter categories from instructions.)

foundation: Limestone, Concrete

walls: Brick,

Weatherboard

roof: Asphalt, Tar, Slate

other: Wood

Cast Iron

☒ NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Downtown Washington Historic District
(Revision)

Name of Property

Franklin County Missouri

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ 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

(Mark "x" in all the boxes that apply.)

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 old or achieving significance within the past 50 years.

☒ STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

Ethnic Heritage

Architecture

Commerce

Industry

Period of Significance

c.1849-1940

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.) N/A

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____

☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☒ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: **National Park Service**

Historic Resources Survey Number (if assigned): _____

Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

10. Geographical Data

Acreage of Property 30.9 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: (See Fig. 1 for full list)
(enter coordinates to 6 decimal places)

1	38.560375	-91.009473	6	38.560228	-91.016144
	Latitude:	Longitude:		Latitude:	Longitude:
5	38.558145	-91.014220	9	38.563165	-91.015665
	Latitude:	Longitude:		Latitude:	Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

NAD 1927 or NAD 1983

1	Zone	Easting	Northing	3	Zone	Easting	Northing
2	Zone	Easting	Northing	4	Zone	Easting	Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Katie Graebe/Researcher, Andrew B. Weil/Executive Director

organization Landmarks Association of St. Louis

date 3/24/14

street & number 911 Washington Avenue

telephone 314-421-6474

city or town St. Louis

state MO

zip code 63101

e-mail aweil@landmarks-stl.org

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Downtown Washington Historic District (Revision)

City or Vicinity: Washington

County: Franklin State: Missouri

Photographer: Katie Graebe and Andrew Weil

Date
Photographed: September-October 2013, March 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photos represent newly inventoried resources, resources that have changed status since the original nomination, as well as representative streetscapes.

See Fig. 2 for keyed photo map

225 Cedar Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing East from West Third Street: 225 Cedar St. rear pavilion
001 of 31

111 Elm Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing West: entire front façade of 111 Elm St.
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214 Elm Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing West from Oak & Third St. parking lot: 214 Elm St., rear, rear façade visible from the street.
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Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

304 Elm Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing Southwest: 304 Elm St. rear garage
004 of 31

306 Elm Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing Southwest: 306 Elm St. rear garage
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319 Elm Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing North-Northwest: entire front façade of 319 Elm St.
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201 West Fourth Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Northeast: 201 West Fourth St.
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205 West Fourth Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing North-Northeast: 205 West Fourth St.
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6 East Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing South: corner of Front and Jefferson St.
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Downtown Washington Historic District
(Revision)

Name of Property

Franklin County Missouri

County and State

118 West Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest from Front St.: 118 W. Front St.
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118 West Front Street,
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing East from Oak St.: 118 W. Front St.
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324 West Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing South-southeast from Cedar St.: 324 W. Front St.
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428/428b West Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing West: 428/428B site
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4 Lafayette Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Andrew Weil
3/19/14
Facing South from West Front Street: rear 4 Lafayette Street
014 of 31

8 Lafayette Street, Front-south
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest: demolished 8 Lafayette St., front
015 of 31

Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

107 West Main Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing North to Northeast: front entrance of John Gs from Front & Lafayette St. parking lot

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112 West Main Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

10/30/2013

Facing Southwest: front façade of 112 West Main St.

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112 West Main Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

10/30/2013

Facing Southwest: Detail of 112 West Main St.

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113-115-119 West Main Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

10/30/2013

Facing Northeast: site of 113-115-119 West Main St.

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200 West Main Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

10/8/2013

Facing Northeast from West Second: 200 West Main as well as previous location of 205-207 West Second St.

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219 West Main Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Northeast: 219 West Main St.

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Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

315 West Main Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing North: 317 W. Main and previous location of 315 West Main St.
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307 Oak Street & 307 Oak Street, [S] side
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing West: 307 Oak St.
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314 West Second Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing East from Cedar St: 314 West Second Street, rear
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202 West Third Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest: 202 West Third St.
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208 West Third Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest: 202 West Third St.
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Streetscape: Corner of West Front & Oak St.
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing West from W. Front St.: parking lot on the corner of West Front and Oak St.
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Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

Streetscape: Front Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing West to Northwest from rear corner of 223 W. Front St.: intersection of W. Front & Elm St.

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Streetscape: West Main Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Southeast from the Northeast corner of Oak St.: Main St. bounded by Lafayette & Oak St.

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Streetscape: West Main Street [bounded by Oak & Cedar St.]

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Northwest from the Southeast corner of Oak St: Main Street bounded by Oak & Cedar St.

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Streetscape: Elm Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Northeast from center of Elm St.: intersection of Elm & W. 2nd St.

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Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1: Geo-referenced location map of Downtown Washington Historic District (Revision)

Franklin County, Missouri

Katie Graebe, Dec. 2013

Figure 2: Downtown Washington Historic District Map (Revision): Boundary Revision, Architectural Survey and Photo Map

Franklin County, Missouri

Katie Graebe, Dec. 2013

Figure 3: Downtown Washington Historic District Map (Original: 1988) with current boundaries

Franklin County, Missouri

L. Schnur, Aug. 1988

Figure 4: 112 West Main Street, Downtown Washington Historic District, 1987

Franklin County, Missouri

M. Stirtz, November 1987.

Downtown Washington Historic District Cultural Survey FR-AS-002-277

Facing West: 112 West Main Street storefront facade

Fig. 5: Contributing and Non-Contributing Resources in the Downtown Washington Historic District, Franklin County, Missouri

Katie Graebe, 2013-2014

National Register of Historic Places
Continuation Sheet

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Downtown Washington Historic District (Revision)

Name of Property

Franklin County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Summary

The following document provides an update and revision of the Downtown Washington, MO National Register Historic District. The original district was listed in 1989 (NR 8/5/1989) and represented the first historic district that was created within the City following the creation of the Washington Historic Preservation Commission and the accreditation of the City as a Certified Local Government in 1986.¹ The original 1989 Downtown Historic District nomination consisted of 85 contributing buildings, 9 contributing structures, 10 non-contributing buildings, and 1 non-contributing structure. There were no sites or objects listed in this nomination. (Fig. 3, 5)

Over the course of more than two decades since the creation of the District, both demolition and new construction have taken place within its boundaries resulting in a need to reevaluate boundaries, resource counts, and period of significance to reflect current conditions. As such, the City of Washington sought and was awarded a Historic Preservation Fund Grant by the State Historic Preservation Office of Missouri in 2013 to support necessary revisions. Fieldwork took place in the late summer and fall of 2013 with supplemental photographic documentation in the spring of 2014. Fieldwork was aimed at documenting changes to the physical fabric of the District that have occurred since the original listing in 1989. The Downtown Washington Historic District, as revised, consists of 90 contributing buildings, no contributing sites, two contributing structures, 16 non-contributing buildings, five non-contributing sites, and 14 non-contributing structures. There are no contributing or non-contributing objects within the District (Fig. 2, 5). Boundaries were determined based on the presence of contributing/eligible buildings and have changed only slightly from the original nomination. The northwestern and northeastern corners of the district were slightly reduced, the corner of West Second and Oak Street reduced, and the block between West Third and West Fourth expanded to Oak to include the eastern half (Fig. 3).

Elaboration

Located in the central business district of the City of Washington in Franklin County, Missouri, the District contains a mix of commercial, industrial, religious, and domestic building types. While change has occurred since the original nomination was approved, the District remains largely intact and still conveys the appearance of a relatively dense town center that is dominated by buildings that were constructed during the original period of significance c.1849-1940. (This density and other parts of downtown can be seen in photographs 27-31.) As identified in the original nomination, the District continues to reflect aspects of Washington's ethnic heritage as well as architectural, industrial, and commercial patterns that are locally significant. The Downtown Washington Historic District encompasses portions of approximately 14.5 blocks and has an irregular shape that is roughly bounded by Front Street on the north, Olive Street on the west, Fourth Street on the south, and Market Street on the east. The District follows, for the most part, current parcel lines and encompasses roughly 30 acres (30.86 to be exact).

Since the creation of the Downtown Washington Historic District in 1989, three other National Register Historic Districts have been created adjacent to the downtown area:

1. The Locust Street NR District (NR 9/14/00) is located to the east of the Downtown District.²

¹ Mary M. Stirtz, National Register of Historic Places Nomination Form: *Downtown Washington Historic District*. (Washington D.C.: US Department of Interior/National Park Service, 1989).

² Becky L. Snider and Debbie Sheals, National Register of Historic Places Nomination Form: *Locust Street Historic District*. (Washington D.C.: US Department of Interior/National Park Service, 2000).

National Register of Historic Places
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Downtown Washington Historic District (Revision)

Name of Property

Franklin County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

2. The Stafford-Olive NR District (NR 9/14/00) is to the west of the Downtown District.³

3. The Tibbe NR District (NR 3/22/90) is to the south.⁴

Both the Locust District and the Stafford-Olive District were completed under the aegis of the Historic Resources of Washington, MO Multiple Property Submission (NR 8/14/00).⁵ Two buildings in the District are individually listed in the National Register: the Schwegmann House at 438 West Front Street (NR 3/22/1984)⁶ and the Thias House at 304 Elm Street (NR 9/20/84).⁷

Several buildings in the District were slightly altered or constructed after the end of the original period of significance (c. 1849-1940) and were originally listed as non-contributing. In some cases these buildings have achieved 50 years of age or greater since the original nomination; it was necessary to re-evaluate all non-contributing resources. In all but one case, mentioned below, buildings originally identified as non-contributing were left in this category due to their lack of historic integrity (i.e. they didn't reflect their original appearance) or lack of association with an historical or architectural pattern deemed significant to the development of the overall District.

The current evaluation determined that the original period of significance (c. 1849-1940) adequately encompasses the significant patterns of architectural development that define the character of the District. Within the District boundaries, the few buildings currently 50 years old and constructed after the period of significance are not numerous enough nor do they possess sufficient integrity to constitute a significant pattern of development. As such, no new historical or architectural contexts were created as a result of the current revision. Figure 5 illustrates all of contributing and non-contributing features to the district and elaborates on any other changes that have occurred since the original District nomination.

Only one building that was originally identified as non-contributing is now considered to be a contributing resource: 112 Main Street (Photo 17, 18). Constructed c. 1932, the building can be classified as "early 20th century" and/or "commercial" using the terminology of the original nomination. When originally surveyed in the 1980s, the building was obscured by non-original cladding and had thus been considered a non-contributing resource. Today, the cladding has been removed and the original appearance of the building restored.

Two resources went from contributing to non-contributing due to non-historic alterations. 319 Elm Street underwent a substantial remodeling in 2009 that altered both the primary façade and entrance (Photo 6). In addition, two buildings recorded as 105 and 107 Elm Street (Photo 2) in the 1989 survey (the former contributing, the latter non-contributing) are now considered a single non-contributing building (111 Elm) due to internal connections and major alterations to the primary façade.

³ Debbie Sheals, National Register of Historic Places Nomination Form: *Stafford-Olive Historic District*. (Washington D.C.: US Department of Interior/National Park Service, 2000).

⁴ Mary M. Stiritz, National Register of Historic Places Nomination Form: *Tibbe Historic District*. (Washington D.C.: US Department of Interior/National Park Service, 1990).

⁵ Debbie Sheals and Becky L. Snider, National Register of Historic Places Multiple Documentation Form: *Historic Resources of Washington Missouri*. (Washington, D.C.: US Department of Interior/National Park Service, 1999).

⁶ R. L. Haynes, National Register of Historic Places Nomination Form: *Schwegmann House*. (Washington D.C.: US Department of Interior/National Park Service, 1984).

⁷ Gerald Lee Gilleard, National Register of Historic Places Nomination Form: *Thias House*. (Washington D.C.: US Department of Interior/National Park Service, 1984).

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Downtown Washington Historic District (Revision)

Name of Property

Franklin County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

While the original nomination was created in keeping with the requirements of the National Register in 1989 and reflects a high level of scholarly rigor, contemporary standards would have required some additional documentation and the lack of certain information posed some challenges to re-evaluation. For example, most individual buildings were not described in Section 7 of the original District. This creates a problem when trying to identify alterations that post-date the original nomination. In addition, while total resource counts were provided, key information was occasionally omitted. For example, a count of contributing structures was included in the original nomination, but they were not identified in text by address or description, leaving current investigators to rely on the District map and field survey to attempt to locate these resources for re-evaluation. In addition, vacant lots (sites) and parking lots (structures) were not counted, evaluated, or addressed in text by the original nomination, as they would be today.

As mentioned, the original survey lists nine contributing structures; however it is unknown which resources they include. The original nomination also uses the terms “structure” and “building” interchangeably adding to the confusion. As a result, all identified structures, sites and buildings identified in the field were reevaluated and inventoried during the present revision. This reevaluation resulted in the identification of two contributing structures in the District: a c.1895 underground reservoir near the northeastern corner of W. Front and Jefferson, and a group of four industrial storage tanks in the center of the block between Oak and Elm Street. These two structures are noted on the current map (Fig. 2).

There are two newly identified, non-contributing pavilions (structures) that post-date the original nomination. Both 225 Cedar Street rear and 315 W. Main Street are open pavilions (Photo 1, 22). The original nomination recorded a contributing building at 315 W. Main Street but it was demolished and replaced with the pavilion during the restoration of its neighbor at 317 West Main Street.

There are also 12 non-contributing parking lots (structures) that were not addressed by the original 1989 survey and nomination (example, Photo 27). The original map does however illustrate unmarked, vacant spots that were revisited and evaluated as a component of the current revision. Parking lots were evaluated in accordance with “Parking Lots in Historic Districts: A National Register White Paper” at the recommendation of the Missouri SHPO.⁸ The lots were evaluated as structures if they had ten or more parking spaces or otherwise represented “land that exhibits a substantial amount of construction in paving or land that is put to use”. The non-contributing parking/paved lots identified by the current revision are as follows (Fig.3, 5):

- a. Elm Street Lot [between W. Front and W. Main Street]
- b. Corner Lot of Elm and W. Main Street
- c. Lot bounded by Elm, W. Front, and Oak Street
- d. Oak Street Lot [between W. Front and W. Main Street]
- e. Corner Lot bounded by W. Main, Lafayette, and W. Front Street
- f. Jefferson Street Lot [near SE corner of Jefferson and Front]
- g. Corner Lot of E. Main Street and Jefferson [NR corner]
- h. Corner Lot of W. Main and Cedar Street [SW corner]
- i. West Third Street Lot [rear of 225 Cedar]

⁸ Barbara Wyatt, “Parking Lots in Historic Districts” (a National Register White Paper, Washington, DC, July-16-2009), 2.

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Downtown Washington Historic District (Revision)

Name of Property
Franklin County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

- j. West Third Street Lot [NE corner of W. 3rd and Cedar Street]
- k. Elm Street Lot [between W. 2nd and W. 3rd Street]
- l. West Third Street Lot [between Oak and Elm Street]

As explained above, the boundaries were determined based on the presence of contributing/eligible buildings and have changed only slightly from the original nomination. The list below illustrates the changes in the district's resources. Because the original nomination did not clearly define its resources, it was difficult to ascertain whether the resulting numbers correctly correlated to the original count. The Downtown Washington Historic District, as revised, consists of 90 contributing buildings, no contributing sites, 2 contributing structures, 17 non-contributing buildings, 5 non-contributing sites, and 14 non-contributing structures. There are no contributing or non-contributing objects within the District (Fig. 2, 5).

Previously Listed Resources within Original District Boundary (1989 Survey & Nomination)

	Contributing	Non-Contributing
Buildings	85	10
Sites	0	0
Structures	9	1
Objects	0	0
Total	94	11

Previously listed National Register resources include:

Schwegmann, John F. House, 438 W. Front St. (listed on March 22, 1984)

Thias, Henry C., House, (Forrest Schwartze Residence), 304 Elm St. (listed September 20, 1984)

Total Number of Resources within revised District:

	Contributing	Non-Contributing
Buildings	90	17
Sites	0	5
Structures	2	14
Objects	0	0
Total	92	36

Methodology

Researchers walked and photographed the blocks of the District comparing current conditions observed in the field to the map of the original District. This survey identified new buildings and demolitions. Each building previously listed as a contributing resource was examined for significant alterations. When substantial alterations to the primary façade was apparent (i.e. cladding, alteration of bays (number and/or form), changes in fenestration patterns, changes to rooflines etc.) these buildings were flagged for further investigation. The goal of the additional investigation was to determine if the alterations existed

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Downtown Washington Historic District (Revision)

Name of Property

Franklin County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

when the building was originally evaluated as a contributing resource, or if they had happened in subsequent years. This additional research was carried out in cooperation with the City of Washington, the Washington Historical Society, the Washington Library, the Franklin County Assessor, and with the aid of the existing town surveys and Sanborn Maps.

Each building previously listed as a non-contributing resource was re-evaluated to determine why it was originally assessed as such and to investigate whether changes that post-dated the original nomination may warrant a change in contributing status. Because the original nomination did not make it clear if a building was considered non-contributing due to age or lack of integrity, all non-contributing buildings were re-evaluated.

Every resource whose status changed because of this evaluation process is discussed individually as are all buildings previously recorded as non-contributing (because they were reevaluated as a component of the revision). Additionally, all buildings not previously shown on the District map (i.e. new construction) are discussed. If a building was originally assessed as contributing and current evaluation agreed with that finding, it was not deemed necessary to reiterate that status in text. The individual description of contributing buildings that did not change status as a result of the current reassessment was beyond the scope of this project.

The architectural classifications that were defined by the original nomination remain pertinent today and effectively describe the contributing resources of the District.⁹ They were defined by the following categories:

1. Federal/Greek Revival, c. 1849-1895.
2. Italianate/Second Empire, 1865-1900.
3. Revival Styles, c. 1888-1925.
4. Early 20th Century, c. 1905-1940.
5. Commercial, no date.
6. Institutional, 1866-1934.
7. Industrial, c. 1865-1935.
8. Residential c. 1849-1930.

Setting

The Downtown Washington Historic District is located in the core of the city's historic central business district. Washington was originally reliant on the Missouri River as its principal means of trade, followed by railroad transport, which arrived in the mid 19th century. Both the river and rail-related resources are located just beyond the northern boundary of the District at Front Street. The District rises in elevation from north to south climbing the bluff away from the river. To the west, east, and south of the District, the land-use and architecture becomes increasingly residential. While the character of the Downtown District is primarily commercial, residential buildings were also included as contributing resources in the District illustrating both the changing settlement patterns of the city through time and the fact that, historically, a variety of uses were integrated into the downtown core.

⁹ Stiritz, 1989. p.1-3.

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N/A

Name of multiple listing (if applicable)

Integrity

The integrity of the District remains very good with the vast majority of contributing resources identified by the original nomination still intact. While some demolition has occurred, it has not resulted in a substantial degradation of the historic fabric. In three areas, buildings had been demolished on the periphery of the District necessitating minor alterations to district boundaries to exclude areas that had lost integrity (i.e., no longer contained historic buildings). The demolitions that resulted in boundary contractions are:

Area 1: 518 and 524 W. Front Street,

Area 2: 205, 209, and 207 West 2nd Street,

Area 3: 24-26 E Front Street and the four silos at the northwest corner of Market and East Main (no address).

Figure 3 is the original 1988 map with original boundaries as well as the current boundary marked. To compare the current District boundaries and buildings to the boundaries and buildings of the original District see Figures 2 and 3.

While contributing buildings retain their historic appearance, many have been updated to suit current needs. Common alterations include reductions in the size of storefront display windows through framing, replacement awnings, replacement windows, and doors.

Buildings were considered non-contributing if there were major alterations to their fenestration pattern, roofline, or if modern cladding and replacement components overwhelmed their historic appearance. Buildings constructed after the period of significance were also considered non-contributing.

Boundary Revisions

Portions of approximately eight city blocks adjacent to the existing District were examined for possible inclusion in an expansion of the original boundaries. While historic resources were identified in these areas, particularly to the east along Jefferson and to a lesser extent along Lafayette Street, there was insufficient context to connect these resources to the existing district. Simply put, there was too much vacant space and too many non-historic resources between the district and the eligible properties to justify any substantial boundary increases. Fortunately, a large number of the historic resources located beyond the boundaries of the Downtown District have been listed in the National Register individually (or are eligible for listing) with the aid of the aforementioned Historic Resources of Washington, MO Multiple Property Document. It is recommended that the use of this cover document should continue to be employed as the most appropriate way of listing additional resources in the vicinity of the district. This strategy is considered more appropriate than the significant alteration of existing well-defined district boundaries. As such, only minimal revision of the original boundaries of the Downtown Washington Historic District has resulted from the current analysis.

The first revision of the boundary is at the northwest corner of Front Street where two formerly contributing buildings (518 and 524 Front Street) have been demolished and replaced with new faux-historic construction (Fig. 3). As these buildings anchored the edge of the original District, their

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elimination justifies the creation of a new boundary at the district's northwest corner (now located along the west parcel line of the contributing building at 514 Front Street).

A similar revision (contraction) occurs at the northwest corner of the intersection of West Second and Oak Street. The corner was already left out of the original district but was reduced further after the demolition of 205/207 and 209 West Second Street. These buildings were demolished for the development of the Bank of Washington, 2009, at the upper portion of the block. There is currently an underground and surface parking lot at the corner.

The final contraction of the district is justified at its northeastern corner where four storage tanks that were previously listed as non-contributing, but that were constructed during the period of significance, as well as two formerly contributing buildings (24 and 26 East Front Street) have been demolished (Fig. 3). These resources formerly anchored the northeastern corner of the district and their destruction justifies the retraction of the district boundary two lots to the westward to the east property line of 18-22 East Front Street (contributing).

The only addition to the revised boundary results in the inclusion of five resources (previously not included in the district) along Oak, Third, and Fourth Streets. These resources are 202 (Photo 25) and 208 (Photo 26) Third Street, 307 Oak Street and 307 Oak Street-side garage (Photo 23), and 201 (Photo 7) and 205 (Photo 8) Fourth Street. All are residential resources that were constructed within the original period of significance for the District and correspond with the "Early 20th Century, 1905-1940" architectural classification defined by the original nomination.

Individual Building Descriptions

Cedar Street

225 Cedar Street, rear (1 *Non-Contributing Structure*)

Situated west of the primary contributing building of 225 Cedar is a large open pavilion with metal gable roof and wood support beams. The structure was not recorded in the original nomination. The pavilion is of modern construction but was constructed prior to February 17, 1995. It is a non-contributing resource due to its date of construction, which postdates the period of significance. (Photo 001)

Elm Street

111 Elm Street (1 *Non-Contributing Building*)

111 Elm Street was recorded as 105 and 107 Elm in the original nomination. The building consists of a one-story component with a brick veneer that dates to c. 1980 and a two story brick component that was constructed between c. 1885 and 1892. In the original nomination 105 Elm,

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the c.1885-1892 two-story brick building, was recorded as a contributing resource, while 107 Elm, the c.1980 one-story brick building, was recorded as non-contributing.

The variegated brick veneer of the one-story 1980s portion has been extended across the first floor of the older building to create the appearance of a single storefront with the two internally connected. The façade of this storefront contains three non-historic picture window bays, a recessed entry, and a doorway with a jack arch that serves as a separate entrance to the two-story portion. The second floor of the two-story building retains its historic appearance with three segmental arched window bays containing one-over-one, double-hung sash windows, a corbelled cornice and a false side-gable roof with stepped parapet walls. While previously listed individually, due its single address and significant alterations impacting its historic integrity, the building is a non-contributing resource. (Photo 002)

214 Elm Street, rear (1 Contributing Building)

Situated east of the primary contributing building of 214 Elm is a one-story brick garage with a heavy aggregate concrete foundation. The garage has a composition flat roof with parapet wall on the north, west, and south sides and an interior brick chimney on the northeast corner. The rear (east side) brick façade is visible from Oak Street, while the front (west side) façade has a centered garage door and vinyl siding and is not visible from the street. The building was not recorded in the original nomination and has thus been assessed as a contributing resource. (Photo 003)

304 Elm Street, rear (1 Contributing Building)

Situated southeast of the primary contributing building of 304 Elm is a one-story garage with board-and-batten siding and standing seam metal hipped roof that is almost pyramidal. The north façade faces W. Third St. and has two individual garage door bays. Each of the surrounding three façades has two centered, single 4 paned wood sash windows. The building was not recorded in the original nomination and has thus been assessed as a contributing resource. (Photo 004)

306 Elm Street, rear (1 Non-Contributing Building)

Situated east of the primary contributing building of 306 Elm is one-story garage with an asphalt shingle front-facing gable roof. The building has a concrete foundation and possible vinyl clapboards with an aluminum garage door on the north façade facing W. 2nd Street. The building was not recorded in the original nomination and has thus been assessed as a non-contributing resource due to its modern date of construction. (Photo 005)

319 Elm Street (1 Non-Contributing Building)

The one-story brick commercial building has a flat roof and was constructed c. 1920. In 2009 it was remodeled and the exterior was parged. A new corner entry with a stone veneer was constructed, its storefront windows replaced, and new shed awnings applied. Previously recorded as a contributing resource, 319 Elm has been reassessed as non-contributing due to alterations that were carried out after the period of significance. (Photo 006)

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N/A

Name of multiple listing (if applicable)

Fourth Street

201 West Fourth Street (1 Contributing Building)

This single family residence was constructed c.1918-1920 and is a one-and-one-half story brick bungalow. It has a limestone foundation and a side gable roof with a central, front gable dormer. The dormer contains a ribbon of three, one-over-one, double-hung possibly vinyl sash. There are similar single dormers on each side of the roof. The primary façade has an almost full width porch with an integrated roof. It has a centered concrete step entry, brick balustrade and brick and wood piers. There is a central entry flanked by jack arch window bays containing one-over-one, double hung wood sash. Due to its integrity and date of construction, the property is a contributing resource to the Downtown Historic District and added via boundary increase. (Photo 007)

205 West Fourth Street (1 Contributing Building)

This two-story brick single family residence was constructed c.1905. The building has a limestone foundation with a pyramid asphalt shingle roof and a centered hipped dormer with two one-over-one, double-hung vinyl sash. The primary façade is four bays wide and has a western partial off center porch with wood spindle balustrade, wood Tuscan columns, and hipped asphalt shingle roof. The porch contains two historic, paneled and glass doors. To the east of the porch are two historic, double-glazed wood hopper windows in the foundation and two 1/1 double-hung replacement vinyl windows on the first story. The second story has three similar windows, all of which have stone lintels and brick row-lock arches. Due to its integrity and date of construction, the property is a contributing resource to the Downtown Historic District and added via boundary increase. (Photo 008)

Front Street

6 East Front Street (1 Non-Contributing Building)

This three-and-a-half story mixed-use brick building has a flat roof and a concrete foundation. It was constructed in August of 2013 and therefore not recorded in the original nomination. The building has a rectangular plan, four bays wide by three deep, with shallow dentil stringcourse on the first and third stories, as well as a small brick pavilion-like structure on the south-east side of the flat roof. The first floor fronting front has a storefront design with flat metal awning over each bay containing 16 light windows set in jack arches. The entrance is a single light and metal door glanced by 5 glazed sidelights. The Jefferson side has a 12 light window and two garage bays with a 3 light metal door. The modern vinyl windows are paired 4/4 (false muntins) on the upper stories. Due to the building's recent construction it is a non-contributing resource to the District. (Photo 009)

118 West Front Street* (1 Non-Contributing Building)

118 West Front Street was constructed in 1997-98 and therefore not recorded in the original nomination. It is a two-story building with a rectangular plan constructed adjacent to 120 W. Front St. but the two are not internally connected. The building is set back from Front street with one facade adjacent to Oak street. It has a side-gabled roof covered with asphalt shingle and a concrete foundation. The Front Street entrance is set-back from the street and located on the rear

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or east side of the building. There is weatherboard on the east, west and south facades and brick veneer on its west façade, which faces Oak Street. The Oak St. façade has a double door entry to the north and a single sliding window to the south, both with soldier course lintels. The second story has a large fixed, single pane wheel window with stone accents. Due to the building's recent construction it is a non-contributing resource to the District. (Photo 010, 011)

*While this building has its own address on W. Front Street, the Franklin County Assessor does not recognize 118 Front Street as an individual address. Rather, it is listed as an addition to 120 West Front St. Since the buildings are not internally connected, for the purpose of this nomination, 118 W. Front is regarded as an individual non-contributing resource.

324 West Front Street (1 Non-Contributing Site)

The c. 1938 storage building at the corner of W. Front St. and Cedar was recorded as a contributing resource by the original nomination. The building was demolished in 1990 and is now a vacant lot. Due to the building's demolition and current vacant lot, it is non-contributing site to the district. (Photo 012)

428/428B West Front Street (1 Non-Contributing Site)

428 and 428B W. Front, two adjacent buildings, were located on this lot. The 1980s survey has two individual surveys for each structure. 428 W. Front, c.1925 building at this location, was recorded as a contributing resource by the original nomination. It was demolished between 1988 and November 15, 2004 and is now a vacant lot. 428 B, c. 1925 building at this location, was recorded as a contributing resource by the original nomination. It was demolished sometime between 1988 and November 15, 2004 and is now a vacant lot. Due to both building's demolition and current vacant lot, it is non-contributing site to the district. (Photo 013)

Lafayette Street

4 Lafayette Street, rear (1 Non-Contributing Building)

Situated southeast of the primary contributing building of 4 Lafayette is a one-story frame outbuilding with a composition shed roof. The west facade has board-and-batten siding with two centered wood doors and an enclosed snack window on the far left. The north facade has corrugated metal siding and a single fixed six-paned wood sash window and wood sill. The building was not recorded in the original nomination and has thus been assessed as a non-contributing resource due to its lack of historic integrity and modern construction. (Photo 0014)

8 Lafayette Street, Front-south (1 Non-Contributing Site)

The 1935 warehouse, located on the southern portion of the lot, was constructed of variegated brown/plum terra cotta block and had a flat roof. The building, as well as a rear northern building, was recorded as a contributing resource by the original nomination. 8 Lafayette St., front-south was demolished prior to November 15, 2004. Due to the building's demolition and current vacant lot, it is non-contributing site to the district. (Photo 015)

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N/A

Name of multiple listing (if applicable)

Main Street

107 West Main Street (1 *Non-Contributing Building*)

107 West Main Street was constructed c.2009-10 for “John G’s Bier Deck” bar and restaurant and therefore not recorded in the original nomination. The complex sits atop a rusticated concrete block retaining wall, facing Front Street with the main entrance on W. Main Street. There is a long wooden staircase running up the east side of this Front St. wall. The property has a two-level wood patio, a striped canvas hipped roof pavilion with detached flat canvas patio covering on the south side of the lot and a small frame building with a standing seam metal cross-gabled roof. It is a non-contributing resource due to its date of construction, which postdates the period of significance. (Photo 001) (Photo 016)

112 West Main Street (1 *Contributing Building*)

112 West Main Street was constructed in 1933 as a J.C. Penny store and appears on the 1926-1945 Sanborn maps. The two-story brick building has a flat roof. When surveyed for the original nomination, the building was obscured by cladding from the 1950s. That cladding was removed sometime after 1987 restoring the building’s original appearance. The first floor contains a recessed storefront with a central entry and large plate glass windows. An original tiled entryway advertising “J.C. Penny” is intact. On the left side of the storefront is an entrance for the second floor. The second story has three, historic 2/2, with horizontal muntins, double-hung ribbon windows and a corbelled parapet. The building was previously listed as non-contributing because of the cladding. Due to its restoration, it has been re-assessed as a contributing resource. (Photo 017, 018, Figure 4)

113/115 West Main Street (1 *Non-Contributing Site*)

The c. 1881 building at this location sat on its own lot, but was adjacent to 119 W. Main. It was recorded as a contributing resource by the original nomination. It was demolished in 2006 after a structural failure caused by nearby excavation activity and is now a vacant lot. Due to the building’s demolition and current vacant lot, it is non-contributing site to the district. (Photo 019)

119 West Main Street (1 *Non-Contributing Site*)

The c. 1880 building at this location sat on its own lot, but was adjacent to 113/115 W. Main. It was recorded as a contributing resource by the original nomination. It was demolished sometime c. 2006 after the collapse of its neighbor at 113-115 W. Main Street and is now a vacant lot. Due to the building’s demolition and current vacant lot, it is non-contributing site to the district. (Photo 019)

200 West Main Street (1 *Non-Contributing Building*)

200 West Main Street sits on the corner of West Main and Oak Sts. and was constructed in 2009 for the Bank of Washington. It was not included in the original nomination due to its recent construction; however the location was originally marked as non-contributing. The building is an imposing three-story brick building that has a concrete foundation and a flat roof with parapet wall. Behind the building is a large surface lot with underground parking, covering the southeast corner of the lot. Due to the building’s recent construction it is a non-contributing resource to the District. (Photo 020)

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Franklin County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

219 West Main Street (1 Non-Contributing Building)

219 West Main Street is a one-story, brick infill building built c.1946. It has a flat/composition roof. The commercial building is three bays wide with a centered, recessed cant storefront with large plate-glass windows and a canvas shed awning. The building was not recorded in the original nomination. Due to its date of construction, which postdates the period of significance, it is a non-contributing resource. (Photo 021)

315 West Main Street (1 Non-Contributing Structure)

The c.1870 building at this location was recorded as a contributing resource by the original nomination. It was demolished c. 2006 and replaced with a permanent shed roof pavilion to shelter the Washington Farmer's Market. Due to its recent construction, the pavilion is a non-contributing resource. (Photo 022)

Oak Street

307 Oak Street (1 Contributing Building)

307 Oak Street was constructed c. 1928. It is a two-story brick single family residence has an asphalt shingle hipped roof and stone foundation. There is a full width, one-story porch surrounded by a low brick wall. The hipped porch roof has square wooden supports. The entry is in a jack arch opening on the left side of the façade. Opposite the entry is a ribbon of three one-over-one, double-hung ribbon vinyl windows in a jack arch opening. The second story has two pairs of one-over-one, double-hung vinyl windows in jack arch openings. Centered on the roof is a hipped dormer with a pair of one-over-one, double hung windows. Due to its integrity and date of construction, the property is a contributing resource to the Downtown Historic District and added via boundary increase. (Photo 023)

307 Oak Street, [S] side (1 Non-Contributing Building)

Situated south of the primary contributing building of 307 Oak, is a one-story brick garage with a concrete foundation and an asphalt shingle front-facing gable roof with. The building was not recorded in the original nomination but due to the primary property's construction date, both are now included within the boundary increase. The front façade [east] faces Oak Street. It has been altered and expanded; now containing a metal garage door and vinyl clapboard gable. The southern façade has a segmental brick arch doorway on the far left and a 6/6 double hung historic, wood sash window (on the north & south) set within a similar arch. The south side illustrates that there was an extension to the front of the building. Due to its street façade alteration, it is a non-contributing resource. (Photo 023)

Second Street

314 West Second Street, rear (1 Contributing Building)

Situated southeast of the primary contributing building of 314 West Second is a one-story brick garage with a standing metal-seam shed roof. The building is two bays wide and one bay deep. The front façade [west] faces Cedar St. and has an elaborate dentiled cornice similar to those on the older German buildings. This elevation [west] has one boarded window and a garage door on the northern bay and a door flanked by two enclosed windows on the southern bay. The northern

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and southern elevations have four enclosed windows. All openings have brick jack arches while the garage bay has a wood lintel. Due to its dental cornice, it appears the building pre-dates the c.1910 school rear addition in which the building is situated behind. The garage closely resembles the details on the c.1875, 211 Elm, which it is also behind. The building was not recorded in the original nomination. Due to the building design it dates to c.1875-80 and has thus been assessed as a contributing resource. (Photo 024)

Third Street

202 West Third Street (1 *Contributing Building*)

202 West Third Street is a c.1910 two-story, brick multiple-family residence. The building is four bays wide and five bays deep. It has a stone foundation and a standing seam metal hipped roof with overhanging eaves and a centered hipped dormer with a one-over-one, double-hung vinyl window. The primary façade has a full width porch whose roof forms a second story balcony. The original first story porch has been replaced. There are two doors in segmental arch openings and two, one-over-one, double-hung windows with segmental arches on the first floor. There is one door and two windows on the second floor in segmental arch openings. The windows are one-over-one, double-hung sash which appear to be wood sash with modern storm windows. Due to the building's date of construction and non-major alterations, the property is a contributing resource to the Downtown Historic District and added via boundary increase. (Photo 025)

208 West Third Street (1 *Contributing Building*)

208 West Third Street was constructed c.1905 as a single family residence. The two-story brick building has a stone foundation and a pyramidal hipped asphalt shingle roof and a centered, hipped dormer with two one-over-one, double-hung windows. There is a full width front porch with a hipped asphalt shingle roof. The porch has a wooden spindle balustrade with Tuscan columns supporting its roof. There is a single-glazed and paneled replacement door with single glazed transom entry. To the left of the entry is a single one-over-one, double-hung vinyl window and to the right of the entry is a replacement 4 horizontal light, picture window with false muntins. The second story contains two one-over-one, double-hung windows. All of the windows appear to be replacement vinyl sash in jack arch openings with limestone stone sills, except for the dormer, which is in a frame surround. Due to its date of construction and integrity, the property is a contributing resource to the Downtown Historic District and added via boundary increase. (Photo 026)

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N/A

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Statement of Significance

See original Downtown Washington Historic District Nomination.

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N/A

Name of multiple listing (if applicable)

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Name of Property

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N/A

Name of multiple listing (if applicable)

Boundary Description

The Downtown Washington Historic District encompasses 30.86 acres, which covers portions of roughly 14.5 blocks in the Central Business District of Washington (Figure 1,2). The district has an irregular shape roughly bounded by Front Street on the north, Olive Street on the west, Fourth Street on the south, and Market Street on the east. The boundary corners affected by the increase and decrease to The District are:

- #2. Northeast corner 38.559078, -91.010027
- #4. East side 38.560182, -91.013125
- #5. Southeast corner 38.558145, -91.014220
- #9. Northwest corner 38.563165, -91.015665

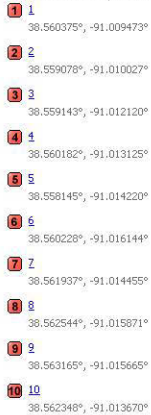
Boundary Justification

As with the original District, boundaries were determined on the north by a cessation of development along the railroad tracks and the Missouri River. On the east, west, and south, they were determined by a decline in contributing buildings and/or a change from mixed use to purely residential development.

Name of multiple listing (if applicable)

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Figure 1: Geo-referenced location map of Downtown Washington Historic District (Revision)



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Figure 2: Downtown Washington Historic District Map (Revision): Boundary Revision, Architectural Survey and Photo Map

-See attached sheet

Figure 3: Downtown Washington Historic District Map (Original): 1988

-See attached sheet

Figure 4: 112 West Main Street, Downtown Washington Historic District, 1987



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N/A

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Fig. 5: Number of Resources and Contributing Resources to the Downtown Washington Historic District, Franklin County, Missouri

Previously Listed Resources within Original District Boundary (1989 Survey & Nomination)

	Contributing	Non-Contributing
Buildings	85	10
Sites	0	0
Structures	9	1
Objects	0	0
Total	94	11

Previously listed resources are included in the following National Register

Schwegmann, John F. House, 438 W. Front St. (listed on March 22, 1984)

Thias, Henry C., House, (Forrest Schwartz Residence), 304 Elm St. (listed September 20, 1984)

Newly Identified Resources within District (Boundary Revision):

	Contributing	Non-Contributing
Buildings	9	10
Sites	0	5
Structures	0	2
Objects	0	0
Total	9	17

Total Number of Resources within District (includes previously listed and newly identified):

	Contributing	Non-Contributing
Buildings	90	17
Sites	0	5
Structures	2	14
Objects	0	0
Total	92	36

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N/A

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Fig. 5

Newly Identified Resources within the District (Boundary Increase)

There are 26 newly inventoried resources in the revised District boundary. These are resources that have either been demolished, are new construction, or have changed status since the original nomination.

Contributing Buildings:

(9)

214 Elm Street, rear (1 *Contributing Building*)
304 Elm Street, rear (1 *Contributing Building*)
201 West Fourth Street (1 *Contributing Building*)
205 West Fourth Street (1 *Contributing Building*)
112 West Main Street (1 *Contributing Building*)
307 Oak Street (1 *Contributing Building*)
314 West Second Street, rear (1 *Contributing Building*)
202 West Third Street (1 *Contributing Building*)
208 West Third Street (1 *Contributing Building*)

Non-Contributing Buildings:

(10)

111 Elm Street (1 *Non-Contributing Building*)
306 Elm Street, rear (1 *Non-Contributing Building*)
319 Elm Street (1 *Non-Contributing Building*)
6 East Front Street (1 *Non-Contributing Building*)
118 West Front Street (1 *Non-Contributing Building*)
4 Lafayette Street, rear (1 *Non-Contributing Building*)
107 West Main Street (1 *Non-Contributing Building*)
200 West Main Street (1 *Non-Contributing Building*)
119 West Main Street (1 *Non-Contributing Building*)
307 Oak Street, [S] side (1 *Non-Contributing Building*)

Non-Contributing Sites:

(5)

324 West Front Street (1 *Non-Contributing Site*)
428/428B West Front Street (1 *Non-Contributing Site*)
8 Lafayette Street, Front-south (1 *Non-Contributing Site*)
113/115 West Main Street (1 *Non-Contributing Site*)
219 West Main Street (1 *Non-Contributing Site*)

Non-Contributing Structures:

(2)

225 Cedar Street, rear (1 *Non-Contributing Structure*)
315 West Main Street (1 *Non-Contributing Structure*)

National Register of Historic Places
Continuation Sheet

Section number Figures Page 21

Downtown Washington Historic District Revision

Name of Property

Franklin County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Fig. 5

Downtown Washington National Register Historic District (Revision) Observations: Changes in resources from the Original 1988 Survey to the Revised 2013/14 Survey

A= Altered
C= Contributing
D= Demolished
E= Evaluated

RE= Reevaluated
Nc= New Construction
N/C= Non-contributing

Demolished resources resulting in Boundary Decrease: [8 Total]

518 W. Front St.	[D]	- Now new construction [N/C Building, currently outside the boundary]
524 West Front St.	[D]	- Now new construction [N/C Building, currently outside the boundary]
24 E. Front St.	[D]	- Now a vacant lot [N/C site, currently outside the boundary]
26 E. Front St.	[D]	- Now a vacant lot [N/C site, currently outside the boundary]
Market & Main St. [4Silos]	[D]	- Was an N/C structure [N/C site, currently outside the boundary]
205 W. 2 nd St.	[D]	- [N/C Structure, currently outside the boundary]
207 W. 2 nd St.	[D]	- [N/C Structure, currently outside the boundary]
209 W. 2 nd St.	[D]	- [N/C Structure, currently outside the boundary]

Reevaluated resources resulting in Boundary Increase: [6 Total]

[5 C buildings, 1 N/C Building]

202 W. 3 rd St.	[RE]	- C Building, Added to boundary
208 W. 3 rd St.	[RE]	- C Building, Added to boundary
201 W. 4 th St.	[RE]	- C Building, Added to boundary
205 W. 4 th St.	[RE]	- C Building, Added to boundary
307 Oak St.	[RE]	- C Building, Added to boundary
307 Oak St., [S] side	[RE]	- N/C Building, Added to boundary

Resources that went from Non-Contributing to Contributing: [1 Total]

112 W. Main	[RE]	- C Building
-------------	------	--------------

Resources that went from Contributing to Non-Contributing: [9 Total]

[2 N/C buildings, 6 N/C sites, 1 N/C structure]

105 Elm St.	[A]	- Currently 111 Elm [105 Elm was C & 107 Elm was N/C]
319 Elm St.	[A]	- Now a N/C Building
324 W. Front St.	[D]	- Now a N/C site
428 W. Front St.*	[D]	- Now a N/C site
428B W. Front St.*	[D]	- Now a N/C site

*Since the two buildings were adjacent and on 1 lot, they have been combined into 1 NC Site for the final count

8 Lafayette St.	[D]	- Now a N/C site
113/15 W. Main St.	[D]	- Now a N/C site
119 W. Main St.	[D]	- Now a N/C site
315 W. Main St.	[D]	- Now a N/C Structure

National Register of Historic Places
Continuation Sheet

Section number Figures Page 22

Downtown Washington Historic District Revision

Name of Property

Franklin County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Fig. 5

New Construction within the Boundary: [4 Total]

6 East Front Street	[Nc]	- N/C Building
107 West Main Street	[Nc]	- N/C Building
118 West Front Street	[Nc]	- N/C Building
200 West Main Street	[Nc]	- N/C Building

Resources identified during current revision that were not recorded in original nomination or survey: [7 Total]

225 Cedar Street, rear	[E]	- N/C Structure
214 Elm St., rear	[E]	- C Building
304 Elm St, rear	[E]	- C Building
306 Elm St., rear	[E]	- N/C Building
4 Lafayette St., rear	[E]	- N/C Building
219 W. Main St.	[E]	- N/C Building
314 W. 2 nd St., rear	[E]	- C Building

Substantial Parking Lots:

Included in the Total Number of Resources within District Boundary [12 Total]

In the original 1988 survey and nomination, parking lots were considered vacant lots, therefore noncontributing and not counted. In the revision, substantial parking lots are classified as land that exhibits substantial construction and ten or more parking spaces.

- a. Elm Street Lot [between W. Front and W. Main Street]
- b. Corner Lot of Elm and W. Main Street
- c. Lot bounded by Elm, W. Front, and Oak Street
- d. Oak Street Lot [between W. Front and W. Main Street]
- e. Corner Lot bounded by W. Main, Lafayette, and W. Front Street
- f. Jefferson Street Lot [near SE corner of Jefferson and Front]
- g. Corner Lot of E. Main Street and Jefferson [NR corner]
- h. Corner Lot of W. Main and Cedar Street [SW corner]
- i. West Third Street Lot [rear of 225 Cedar]
- j. West Third Street Lot [NE corner of W. 3rd and Cedar Street]
- k. Elm Street Lot [between W. 2nd and W. 3rd Street]
- l. West Third Street Lot [between Oak and Elm Street]

Downtown Washington Missouri Photo Log:

Franklin County

Photos represent newly inventoried resources, resources that have changed status since the original nomination, as well as representative streetscapes. See Fig. 1 for keyed photo map

225 Cedar Street, rear

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing East from West Third Street: 225 Cedar St. rear pavilion

001 of 31

111 Elm Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

10/29/2013

Facing West: Entire front façade of 111 Elm St.

002 of 31

214 Elm Street, rear

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing West from Oak & Third St. parking lot: 214 Elm St., rear, rear façade visible from the street.

003 of 31

304 Elm Street, rear

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Southwest: 304 Elm St. rear garage

004 of 31

306 Elm Street, rear

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Southwest: 306 Elm St. rear garage

005 of 31

319 Elm Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing North-Northwest: Entire front façade of 319 Elm St.
006 of 31

201 West Fourth Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Northeast: 201 West Fourth St.
007 of 31

205 West Fourth Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing North-Northeast: 205 West Fourth St.
008 of 31

6 East Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing South: Corner of Front and Jefferson St.
009 of 31

118 West Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest from Front St.: 118 W. Front St.
010 of 31

118 West Front Street,
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing East from Oak St.: 118 W. Front St.
011 of 31

324 West Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing South-southeast from Cedar St.: 324 W. Front St.
012 of 31

428/428b West Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing West: 428/428B site
013 of 31

4 Lafayette Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Andrew Weil
3/19/14
Facing South from West Front Street: Rear 4 Lafayette Street
014 of 31

8 Lafayette Street, Front-south
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest: Demolished 8 Lafayette St., front
015 of 31

107 West Main Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing North to Northeast: Front entrance of John Gs from Front & Lafayette St. parking lot
016 of 31

112 West Main Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/30/2013
Facing Southwest: Front façade of 112 West Main St.
017 of 31

112 West Main Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/30/2013
Facing Southwest: Detail of 112 West Main St.
018 of 31

113-115-119 West Main Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/30/2013
Facing Northwest: Site of 113-115-119 West Main St.
019 of 31

200 West Main Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/8/2013
Facing Northeast from West Second: 200 West Main as well as previous location of 205-207 West Second St.
020 of 31

219 West Main Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing Northeast: 219 West Main St.
021 of 31

315 West Main Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing North: 317 W. Main and previous location of 315 West Main St.
022 of 31

307 Oak Street & 307 Oak Street, [S] side
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Northwest: 307 Oak St.
023 of 31

314 West Second Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing East from Cedar St: 314 West Second Street, rear
024 of 31

202 West Third Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest: 202 West Third St.
025 of 31

208 West Third Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing southwest: 202 West Third St.
026 of 31

Streetscape: Corner of West Front & Oak St.
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing West from W. Front St.: parking lot on the corner of West Front and Oak St.
27 of 31

Streetscape: Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing West to Northwest from rear corner of 223 W. Front St.: intersection of W. Front & Elm St.
28 of 31

Streetscape: West Main Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing Southeast from the Northeast corner of Oak St.: Main St. bounded by Lafayette & Oak St.
29 of 31

Streetscape: West Main Street [bounded by Oak & Cedar St.]

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Northwest from the Southeast corner of Oak St: Main Street bounded by Oak & Cedar St.

30 of 31

Streetscape: Elm Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Northeast from center of Elm St.: intersection of Elm & W. 2nd St.

31 of 31





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