

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

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Downtown Washington Historic Districtother names/site number N/A

2. Location

street & number Roughly 15 blocks in the Washington CBD.N/A ☐ not for publicationcity, town WashingtonN/A ☐ vicinitystate Missouricode MOcounty Franklincode MO 071zip code 63090

3. Classification

Ownership of Property

☒ private☒ public-local☐ public-State☒ public-Federal

Category of Property

☐ building(s)☒ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

85994

Noncontributing

10 buildings1 sites1 structures11 objects11 Total

Name of related multiple property listing:

N/A

Number of contributing resources previously

listed in the National Register 2

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official G. Tracy Mehan III, Director,

Department of Natural Resources, and State Historic Preservation Officer

State or Federal agency and bureau

Date

8 August 1987In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the NationalRegister. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE: Specialty store, dept. store, warehouse.
INDUSTRY: Manufacturing, energy facility.
RELIGION: Religious structure, church school,
church-related residence.
DOMESTIC: Single dwelling.

Current Functions (enter categories from instructions)

COMMERCE: Specialty store, dept. store, warehouse.
INDUSTRY: Manufacturing.
RELIGION: Religious structure, church school,
church-related residence.
DOMESTIC: Single dwelling.

7. Description

Architectural Classification

(enter categories from instructions)

Greek Revival
Late Victorian
Late 19th and 20th Century Revivals

Materials (enter categories from instructions)

foundation Limestone
walls Brick
Weatherboard
roof Asphalt
other Wood
Cast Iron

Describe present and historic physical appearance.

The Downtown Washington Historic District encompasses the Central Business District of the city of Washington, Missouri (population 10,000) located on the south bank of the Missouri River about fifty miles southwest of St. Louis. The District includes a historic mix of institutional, residential, commercial and industrial buildings which formed the early nucleus of settlement on streets extending south from the river. Approximately half of the buildings, however, are two-story brick structures combining first story commercial use with second story residential. Six of the eight institutional buildings are associated with St. Francis Borgia Catholic Church; a post office and Masonic lodge are the remaining two. One of Missouri's few rivertowns which still retains an orientation to the river, Washington survives with riverfront blocks which include all of the industrial buildings, two depots, an electric power plant, a waterworks, and an underground reservoir.

The District appears today much as it did fifty years ago, a downtown with brisk commercial activity, well-maintained dwellings, a flourishing parish church and school, and some industrial properties still in use, most notably the large Missouri Meerscham Company plant and two groups of grain bins. Although none of the historic hotels or inns have been maintained as such, three mid-19th century residences on Front Street have opened for bed-and-breakfast lodging. A number of commercial properties have been owned and operated by the same families since the turn-of-the century or earlier.

In 1985, the National Register nomination process was initiated in Washington with a matching Survey grant from the Missouri Department of Natural Resources for Front and Jefferson Streets. A year later the Washington Historical Preservation Commission was created and the city was granted Certified Local Government status. During 1987-88, additional grants expanded the first survey area to include all of the Central Business District along with adjacent residential areas to the east and west (the entire surveyed area is represented on the District map). The proposed Downtown Washington Historic District is the city's first historic district; community interest supports future registration of additional properties recommended in the Survey Plan.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Washington Historic District

Section number 7 Page 1

Structural density within the District has remained relatively high, in part a result of the high occupancy rate. The low density in the north half of City Block 32 resulted from a fire which destroyed a large flour mill; City Block 17, bounded by Front, Jefferson and Market Streets, on the other hand was never densely built. Almost all of the District buildings have been very well maintained. Except for alterations to first story storefronts (Photos # 2, 11, 15), they exhibit a high degree of integrity with strong second and third stories retaining original cornices, dormers, slate mansards, and ornamental cast iron balconies.

All non-contributing buildings are designated by an asterisk on the Architectural Survey Map; they include post-World War II buildings which are less than fifty years old, (largely one-story commercial infill) (Photos #2, # 24, both 2nd from right); and historic properties which have lost integrity through radical facade alteration (Photo #15, 3rd and 4th on left).

All contributing buildings are coded by letter and number on the Architectural Survey Map under eight classifications based on style and historic function.

Federal/Greek Revival, circa 1849 - 1895, Coded A (Photos # 1 through 15). This group is largely represented by vernacular interpretations of Federal and/or Greek Revival styles; it contains one of the largest single collections of buildings (about one-fourth of the total) and enjoyed the greatest longevity. All rest on stone foundations and all except two are brick. The majority are three bays wide and rise two stories with first story utilized as commercial space and second for residential; a few are one story commercial. Six buildings which are entirely residential are all detached, single family, two to five bays wide except for one nine-bay multi-family at 9 W.Main (Photo #2). Typically facades are symmetrical and feature openings headed with either jack arches, flat lintels or segmental arches; roofs are gabled or occasionally low-hipped. Ornamentation is restrained, generally limited to brick dentilling, stringcourses, recessed paneling and pilasters. Several feature decorative cast iron balconies, lintels or storefronts. While the majority of roofs are side-gabled, five feature street-front gables or shaped parapets sometimes pierced with an attic window or lunette. The two frame houses, 311 W. Third (Photo # 3) and 24 W.Front (Photo # 1, left) are both clapboard; 24 Front features braced frame construction with brick nogging. Adam or Federal Style round-arched windows recessed in larger brick arches and pilaster

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Downtown Washington Historic District

Section number 7 Page 2

strips articulate St. Francis Borgia Church and the facade of its 1895 rectory which was designed to harmonize with the church building (Photos # 13, 14), although the round-arched corbel table trim of both buildings evokes Early Romanesque Revival.

Italianate/Second Empire, 1865-1900, Coded B (Photos # 15, 16, 17, 18, 27). These closely related styles are represented by fourteen buildings, ten of which are two or three story brick buildings with storefronts and flats above. Most are concentrated along Main Street. The salient stylistic features are bold, projecting cornices with wood brackets (some with incised scrollwork panels), or corbelled brickwork imitating brackets, and dormered mansard roofs. In other respects the buildings differ little from the standard 19th and early 20th century planar brick facade articulated with segmentally arched windows. Two residential examples, 310 Elm (Photo #17, foreground) and 115 Cedar (Photo #18) (the latter a large private home later used as a convent), also feature Italianate cornices as the primary stylistic element. In addition to a corbelled brick cornice, the 1884 former parochial school (now the Washington Historical Society) at 314 W. Main (Photo # 13) is formally articulated with round-arched third story windows, brick quoins and a pedimented projecting center bay; the rear elevation features a second story porch with round-arched fenestration. The 1865 board and batten depot at 401 W. Front (Photo #27, left) is the only frame building in this group.

Revival Styles, circa 1888 - 1925, Coded C (Photos # 5, 16, 19, 20, 21, 22, 23, 32). With a few exceptions the Revival styles are expressed principally in detailing on commercial buildings, and in plan or roof forms in domestic structures. Frequently an ornamental pressed brick or metal cornice is the sole Revival feature on commercial/residential properties, the buildings otherwise maintain the standard planar, segmentally arched brick facades (Photo # 19, 3rd from left). 113-15 Elm received a more elaborate treatment at the second story, sheathed with a highly decorative galvanized steel front (Photos #20, 2nd from left; #21), and on side elevations which are covered with the same material stamped with a brick pattern. The three-story Romanesque Revival building at 127 Elm (Photo #20, left foreground) is the largest and most fully developed Revival style commercial structure in the District. Although Romanesque detailing is employed around the two-story, center entrance-bay of 225 Cedar, standard segmentally arched fenestration patterns articulate the 1890 former parochial school building. Four of the total fourteen Revival buildings are detached, single family dwellings. All are Queen Anne style, the most

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Downtown Washington Historic District

Section number 7 Page 3

popular late 19th century domestic style in the city. Three are modest one-and one-half-story brick vernacular houses in which a gabled projecting front bay or cross-gabled roof is the primary stylistic form (Photo #4, 2nd from right). The Henry Thias house at 304 Elm (listed in the National Register), perhaps the finest Queen Anne house in Washington, features an irregular plan with projecting bays, elaborated brickwork and Eastlake wood porch. A fine terra cotta trimmed Waterworks Building at 1 Front Street (Photo #32) is also articulated in a domestic Queen Anne style. Early 20th century Classical Revival design is featured in the Calvin Theater of 1909 (Photo #22, left foreground), the 1922 U.S. Post Office on Lafayette (Photo #23, foreground), and the Tibbe Power Plant at 426 W. Front (Photo #5, 3rd from right).

Early Twentieth Century, circa 1905-1940, Coded D (Photos #6, 19, 23 through 26). This group of twenty-one buildings includes numerous one- and two-story commercial buildings, four residential buildings, a gas station, depot, Masonic Lodge, and a parochial school. All show influence of progressive 20th century design traditions, including Craftsman, Bungalow, Art Deco and Moderne. The Craftsman aesthetic is best expressed in the 1923 depot (Photo # 6, left) with its overhanging eaves supported by large wood brackets and rectangular openings with tripart upper sash; and in several commercial/residential buildings which feature facades with glazed brick or terra cotta patterning along with terra cotta stringcourses and cornice coping (Photos #19, #24, middleground; #25, left). These buildings usually employ rectangular windows with tripart upper sash. The Masonic Lodge (Photo #23, 2nd from left) along with several other buildings (Photo #24) have corbeled brick cornices resembling Craftsman brackets; the earlier buildings (circa 1910) typically employ segmentally arched openings. Residential examples include a bungalow at 7 Lafayette, and a foursquare at 306 Elm. The 1934 St. Francis Borgia parochial school (Photo #26) is an excellent example of Art Deco design featuring salmon color brick and terra cotta; the 1951 addition to the south replicates the materials and design of the original section. A few circa 1935-40 buildings are articulated in a more streamlined Moderne fashion, and typically are faced with light colored glazed brick trimmed with horizontal bands of darker brick (Photo #25, right).

Commercial, Coded With Black Bar

This designation indicates that historically the building (or part of it) was used for commercial purposes. Since very few properties were constructed exclusively for commerce, the black bar code at the front

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Washington Historic District

Section number 7 Page 4

of the property parcel generally refers to a first story storefront. Institutional, 1866-1934, Coded 1 (Photos # 13, 14, 18, 23, 26). The District's eight institutional buildings are represented by all of the stylistic classifications and have been discussed above. The group includes the U.S. Post Office at 123 Lafayette, the Masonic Lodge at 109 Lafayette, and six buildings associated with St. Francis Borgia parish.

Industrial, circa 1865-1935, Coded 2 (Photos # 4, 5, 27 through 30). The articulation of the twelve industrial buildings generally follows materials, forms and detailing of commercial/residential properties dating to the same period of construction. They are usually devoid of stylistic ornament but occasionally exhibit generic corbeled brick cornices. The earliest, a circa 1865 pork packing structure at 314 W.Front, features two-story brick pilasters and a raised parapet illustrated by a group of Federal/Greek Revival buildings. Typically, industrial buildings have brick masonry walls resting on stone foundations, and have regular fenestration of segmental arches until after the turn-of-the century when soldier course brick lintels are more often employed. The additions to the Missouri Meerscham Company factory at 400-20 W. Front (Photo #27 and Survey Map) clearly illustrate this change in window form. An underground reservoir (adaptively reused for commercial storage), four iron grain bins behind the three-story brick mill at 26 E.Front (Photo #29), and four reinforced concrete storage bins behind 217-19 W. Main (Photo #30) also are included in the industrial group, as is a small brick building housing a well and a related glazed brick warehouse at 8 Lafayette, and a turn-of-the-century brick electrical power plant at 514 W.Front (Photo # 4, 3rd from right).

Residential (c.1849 - 1930), Coded 3

This designation denotes fifteen buildings used only for residential purposes (all are detached, single-family except for two detached, multi-family), as well as numerous buildings which mix residential use with commercial and a few which are institutional/residential or industrial/residential and are doubled coded as such.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Ethnic Heritage

Architecture

Commerce

Industry

Period of Significance

c. 1849-1940

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Downtown Washington Historic District is eligible for listing in the National Register under Criteria A and C, and is significant in the following areas: ETHNIC HERITAGE (1855 - 1940): Located in the strongest area of German settlement in Missouri, Washington by the 1850s was a predominantly German town and remained so in custom and language until the post World War I years. With a German newspaper, church and parochial schools, Turnverein, along with musical and drama societies, the community developed into a cultural center for the German-speaking population of northern Franklin county and neighboring counties. ARCHITECTURE (c.1849 - 1940): Constructed circa 1849-1940, the District's mix of building types and styles characterize the growth and development of a 19th century Missouri-German immigrant settlement into a small 20th century city. As in other German towns and cities in Missouri, brick was the preferred building material in Washington and locally-made brick fashioned into vernacular adaptations of national styles gave the town its historic identity. In addition, similar scale, proportions, size and detailing in District buildings contribute to architectural cohesiveness. COMMERCE/INDUSTRY (c.1855 - 1940): Encompassing Washington's Central Business District and industrial riverfront strip, the District includes almost all of the city's historic commercial and industrial properties which together provided the economic base for its growth and prosperity. The commercial properties served as the primary shopping center for the town and also for a large rural clientele in the surrounding area. Industrial properties, including a flour mill, grain bins, lumber mill and meat packing plant handled agricultural produce from the rich farmlands around Washington, and provided employment to local citizens. The largest industrial plant, the Missouri Meerscham Company, introduced a unique product, the corn cob pipe, which gained national recognition and distribution; the company was a major employer in town. (All Periods of Significance indicated above were based on construction dates of the earliest and latest buildings).

☒ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Washington Historic District

Section number 8 Page 1

FOUNDING AND EARLY HISTORY

Located on the south bank of the Missouri River about fifty miles southwest of St. Louis, Washington was advantageously sited at a good natural ferry landing which was in use long before the town was officially platted in 1839. Although there exist records of land claims and scattered settlement in the Washington area dating to the late 18th century, it was only after the War of 1812 that promise of town development appeared with the steady migrations of native Americans (chiefly from Kentucky, Tennessee and Virginia) into the Missouri River Valley. The organization of Franklin County in 1818, followed by admission of Missouri into the United States three years later, were incentives to homesteading which prompted a flurry of land claims in those years.

Among the pioneer Southerners who came to Franklin County in 1818 were Kentuckians William G. Owens (1796-1834) and his wife, Lucinda, the founders of Washington. The Owens took up residence a few miles up river from Washington in New Port, the first county seat, but later moved inland to Union in the late 1820s after it was selected as the permanent seat of government. Trained as an attorney, William Owens also began to invest heavily in real estate, and purchased farm acreage in 1826 which included the Washington townsite, already known at that time as "Washington Landing". With steam boats navigating the Missouri by 1819, and a rich agricultural trade developing in the countryside on both sides of the river, Owens clearly foresaw the potential for a booming river town and began to sell town lots as early as 1829. The town, however, was not officially laid out until 1839 by Mrs. Lucinda Owens following her husband's untimely death in 1834.

The original town of Washington consisted of a regular grid of twelve whole and thirteen fractional blocks extending from the riverfront south to Third Street, and from Lafayette Street on the west to Locust on the east. The majority of the 144 lots measured a generous 66 front feet by 132 feet deep; streets were laid out 49 1/2 feet wide. Owens at first enticed settlers by offering a free lot to anyone who would build a substantial house on it. The earliest stores and homes were built of log by Americans on hillside riverfront blocks, but in the early 1830s a few Germans began locating in the town. A visitor to Washington in 1834 found only one brick house, recently erected by blacksmith Phineus Thomas, and less than a dozen log or frame houses. Within five years two substantial brick houses built outside the town boundaries by Lucinda Owens and fellow Kentuckian Dr. Elijah McLean introduced sophisticated architectural styling to frontier Washington.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Washington Historic District

Section number 8 Page 2

with their Federal forms and detailing. McLean's house stood on a large tract he purchased in 1830 from the Owens; in 1850 he opened a subdivision embracing the District's 500 block of West Front Street.

ETHNIC HERITAGE

During the 1830s Missouri began receiving a steady influx of German settlers which reached such proportions by 1850 that the state ranked fourth in the size of its foreign-born German population. The Mississippi and Missouri River systems provided excellent connections from the port of New Orleans into Missouri and facilitated development of the strongest German areas in the state. A part of the "German-belt" which extended along both sides of the Missouri River from St. Louis, Franklin County and its principal town, Washington, were areas of early German settlement in the Missouri River hill country (Fig.1). While the 1830 U. S. census showed no German family names in Franklin county, a decade later approximately one-third of the county population was German, with an even higher percentage of Germans residing in St. Johns Township where Washington was located.(1)

Much of the early emigration from Germany to Missouri can be attributed to the influential writings of Gottfried Duden, first published in Germany in 1829. A German lawyer who settled on a farm directly across the river from Washington in Warren county, Duden came to Missouri on a fact-finding mission to provide prospective immigrants with first-hand information on opportunities and living conditions in the state. His commitment to promote emigration as a solution to the socio-economic and political problems in Germany was rewarded by influencing thousands of Germans to emigrate to the Midwest, particularly Missouri.

Washington's first link in its German chain of migration was directed to the area in 1833 by Duden's Report, albeit as a last resort when plans to settle along the Illinois River went awry due to a leaking boat. The group of twelve Catholic families from the Osnabruck District, province of Hannover, instead headed up the Missouri River toward Duden's Warren county, but were persuaded by the Captain to land on the south bank at Washington where they were assured of finding a healthier climate and a hospitable reception by Mr. Owens. These families formed the nucleus of St. Francis Borgia parish, and in 1839 erected a log church about a mile south of the present church site at Main and Cedar. The chain of migration was thus set in motion, and in

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

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 8 Page 3

the following years Washington's population was swelled by a sizable influx of Hannoverians. Many of these early settlers engaged in farming in and around the present corporate limits of Washington, while some found work in town as day laborers, blacksmiths, carpenters, shoemakers, storekeepers, tailors and the like.(2)

A notable exception to the generally agricultural or working-class backgrounds of the first wave of Germans was the life of Hannoverian John F. Mense (1811-67) who came to Washington in 1837. In 1838, Mense married Sarah Owens, daughter of the town founders, and "by marriage owned half of Washington." He then dedicated himself to promotion of the town of Washington, and in 1842, opened a twelve block addition which joined the original town at Lafayette Street, extended west to Cedar, and south from the river to Second Street. The Mense Addition, encompassed by the present District, soon began to emerge as the town's primary commercial district, as well as an institutional focal point of St. Francis Borgia parish which was constructing its first brick church in 1845 on lots donated by John F. Mense.

While not the only religious denomination early established in Washington, German Catholic St. Francis Borgia was the dominant and largest congregation, a major force of social cohesion in the immigrant community with its large membership, parochial school system and social clubs. Staffed by German-speaking priests and nuns, the church and schools fostered preservation of German cultural traditions in the community. By 1866, the present brick church (Photo #13) was under construction to meet the needs of the growing parish. The extensive building program of the church in the following eighty years is testimony to the strong presence and central role of the parish in Washington (See Architectural Survey Map).

In the 1850s and 1860s Washington reaped great benefits from the upheaval in Germany following the failure of the 1848 Revolution, receiving a steady stream of prosperous, educated Germans who began to make significant contributions to the town's commercial, industrial and cultural growth as well as to its architectural development. Washington, in turn, offered these men a small but securely established community of Duden's followers, favorably situated on high terrain with excellent commercial prospects with the lively steamboat traffic, proximity to St. Louis markets, and thriving country trade. Construction of the Pacific Railroad connecting Washington to St. Louis in early 1855 and soon after to Jefferson City, the state capital, was a further incentive to settlement.(3)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 8 Page 4

During the 1850s Washington matured institutionally through the efforts of its German citizens who organized and transplanted cultural activities familiar to them in the homeland. The town became the cultural center for the Duden Settlement in Warren County as well as for surrounding rural Franklin County. In 1854, a drama club which had been performing in nearby Hermann, Missouri was brought to Washington by August Leonard and Forty-Eighter Otto Brix from Berlin. A sizable hall, the Theaterverein, which stands outside the District was built in 1855 for stage productions which featured German classical and popular drama apparently entirely cast with local families. The theater building also was used for musical performances which were supported by a Musical Society and a Maennerchor both established in the early 1850s. Later, several local bands and orchestras were organized and offered concert music.(4)

Less than a decade after the first St. Louis Turnverein was founded, a group of thirteen men organized Washington's Turner Society in 1859. The first president was Franz Wilhelmi, an 1848er from Baden who had served as a gymnastic teacher before emigration. After disbanding during the Civil War years, the society reorganized in 1865, and the next year constructed a Turnverein building (outside the District), designed by Otto Brix. In addition to gymnastics, the building also hosted many social activities of the town. In 1868, the Turners added a drama section to their program, filling a community need after the Theaterverein closed its doors in 1866. Turners remained active in Washington until 1932 when the Elks purchased their building.(5)

Bilingual publication of Washington's first newspaper in 1856 initiated a tradition of German journalism there which was another indication of its growing importance as a center of German culture. Adelbert Baudissin, editor and proprietor of The Franklin Courier, as it was called, was a former count from Holstein who was among those who fled Germany after the 1848 uprising. An educated man of considerable means, Baudissin also published a handbook for prospective emigrants to Missouri similar in purpose to Duden's work. Two more German papers were in circulation for a few years in the mid and late 1860s before Otto Brix founded Die Washingtoner Post in 1869. The Post perpetuated the mother tongue for German-reading patrons of Franklin county until 1912.(6)

During the Civil War years Washington became a hotbed of Radical

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 8 Page 5

Unionism whose outcries could be heard at fiery meetings in the Theaterverein Building, earning it the name, "Liberty Hall". Staunchly opposed to slavery in a county whose slave holdings exceeded 2000 in 1860, Washington Germans took a courageous public stand against native American southerners who defended slavery and state rights. Numerous local Germans, many trained in the German army, answered the call to arms. Company G of the 17th Regiment was led by Franz Wilhemi of Washington. The city itself, however, suffered little damage from the war. A one-day Confederate raid in 1864 destroyed some property and took two lives, but that was the limit of disturbance for the duration of the war.

Wine production and beer brewing, two occupations usually associated with Germans in Missouri were also in evidence in Washington. Early success of viticulture in the neighboring Hermann area encouraged Washington Germans to take it up. In 1870, a Wine Exposition was held in the city; five years later the Missouri Gazette noted wine was growing in importance and being manufactured by several local firms. Although no properties associated with wine-making have yet been identified, it is likely that some exist since it is reported that "plantings were so extensive vineyards were laid out in the undeveloped streets of the town." (8) Two brewers were already working in Washington in 1850 but the primary brewery was not established until 1854 when John B. Busch from Hesse-Darmstadt began production. The older brother of Adolphus Busch, the St. Louis beer baron, John Busch in partnership with his brother, Henry, and Fred Garsie was brewing in Washington a decade before Adolphus entered the industry. A non-contiguous complex of brick brewery buildings stands outside the District.

Washington continued to attract new German immigrants throughout the 19th century. A survey of the 1900 census showed approximately one-third of the head of households was German-born, and possibly as much as a third more had German parentage. Until World War I, the German language was used in Washington parochial schools and lingered on in church services until the World War II era. A description of the city of 5,756 residents in the WPA guide to Missouri, published in 1941, found it still to be a "tranquil German community on the Missouri River with a distinct Old-World flavor", where many German customs survived and German was often spoken on the streets. (9)

ARCHITECTURE

Throughout its building history, Washington has consistently been a

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 8 Page 6

city of structures displaying a high quality of materials and craftsmanship as well as solid design, although the majority of buildings would be classified as vernacular or folk architecture. The long line of skilled architects, carpenter/builders, and brick and stone masons who lived and worked in the city, the abundance of good clays for brick manufacture, along with the presence of lumber mills, provided a fertile climate for architectural development. In retrospect, it seems no surprise that the town produced four young men of German descent who became prominent St. Louis architects: Otto Wilhelmi, Louis and Oscar Mullgardt and August Beinke, yet still remarkable in view of the city's population in 1900 of just over 3000.

Always a mix of residential, commercial, institutional and industrial buildings, few streets even in the city center were densely built. Only on Main and Elm, the primary commercial arteries, were lots frequently subdivided to permit construction of solid rows of buildings. As late as the 1926 Sanborn map, large spaces of undeveloped land remained on Front Street, some used for open storage or containing small sheds or barns later removed.

Possibly the oldest frame house in the city, 24 W. Front Street (Photo # 1-left)), was built in 1849 by Zachariah Foss, a carpenter from Maine. It is an unusual example of braced frame construction with brick nogging, and is one of the few early houses surviving from Washington's first period of growth.

By 1850, brick construction was overtaking log and frame, rapidly imparting a substantial and permanent look to the town. At least four brickmasons were using local clay for brick manufacture at that time: Joseph W. Ferguson and son Richard from Kentucky, and Hannoverian Mathias Thias and son Henry. A decade later, thirteen brickmasons were working in Washington; all but four were German (the Fergusons and two men from Holland). By the late 19th century Germans controlled the brick industry. A lithograph of Washington in 1858 reveals an articulated skyline with a surprising number of two-, three- and even four-story buildings standing. The vehicles of commerce, the train and the steamboat, punctuate the riverfront.

Designed in a vernacular adaptation of Federal/Greek Revival style, the buildings of the 1850s and 1860s introduced a conservative classical design tradition which held fast for decades to come. While the city's builders and architects were responsive to changing national stylistic trends in succeeding periods, there nonetheless remained a common

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

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 8 Page 7

denominator of materials, form and articulation which gave a homogeneity to much of the city's architecture. This consistency, evidenced by the use of unpretentious planar facades, heavy-scaled brick masonry, restrained ornament, along with specific detailing such as segmental arches and brick corbelled cornices, expressed the values shared by both owners and builders: a respect and pride in fine craftsmanship, materials, and simple, clearly stated, dignified forms guided by a principle of utility.

The homes and work place of a prosperous, aspiring German merchant class, the majority of the two-story brick buildings reserved first story rooms for commercial use and upper floors as living quarters. Five District buildings, distinguished by a hallmark streetfront gable or high shaped parapet, are among a group of eleven surviving in the city which Charles van Ravenswaay's study of Missouri-German architecture cites as unique in the state.(10) The group includes August Roetger's circa 1855 building at 120 W. Front (Photo #10), the pork packing plant of Gerhardt Tod at 314 W. Front, the stepped-gabled buildings of furniture dealers John F. Bleckmann (Photo # 11) and Wm.H. Otto at 211 Elm; and John D. Grothaus's establishment at 201 Main Street (Photo # 12). One large building at 104-08 W. Main (Photo # 15) shares some family resemblance to the group with its parapeted chimneys and broad gable-end fronting the street. A similar architectural vocabulary could be found in prominent St. Louis Greek Revival or neoclassical buildings of the late 1830s, 40s and 50s, although virtually none survive. Most of the St. Louis designs were fashioned in stone, and thus were given a new expression when translated into brick masonry by Washington's skillful builders and masons.

Although somewhat less imposing, another group of two- and three-story residential and commercial buildings exhibits a stately but more conventional classicism usually featuring side-gabled roofs and brick dentilling or stringcourses at the cornice. Several buildings of the 1850s and 60s, however, are particularly noteworthy for their fine early ornamental cast iron (Photos # 1,5,7). A balcony railing design (Photo # 3) which appears on two District buildings has been identified in the catalogue of McMurray, Smith & Judge, a prominent St. Louis iron manufacturer whose once prolific work has all but disappeared in St. Louis. A later, 1880s commercial block at the northeast corner of Main and Elm (Photo # 16-right) displays a fine cast iron store front which also most probably was manufactured by a St. Louis foundry. The building's restrained cornice treatment with bands of recessed paneling and dentil work recalls designs of the 1850s as do the pilasters,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Washington Historic District

Section number 8 Page 8

paneling and molded brickwork of the 1891 Commercial Hotel addition at 108 Elm. Both buildings testify to the conservative design tradition which nurtured later builders. St. Francis Borgia Church (Photo # 13) also displays neoclassical features and brickwork which are related to early design practices. Adam or Federal style round-arched windows recessed in larger brick arches, and pilaster strips are the primary articulating motifs, although the round-arched corbel tables trimming the gable and nave elevations evoke the Early Romanesque Revival.

An 1869 Bird's Eye View of Washington illustrates the city's remarkable development since its depiction in 1858. Structural density was concentrated in the blocks between Market and Cedar, and Front and Fifth Streets, although unimproved land marred by gullies still remained in some places (Photo # 31). Outside those boundaries only scattered dwellings stood, which was still the case when the 1893 Sanborn map was published. Washington's growing reputation for fine architecture was noted in the 1875 Gazetteer of Missouri whose author described the recently incorporated city as having "many elegant private residences and numerous, commodious and substantial business blocks." The writer also mentioned the town's six brickyards, producing nearly 4 1/2 million bricks in 1873, "five or six architectural companies", and boasted that "an unusually large proportion of its buildings are of brick - but very few being of wood." (11) His estimate of brick buildings must have been based on the large commercial/residential blocks since figures of an 1866 local census listed 187 brick houses and 93 of frame construction. Clearly, brick was the preferred building material and dominated 19th century construction, yet simple frame houses continued to be built in various sizes and forms (Photo # 3).

Paralleling the mainstream neoclassical mode, the newer Italianate fashion made its first appearance in domestic architecture, but was more widely adopted in later commercial buildings of the 1880s and 90s. Italianate traits usually are limited to cornice treatment. Although round-arched openings were a popular Italianate stylistic element employed in even modest buildings elsewhere in Missouri, Washington builders almost exclusively adhered to the segmental arch. The Italianate and closely related Second Empire or Mansard styles eventually supplanted the neoclassical as the fashionable commercial image in Washington. Most examples are concentrated along Main Street (Photos # 15,16). The profiles of their prominent projecting cornices and dormered mansard roofs introduced a new visual dimension which enlivened the streetscape. One of the earliest, the 1880 Bank of

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Downtown Washington Historic District

Section number 8 Page 9

Washington at 114-16 W. Main, was given further interest with accents of carved stone trim. The modernizing of 216 W. Main around 1885 with a new mansard roof and storefront confirmed popular acceptance of the style. Standing in 1864 when H.M. Mense held title, the building was purchased in 1885 by Joseph Schmidt, an 1870 emigrant from Freiburg, Germany, who established his jewelry firm in the new storefront. The largest representative of the Second Empire style, 107-11 W. Main was built in 1895 as a general store by John F. Droege, a native of Hannover, Germany, born in 1843. The building's Italianate cornice of corbeled brickwork deviates from the usual metal or wood bracketed examples. A sophistication of design is displayed in the pavilion-like effect of the center three bays which are stepped forward, separately roofed, and trimmed with iron cresting. In the same year Droege's store was erected, construction of another large block was underway at the northwest corner of Elm and Second Streets (Photo # 20). Most probably architect-designed, this building heralded two significant "firsts" for Washington: all three floors were devoted exclusively to commercial uses instead of the usual plan of residential upper floors; the design abruptly departed from current fashion, introducing up-to-date urbanistic Richardsonian Romanesque Revival features in its broad, round-arched entrances, tower on the south elevation housing an Otis Hydraulic Elevator, and large, square tripart windows, permitting generous entry of light.

A special trade edition of the Washington Journal in December 1895 revealed an unusual sense of local pride and respect for the city's building traditions when the publisher characterized Washington as, "A Solid Town of Brick!" constructed "like the old biblical story of the house upon a rock", its buildings, streets and sidewalks "in keeping with its foundation, being nearly all of brick and stone." (12) Although at the end of the 19th century a diverse assortment of Revival styles began to appear in Washington's architecture, the majority of buildings were little affected. The conservative bias towards unembellished planar brick facades articulated with familiar forms was as much in evidence in commercial and domestic buildings as it was in industrial designs such as the Missouri Meerscham Company plant (Photo # 27) or the Grant Flour Mill at 26 E. Front (Photo #29).

Revival styles most commonly were reflected in commercial buildings only as systems of ornament. Such is the case at 113-15 Elm which features a highly decorative galvanized steel front manufactured by the Mesker Bros. Company of St. Louis (Photo # 21). More fully developed styles, however, may be found in such buildings as the Queen Anne terra

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Washington Historic District

Section number 8 Page 10

cotta-trimmed, Waterworks Building of 1888 at 1 West Front (Photo #32), and the Classical Revival designs of the Tibbe Power Plant (1915) designed by St. Louis architect Theodore Link (Photo # 5, 3rd from right), the Calvin Theater (1909) at 311 Elm (Photo #22) designed by Kansas City architect E.C.Little, and the 1922 Post Office on Lafayette (Photo # 23). In terms of numbers citywide, Queen Anne was the most popular residential style. The 1888 Henry Thias house at 304 Elm (listed in the National Register) is perhaps the finest example, but there are many good vernacular or folk interpretations of Queen Anne houses such as 518 W. Front (Photo # 4, second from right).

Some early 20th century designs in Washington began to show influence of progressive ideals advocated nationally by architects who argued against High Victorian picturesqueness and excessive ornament. In some respects local builders and architects had never strayed far from these ideals, so that many of the new design elements blended easily with the old. The first new house type to appear was the foursquare, around 1905, represented in the District by 306 Elm (Photo #17, middleground). Mid to late 1920s Bungalows form the largest group of new house designs citywide, and the District includes one example at 7 Lafayette. Several two-story brick commercial/residential properties were erected circa 1905-1930 whose most salient stylistic trait is a corbeled brick cornice resembling Craftsman brackets (Photo # 24) also employed in the 1929 Masonic Lodge at 109 Lafayette. Other commercial buildings display the Craftsman aesthetic in facades accented with restrained brick patterning (Photo # 25, left).

Later developments of the Modern Movement can be found in the city's architecture of the 1930s and early 1940s. One of the most impressive examples is the building erected in 1934 for St. Francis Borgia High School at the southwest corner of Cedar and Second Streets (Photo #26), a handsome Art Deco design in brick and terra cotta now in use as a parochial grade school. The school was enlarged in 1951 with an addition extending to Third Street which replicates the original section. The streamlined Moderne look subsequently introduced a facade treatment which was imitated in several small commercial structures (Photos # 25).

COMMERCE/INDUSTRY

The District includes virtually all of the city's historic commercial buildings; they are found in greatest density along Main and Elm Streets, and to a lesser extent on Front Street where the majority of industrial structures are concentrated. Washington's early development

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 8 Page 11

as an important regional commercial and industrial center was greatly facilitated by the excellent transportation systems there. Missouri River steamboats were loading at Washington in the 1820s, and in 1855 the Pacific Railroad connected Washington to St. Louis on the east and Jefferson City on the west. A simple board and batten frame depot, currently being restored, was constructed in 1865 after Confederate troops destroyed the first one. In 1923, when a new brick passenger depot was erected at 301-223 W. Front, the frame depot was moved to its present site at 401 W. Front and put in service as a freight depot. Good inland roads and lanes which traversed the agricultural hinterlands also contributed to development of the transportation network; by 1866, a sixteen feet wide, macademized road was under construction between Washington and Union, the county seat.

From the first, the town's commercial and industrial progress was integrally tied to the prosperity of the farmlands around it. Processing plants and warehouses for farm products, retail stores, and saloons and hotels were supported by a large, rural clientel who came from as far as fifty miles away. From about 1840-1870, Franklin county was the banner county in the state both in quantity and quality for the production of tobacco, which was highly prized in the New Orleans market. A large tobacco warehouse once stood on the riverfront. At least one 1850s property is associated with this early tobacco trade, the house and shop of Bernard Wiese at 430 Front Street (Photo # 5, right); it is likely that there are others as many small cigar factories were in operation.

During the 1850s, 60s, and 70s consumer markets were rapidly expanding and construction of stores correspondingly increased. Among the business shops erected in those booming decades which stand in the District today are three general stores, three furniture stores, and three hotels or inns, the latter all conveniently located on Front Street near river and rail transportation.

One of the first brick hotels in Washington was erected in 1855, the same year the railroad reached Washington. Located at the southwest corner of Front and Elm across from the Pacific Railroad depot, the hostelry was aptly named the Pacific Hotel. The building, which also housed the "Cheap Cash Store", was erected by Christopher H. Kahmann (1826-94) who had first settled in Cincinnati after leaving Hannover, Germany when he was eighteen. His work as a boat steward brought him to St. Louis where he moved around 1847 to manage a hotel and restaurant. By the time Kahmann moved to Washington in 1855, he

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 8 Page 12

obviously had acquired considerable capital for investment. That same year he purchased the west half of Block 35 in Mense's Addition where he established the town's first pork packing plant, and later, in 1868, built the large two-story, six-bay brick building standing at the northeast corner of Second and Elm (Photo # 7). Kahmann's enterprising spirit earned him a reputation as one of the town's great boosters and promoters; an accolade in the 1888 Franklin County History noted that "for years he was the most influential and substantial citizen of Washington." (13) His son George developed the remaining parcels on the east side of Elm with the Commercial Hotel (1887-91), replacing his father's pork house, and the building at 114 Elm where Dickbrader's Hardware opened in 1890 (Photo #7).

In 1858, Kahmann sold the Pacific Hotel to Frederick Wohlgenuth from Hesse Kassel. Two years later, Wohlgenuth purchased a lot across the street where he built an even larger hotel rising three full stories and extending seven bays on both Front and Elm Streets (Photo #6, right middleground). William Wolf from Wurtemberg was managing the hotel under his name in the early 1870s. A block east of the Wolf Hotel is the inn at 120 W. Front (Photo #10, left) erected c.1855 by Prussian-born August Roetger who also worked as a cabinetmaker.

The largest pork packing plant in 19th century Washington, 314 Front Street, was operated from c.1870-91 by Gerhardt Tod from Hesse, whose resources were valued at \$100,000. A contemporary described the thousands of hogs brought to Washington by both ferry and wagons which lined roads from the south and west. During the 1873-74 season, over 12,000 hogs were packed by Washington firms.(14) Blacksmithing, an essential service of the town throughout the 19th and early 20th centuries, is represented by the building at 409 W. Main Street, constructed in the mid-1880s by Hannoverian John F. Bleckmann and remodeled and enlarged circa 1940 by his descendants who continued one of the town's primary blacksmith and machine shops.

During the last quarter of the 19th century new buildings with commercial storefronts mushroomed along Main Street and also filled in parcels on Elm. They offered a variety of retail shopping for millinery, shoes, clothing and tailoring, hardware, jewelry, drugs, and bakery goods; new saloons and restaurants were also established. Many of these buildings were erected by merchants who previously were located in smaller, older stores, and now required larger quarters to meet the demands of trade. Both Henry Trentmann and J.L.Hake established boots and shoe businesses in the 1870s, but later erected

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Downtown Washington Historic District

Section number 8 Page 13

buildings of their own, Hake in 1881 at 113 W. Main, and Trentmann in 1892 at 107 Elm. By the mid-1890s Hake had become the principal shoe manufacturer in Washington, employing 35 men who daily turned out 100 pairs of shoes which were shipped throughout the state. Hake's plant was also the first modern factory with a lineshaft powered by a steam engine. The construction in 1880 of a handsome new three-story bank building at 114-16 W. Main by the Bank of Washington, founded in 1877, was an indicator of the city's economic maturity.

Among the businesses opened by later immigrants was the bakery of Paul Schmidle and Julius Rombach, both of whom emigrated in 1883. In 1889, they purchased the building erected by C. H. Kahmann at 120 Elm; after their partnership was dissolved in 1902, Schmidle continued there until about 1920 and Rombach established himself at 123-25 W. Main.

The two largest stores in town were both constructed in 1895 for successful merchants who had operated general stores in Washington for many years. John G. Droege's new nine-bay building at 107-11 W. Main fronted 60 feet on Main with a depth of 85 feet. A special feature for the vehicles and horses of the farm trade was a large "Wagon Yard" with covered stalls and feed boxes located at the rear of the store. Anthony and J.B. Kahmann were continuing the business of their father, Eberhardt, when they undertook construction of Washington's largest commercial building at the northwest corner of Second and Elm. Although the December 13, 1895 issue of the Washington Journal published a photograph of their recently completed three-story building, they apparently never moved in due to financial problems resulting from the national Panic of 1893. Instead, the building was taken over by Otto & Co., furniture dealers who were then located one block south at 211 Elm, a building erected by founder William H. Otto in the 1870s. The Otto Furniture Company still occupies the 1895 building today, and Droege's Supermarket is located in the Main Street building.

Washington, by the close of the 19th century, was indeed the "busy little city" described by the Washington Journal. Celebrating the town's growth and prosperity, as well as its quality of life, the paper reported that Washington's numerous manufacturing interests, resulting in its high employment rate, gave the community claim to "fewer genuine loafers" than "in thousands of towns having only one-tenth her population." (15) The city also boasted streets and buildings lighted with electricity introduced by Anton Tibbe whose company also offered telephone service to Union, the county seat. Around the turn of the

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 8 Page 14

century, Tibbe's plant was located at 514 W. Front (Photo # 4, 3rd from right) and connected by spur lines to the main track of the Missouri Pacific Railroad. Modern improvements in municipal services additionally included a waterworks plant of 1888 at the foot of Jefferson Street (Photo #32), a sewage system, and regular street and gutter cleaning.

Although wheat had not been the earliest profitable cash crop in Franklin county, by the early 1870s Washington had two large steam flour mills running. In 1881, another mill was established by the Degen, Breckenkamp Company, who also operated a planing mill on the same site at 18-26 E. Front Street. The building histories of these structures are not entirely clear, but 1893-98 Sanborn maps indicate that 24 Front was always a planing mill, perhaps on the site earlier, and 18-22 Front, a lumber and flour warehouse. The three-story brick building at the rear of 26 Front (Photo #29, left) was built in 1900, probably by Grant Tower Milling Company, flour millers who appear at that address on the 1908-26 Sanborns. The large iron grain bins (Photo #29) behind this building were built about 1915 along with the one-story building facing Front Street. The mill had a capacity of 100 bushels per twenty-four hours. Four reinforced concrete wheat bins (Photo #30) were constructed circa 1910 by the town's largest mill, the Washington Flour Mill Company, which had a daily production capacity of 400 bushels. The bins were located behind the mill (destroyed by fire in more recent history) in City Block 32.

Washington's unique industry, the manufacture of corn cob pipes, earned the city a national reputation as the world's entire supplier of commercially made cob pipes while producing a commodity which gave employment to many local men, women and even children. In 1878, Henry Tibbe, a native of Holland who came to Washington in 1870 as a wood craftsman, secured a patent for a lathe turned corncob pipe finished with plaster of paris. When first marketed the product met with great success, and in 1886, the firm was incorporated as H. Tibbe & Co., known also as the Missouri Meerschaum Company. The first section of the large complex still manufacturing today at 400-20 W. Front Street (Photo #27) was erected in 1886, and as production demanded, additions were made in 1890, 1905 and 1920. In 1895, it was reported that 85 men were employed, and 25,000 pipes were manufactured daily. At about the time Tibbe's patent expired, other pipe firms entered the industry. One of these, Hirschl and Bendheim, had been St. Louis jobbers for Missouri Meerschaum, and had established their own factory in St. Louis. (16) In 1898, they moved to Washington, locating in the former

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 8 Page 15

pork packing building at 314 Front Street; as their business expanded, a new brick warehouse was erected c.1920 at 324 Front.

During the first quarter of the 20th century, Washington's economy was given a significant boost by construction of two large shoe factories outside the District boundaries. Both had large factory payrolls and in the late 1930s were employing over 1400 workers. In 1917, the Missouri Valley Creamery had begun production at a new factory building outside the District at 222 Oak. These concerns were the impetus for population growth which more than doubled between 1910 and 1940, as well as for the construction of new commercial buildings and the remodeling of older ones in the downtown area. Elm Street in particular benefited from this commercial prosperity with several new buildings lining the street between Main and Fourth. The appearance of new public buildings also reflected the booming times. In the early 1920s Washington gained a new railroad depot (Photo # 6, left), city hall, and post office (Photo # 23, foreground); and in the 1930s, a large public elementary school on Fifth Street, and a Catholic High School at Cedar and Second (Photo #26) which was expanded all the way to Third Street in 1951. The increased use of the automobile during the 1920s prompted construction of public garages such as the building at 21-17 Jefferson Street, as well as gas stations (Photo #25, foreground) and repair shops throughout town; eventually, a bridge spanned the Missouri River in 1935.

FOOTNOTES

1) Ralph Gregory, The German-Americans in the Washington, Missouri Area, (Washington: Missourian Publishing Co., 1981), pp.24; 31-2.

2) Gregory, pp. 6-7; 22.

3) Gregory, pp. 37-41.

4) Gregory, pp. 66-67; 79-80.

5) Gregory, pp. 55-57.

6) Gregory, pp. 48-50.

7) Gregory, pp. 51-53.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 8 Page 16

8) Gregory, pp. 45-46.

9) WPA Writers' Program, comp., Missouri A Guide To The "Show Me" State, (New York: Duell, Sloan & Pearce, 1941), p. 392.

10) Charles van Ravenswaay, The Arts and Architecture of German Settlements in Missouri, (Columbia, MO: University of Missouri Press, 1977), pp. 242-47.

11) R.A. Campbell, Campbell's Gazetteer of Missouri, (St. Louis: n.p., 1875), pp. 205-06.

12) Washington Journal 13 December 1895.

13) History of Franklin, Jefferson, Washington, Crawford and Gasconade Counties, (Chicago: Goodspeed Publishing Co., 1888), pp. 770-71.

14) E.B. McClure, History of Washington, Missouri, (Washington: The Washington Missourian, 1939), p. 39.

15) Washington Journal 13 December 1895.

16) H. G. Kiel, The Centennial Biographical Directory of Franklin County Missouri, (Washington: n.p., 1925; reprinted, Washington: Missourian Publishing Co., 1986), pp. 54-55.

United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 9 Page 1

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Washington Historic District

Section number 9 Page 2

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Washington Historic District

Section number 10 Page 1

- A. 15/672843/4270060
- B. 15/673520/4269640
- C. 15/673440/4269520
- D. 15/673283/4269605
- E. 15/673227/4269525
- F. 15/673127/4269585
- G. 15/673020/4269425
- H. 15/672925/4269485
- I. 15/672983/4269565
- J. 15/672880/4269643
- K. 15/672980/4269565
- L. 15/672767/4269940

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

**National Register of Historic Places
Continuation Sheet**

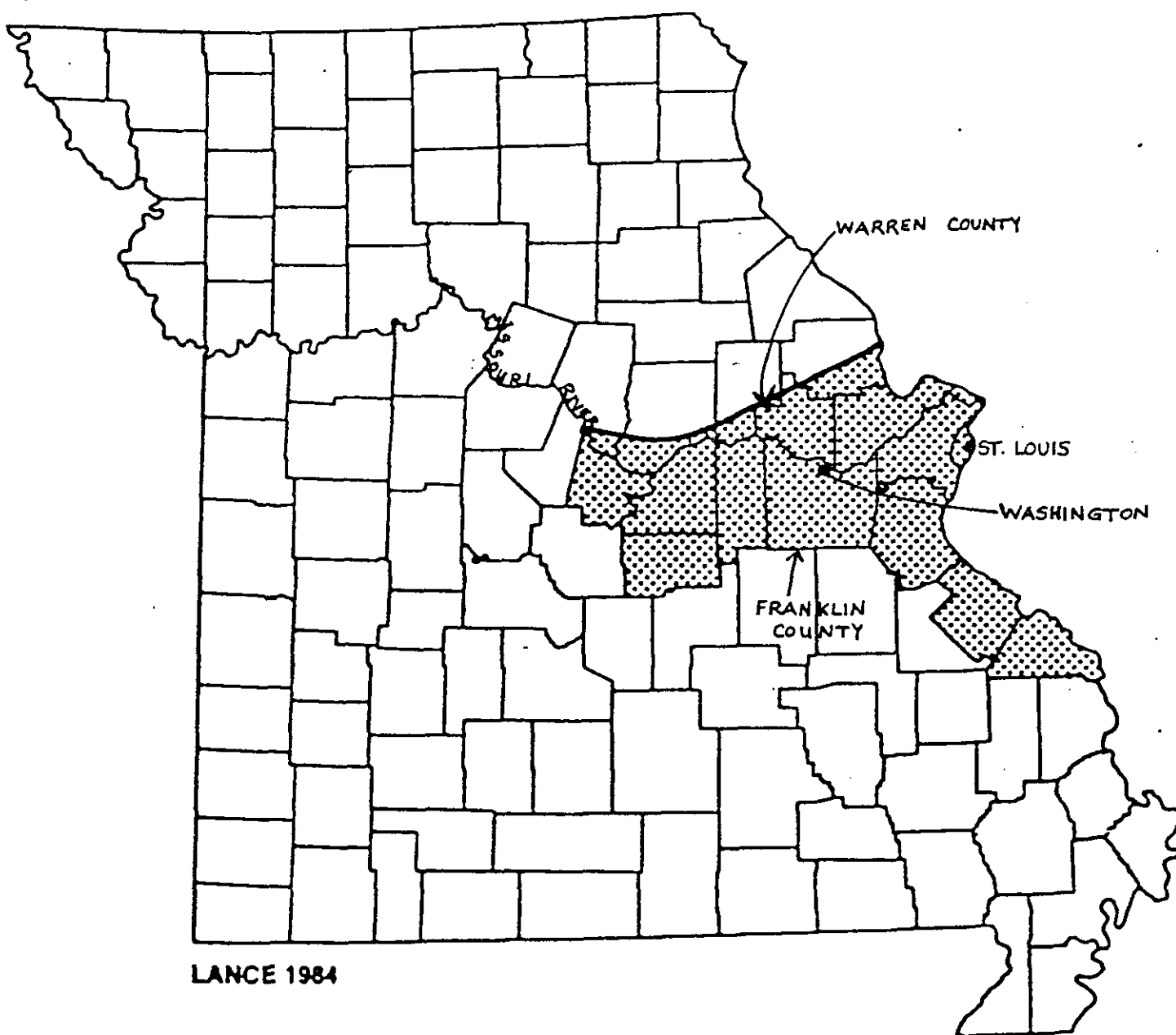
Downtown Washington Historic District

Section number 11 Page 1

2. Steven E. Mitchell
National Register historian and state contact person
Department of Natural Resources
Division of Parks, Recreation, and Historic Preservation
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri 65102
Date: July 11, 1989
Telephone: 314/751-5376

Area of Strong German Settlement

Downtown Washington Historic District



LANCE 1984

FIG. I

ADAPTED FROM LANCE, DONALD M. "SETTLEMENT PATTERNS, MISSOURI GERMANS, AND LOCAL DIALECTS," THE GERMAN-AMERICAN EXPERIENCE IN MISSOURI. COLUMBIA, UNIVERSITY OF MISSOURI 1986. CULTURAL HERITAGE CENTER PUBLICATION NO. 2.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Downtown Washington Historic District

Section number Photos Page 1

The following information is the same for all photographs:

Photographer: Mary M. Stiritz

Date of Photo: December, 1988

Neg. Location: City Hall, Washington, Missouri

9. Major Bibliographical References

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 # _____

☒ See continuation sheet

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Specify repository:

Washington, Missouri City Hall

10. Geographical Data

Acreage of property Approximately 31 acres

UTM References

A

Zone	Easting	Northing
------	---------	----------

B

Zone	Easting	Northing
------	---------	----------

C

Zone	Easting	Northing
------	---------	----------

D

Zone	Easting	Northing
------	---------	----------

☒ See continuation sheet

Verbal Boundary Description

See accompanying Site Map.

☐ See continuation sheet

Boundary Justification District boundaries were determined on the north by the Missouri River, and on the south, east and west by a decline in contributing buildings and/or a change from mixed use to purely residential development.

☐ See continuation sheet

11. Form Prepared By

name/title Mary M. Stiritz

organization _____

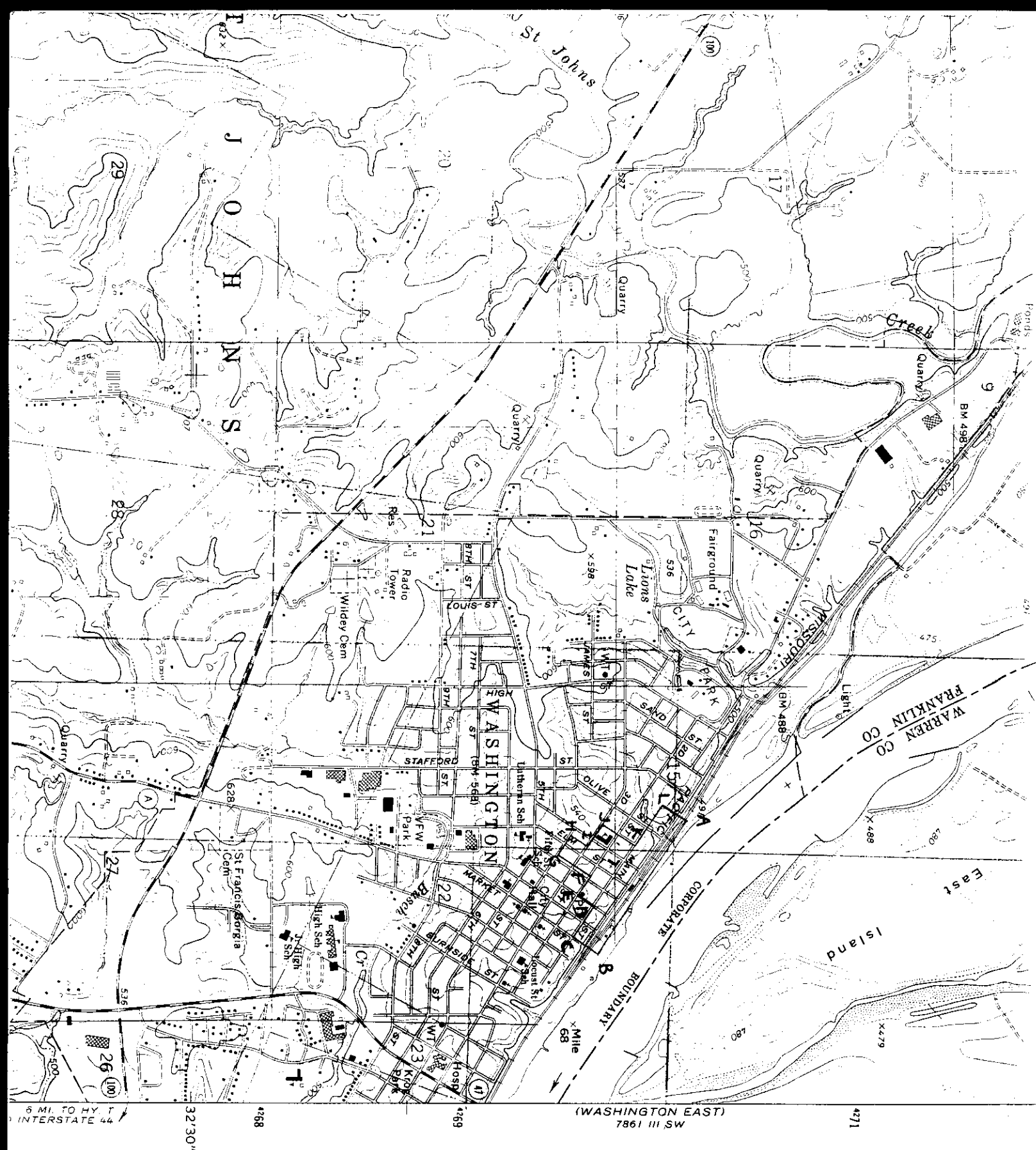
street & number 12 Wydown Terrace

city or town St. Louis

date 12/19/88

telephone (314) 721-6289

state MO zip code 63105



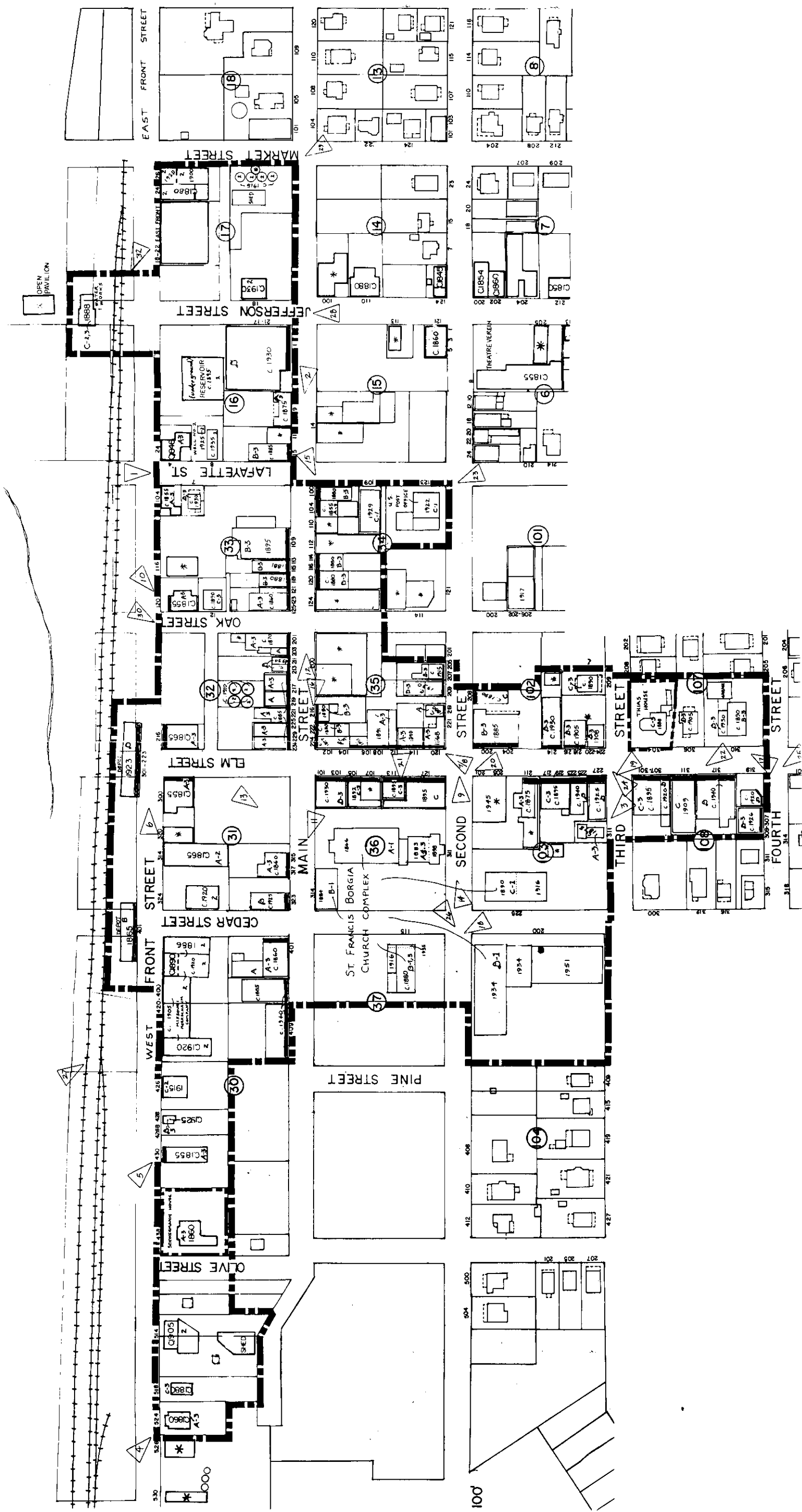
Downtown Washington Historic District, Washington, Franklin Co., MO

A) 15/672843/4270060
 B) 15/673520/4269640
 C) 15/673440/4269520
 D) 15/673283/4269605
 E) 15/673227/4269525

F) 15/673127/4269585
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 H) 15/672925/4269485
 I) 15/672983/4269565
 J) 15/672880/4269643

K) 15/672980/4269565
 L) 15/672767/4269940







INTERSECTION FRONT & LAFAYETTE, DOWNTOWN WASHINGTON HISTORIC DISTRICT
FRANKLIN CO., MO
CAMERA FACING SOUTH

1



2 STREETSCAPE, 9-15 WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHWEST



311 WEST THIRD ST., DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTH



4

STREETSCAPE, SOUTH SIDE 500 BLOCK WEST FRONT, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO.,
MO
CAMERA FACING SOUTHEAST



STREETSCAPE, SOUTH SIDE 400 BLOCK WEST FRONT, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO.,
MO
CAMERA FACING SOUTHEAST



STREETSCAPE, 300-200 WEST FRONT, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING EAST

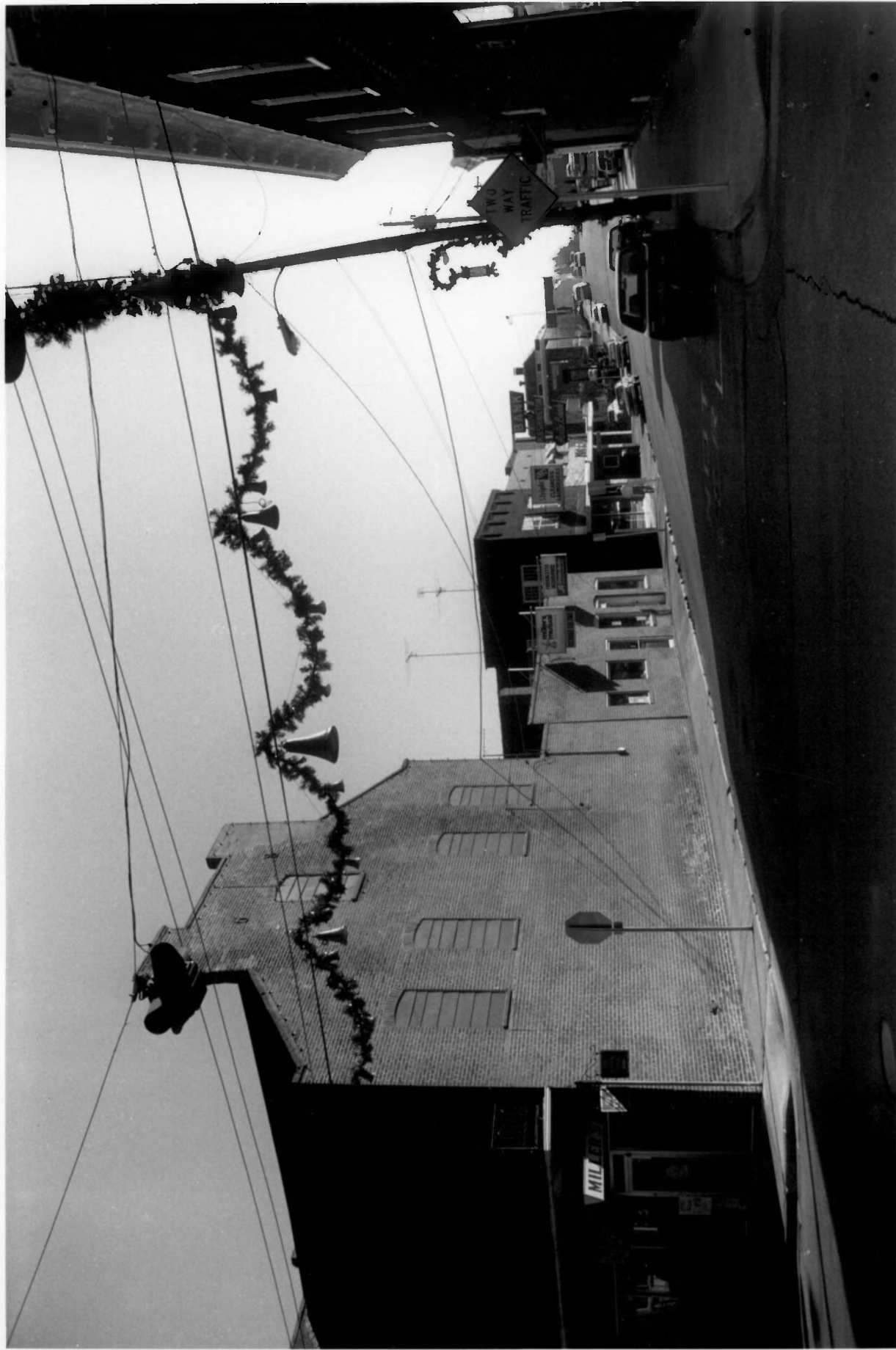
6



7
STREETSCAPE, EAST SIDE 100 BLOCK ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHEAST



8 DETAIL OF 120 ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHEAST



STREETSCAPE, 200 BLOCK WEST SECOND, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING EAST



10

120 WEST FRONT ST., DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING SOUTHWEST



315-17 WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHWEST



STREETSCAPE, 200-100 BLOCK WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING EAST



ST. FRANCIS BORGIA CHURCH, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING SOUTHWEST



311 SECOND STREET, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHEAST



STREETSCAPE, SOUTH SIDE, 100 BLOCK WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT,
FRANKLIN CO., MO



STREETSCAPE, 200 BLOCK WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING WEST



310-306-304 ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO, MO
CAMERA FACING NORTHEAST



115 CEDAR, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTH WEST



19

STREETSCAPE, WEST SIDE 200 BLOCK ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHWEST



STREETSCAPE, 100 BLOCK ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO.
CAMERA FACING NORTHWEST

21

DETAIL OF 113 ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co., MO
CAMERA FACING WEST



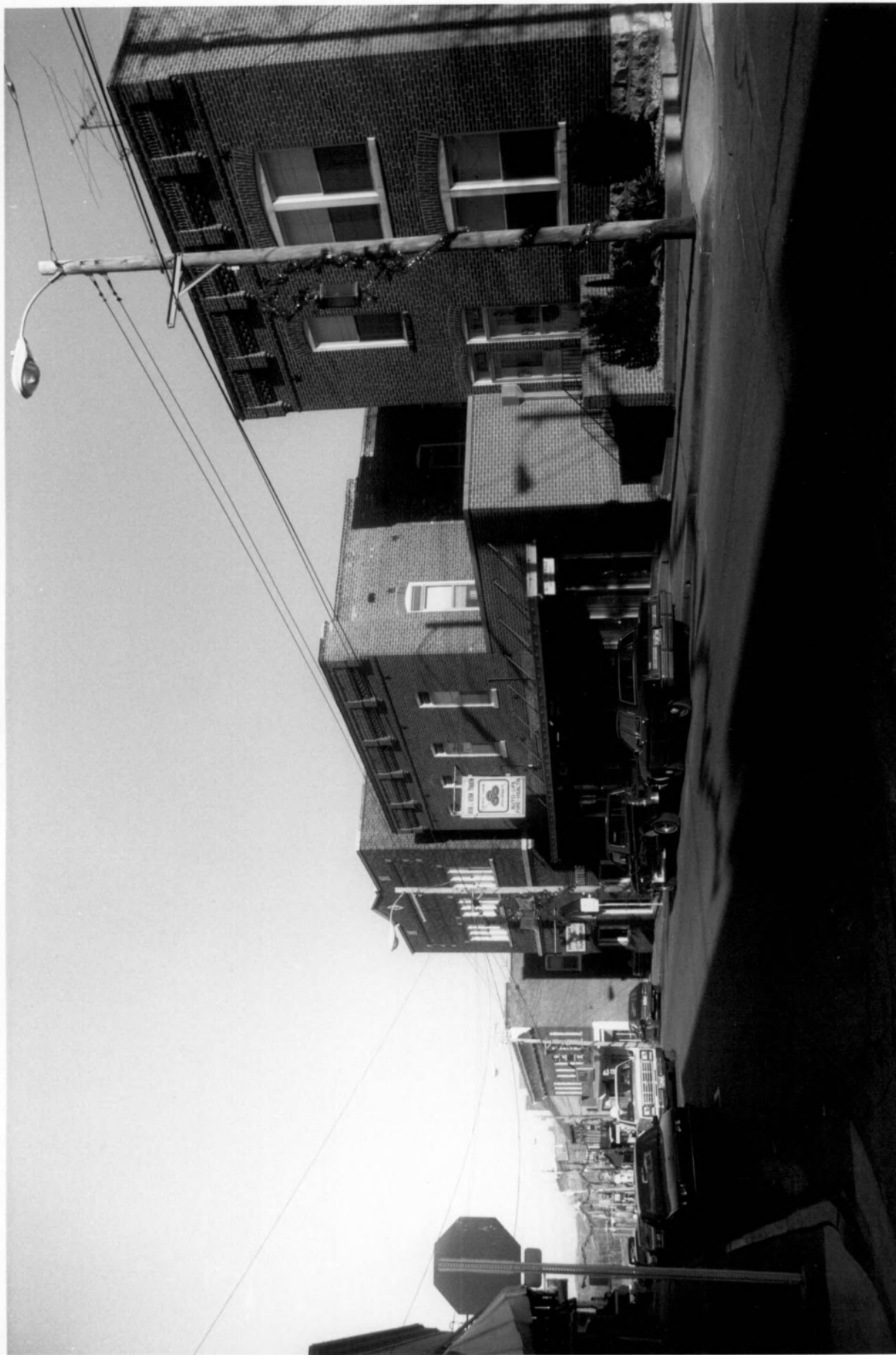


22

STREETSCAPE, WEST SIDE, 300 BLOCK ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHWEST



STREETSCAPE, 100 BLOCK LAFAYETTE, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHWEST



STREETSCAPE, EAST SIDE 200 BLOCK ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MD
CAMERA FACING NORTHEAST



25

STREETSCAPE, NORTHWEST CORNER ELM & W. FOURTH, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co., MO
CAMERA FACING NORTHWEST



26 200 CEDAR (ST. FRANCIS BORGLIA SCHOOL), DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING SOUTHWEST



27

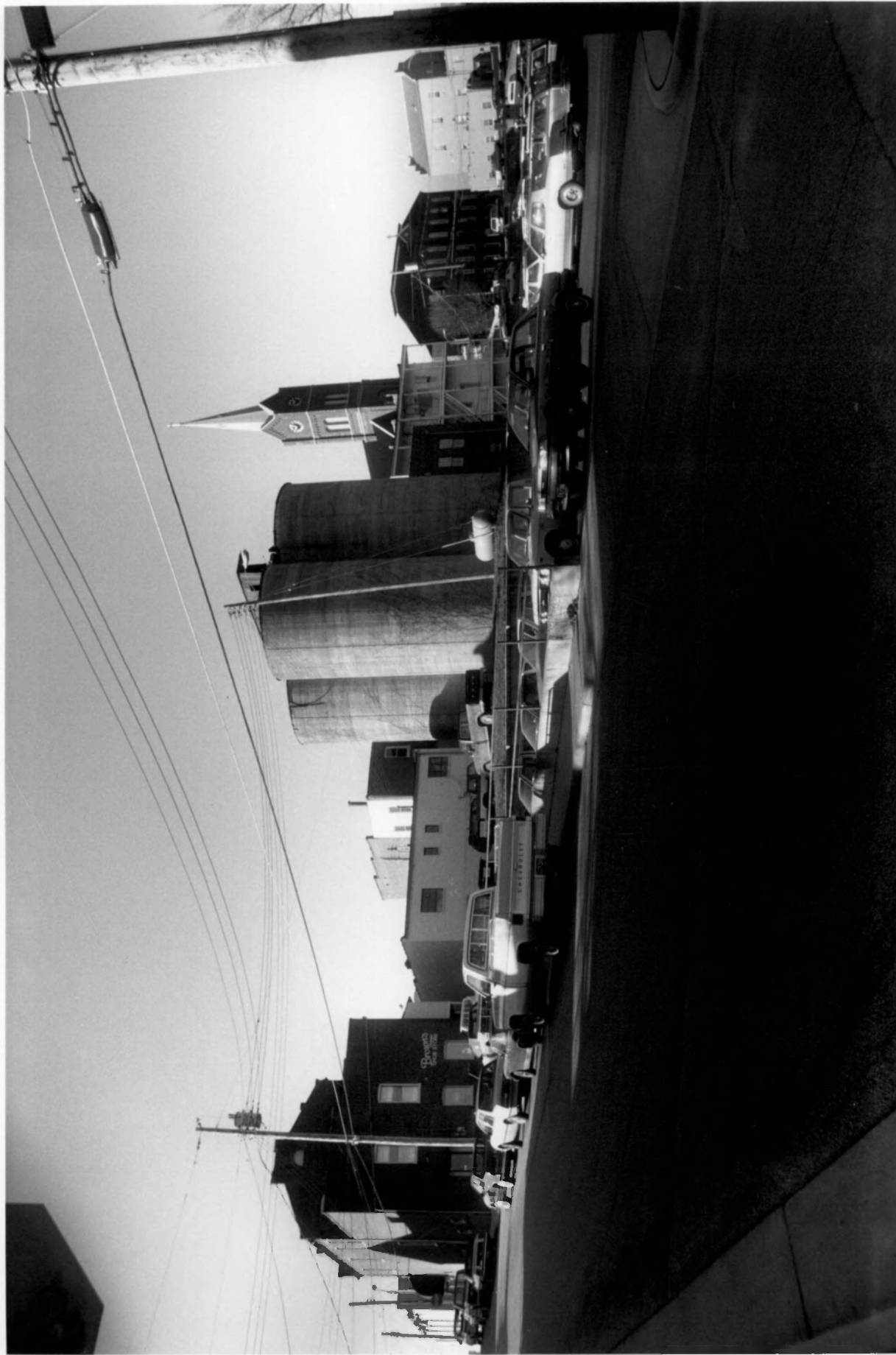
MISSOURI MEERSCHAUM PLANT, 400-20 WEST FRONT ST., DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co.,
MO
CAMERA FACING SOUTHEAST



STREETSCAPE, 21-16 JEFFERSON, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTH

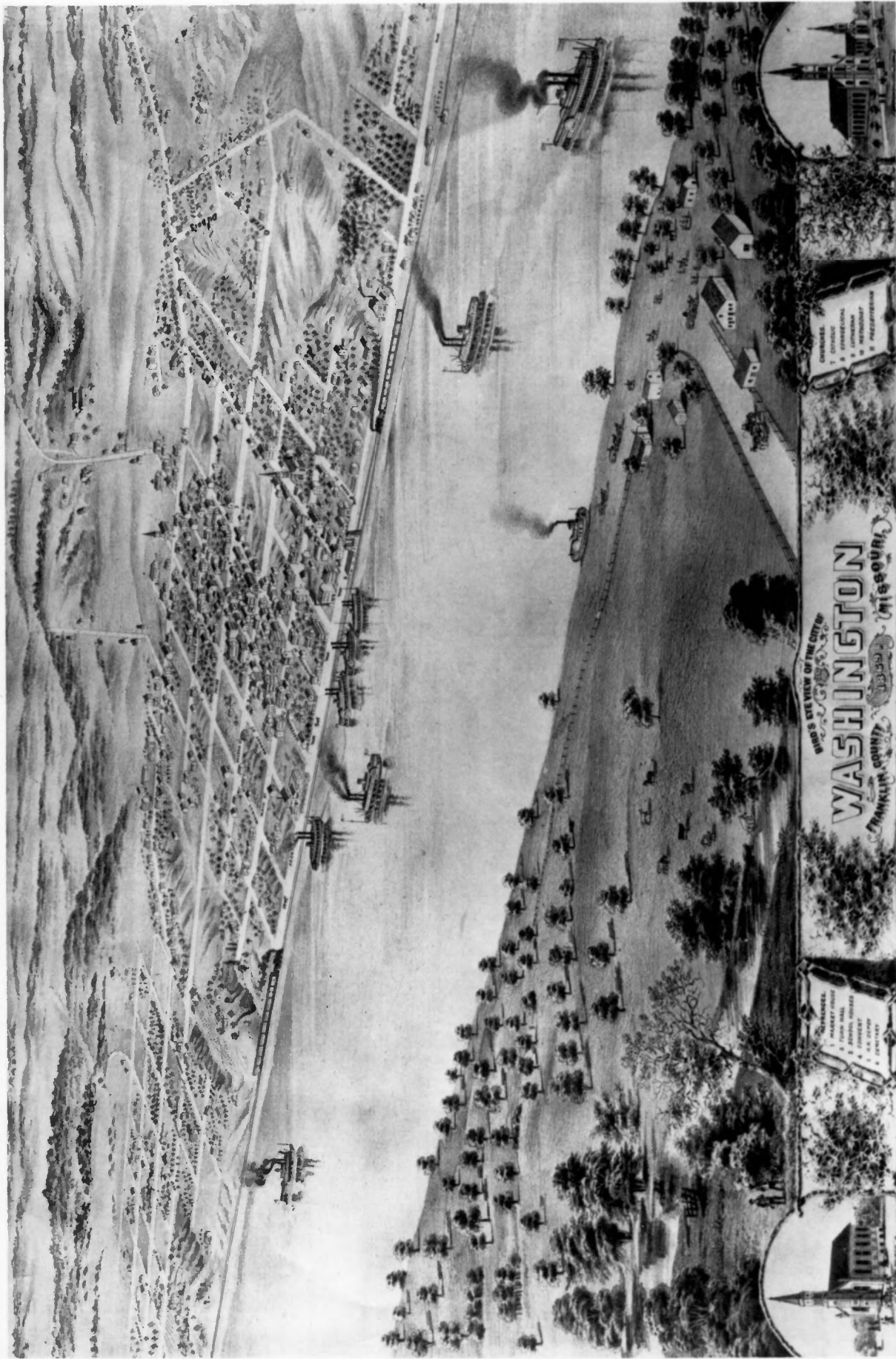


29 STREETSCAPE, WEST SIDE MARKET AT EAST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHWEST



30

STREETSCAPE, REAR OF NORTH SIDE, 200 BLOCK WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO.,
CAMERA FACING SOUTHWEST
MO



31 BIRD'S EYE VIEW OF WASHINGTON, 1869, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
COPY NEGATIVE: SILVER IMAGE, ST. LOUIS, MO



WATERWORKS, 1 WEST FRONT, DOWNTOWN WASHINGTON HISTORIC DISTRICT
FRANKLIN CO., MO
CAMERA FACING NORTHWEST

EXTRA

PHOTOS



1
STREETSCAPE, 300 BLOCK CEDAR ST.
CAMERA FACING SOUTH

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO

2

TOP: 434 CEDAR, CAMERA FACING NORTH EAST
BOTTOM: 401 ELM, CAMERA FACING SOUTHWEST



TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO





STREETSCAPE, INTERSECTION W. FOURTH & CEDAR
CAMERA FACING SOUTHWEST



4

HISTORIC STREETSCAPE, 300-400 BLOCK OF CEDAR ST.
CAMERA FACING SOUTH

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



415, 417, 419 ELM (R to L)
CAMERA FACING SOUTHWEST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



425 CEDAR, right; 429 CEDAR, left.
CAMERA FACING SOUTH WEST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



STREETSCAPE, 300 BLOCK WEST SIDE CEDAR
CAMERA FACING NORTH WEST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



8 STREETScape, EAST SIDE, 400 BLOCK OF CEDAR
CAMERA FACING NORTH-EAST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



311-323 W. FIFTH (R to L)
CAMERA FACING NORTHWEST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



STREETSCAPE, NORTHEAST CORNER CEDAR + W. FOURTH
CAMERA FACING NORTHEAST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO