

International Shoe Factory Neighborhood

Washington, Franklin County, Missouri

Survey FR-AS-006

[Project No. 29-16-141287-012]

HISTORIC SURVEY PROJECT REPORT



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Front Cover Photo: Looking south to southeast from the intersection of Rand and W. Second Streets, c1925-30. Image from "Views of Washington, Vol. II" at the Washington Historical Society archives.

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PROJECT SUMMARY

The project survey of the International Shoe Factory Neighborhood, located on the western side of the City of Washington, MO, is part of a three-phased survey project as shown in Appendix A: Figure 16. The multi-phased survey pertains to one potential district that was identified as the International Shoe Factory Historic District by the 1992 "Survey Report, Phase IV Survey, Washington, Missouri" [A: Fig 15]. Thomason and Associates and Mimi Stiritz found the area to be potentially eligible for listing in the National Register of Historic Places, however, nominations were never prepared.

The City of Washington was awarded a Historic Preservation Fund Grant in 2016 to carry out the initial survey phase for the potential district nomination. The Phase I survey area is roughly bounded by Olive Street and Stafford Street on the east; Edith Street and Roberts Street on the south; High Street and Tieman Drive to the west; and Front Street on the north [See Boundary Map or A: Fig 2]. The goals of the Phase I survey were to record properties associated with the shoe factory's presence as well as the impacts that the factory had on the surrounding area.

SURVEY OBJECTIVES

In 2016, The City of Washington commissioned Landmarks Association of St. Louis, Inc. (Landmarks) to conduct an intensive level architectural/historical survey and inventory of all properties, approximately 155,¹ within the Phase I boundary that surrounds the International Shoe Company (ISCO). The following survey report provides the findings of the intensive level architectural/historical survey of the International Shoe Factory Neighborhood in the City of Washington, Franklin County, MO per the specifications to the project requested by the City of Washington.

This survey project is the first of a three phase intensive level survey for a potential individual "International Shoe Factory Historic District" and/or "International Shoe Factory Neighborhood District". The main objective of the Phase I survey was to identify properties within the northern portion of a potential historic district, which was previously identified in a 1992 survey ("Survey Report, Phase IV Survey, Washington, Missouri"). The overall objectives of the Phase I survey were to:

1. Produce a research design detailing the methodology and goals of the survey.
2. Hold at least 2 public meetings regarding the survey project
3. Complete Intensive level Architectural/Historical Inventory Forms for each recorded property within the final survey boundaries determined by the SHPO. (approximately 155 properties)
4. Take photos of each surveyed property [digital color and archival black and white print]
5. Create a boundary map identifying the survey boundary and potential district boundaries for any potential National Register districts.
6. Create a survey report with the following:

¹ The 155 "properties" = survey forms. There are a total of 212 resources within the Phase I survey area: 160 primary resources (152 primary buildings and 8 vacant lots/sites) and 52 secondary resources (44 secondary buildings and 8 structures).

- a. Describing the scope and scale of the survey
- b. Providing historic contexts for evaluation of the resources
- c. Discussing methodology and the rationale for evaluation of the resources
- d. Describing and analyzing property types within the resources surveyed
- e. Identifying potential National Register boundaries, Districts, and individually eligible properties
- f. Identifying themes related to the International Shoe Factory
- g. Evaluating the impact of the International Shoe Factory on the development of the surrounding neighborhood within the survey boundary
- h. Making recommendations for future National Register listings (individual and districts) and survey activities

The Phase I survey inventoried historic properties, identifying those eligible for individual listing to the National Register of Historic Places (NRHP) or in contribution to a potential district associated with the ISCO. The survey recorded properties associated with the factory's presence as well as the impacts that the factory had on the surrounding area. Depending upon this report's recommendations, the Phase I survey project will potentially be followed by a Phase II survey which extends south to West Third Street and a Phase III survey that extends south, slightly beyond W. Fifth Street [A: Fig 16]. Once all three phases are complete, the eventual goal is the nomination of the International Shoe Factory District to the National Register. The secondary outcomes from the phased surveys are potential individual nominations of eligible properties within the neighborhood and a possible amendment to the "Historic Resources of Washington, MO" Multiple Property Documentation Form (MPDF).

The Phase I survey of 155 properties (8 of which are vacant lots) recognized forty-eight additional properties not inventoried by the Historic Survey Reports from 1986 (FR-AS-001) and 1992 (FR-AS-003). The 1986 survey, completed by Maureen Jones, identified fourteen resources and the 1992 survey, completed by Thomason and Associates and Mimi Stiritz, identified 100 resources within the Phase I survey boundary. Findings and recommendations resulting from the Phase I Survey are summarized in the report, as well as preliminary determinations of eligibility for buildings that meet the criteria for listing on the National Register of Historic Places. Appendix C, Table 1 provides a complete list of the inventoried properties, including addresses and eligibility recommendations. This information was submitted to the City of Washington and the Missouri State Historic Preservation Office's (MO-SHPO).

The project was partially funded by a grant from the Missouri Department of Natural Resources, State Historic Preservation Office and the National Park Service, U.S. Department of the Interior. Grant awards do not imply an endorsement of contents by the grantor. Federal laws prohibit discrimination on the basis of race, religion, sex, age, handicap or ethnicity. For more information, write to the Office of Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

SURVEY METHODOLOGY

Landmarks was hired by the City of Washington to complete an intensive level architectural and historical survey of the Phase I survey area, covering a 44-acre area in the north western portion of Washington, in order to determine the potential for an International Shoe Factory Neighborhood District. The City's proposed survey phases are illustrated in the City provided map [A: Fig 16]. The Phase I survey project's scope, purpose, and description was compiled by the City of Washington with the aid of the State Historic Preservation Office (SHPO). The City's Project team consisted of Sal Maniaci, the City Planner for the City of Washington. Sal was the primary contact for the Phase I project. He provided maps (survey boundary, survey Phases, parcels, zoning, and the initial layout for the final survey map), a list of all property addresses within the survey boundary, and assistance on questions pertaining to zoning, population, and the historic building development of the area.

Landmarks was responsible for completing the scope of work outlined by the RFQ for Project No. 29-16-141287-012. Landmarks Association is a non-profit, 501c3 organization that was incorporated in 1959 to be an advocate for the architectural heritage of the St. Louis region. The survey project was completed in 2016-2017. The Landmarks staff involved with the project included Katie Graebe and Andrew Weil. Both employees meet the Secretary of the Interior's Professional Qualifications Standards for Architectural Historian/Historian/Archaeologist per the requirements of the State of Missouri's SHPO. Mr. Weil has a Master of Arts in Applied Anthropology and Historic Archaeology from the University of Maryland, College Park. Ms. Graebe has a Bachelor's degree in the History of Art and Architecture from Miami University of Ohio with completed courses for a Master of Fine Arts in Historic Preservation from the Savannah College of Art and Design.

Additional contribution was made available by Marc Houseman, local historian and Museum Director of the Washington Historical Society. The research facility and depository was the primary source for information. Marc provided invaluable assistance in gathering historical documents and aid on questions pertaining to the historical development of the area and its surrounding buildings.

Landmarks' staff was familiar with the project area, relevant City staff, and local repositories of information, having completed previous work in the City. Prior to the Phase I survey, Landmarks conducted a National Register of Historic Places (NRHP) boundary increase for the Busch, John B. Brewery Historic District to include the Busch home, as well as updated and revised the boundaries for the Downtown Washington Historic District, and completed a survey of Fifth Street bound by E. State Highway 47 to the east and Louis St. to the west.

Starting on October 12, 2016, the Landmarks team began field work in the defined survey area [A: Fig 2]. Field work was completed in two parts. Beginning on the northeastern leg of the survey area (W. Front & Olive), part one covered everything north of W. Second Street. The second part started at the southeastern leg (Olive & W. Second) and moved west along W. Second, up to Stafford, and covered everything south of W. Second, terminating at Roberts/Edith Street. All of the properties, including buildings (primary & secondary), vacant lots, and any other resources within the study area were

photographed and current conditions inspected and recorded. Recorded conditions included house numbers, primary façade features such as windows, exterior cladding, roof and foundation materials, and any apparent alteration or additions. The field notes and photographs aided in completing the descriptions of each property.

During the field survey, a photograph was taken of streetscapes and of each individual property². This included vacant lots as well as secondary buildings and outbuildings within the individual properties. Photographed resources had to be visible from the public right of way and those that were not visible were noted as such on the survey form. The project team carried handouts for inquiring residents, explaining the survey project and why photographs were being taken. Photographs of the primary resources were taken in October and November of 2016 to avoid heavy foliage and then again in January of 2017 for missed secondary buildings and reshoots. Photos of the inventoried properties were submitted in digital format as JPGs [1600 X 1200 pixels, 300 dpi (minimum) color photographs] and labeled in accordance to National Register standards. For each property, at least one 5" x 7" black and white photo on archival photo paper was printed in house at Landmarks. Photographs of secondary resources were also printed unless they were visible in the primary resource photo. Each photograph was labeled in pencil per NPS/MO-SHPO standards.

The purpose of the survey was to establish a potential district in relation to the Shoe Factory. To aid in the research and the status determination of each resource within the area, a contextual period of research was established. The period, 1907-1960, was based on the Shoe Factory's date of operation, as its placement is the defining theme driving the development of the neighborhood on what was near the City of Washington's western limits.³ After identifying the relevant historic context with which the potential District is associated, **Criterion A** for Community Planning and Development with emphasis on industry and a period of significance of 1907 to 1960 was applied to the properties within the survey area.

During the field survey, each property was heavily documented. Then archival research was collected, primarily concentrating on information regarding to the development of the neighborhood as well as the history of the Shoe Factory and several individual buildings. The period researched focused on the period of operation, but the period of significance may need to be redefined at the conclusion of the phased surveys. The history of the early development of Washington as a whole is detailed in the Downtown Washington Historic District and the "Historic Resources of Washington, MO" Multiple Property Documentation Form (MPDF) and was not included in the final Phase I report.

Landmarks conducted a review of previous architectural surveys in the vicinity of the project area as well as existing National Register of Historic Places (NRHP) nominations in Franklin County. Two previous architectural/historic inventories were conducted within the study area (1986, 1992), and one property

² Photographs were taken of every resource unless noted otherwise on the survey form.

³ Page 66 of the 1878 Franklin County Atlas map notes that the western city boundaries on the northern half of Washington terminated at Fred Kohmueller's 30 acres (what was just past County Road C in 1940, currently Clay St) and extended to the Missouri River. This section is not shown in the A: Fig 3, but is available at (p63) <http://digital.shsmo.org/cdm/ref/collection/plat/id/1738>.

on the eastern leg of the survey area crosses the boundaries of the Downtown Washington Historic District. This Phase I survey identified those properties not covered in prior surveys and identified new construction and demolitions. All of the current field survey data, along with the corresponding data from the previous NR listings and surveys was entered into an Excel database. The database aided in comparing current conditions to those previously surveyed, helping determine what alterations existed prior to the survey and what had happened in subsequent years. All changes to properties since the 1986 and 1992 surveys were noted on the inventory forms.

Field data and comparisons from the prior FRAS001 (1986) and FRA003 (1992) surveys were used to create physical property descriptions, which were inserted into the inventory forms. Each property's resource was evaluated and a statement of significance made based on research, date of construction within the contextual period researched, and present conditions/historic integrity. Many of the resource statuses and potential National Register nominations within the survey area were prompted by the 1992 Historic Resources Survey (FRAS003) and the associated MPDF. The MPDF (NRL 2000) provided four historic contexts, eleven architectural classifications, and aided in defining the contexts for evaluating the eligibility of properties constructed prior to 1950.⁴ Properties that did not conform to the historic contexts outlined in the MPDF were evaluated based on National Park Service (NPS) guidelines for assessing National Register eligibility. Property types within the survey area and their MPDF contexts are listed within the Findings section of the report.

Substantial research was undertaken on the history of the buildings and their prior owners and inhabitants. This research was carried out in cooperation with the City of Washington, the Washington Historical Society, and the Franklin County Assessor. Research included archival, primary materials such as Franklin County Atlases (1878, 1898, and 1919), Sanborn Fire Insurance Maps (1893, 1898, 1908, 1916, 1926, and 1951), telephone directories (1922 and 1926), City Directories (1931, 1940, 1948, 1951, 1958, and 1963), Census Records (1900, 1910, 1920, 1930, 1940), August Ruger's 1869 *Bird's Eye View of the City of Washington*, Edward Robyn's 1859 lithograph, Views of Washington Binders, and extensive amount of newspapers. Additional secondary resource research was conducted with the Franklin County Assessors Records website and at the Franklin County Recorder of Deeds (Union, MO) and the Library & Missouri History Museum Research Center (St. Louis).

In utilizing the available census records⁵ and city directories previously listed, resource build dates were refined, businesses were noted, and property owners were noted for each resource's survey form. Comparison of these resources, specifically the city directories' "street directories" (1931-1963) with the 1930 and 1940 censuses, aided in identifying the general amount of boarders and patterns of multiple families living in one residence. Occupation was not as easily ascertained. Census records, which only go up to 1940, provided employment for those within the area; however, there were two issues:

⁴ These contexts are as follows: Early Development and German Immigration: 1839-1870; The Golden Era: 1871-1904; Assimilation and 20th Century Development: 1905-1950; Architectural Development: 1839-1950.

⁵ Washington, Franklin County, Missouri was divided into enumeration districts for each census. 1900 had one, District 0040; 1910 was split into two, Districts 0067 & 0068; and 1920, 1930 and 1940 had 4 Wards with the survey area falling within Ward 4. Ward 4 in 1920 was District 0079, 1930 District 0034, and 1940 District 36-32. 1940 is the latest publicly available census. For the purposes of the Phase I Survey, 1900-1940 records were reviewed.

street/house numbers were not always listed⁶ and the industry section associated with employment only listed “Shoe Factory”. By 1925, there were two shoe manufacturers in the city and neither was identified in any census.⁷ Exact counts of those living specifically in the survey area and where they worked were not available due to this lack of information.

In order to determine how many buildings within the survey area actually housed ISCO works, an in-depth and laborious comparison of the 1931 city directory’s street and residential directory was completed. This directory was chosen because it was the earliest available and it represented the start in an upward population shift in the City. The entire residential section was analyzed due to initial discrepancies found in comparison to the “street directory”. This thorough analysis provided a more complete listing of residences and businesses within the area and the ability to map out ISCO residences [A: Fig 21]. As this was such a time consuming task, exact occupations and residential listings were only noted utilizing the 1931 directory. Documentation methodology on how research was conducted was provided to the SHPO. Further, an excel spreadsheet with researched data was provided to the City and the SHPO so it could be utilized for future phases. The data included: city directory street listings for the survey area, businesses within the boundary based on available city directory listings, 1931 city directory residential listings for the survey area, and all Washington ISCO workers listed in 1931 based on the residential listings of the city directory. An updated spreadsheet including the 1920, 1930, and 1940 census listings for the survey area as well as a separate excel document listings only shoe factory worker residences was provided upon report submittal. Doing a similar study for ISCO workers for other decades in other phases, such as the 1944 directory in phase II and the 1958 directory in phase III, would provide a better picture of where ISCO workers lived in relation to the factory over the course of its tenure in Washington.

In combination with the field survey and research, a separate large-scale map identifying the survey boundaries and other interpretive information was created. The base map, provided by Sal Maniaci, indicates the footprints of primary buildings and outbuildings with building addresses displaying building orientation. The one overlapping National Register District⁸ as well as the possible northern boundary segment for the potential International Shoe Factory Neighborhood District is marked on the map. Precise boundaries for the potential district cannot be determined until the completion of the proposed second and third survey phases. Commercial buildings, pools, and parking lots are also identified.

Missouri Architectural/Historic Inventory Forms were completed for 155 properties, including vacant lots. The surveyed properties were identified as either Contributing (C) or Noncontributing (NC) to a potential NR district on the map and correlating forms. On the forms, those that were marked as C had “District Potential” checked and those marked as NC were marked as “Not Eligible” (NE) with the “District Potential” unchecked. All NC resources are identified with an asterisk (*) on the map and those without one are contributing C. The NC buildings include those that do not fall within the researched

⁶ This is the case especially for early directories, such as 1900, 1910, 1920, and even up into 1930.

⁷ Fore Shoe Co. (601 E. 6th Street/700 E. 5th) later known as Kane, Dunham, & Krause Shoe Company and Washington Shoe Co. by 1929. It opened in 1925 and closed in 1971. It was NRL in December 23, 2005.

⁸ The Downtown Washington Historic District, which encompasses roughly 15 blocks, overlaps the northeastern leg of the boundary.

period⁹, have been heavily altered and have lost their historic integrity, or are outside the potential district boundary. Once all phases of the survey are complete, the c and n/c status of the resources within the potential survey boundary may need to be reconsidered based upon evidence found in the later phases.

The identified possible northern segment of the potential International Shoe Factory Neighborhood District is marked on the map and highlights that there are 67 properties within the boundary and 88 properties outside of the boundary. The map and all correlating survey forms for those properties identified outside of the potential boundary are listed as NC and NE with the district potential section left unchecked. The identified boundary was chosen as a means to exclude those heavily altered buildings, modern construction, and areas lacking continuous contributing resources. These buildings outside of the boundary are deemed not-eligible due to their location outside of the potential district rather than to any alterations. For properties with multiple resources and/or complex layouts, such as the Shoe Factory, interconnected buildings were sectioned out and described on separate forms.¹⁰ Throughout the report, the factory is identified as 6 resources, Segments A-C and Buildings F-H.

Resources in the survey boundary were evaluated on a case by case basis. In general, those resources constructed past 1960 were marked as NC.¹¹ Resources that were altered with modern cladding, replacement windows, and major porch alterations/replacements were reviewed based on the prior 1992 survey notations, but most in part were deemed NC. In regards to siding, the majority of homes are brick/brick veneer followed by vinyl. Homes with modern replacement siding that greatly detracted from the historic character of the property were marked as NC. This generally included homes that were completely re-clad with vinyl, aluminum, composite/fiber cement, and brick veneer.

On the other hand, aluminum and stucco were reviewed case by case. In a June 6, 2017 email, Sal noted that the City does not require a building permit for new siding so there is no record of when it was added. Aluminum was first marketed on a residential scale by the 1940s, with early examples embossed with brick or wood textures. The majority of aluminum siding represented in the area has a taller profile with wood grain embossments, as seen in 1008 W. Front. Due to its taller profile, it initially appeared to be from the late 1950s to 1960s; however local historian Marc Houseman noted that in this portion of Washington the siding was mainly from the 1970s.¹² Those aluminum clad resources were reevaluated and deemed NC. There were only two resources with stucco siding, 615 W. Second (masonry) and 609 Roberts (wood Frame). The Sanborn maps only indicate structural materials with the exception of metal cladding. It does not depict Stucco and therefore exact dates are unknown. The statuses of these two buildings were conferred with Mr. Houseman and were based upon research and educational training.¹³

⁹ Operation of the Shoe Factory was from 1907 to 1960.

¹⁰ This method was utilized to ease the description process of the factory buildings. If a National Register nomination is pursued, the resource count must follow NR guidance. In the report, the complex is counted as 6 buildings and not the separated 8.

¹¹ This includes 49 resources constructed post 1977.

¹² Marc Houseman, personal email correspondence, March 9, 2017.

¹³ The stucco buildings include: 615 W. Second (masonry) is C and 609 Roberts (wood Frame) is 'NC'.

Those with secondary buildings/outbuilding, such as garages and sheds, were also determined case by case. Garage build dates were estimated based on architectural style, assessor's notes, 1992 Survey notes, and Sanborn maps. Those that either changed in size or structural material were deemed NC unless the changes occurred during the contextual period of 1907 to 1960.¹⁴ Unlike their primary buildings, garages with modern cladding were considered contributing if they maintained their historic form and bay doors. Sheds that are temporary, modular, or mobile were noted within the survey forms but were not included on the map or counted as a resource. Although smaller outbuildings or sheds with concrete foundations and earlier construction dates were marked and counted. Those sheds with replacement siding and non-visible fenestrations were marked as NC, and noted as needing further research.¹⁵ In some cases garages and outbuildings were recorded as contributing resources for a potential NR district even though their associated primary buildings were deemed ineligible. This is noted on the associated survey map, within the forms, and in the resource counts.

Two public informational meetings were held in conjunction with the City of Washington's Historic Preservation Commission's regular meetings for the purposes of the Phase I survey report. The first meeting was held at the beginning of the survey project on October 17, 2016 and was attended by Andrew Weil. He informed the commission and any attending public about the goals and scope of the survey project. The second meeting, held on June 19, 2017, was attended by Katie Graebe who provided maps and information on survey results.

All survey work, completion of inventory forms, and preparation of the Report followed the guidelines established in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, and both the *Standards for Professional Architectural and Historic Surveys* and *Instructions for Completing the Architectural/Historic Inventory Form* published by MO-SHPO. Also followed were the associated "Historic Resources of Washington, Missouri" Multiple Property Documentation Form (MPDF) and its established historic contexts and architectural subtypes which were utilized to assist in the identification of architectural classifications. All of the survey documentation (photos, maps and report) was submitted in digital format (on cds) as well as hard copies of the maps, photos, and survey forms to the City of Washington and the MO-SHPO at the end of the survey process.

SURVEY BOUNDARIES: Geographical and Historic Description of the Survey Area

The City of Washington is 45 miles due west of St. Louis, situated on the southern banks of the Missouri River. The Phase I, of a three-phased survey, consists of approximately 44 acres within the northern section, west of the downtown historic central business district [A: Fig 1]. Geographically it is located at 38°33'47.80" N, 91°01'15.44" W in Franklin County, Missouri [A: Fig. 2]. The surveyed area, falls within Ward 4 (Township 44N, Range 1E-1W, Section 15) and is located near the City's western limits¹⁶ which

¹⁴ Those alterations were gauged by the alteration, the Sanborn maps and referencing adjacent garages.

¹⁵ This is the case for 111 and 113 Johnson.

¹⁶ Page 66 of the 1878 Franklin County Atlas map notes that the western city boundaries on the northern half of Washington terminated at Fred Kohmueller's 30 acres (what was just past County Road C in 1940, and currently Clay St) and extended north to the Missouri River. This section is not shown in the A: Fig 3, 1878 Atlas, but is available at (p63) <http://digital.shsmo.org/cdm/ref/collection/plat/id/1738>.

extended just past the “Fair Grounds” or “City Park”, as noted by the 1940 City Directory and the 1940 Enumeration District Map [A: Fig 22]. Phase I specifically covers properties bounded by West Front Street (north), Olive/Stafford/Johnson Streets (east); Edith and Roberts Streets (south); and High Street and Tieman Drive (west) [A:Fig 2].

The area within the survey boundary includes 155 properties, 8 of which are vacant lots. The survey area developed over a long period of time, with present architectural resources dating from circa 1834 to 2016, but the period of greatest development was from 1920 through the 1940s [refer to table below]. Out of 152 primary buildings, 75-80(49-52%) were constructed during those thirty years in the survey area. Streets immediately surrounding the factory fully flesh out (Rand, Roberts, and W. 2nd) and level off by the 1950s. Only eight (5%) of the primary buildings were constructed prior to 1900 and there was only one primary building constructed post-1950 and pre-1960 when the contextual period ends. Post 1960 to the present, 49 buildings (32%) have been constructed. [See D: Table 2 for further details].

Building Construction by Dates*

Construction Date	# of Buildings	Percentage
1834-1900	8	5.3%
1900-1910	11	7.2%
1900-1920	8	5.3%
1920-1930	27	17.8%
1930-1940	43	28.3%
1940-1950	5	3.3%
1950-1960	1	0.7%
1960-1970	0	0%
1970-1980	11	7.2%
1980-1990	7	4.6%
1990-2000	8	5.3%
2000-Present	23	15%
TOTAL	152	100%

* ISCO had two additions (1914, 1923) attached to the primary building (1907). The primary building is considered the most important resource and only its date is accounted for in the table.

During the late 19th to early 20th century, the majority of the survey area was medium sized estates of land surrounding large swaths of farmland owned by Elijah McLean. This is illustrated in the 1878 and 1898 Franklin County Atlas of Washington [A: Figs 3-4]. These Atlases display the development of land, through platting and lot division, slowly crept westward. In 1878/1898, heavily developed or parceled land stops around Olive Street and McLean’s Addition along W. Front, and larger estates and acreages continue westward. By 1919, with the inclusion of the factory, the atlas depicts the lower half of the survey area platted and parceled with the northern half slightly more developed in comparison to the 1878 Atlas [A: Fig 3, 5]. The atlas shows how the northwestern half of Washington developed around the shoe factory, starting with the western (Block 2 & 3) and northeastern (Block 4) blocks of McLean’s 2nd Addition and the lower half of McLean’s homestead.

This boom in development started when the City acquired a branch of the Roberts, Johnson & Rand Shoe Company in 1907 (by 1911, International Shoe Co.). The northwestern half of the city slowly went from agricultural, sparsely dotted with homes, to a mix of 20th century residential and industrial buildings. The Washington Shoe and Finance Committee purchased and sold land, primarily on the western side of town, to raise the Factory's required funding [A: Fig 13]. The platting development of this land occurred in 1906-07 after the placement of the Shoe Factory on W. Second. This significantly altered area is depicted in Plat Book B, which illustrates the land sold by the McLean's to the Washington Shoe and Finance Committee [A: Fig 12]. This includes McLean's Second and Third Addition which contain six blocks each. These two additions extend from W. Second on the north to James Street to the South and are bound by Johnson Street to the east and High Street to the west. It also includes the four blocks of Brinker's Addition which is bound by Esther on the north, High on the east, James on the south, and State on the west.

In conjunction with the options on land and the placement of the factory on W. Second, new roads were opened and named after the company's founders (Rand, Roberts, and Johnson) and W. Second was re-graded [A: Fig 12, 23]. The main street running through the survey area is W. Second. This western section of Second was extended after the Pine Street intersection, first appearing on the 1878 Atlas and then updated with the factory development [A: Fig 3; B: Fig 10]. The 1911 Franklin County Observer noted that one of the benefits from the factory was "...increased[sic] the city's wealth in the way of...a long stretch of well built street, 2000 feet of sewer not only for the benefit of the factory but accessible to residents in the vicinity."¹⁷ Rand Street began after W. Second Street and extended down to James Street. The upper portion of Rand, from W. Main to W. Second, was known as Caldwell Ave. The street is present by the 1878 Atlas [A: Fig 3] and according to historian Marc Houseman, was changed over to Rand by city resolution in February 1948.¹⁸ Johnson Street originally extended from W. Main south to W. Third. The northern section, between W. Front and W. Main, was first depicted on the 1869 Bird's Eye Map [A: Fig 24] with the southern section, illustrated on the 1919 Atlas [A: Fig 5]. Residential development along Johnson, between W. Main and W. Second, didn't take place until the 1930s according to the city directories. Mr. Houseman also noted that at least by 1940, the northern section was "not opened from Main to Front" due to the extremely steep grade.¹⁹

Older streets within the survey area, such as W. Front, Stafford, High, and the western portion of Main past Johnson, are platted as early as 1869 [A: Fig 23, 24]. On the eastern edge of the survey boundary, between W. Front and W. Second intersected by what was formerly W. Main, Olive Street was opened in two different phases. The southern half opened first, as depicted on the 1898 Atlas, with the northern section opened and connected by at least the 1919 Atlas [A: Fig 4,5]. West Main Street formerly extended through the majority of the survey area; from Olive to what is now Tieman, except for the 600 block which was the McLean/Tibbe/Calvin Estate. The eastern half, the 500 block, was first illustrated on the 1878 Atlas [A: Fig 3], but disappears by the 1951 city directory listing. Mr. Houseman believes that it

¹⁷ "What the Shoe Factory Has Done for Washington," *Franklin County Observer*, February 24, 1911. 1st ed., Vol. 65, No. 37. p5. The State Historical Society of Missouri <http://digital.shsmo.org/cdm/ref/collection/frankcoobsv/id/7519>.

¹⁸ Marc Houseman, personal email correspondence, June 17, 2017.

¹⁹ Marc Houseman, personal email correspondence, June 17, 2017.

was closed by c1949.²⁰ Poplar Street was another early street depicted in the 1869 *Bird's Eye* to close. It ran from W. Front to W. Main, located between Olive and Stafford and is partially depicted in the 1986 survey²¹ [A: Fig 23]. During the Rhine River development along W. Front Street, Poplar Street closed between 2012 and 2013. The street, along with the surrounding area was redeveloped, and is located in the general location of what is now the entrance between 528 and 530 W. Front.

Three dead-end lanes have been opened within the area [refer to the survey map]. One of the later additions within the contextual period, 1907-1960, was Calvin Lane by at least 1937. Entered via Johnson, the lane was developed by John Calvin, who resided at the McLean Estate at 621 Main (currently listed as 600 W. Front). Several years later, Rhine River Lane was developed in 2013. It is entered via Olive and is relatively located on or near the former 500 block section of W. Main. The most recent addition is Cottage Park Lane, developed from 2015 to 2016. The lane is also entered via Olive and is just south of Rhine River. The two latter lanes are part of the Rhine River Development which built-up the southwest corner of W. Front and Olive.

There are public, street adjacent sidewalks spanning the front boundary of most of the properties. The sidewalk along W. Front and curbing around Tieman Drive are relatively new. W. Main Street's sidewalk ends after High with no concrete curbing on either side of the block whereas there is curbing along Johnson after it ends at Roberts. Edith, portions of High (between W. Front & W. Second), Stafford, and Olive do not have sidewalks, with only Edith lacking concrete curbs fronting all properties. There is an older, non-raised concrete sidewalk along Calvin Lane that terminates into a concrete parking area for 115 Stafford. The northern blocks of W. Second and the majority of Roberts streets have grass road verges. As noted above, W. Second was enhanced with the factory development. It received "8ft long by 4.5 ft wide" granitoid sidewalks from Cedar to the factory (Rand) in 1913.²²

House setbacks are not uniform. The majority of homes have a relatively small to moderate sized grassy setbacks, with some form of sidewalk leading to the home, and are built relatively close together with small side yards. Only the newer townhomes along W. Second are built almost sidewalk adjacent. Lots are relatively flat though many homes sit higher than street grade and have short retaining walls along the front of the property. There is a larger retaining wall along W. Front, between most of Stafford and High. High Street acts as a valley between the blocks, gradually sloping down towards W. Front. West Main also slopes down westward towards High, with the north side of the block's rear sloping down towards W. Front. Majority of outbuildings, such as garages, are at the rear of properties lines with several located along the alley between W. Second and Roberts.

²⁰ Marc Houseman, personal email correspondence, June 17, 2017.

²¹ It appears in the 1986 Survey (FRAS001) photos for 530 Front Street, Survey #027.

²² There was a motion for the construction to be sponsored by business men and that the Commercial Club would build 2 blocks, and Roberts, Johnson and Rand Shoe would build the walkway from Johnson to Rand. "Regular Meeting of Commercial Club," *Franklin County Observer*, June 6, 1913. Vol. 67, No. 51. p1. The State Historical Society of Missouri <http://digital.shsmo.org/cdm/ref/collection/frankcoobsv/id/9387>. / "Regular Meeting of Commercial Club," *Franklin County Observer*, February 7, 1913. Vol. 67, No. 34. p1. The State Historical Society of Missouri <http://digital.shsmo.org/cdm/ref/collection/frankcoobsv/id/8469>

The Sanborn Fire Insurance Maps [A: Fig 6-11] illustrate the neighborhoods' focal point as the Shoe Factory. Early maps, such as the 1908 and 1916 [A: Fig 6 & 7], only show the Factory and it isn't until 1926 that the map illustrates a one block radius spreading out from the Factory [A: Fig 8]. The 1926 map depicts several vacant parcels and those filled primarily contained 1.5 story wood frame homes [See the charts below]. The houses were marked as single family dwellings with only one marked as a flat, 815-817 W. Second. Almost every home is depicted with a garage and an outbuilding within the single parcel. Some parcels contained only a garage. Buildings specifically designated as a garage are marked "A" for auto. There are 20 garages and 15 outbuildings depicted. The dwellings and outbuildings surround the brick industrial buildings of the Shoe Factory on W. Second. Also depicted are the brick commercial and industrial buildings fronting the corner of W. Front and Olive Street.

Sanborn Map Building Counts

Primary Buildings: Dwellings

Stories	1926 Sanborn	1951 Sanborn	Structural	1926 Sanborn	1951 Sanborn
1-story dwelling	2	10	Wood Frame	23	35
1.5-story dwelling	25	37	Masonry/Brick	10	21
2-story dwelling	5	5	TOTAL	33	56
3-story dwelling	1	1			
TOTAL	33	56			

Primary Buildings: Commerce/Industry

	1926 Sanborn	1951 Sanborn
Commercial	0	1 (primarily brick)
Industrial	7 (3 brick, 1 metal clad wood frame, 2 wood frame, 1 concrete)	9 (5 brick, 1 wood frame, 1 metal clad wood frame, 1 concrete, 1 metal)

Secondary Buildings

	1926 Sanborn	1951 Sanborn
Garage	20 (18 wood, 2 brick)	31 (28 Wood Frame, 3 brick)
Outbuilding	15 (14 wood, 1 brick)	7 (6 wood frame, 1 brick)
TOTAL	35	38

The associated 1951 Sanborn depicts the influx in the built environment since the 1920s. The area shown on the map is the same as the 1926 map and it illustrates this population boom with almost every depicted parcel filled with a building [A: Fig 10]. Within this limited scope, it illustrates the population increase from 1930 to 1950. Primary buildings increased by 23 with 1.5-story wood frame homes still the most commonly constructed within the area. From 1925 to 1951, garages increased by 12 while the smaller outbuildings decreased by 8. Two new additional flats are noted on the map: 612 W. Second and 601 Roberts.²³ The Industrial/Commercial buildings also slightly increased due to the expansion of ISCO developing the northern 700 block of Roberts. Commercial buildings supporting ISCO

²³ 612 W. Second switched from a single family dwelling to a flat by 1940, according to the census.

also appeared (City Park Tavern on the corner of Rand and W. Second, 800 W Second), and the industrial development along W. Front increased.

The neighborhood was predominantly inhabited by lower to middle classes with a sparse population of lawyers, attorneys, druggists and proprietors. One notable person was John Calvin, proprietor of Calvin Theatre (311 Elm). Occupations primarily consisted of laborers for a Shoe Factory²⁴ or Pipe Factory (Missouri Meerscham Co.), railroad and river construction workers, quarrymen, salesmen, and grocery store workers. By 1920, the largest employer in the area was ISCO, followed by the railroad.²⁵ Shoe factory work continued to dominate occupations throughout the 1930s and 1940s.²⁶ While the population was primarily white, mainly from Missouri or Germany, there was a very small enclave of African Americans living on the northwestern leg of the survey boundary in the 800 block of Front Street between High and Tieman Drive.

Functions of Survey Resources²⁷

Historic Function	# of Resources	% of Total Resources	Current Function	% of Total Resources
DOMESTIC/Single Dwelling	101	63%	91	56.9%
DOMESTIC/Multiple Dwelling (Smaller homes rented typically to 2 families)	12	7.5%	20	12.5%
DOMESTIC/Multiple Dwelling (Specifically Built Flats, Duplex, etc)	29	18%	29	18%
DOMESTIC: Commerce (mixed use)	1	.6%	1	.6%
DOMESTIC: Commerce, Office	1	.6%	1	.6%
COMMERCE/TRADE	4	2.5%	4	2.5%
INDUSTRIAL: Factory	3	1.9%	3	1.9%
INDUSTRIAL: Warehouse	3	1.9%	3	1.9%
UNKNOWN	4	2.5%	0	0%
VACANT LOT	0	0%	6	3.8%
VACANT LOT, Historically	2	1.3%	2	1.3%
TOTAL	160	100%	160	100%

The majority of the Phase I survey area is a residential neighborhood with few commercial buildings within the area, as well as the remaining six industrial buildings of ISCO along W. Second. Historically, 63% of the buildings were built as single-family residences, 7.5% were smaller homes that rented out typically to two families, and 18% were larger specifically built flats [See the chart above]. There was apparently a shortage in housing after the population spike in 1930, causing many owners to convert

²⁴ The census does not identify which shoe factory, as there was ISCO and Washington Shoe Co. also known as the Kane, Dunham, & Krause Shoe Company.

²⁵ Based on calculations available from the 1920 Census, Ward 4, District 0079. Out of around 185 residents, 24 worked for 'Shoe Factory' and 11 for the 'Railroad'. Source: Ancestry.com, *1920 United States Federal Census* [database on-line], Enumeration District: 0079, Ward 4, p1-21, Provo, UT, USA: Ancestry.com Operations, Inc., 2010. <https://www.ancestryheritagequest.com/> (accessed June 2017).

²⁶ In 1930, 126 out of around 431 residents and in 1940, 118 out of 508 residents worked at a Shoe Factory according to the associated census. However, at this time there was another manufacturer, Kane, Dunham, & Krause Shoe Company at 601 E. 6th).

²⁷ 160 individual primary resources are listed from the 155 properties. This includes primary buildings and vacant lots. ISCO, 700 W Second, contains 6 buildings on the property and each function is listed for each building in the chart

their single-family homes into apartments during the 1930s to 1940s. The highest concentration of older rental homes is along Rand and W. Second with a few on Roberts. Early purposely built, multi-unit rentals include those on Calvin Lane (c1935-40), 601 Roberts (c1930), and 815 W. Second (c1900). Specifically built duplex and fourplex communities were constructed on the eastern section of the survey boundary post 1977. These developments take up almost entire blocks, such as the 500 block of W. Second, or are on newly developed lanes, as seen in Cottage Park Lane.

The present built environment primarily reflects residential growth surrounding the former ISCO Factory, 700 W. Second Street, up into 1950 [A: Fig 8 & 10]. The area remains a mixture of single to two family residences, with the Shoe Factory complex at the center. An exception is the eastern section of the survey area, which is the most recently altered. In recent years it has become characterized by multi-family units (Hillcrest Apartments, 539 W. Second) and contemporary, mixed residential and commercial buildings on parcels that formerly held single family dwellings and industrial buildings along the 500 block of W. Front.

A smaller percentage of buildings were constructed for industrial (3.8%) and commercial (2.5%) purposes. The earliest constructed extant industrial building is 514 W. Second; it has endured several additions over the years (c1865, c1905, 2013, 2015) and went from a commercial office/warehouse to a restaurant by 2013. The Shoe Factory complex, consisting of 6 buildings, make up the rest of the industrial content and date from 1907 to post 1951. The only historic commercial building in the survey area is 800 W. Second, which is a two-part commercial block constructed circa 1930 as the City Park Store/Tavern and included a service station by 1940. The other two commercial buildings were constructed during 2103 and 2104 as part of the Rhine River development along W. Front.²⁸ Historically a single family dwelling, 600 W. Front was extensively altered, added on to, and converted into a restaurant. While assessed as a single family residence, it is zoned as limited commercial.

The dwelling at 207 Stafford Street, built c1935-1940, is an example of one of the many home businesses at the time. The front gable bungalow has an associated wood frame garage at the rear of the home. According to the city directories, the home appears to have been constructed by homeowner Edgar E Seibel, who ran the “Siebel Metal Shop” from the home in 1940.

The entire Phase I survey includes five different zoned areas, depicted in the City of Washington Zoning Map [A: Fig 14]. The majority of the parcels are zoned as Single to Two-family Residential Districts (Orange, R-2 O). Within the center of the survey area is the Industrial District (Gray, M-2) of the ISCO Shoe Factory covering the entire southern 700 block of W. Second and the vacant parcel on the corner of Johnson and Edith. Adjacent to the factory, on the corner of Rand and W. Second, is a Limited Commercial District (hatched red, C-1) which covers 800 W. Second Street, the former City Park Tavern and service station (c1940). The most diversely zoned section is on the eastern side of the survey area; Along with an R-2 O district there is a Multiple-Family Residential District (Purple, R-3) covering 115 Stafford and the Hillcrest Apartments (539 W. Second), a C-1 District along the 500 block of W. Front and

²⁸ 516 W. Front, c2013 is a 2-part commercial block, while 512 W. Front, c2015, is a 1-part commercial block restaurant.

a General Commercial District (Red, C-2) for 600 W. Front which was formerly a restaurant. According to Sal Maniaci of the City of Washington, Limited Commercial is a lighter commercial district that does not allow as many uses as a General Commercial District (C-2). It's a "neighborhood commercial district" which, as shown in the survey area, is a Two Part Commercial building with commercial first floors and residential second floors.

PREVIOUS SURVEYS AND NATIONAL REGISTER LISTINGS

The Phase I architectural/historical inventory thoroughly examined each property within the boundary. It identified multiple properties inventoried in two previous Historic Resource Surveys of the area (1986, 1991-1992). The latter survey (FR-AS-003) proposed a potential International Shoe Company District that never saw completion. Additionally, the survey identified one property formerly listed on the National Register of Historic Places for its individual significance as well as one building that is considered contributing to a National Register Listed (NRL) District that crosses the boundaries of the study area. The phased survey's relation to other surveys and listed districts is depicted in A: Fig 19 & 20.

Prior Historic Resource Surveys

Two previous architectural/historic inventories were conducted within sections of the Phase I survey area. The first survey, "Historic Survey of Washington, Missouri" was completed in 1986 by Maureen Jones (FR-AS-001). It inventoried fourteen properties along W. Front Street, including photographs of Hillcrest Apartments 239 W. Second #10-12, depicting the rear of the apartments from W. Front Street. This survey primarily focused on the downtown corridors along Jefferson and W. Front Street. Vacant lots were not identified and buildings lacking historic integrity, particularly on the western half of the city, were ignored.

The other survey, "Survey Report, Phase IV Survey, Washington, Missouri" was completed in 1991-1992 by Thomason and Associates and Mimi Stiritz (FR-AS-003). It inventoried 100 properties within the current proposed boundary. Three of the surveyed buildings (103 Rand and 700 W. Second, Buildings G & H) had photos but were missing survey forms. The latter two were also misidentified as being on High Street. The 1992 survey listed the International Shoe Factory segments "A-C" (Survey #131.A-C) on one form and buildings D-F (Survey #131.D-F) individually. There were also some discrepancies in addresses between present listings and the 1992 survey. This included: 701 W. Main (listed previously as 715 W. Main), 800 W. Second (listed previously as 802 W. Second and 213 Rand), and 815 W. Second (listed previously as 815-817 W. Second).

There are 48 properties within the Phase I survey area that were not identified in either prior survey. The 1986 survey (FRAS001) identified 14 properties, primarily along the 500 to 600 block of W. Front, some of which are no longer extant. Since the new survey, of those previously surveyed in 1986, 13 maintained a NC status while 1 went from C to NC. The 1992 survey covered more area within the survey boundary, identifying 100 properties, 3 of which were photographed but did not have correlating survey forms. Most of those excluded were either vacant lots, in poor condition, or were constructed post 1970. When comparing the present survey results to the 1992 resource status: 44 stayed C, 3

stayed NC, and 50 went from C to NC. Changes and alterations to properties within the study area since both the 1986 and 1992 survey were noted on the inventory forms submitted with the report.

“Historic Resources of Washington, MO”, 1999-2000, Multiple Property Documentation Form (MPDF)

The associated MPDF, accepted by the National Park Service (NPS) in 2000, was completed by Debbie Sheals and Becky Snider. The contextual period covered by the MPDF is from 1839 to 1950. The MPDF includes four historic contexts and eleven property types with several subtypes each with descriptions, significance, and registration requirements. The four historic contexts include:²⁹

- I. Early Development and German Immigration: 1839-1870
- II. The Golden Era: 1871-1904
- III. Assimilation and Twentieth Century Development: 1905-1950
- IV. Architectural Development: 1839-1950

Multiple properties and districts have since been listed under the MPDF. Sheals and Snider listed twenty-nine individual buildings and four districts using the MPDF in 2000. Only two individual nominations have been listed since then, with one, the Spaunhorst and Mayn Building (NRL in 2/16/07) listed under the MPDF.³⁰ There has also been a boundary decrease and a boundary increase. The boundary increase to the Busch, John B. Brewery Historic District utilized the MPDF.³¹

The historic contexts and property types presented in the MPDF were used as a guide in the Phase I survey project. As noted, the greatest period of development occurred from 1920 to the late 1950 (46-50%), with only one primary building constructed in the Phase I survey area outside of this range (705 W. Second Street, c1958, noncontributing resource due to alterations). While the proposed period of significance for the district extends ten years beyond the MPDF, most of the buildings within the survey boundary were constructed during the period covered by the MPDF and conform to the styles identified by the MPDF. Therefore it was utilized in the identification and evaluation of buildings within the survey area.

National Register Listed Properties/Districts in the Study Area

The John Glaser Pottery Factory

The Pottery Factory, formerly listed as **812 W. Front Street**, was listed to the NRHP in September of 2000. The building was nominated under Criterion A in the areas of Industry and Ethnic Heritage, as well as Criterion C in the area of Architecture, for its fachwerk construction. Built in 1878 and expanded about 1889, the John Glaser Pottery Factory, also known as the Archibald S. Bryan Building, was a historic factory. The 2-story, rectangular wood frame former residence was surveyed in the 1992 project survey. After the property was listed, it was sold in March 2003 and the building was subsequently demolished. The property was removed from the NRHP in August 2005. It is presently listed by the City of Washington as **Parcel #40**. (Images are on following page).

²⁹ Debbie Sheals and Becky L. Snider, “Historic Resources of Washington, Missouri,” *National Register of Historic Places Multiple Documentation Form* (Washington, D.C.: Department of Interior/National Park Service, 1999).

³⁰ The listing for the Fore Shoe Company Building, 601 E. 6th Street (accepted by NPS 12/23/2005), did not use the MPDF.

³¹ The boundary decrease and addition documentation for the Downtown Historic District (accepted by NPS 10/29/14) did not explicitly utilize the MPDF.



812 W. Front Street, taken in 1991-1992,
Source FR-AS-003, survey #651

(Photo similar in appearance to the 2000 NRL nomination)



Parcel #40 taken October 2016

Another building, **514 W. Front Street**, is listed as a contributing resource in the Downtown Washington Historic District (NRL 1989, revised 2014). The District covers roughly 15 blocks in the Washington Central Business district and consists primarily of commercial properties constructed from the turn of the 20th to the mid-20th century. Some architectural styles within the downtown district include Federal/Greek Revival, Late Victorian, Industrial, and early 20th century. Prior to the 2014 amendment there were three buildings on the northwestern section of the Downtown District that were considered contributing (514, 518, and 524 W. Front Street). The latter two were demolished and the boundary was decreased to only include 514 W. Front. The one-story shaped parapet, industrial brick building was constructed c1865 and c1905 and served as the Farmer's Elevator Association and then later as HausGas Inc. The building was then added onto in 2013 and 2015 as the Rhine River Development took off along W. Front Street. Due to the extensive additions to the rear and the eastern elevations of the building, the consultants find that it is no longer contributing and it is marked as such on the survey form.



514 W. Front Street

HISTORIC CONTEXT

The Phase I survey area primarily developed in the early 20th century and reflects the residential growth surrounding the International Shoe Company. Washington's detailed early history, prior to 1900, is documented in: the 1986 survey report, "Historic Survey of Washington, Missouri;"³² the 1989 district nomination, "Downtown Washington Historic District, Washington, Franklin County, Missouri;"³³ and the 1999 MPDF, "Historic Resources of Washington, Missouri, Washington, Franklin County, Missouri."³⁴

Prior to the 20th century, Washington was a rural town with its commercial and industrial progress integrally tied to the prosperity of its surrounding farmlands. Early industry came from processing plants and warehouses for farm products during the early 1800s. The city's commerce first relied on the river during steam travel, then on the railroads, serving as a terminal for processing and shipping agriculture. The city was formerly kept up by the corn cob pipe industry and as a farm trade tributary, but the farm trade was dwindling due to the spread of the railroad and new boomtowns. In the late 1800s, author Eleanor McClure identifies that the city's prosperous times were declining due to the Missouri, Kansas & Texas Railroad being constructed across the river, essentially cutting off trade from Washington.³⁵

By the turn of the century, the city had 3,015 inhabitants. Large groups of boarders and lodgers, consisting of some of the only African Americans at the time, worked with the railroad construction gangs along W. Front Street.³⁶ Industry in Washington in the 1900s included the Washington Flour Mill, Missouri Meerscham Pipe Company, and the Bone Bit Company. With the competition of the multiple rail lines and the transferal of lines to across the river, Washington's economy was still in need of new businesses and industry.

Washington had been a shoe manufacturing town since the 1870s, when the first shoe factory was opened in Franklin County. Proprietor J. L. Hake opened his factory in 1881 at 113 W. Main, in downtown Washington.³⁷ The small two-story brick factory was near the intersection of Main and Oak. In 1886, Hake's small operation employed around 15 people who produced almost 7,000 pairs of boots and shoes for the year.³⁸ Hake's ceased manufacturing by 1989 but continued to operate a shoe store and repair shop at the same location up into the 1960s.

The city filled their industrial gap with another shoe manufacturer. The Roberts, Johnson and Rand Shoe Company, established in St. Louis in 1903, was seeking new locations for branch factories. Washington

³² Maureen Jones, "Historic Survey of Washington, Missouri," Unpublished Survey Report, City of Washington, Missouri (FRAS001), June 1986, (On file with the Missouri Historic Preservation Office, Jefferson City, MO).

³³ Mary M., Stiritz, "Downtown Washington Historic District, Washington, Franklin County, Missouri," National Register of Historic Places, #89001465, August 1989.

³⁴ Deb Sheals and Becky Snider, "Historic Resources of Washington, Missouri, Washington, Franklin County, Missouri," (National Register #64500319), *National Register of Historic Places Multiple Property Documentation Form*, Washington, D.C.: National Park Service, 1999 (NRL 2000).

³⁵ Kathy Kuenzel, *Early History of Washington* by Eleanor McClure, (Washington, MO: *Washington Missourian*, 1939), WashingtonMO.com, <http://www.washingtonmo.com/history/index.htm> (Accessed November 21, 2016).

³⁶ Ancestry.com, *1900 United States Federal Census* [database on-line], Enumeration District: 0040, p1-65Provo, UT, USA: Ancestry.com Operations Inc, 2004, <https://www.ancestryheritagequest.com/> (accessed June 2017).

³⁷ Stiritz, "Downtown Washington Historic District, Washington, Franklin County, Missouri," Sec 8: p 12-13.

³⁸ Deb Sheals and Becky Snider, E: 21. These numbers differ from those listed in the Stiritz, Downtown District Nomination, Sec 8:12-13.

was in competition with four other cities, Anderson, IN, Cairo, IL, Cape Girardeau, MO, and De Soto, MO, in a bid for the branch factory. Washington's leading officials, Mayor E. G. Busch, banker F. W. Stumpe, and merchant G. H. Otto went to St. Louis on October 10, 1906, to interview officials at the company on how to obtain the factory.³⁹ After this visit, the Citizen's Improvement Association selected 16 civic leaders and business men to create a committee that worked on acquiring the factory through teaching them on the advantages of Washington.⁴⁰

After several meetings were held, on Monday, November 12, 1906, eight members of the select committee obtained "absolute assurance that the shoe factory would locate to the city provided the citizens raise \$35,000."⁴¹ The city was selected even after other bidding cities offered higher bonuses.⁴² This upfront bonus was required to aid in building the plant. The factory building, without the equipment, is noted as costing around \$50,000 in the November 11, 1906 Franklin County Observer article [See B: Fig 1]. There were several caveats in the Roberts, Johnson & Rand Shoe Company's agreement, which included that:

1. The City of Washington must provide sufficient amount of land with satisfactory drainage and sewage facilities. Once the land is chosen, the Shoe Company will erect a manufacturing building and power plant of approximately 50,000 sqft of floor space.
2. The City of Washington must pay the Shoe Company a \$35,000 bonus.
3. The Shoe Company will payout, a sum of no less than one million dollars in wages to employees residing in Washington in a period not to exceed 10 years after the building's construction.⁴³

Once the assurance for the factory was acquired, the Citizen's Improvement Association's select committee formed into the Washington Finance and Shoe Factory Committee.⁴⁴ This new group of 10 was held responsible for the \$35,000 payment to the Shoe Company. They entered into a bond with the company to ensure them the money and then asked the citizens of Washington to indemnify them for the total. In order to raise the money, the committee optioned land, primarily on the western side of Washington, and sold the lots to citizens. The Franklin County Observer equated this to the Shoe Company raising the fund themselves by increasing the value of real estate.⁴⁵ Many newspapers at the time noted that it was the duty of each signer and the citizens of Washington to buy a lot or multiple [B: Fig 2]. The Washington Finance and Shoe Factory Committee eventually obtained 123 signatures to cover the bond.

³⁹ "Roberts, Johnson, Rand Shoe Factory Opened in 1907," *Washington Missourian*, May 21, 2014, The Missourian 175th Special Section. https://issuu.com/missourian/docs/175th_anniversary

⁴⁰ This select committee did not have a specific name at the time.

⁴¹ "Washington's Shoe Factory," *Washington Citizen*, November 16, 1906, 1st ed., Vol. 2, No. 13, p1. Washington Historical Society, microfilm.

⁴² It is never noted why Washington was chosen over the four other cities.

⁴³ "Work for New Washington," *Franklin County Observer*, November 16, 1906. 1st ed., Vol. 61, No. 23, p4, The State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/frankcoobsv/id/5863> and "City Secured Shoe Factory 75 Years Ago," *Washington Missourian*, November 11, 1981, p12A, Industry File: International Shoe Co. In the collection of the Washington Historical Society.

⁴⁴ It consisted of prominent businessmen F.W. Stumpe, John Isbell, E.C. Stuart, E.R. Otto, G.H. Otto, John H. Thias, O.W. Arcularius, J.R. Gallemore, Edward F. Jasper and John J. Ernst

⁴⁵ "New Washington," *Franklin County Observer*, November 23, 1906, 1st ed., Vol. 61, No. 24, The State Historical Society of Missouri <http://digital.shsmo.org/cdm/ref/collection/frankcoobsv/id/9076>.

In the fall to winter of 1906, the committee sought options on land in all parts of town, but specifically focused on the undeveloped western half. Prior to the Shoe Factory coming to Washington, the western side of the city contained very large lots of land owned by individual landowners. The primary landowner in the area was Elijah McLean, owning over 54 acres of relatively undeveloped land in this section of Washington [A: Fig 3, 4]. The majority of McLean's land, along with other estates, were sold to the committee [A: Fig 13]. All options were transferred to Fred W. Hawley, the trustee for the committee, who is noted on all of the committee's warranty deeds. Most of the deeds for the transfer of land to the city weren't dated until 1907 with the actual sale of lots commencing on Saturday, November 24th, 1906.

During this time, the media outlets were emphasizing the need for buying lots in order to raise the Shoe Factory's bonus [B: Fig 2]. The November 30, 1906 *Washington Citizen* article "Everybody is buying Lots" states that to buy was "your[sic] privilege and duty". The article highlights the pending arrival of the Shoe Factory as progress for the city, coining it as a "New Washington", specifically stating that "when the Shoe Factory locates here it will be New Washington".⁴⁶ At the time of purchase, citizens did not know the location of their lots. The lots were promised as no smaller than 50x150 for \$20 and to be within the city limits and near the central part of town.⁴⁷ Newspaper articles were vague in the lots location, only mentioning that "all lots offered for sale have a good location and the money invested in them will be well spent."⁴⁸ There were a total of 300 lots for sale from November 24, 1906 through mid-December 1906. The factory site was not selected until the money was assured to the Shoe Company from these sales. Finally, on December 14, 1906, owners of the Shoe Company, Messrs Oscar Johnson and Frank Rand selected the east corner of the McLean's tract, the present corner of Stafford and W. Second Street, for the factory's location [B: Fig 3].⁴⁹ At the time of the factory's placement, only 24 lots were not sold.

By January 1907, at least four deeds for large lots of land were sold to the Washington Finance and Shoe Factory Committee. The Shoe Factory finally broke ground on Tuesday, February 12th, 1907 (Survey #131.B) [B: Fig 4].⁵⁰ Roberts, Johnson and Rand promised to "erect the most modern equipped and most up-to-date shoe factory in the world."⁵¹ It was also during this time that the purchased lots were platted, starting in the Stumpe's addition, which lies east of Dubois Street and contained 22 lots (the addition was bound by 5th Street, Dubois, Cedar, and possibly 4th Street). By March 1907, 293 sold lots were distributed by the Shoe Factory Committee [B: Fig 5].

Once the factory site was located, residential contrition surrounding it was very slow to start. Within the Phase I survey area there are no examples of residences constructed directly following the construction

⁴⁶ "Everybody is Buying Lots," *Washington Citizen*, November 30, 1906. 1st ed., Vol. 2, No. 15. p1, Washington Historical Society, microfilm.

⁴⁷ "Washington Will Get Factory," *Washington Citizen*, November 23, 1906, 1st ed., Vol. 2, No. 14. p1, 4, Washington Historical Society, microfilm.

⁴⁸ "Messrs Johnson and Rand Select Site in West End," *Washington Citizen*, December 14, 1906. Vol. 2, No. 17, Washington Historical Society, microfilm.

⁴⁹ Ibid.

⁵⁰ For detailed information on the construction phases of the Shoe Factory, see Survey forms #131.A-H and the attached #131.Ac "Fiftieth Anniversary: International Shoe Company, Banquet Program" written by Fred Krue in May of 1957.

⁵¹ "Messrs Johnson and Rand Select Site in West End," *Washington Citizen*, December 14, 1906.

of the 1907 factory. Before the end of the factory's construction, there was a warning of a population boom and jump in real estate values. From March until May of that year, the media emphasized the need for housing. The March 15, 1907 *Washington Citizen* article made the housing need appear dire with its sub-header "Progressive and Energetic Citizens should build houses and provide for the City's future—A scarcity of residences in Washington already."⁵² [B: Fig 5]. The article calls for businessmen with means to "get together and build houses" and that "...our lots will not become more valuable until we get that house-building spirit and our town will not grow until that building of houses takes place." The May 7, 1907 *Washington Citizen* article also addresses the need for homes with its sub-header "People are also building houses but not enough to supply the Demand."⁵³ [B: Fig 6]. One major reason for the push in home development was that according to the contract agreement between the City and the Shoe Company, workers must reside in Washington in order to payout the one million in wages. Washington needed homes for these employees and "the need of more houses in Washington became more apparent every day."⁵⁴

Prior to opening and during its initial year of operation, the promised employee numbers for the factory had varied representation in the press. In November 1906, when initially acquiring the factory and informing citizens, the factory capacity was stated to build up to 1,000 employees [B: Fig 1]. In July 1907, at the completion of the factory, 500 to 600 employees were promised. By 1908, the reality was that there were only 200 employees with a weekly payroll of \$1,300 producing 1,000 pairs of shoes per day.⁵⁵ It is unclear whether the factory was not run at full capacity or whether there were not enough residents to account for the promised higher numbers. It is believed that World War I may have affected the workforce because the population decreased by 538 from 1900 to 1910.⁵⁶

As a result of the factory, the neighborhood to the south and west were first to slowly build up, erecting frame houses initially.⁵⁷ The immediate area surrounding the factory was also developed, including street improvements and new streets named after Roberts, Johnson, and Rand (owners of the Shoe Factory) [B: Fig 10].⁵⁸ Other results were an increase in population, value of property, and volume of retail business as recorded in the 1911 *Franklin County Observer* article "What the Shoe Factory Has Done for Washington".⁵⁹ Additional industry, such as the Peerles Box and Lumber Co., also located to Washington.

⁵² "Finance and Shoe Factory Committee Distribute Lots," *Washington Citizen*, March 15, 1907, Vol. 2 No. 30, Washington Historical Society, microfilm.

⁵³ "Shoe Factory building is Nearing Completion," *Washington Citizen*, May 17, 1907. Vol. 2 No. 39. Washington Historical Society microfilm.

⁵⁴ Ibid.

⁵⁵ This information was compiled from three separate accounts: "New Washington," *Franklin County Observer*, November 23, 1906. 1st ed., Vol. 61, No. 24, The State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/frankcoobs/id/9076>; "Ground Broke A Year Ago," *Franklin County Observer*, February 7, 1908, Vol. 62, No. 33. p5, The State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/frankcoobs/id/8424>; and "Factory will be Complete within Three or Four Weeks," *Washington Citizen*, July 5, 1907. Vol. 2 No. 46, Washington Historical Society, microfilm.

⁵⁶ John Blodgett, "Missouri Population 1900-1990: All Incorporated Places," Missouri Census Data Center, np: 5-3-17, <http://mcdc.missouri.edu/trends/tables/cities1900-1990.pdf> (accessed June 2017).

⁵⁷ "Factory will be Complete within Three or Four Weeks," *Washington Citizen*, July 5, 1907. Vol. 2 No. 46, Washington Historical Society, microfilm.

⁵⁸ Within the survey area, the 1910 census records list individuals on Second and Main Street, however house numbers are not included and therefore cannot determine who lived there at that time.

⁵⁹ "What the Shoe Factory Has Done for Washington," *Franklin County Observer*, February 24, 1911, 1st ed., Vol. 65, No. 37. p5, The State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/frankcoobs/id/7519>

After the introduction of the shoe factory, the two other largest employers in the survey area were the Missouri Meerscham Pipe Co. and the Railroad. It is important to note that their numbers paled in comparison to Shoe factory workers in the area. Also, it was revealed through the census records that a majority of workers within these latter industries were transitory and didn't stay at their listed residence more than the decade, with a few exceptions listed here. In 1920, out of the possible 185 listed, seven residents work at the Pipe Factory and 11 worked on the Railroad. Lawrence L. Hessler of 817 Roberts is listed as a Pipe Factory worker and those listed along Front were primarily railroad workers (addresses were not listed for the latter area). For example Roy Stevens, head of his household, is listed with the railroad. In 1930, out of the 431 total people listed, 13 work at the Pipe Factory and five on the railroad. Of the two previously listed workers, only Roy stayed in the area, on the same street. He was listed at 830 W. Front Street, which is no longer extant. Louis G. Pues, foreman, is recorded at 610 W. Second, as a pipe factory laborer. By 1940, of the 508 residents, 16 were at the pipe factory and 5 were on the railroad. Both Louis and Roy stay in their respective jobs and general locations. Louis is in the same home while Roy is listed at 822 W. Front instead of 830.

Since the time of opening, the factory only made high grade foot wear, such as Star Brands Heavy Shoes, Standard Screw, Goodyear Welt, and Hunting Boots.⁶⁰ In 1908, the factory contained "Sole Leather Filling" in the basement, "Finishing & Welt Making" on the first floor, "Lasting & Standard Screw Making" on the second, and "Cutting & Stitching" on the third floor [A: Fig 6]. Then in 1911, Roberts, Johnson & Rand merged with the Peter's Shoe Company to form International Shoe and continued to operate the Washington branch factory. [For ISCO buildings and department descriptions, refer to Appendix H].

As mentioned, Washington's factory focus was on making men's high grade footwear. "During World War I, the Washington plant was one of five International factories which produced large quantities of military shoes and equipment for the government."⁶¹ It was the first plant to be converted to production of military shoes. When International Shoe Company was awarded contracts for marching army boots, demand increased and a new building was needed. In 1914, Shoe Officials asked to expand the factory. The Washington Finance and Shoe Factory Committee once again entered into an agreement with the Shoe Company to provide money for a new building, with the amount set at \$10,000 and with the caveat of the Shoe Company paying two million in wages by July 1924.⁶² This time there was a real threat to the city's employment. If the money was not raised for the enlargement, "one of the units of the present factory would have been taken away and a factory put up in some other town."⁶³ Local businessmen worked hard to contribute and the money was raised. Once completed, the new building

⁶⁰ "Factory will be Complete within Three or Four Weeks," *Washington Citizen*, July 5, 1907, Vol. 2 No. 46, Washington Historical Society, microfilm.

⁶¹ "International Shoe Company to Celebrate Golden Jubilee," *Washington Missourian*, May 9, 1957, Vol. 97 No. 48, Industry File: International Shoe Co. In the collection of the Washington Historical Society.

⁶² It is referenced in the May 9, 1957 Golden Anniversary Jubilee section of the *Washington Missourian*, that the City sold an additional 45 **fractional** building lots left over from the first finance campaign to raise the money. According to earlier notes there were only 29 remaining full lots. This information is not substantiated by any other newspaper articles from the time period.

⁶³ "Shoe Company Gets Bonus," *Washington Citizen*, June 26, 1914. Vol 9, No. 4, Washington Historical Society, microfilm.

held leather storing on the first floor with cutting rooms on the second floor (Survey #131.B) [A: Fig 7, B: Fig 11]. This second contract was settled within a little less than six years.

Residential development in the survey area didn't take off until the factory's second addition. At least 10 homes in the survey area were constructed from 1910 to 1920. By 1920, around 185 people are listed in the neighborhood with 24 working at the shoe factory.⁶⁴ At this time, the need for housing was actually apparent. While Washington purportedly had the largest branch factory, the lack of housing kept it from running to capacity.⁶⁵ The factory employed 500 people in 1921, yet that prior threat of unit relocation was fulfilled. The fitting room department was relocated to New Haven. In large part the relocation was, as the Franklin County Observer states, "owing to the scarcity of female help".⁶⁶ The shortage was caused in part by the lack of housing, especially female boarding houses. It is important to note that women were needed in the fitting room due to their sewing of the different parts of the uppers together.

Factory operations continued and by 1923 the City created a new Washington Shoe Factory Committee to entice International into expanding the factory. The committee worked on raising a \$10,000 "offer", even travelling to St. Louis to speak with Company officers.⁶⁷ The city wanted to increase labor by 300 and therefore another building addition was needed. Several of the shoe committee members, five in total, canvassed Washington to raise the money. The January 1923 Washington Citizen highlights opposition to the addition, with citizens not wanting to donate money to big manufacturers while everyone else must finance on their own. Despite the local concern, in February of 1923 the addition was constructed with another bonus raised for the Shoe Company. The new 1-story factory building housed the cutting department.

The third addition to the factory, as well as a new shoe competitor appears to be the turning point for Washington. Rumors circulated in 1924 of another shoe manufacturer coming to town. Superintendent William Tingle addressed them, stating that another shoe factory would not interfere in their work.⁶⁸ In 1925, Fore Shoe Co. began operations on 601 E. Sixth Street (700 E. 5th). By 1926, newspapers were posting both International Shoe ads requesting help of any kind from anyone older than 16 and Washington Shoe Company/FORE Shoe Co. requesting girls for the factory. The competitor focused on making women's dress shoes. Not to be left out, International completed a rear addition to the second and third buildings in 1929, housing a new fitting room, which required more female workers.⁶⁹ This addition was completed without the assistance of the aid of the Washington Shoe Factory Committee raising a bonus.

⁶⁴ The 1920 counts are estimated since portions of Main and Front lacked house numbers. Also, the census does not identify which shoe factory but by 1914, ISCO was the only shoe manufacturer in the city.

⁶⁵ "Washington Industries Bring Fame to Missouri," *Franklin County Observer*, August 5, 1921. Vol. 76, No. 19, p17, 'Missouri Centennial Edition' Washington Industries Bring Fame to Missouri, <http://digital.shsmo.org/cdm/ref/collection/frankcoobsv/id/2437>.

⁶⁶ Ibid.

⁶⁷ "Shoe Factory Will Enlarge," *Washington Citizen*, January 5, 1923, 1st ed., Vol. 18, No. 29. p1, The State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/WashCitz/id/16631>.

⁶⁸ "Local Shoe Factory Won't Close Down," *Washington Citizen*, December 12, 1924, 1st ed., Vol. 20, No.26. p1, 8. The State Historical Society of Missouri <http://digital.shsmo.org/cdm/ref/collection/WashCitz/id/8362>

⁶⁹ "International Shoe Co. Complete Improvement," *Washington Citizen*, September 13, 1929, 1st ed., Vol. 25, No.13, p1, The State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/WashCitz/id/9267>.

While the immediate area surrounding the factory was slow to develop in the 1920s, this all changed by the 1930s. In 1929, International employed over 1,000 people. The International Shoe Co. was awarded large army contracts in the 1930s, keeping the factory afloat for several years producing military shoes. At this time, Washington had its largest spike in population in 1930, increasing by 2,786 residents.⁷⁰ This is when a large portion Phase I survey area saw major development.

In 1930, a total of 431 people are listed with only 80 residences. The predominant buildings types were front gable, bungalow, and side gable. Apparently there was housing shortage within the survey area and lodgers increased to 35, according to the census, with all but one working at a shoe factory. Not only were there lodgers, many people were renting homes. There were 14 owner-occupied rentals that typically rented out to one other family, four multiple-family rentals which ranged from two to four families, and nine one-family rentals. Many classified ads from the 1930s list the different available room and house rentals [B: Fig 18].

There were 126 people listed as working at a “Shoe Factory” in the 1930 Census. This is complicated because there were two shoe manufacturing companies, International Shoe Co. (700 W. Second) and Kane, Dunham & Kraus (700 E. Third) operating in Washington. Kane, Dunham, & Krause Shoe Company, also known as Washington Shoe CO. Building, succeeded Fore Shoe Co in 1929. Both companies are listed in the 1931 City Directory. While overall resident numbers for the area differ, the city directory provides counts for workers. Out of the 3,116 people listed in the 1931 resident section of the directory, 807 of them were listed as workers at the International Shoe Factory. Out of that 807, 131 lived in the Phase I survey area [A: Fig 21].

In general, most residents in the area were laborers, with only three foreman’s/managers and two office clerks in the area [G: Table 5]. International Shoe Superintendent, William A Tingle resided in the survey area at 611 W. Second Street. After he passed away in 1929, his wife remained in the home throughout the period of significance. One common theme seen in the census and directory up to this point is that many family members were involved in working at the factory. This is evident at the Lauderbrinks/Lakebrinks residence at 827 Roberts. In 1920, father Edward and sons William and George are shoe workers, and mother Margarete joined them by 1930. The Mass-Plan, Side Gable house at 553 W. Second Street, constructed c1925-30, is one example of the upper shoe factory worker. Foreman Arthur Luehrs was the manager of the sole leather department at International Shoe Company in 1931. He and his wife Clara resided in the single family home from 1930 till at least 1963.

In a 1933 letter to the editor, George H Otto, prominent citizen and Washington Shoe Committee member, noted that the homes built in McLean’s 1st, 2nd, 3rd additions, as well as the Brinker and William Stumpe additions are a direct result of the Shoe Factory.⁷¹ Another direct result of the factory was the commercial businesses located within the neighborhood. Most were small business run out of

⁷⁰ The 1920 population was 3,132 and the 1930 population was 5,918. Source: Blodgett.

⁷¹ "Start Movement for 75-Million Club Here," *Washington Citizen*, March 03, 1933, 1st ed., Vol. 28, No.38, p1, The State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/WashCitz/id/7987>.

homes, but one commercial building rose from the opportunity to service the shoe factory workers. The City Park Store built in the 1920s and currently located at 800 W. Second Street acted as a market, tavern, and by the 1940s, a service station.⁷² There were no other commercially constructed or religious buildings in the immediate neighborhood.

Despite losing 7,000 employees to military service in WWII, the factory saw their highest sales in the mid-1940s.⁷³ There were 508 people listed in the survey area in 1940, with only 107 residences. Nationally, homes in America were altered during and after the war to rentals. It is during this time that the survey area's homes were also altered. At least five homes went from single to multi-family from around 1940 to 1944 with another five identified as a single dwelling on the Sanborn maps, yet always housed multiple people. Owner occupied rentals increased to 16, multi-family rentals increased to 12, and one-family rentals went up the most to 35. The 1940 census also notes that there were 21 lodgers dispersed throughout the survey area, 11 of which worked at a Shoe Factory.⁷⁴ There were a total of 118 people marked as working at a shoe factory, but similar to the 1930, the factory was not identified. By 1942, the Shoe Factory privatized and closed the 500 block of Roberts street due to their expansions onto the southern half of the block. There were five subsidiary buildings on this block that mainly acted as warehouse space [A: 9, 11]. Two of the buildings, #131.G and #131.H replaced 2-story single family dwelling and three of their outbuildings at 728 W. Roberts [A: 9, 11].

Issues with the International Company and its practices within the shoe industry, however, started brewing in the early 1930s. In 1933 there were forced wage reductions due to competitors and the government contracting bidding process⁷⁵ International blamed the reductions on their competitors. Then in 1947, International couldn't come to an agreement with the United Shoenworkers of America, CIO, which was fighting for an employee wage increase of 8%.⁷⁶ It was then that workers first threatened to strike. By the 1950s, employees had disputed over their wages for at least 17 years and it culminated in a strike in November 1955. This strike is noted as the "biggest strike in the shoe industry," leading to the closure of four county plants, including Washington's branch.⁷⁷ During this time, the factory is noted as having 750 workers, which is a decrease from the 1,045 employees listed in 1947.⁷⁸

Despite the strike earlier in the decade and the slow decline in the factory, the Washington Branch held a large Golden Jubilee event in 1957 to celebrate its 50th anniversary. Large sections in the newspaper were dedicated to the preparation of the event and culmination of the two-day celebration. The May 9,

⁷² It remained the only commercial structure servicing the neighborhood up until recently.

⁷³ "International Pays \$1.78 a Share on Its Common Stock," *Washington Citizen*, January 12, 1945, 1st ed., Vol. 40, No.33, p8, The State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/WashCitz/id/160>.

⁷⁴ Information comes from comparison of the 1930 & 1940 Censuses with the available City Directories (1931, 1940). United States Federal Census. www.ancestryheritagequest.com. Accessed June 2017.

⁷⁵ "Start Movement for 75-Million Club Here," *Washington Citizen*, March 03, 1933,

⁷⁶ "Shoe Workers Threaten To Strike Against The International October 1," *Washington Citizen*, September 26, 1947, 1st ed., Vol. 43, No.18, p1, The State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/WashCitz/id/26770>.

⁷⁷ "General Strike Closes 4 County Shoe Plants," *Washington Citizen*, November 10, 1955, 1st ed., Vol. 51, No.26, p1, 8, The State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/WashCitz/id/23982>.

⁷⁸ Ibid.

1957 edition of the Washington Missourian had articles covering the Jubilee across the front page as well as a special 14 page, "International Shoe Company Golden Anniversary Jubilee Section" pullout.⁷⁹ The front page focused on that weekend's list of events: employee recognition program and party, banquets honoring officials, plant tours, a parade, an employee recognition party, and a beauty pageant. The pull-out section has highlights on company officials, assistant foremen, oldest employees, a brief history of the factory, and a pictorial sequence of shoe making in Washington. All of the media appeared positive, with no mention of the strike.

An important note in the Jubilee section was that by 1957, International operated "58 shoe manufacturing plants, 24 supply plants including seven tanneries, one chemical plant, two rubber plants, and one cotton mill, and employs more than 36,000 persons."⁸⁰ In 1958, between 700 and 1100 employees were working in Washington. Superintendent Carl Rice notes in a 1958 article that they produce 6,000 shoes daily and 2 million pair of shoes annually during a normal year.⁸¹ Washington was still making men's shoes as well with "approximately 70% of today's production is men's safety shoes, oxfords, and boots."⁸² Employees may have been disgruntled due to wages, but Carl also mentioned that the average seniority was 25 years with only a small amount of personal turn over.

While everything appeared fine at the Jubilee celebration, three years later the company complained that operation costs were too high and that they would close for an indefinite period by April 1960.⁸³ The February 4th 1960 Washington Citizen cited that it was "impossible for the company to compete in today's highly competitive market for work shoes" especially with the decline in demand and that the factory is the economic backbone but "work at the factory for the past two to three years has been spotty with several temporary shutdowns."

Newspaper articles in the following months lay the blame on workers unions, placing it upon the "workers shoulders" to accept the company's proposal in regards to wages and pensions. The factory saw daily layoffs, going from 1,155 workers in 1951 to 450 in 1960. The United Shoe Workers Union in Washington accepted the International Shoe Company's proposal to make cheaper grade shoes in order to remain open. The Shoe Company said that it would "develop a proposal to the union if sales warrant re-opening of the factory" however there was no definite proposals made and the re-opening remained uncertain.⁸⁴ The factory remained open by July of 1960. It operated on a skeleton crew of 60 people with only the Cutting and Fitting department remaining open. An agreement was never reached and closing was not long to follow.

⁷⁹ "International Shoe Company's Golden Anniversary Jubilee Section," *Washington Missourian*, May 9, 1957, Vol. 97 No. 48, p24-37, Industry File: International Shoe Co., in the collection of the Washington Historical Society.

⁸⁰ Ibid.

⁸¹ "Industrial Report: International Shoe Company Here Produces 6,000 Pairs Daily-Two Million Each Year," *Washington Missourian*, August 28, 1958. Vol. 99 No. 11, p16, Industry File: International Shoe Co., in the collection of the Washington Historical Society.

⁸² Ibid.

⁸³ "International Shoe Plant Here to Close April 1 for an Indefinite Period," *Washington Missourian*, February 04, 1960, 1st ed., Vol. 100, No.33, p1, State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/WasMissouri/id/17103>.

⁸⁴ "International Shoe Workers Approve Company's Plan; Plant Re-opening Uncertain," *Washington Missourian*, February 18, 1960, 1st ed., Vol. 100, No.35, p1, State Historical Society of Missouri, <http://digital.shsmo.org/cdm/ref/collection/WasMissouri/id/9611>.

By this time, the survey area's building functions had slightly fluctuated. After the late 1940s, there were not as many apparent changes in building functions within the survey area. Some single family homes were altered into multi-families: two by 1951, two by 1963, and three after at least 1963. The population also fluctuated. The city directories list around 123 people in 1951, 104 people in 1958 and 116 by 1963. The shift in some part may be due to those leaving the apartments developed around WWII, but more research is needed to understand the changes.⁸⁵

It wasn't until 1975 that International, now known as Interco Incorporated, sold the factory complex. The entire Shoe Factory complex (bound by Johnson, W. Second, Rand, and the southern portion of what was formerly Roberts street) was sold by Interco Incorporated for \$10 to Eckelkamp Enterprises.⁸⁶ International changed its name in 1966 and then adopted the name Furniture Brands International to show their departure from the shoe industry. Prior to the sale the city directory lists Continental Forwarding Service Inc. there in 1963. This company may have been using the complex for storage, which was its prime function after the sale. First there was Kellwood, a manufacturer of tents from New Haven, by the 1970s and then Esselte Pendaflex⁸⁷ by the 1980s through the 1990s to use the buildings for storage.⁸⁸ Currently the factory is 80% vacant.

The International Shoe Co. was not the first shoe factory in the area, but it was one of the largest and longest lasting. The city of Washington evolved from a terminal for processing and shipping agriculture to an industrial town with multiple factories. The Shoe Factory was in operation from 1907 to 1960 and remained one of the largest branch factories for the company. Over the course of more than a century since the addition of the Shoe Factory to the city, both demolition and new construction has taken place within the survey area, but the working class neighborhood that emerged from the industry is still present. This shoe factory neighborhood potentially extends from W. Front down south to W. Fifth Street and east into Brinkers Addition (State St) and west to Stafford. The additional survey phases, 2 & 3, may reveal more information about the neighborhood and its development south of the Phase I survey area.

⁸⁵ This research includes processing the resident section of the city directories.

⁸⁶ Franklin County Recorder of Deeds. Union, Missouri. Deed Books: WD 309-00777 (6/12/1975).

⁸⁷ The 1992 survey shows the sign for Esselte Pendaflex in the cornice. (FR-AS-003-029, Survey No. 548)

⁸⁸ Personal Communication with Todd Boland, Eckelkamp Enterprises/Rental, personal phone call on April 12, 2017.

FINDINGS

During the Phase I survey, 155 properties were surveyed and inventoried. This included **152** primary resources, (consisting of 91 Domestic: Single Family Dwellings, 49 Domestic: Multiple-family Dwellings, 2 Domestic: Mixed use, 6 Industrial, and 4 commercial), **44** secondary resources (37 garages and 7 sheds), **8** sites (2 are historically vacant), and **8** structures (2 standalone carports, 2 in-ground pools, and 4 parking lots). The table below provides the statues for resources within the surveyed boundary.

There appears to be a National Register eligible district around the Shoe Factory under Criterion A: Community Planning and Industry with a potential period of significance of 1907 to 1960. The district is likely eligible under this criterion because the factory's placement was the impetus for the neighborhood. Not only were sections of lots immediately surrounding the factory sold for to raise the funds necessary to acquire the industry, these lots, and then some, were developed to satisfy the workers housing needs. The result of the Phase I survey is the identification of a possible northern segment to this boundary and potential contributing/noncontributing resources. Further surveys phases are needed to determine the final boundaries and should be conducted before moving forward with a district nomination.

The identified possible northern segment of the potential International Shoe Factory Neighborhood District is marked on the Phase I survey map which highlights that there are 67 properties within the boundary and 88 properties outside of the boundary. The breakout chart below illustrates the eligibility of those resources within and outside the boundary. As noted earlier in the methodology, the resources identified outside of the boundary were selected as a means to exclude those heavily altered buildings, modern construction, and areas lacking continuous contributing resources. Some were deemed non-eligible due to their location rather than to any alterations.

Resources within the Phase I Survey Boundary:⁸⁹

	Contributing (C)	Noncontributing (NC)	Total
Sites (vacant lots)	1	7	8
Buildings	65	131	196
Structures	1	7	8
Objects	0	0	0

Outside the Potential NR District

	C	NC	Total
Sites	0	7	7
Buildings	0	87	87
Structures	0	5	5
Objects	0	0	0

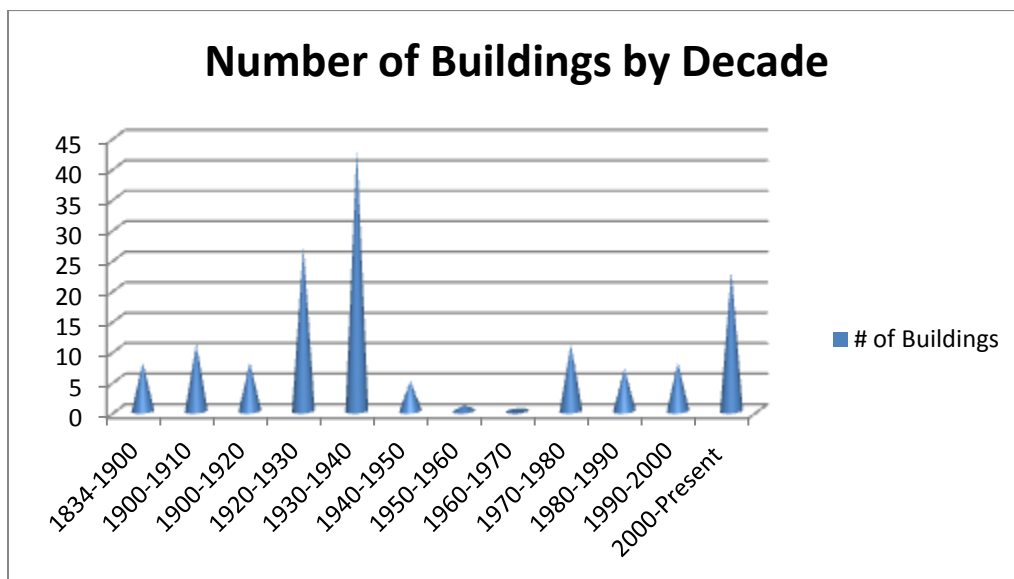
Inside the Potential NR District

	C	NC	Total
Sites	1	0	1
Buildings	65	44	109
Structures	1	2	3
Objects	0	0	0

⁸⁹ Seven primary resources outside of the boundary are marked NE due to their location outside of the boundary but would be considered C if inside. They include 808 W. Front, 807 W. Main, 811 W. Main, 822 W. Main, 105 Rand, and 109 Rand.

Of the 152 primary buildings, around 95 were constructed during the contextual period researched (1907-1960). This accounts for 63% of the resources surveyed. The majority, 46%, were constructed from 1920 to 1940. It was during this time that the neighborhood became established as a working class community adjacent to the city's downtown. The homes represent the population growth spurred on by the industry of the Shoe Factory in the 20th century. Architectural styles primarily represent retrained "popular architecture" moving away from the Missouri-German vernacular style and the Victorian ornamentation present in downtown. [See D: Table 2 for properties by date of construction and E: Table 3 for properties by type and style].

Once the Shoe Factory located to the corner of W. Second and Johnson Street, the increase of industry slowly impacted the population growth and in conjunction, the built environment. Prior to the factory coming to Washington, the survey area was a rural landscape dotted with 15 buildings (8 are mid to late 1800s, 7 are early 1900s). When the factory was erected in 1907, land was sold to procure the industry and it was slowly developed. There are only 3 buildings dating to right after the construction of the original factory buildings, #131.A. Then in 1914, the factory received an addition, known as Building #2, #13.B. The workforce increased and 19 additional buildings were constructed (from 1914-1922). By 1923, the factory needed another addition, and with the construction of Building #3, #131.C, and a population increase in the 1920s and 1930s, 65 buildings were constructed from 1923 to 1960 (14 from the 1920s, 50 from the 1930-40s, 1 from 1950). These factory additions signal different residential development phases in the surrounding neighborhood associated with the needs to house factory workers. [Refer to Appendix H for a list of the shoe factory's departments and their locations within the buildings.]



After the factory closed in 1960, building development slowed down in the survey area, with an upturn in the last decade. From 1960 to the present, there are 49 buildings (11 from 1970, 7 from 1980, 9 from 1990, and 23 from 2000s). The Rhine River Development, lead by Andy Unerstall and Unerstall

Construction Co., was started in 2011 to encompass the large redevelopment project concentrated on the southwest corner of W. Front and Olive. The project constitutes both residential (19) and commercial (2) buildings. Since then, the redevelopment is responsible for 21 new buildings along with the development of a vacant lot and alteration of one pre-existing building. This redevelopment includes: 10, c2011-15 buildings along the 500 block of W. Front; seven, c2013 buildings and one vacant lot on Rhine River Lane, and four, c2015-16 buildings on Cottage Park Lane. The pre-existing commercial building at 514 W. Front received additions during this time, which connected it to one of the newer commercial buildings, 512W. Front.

Primary Resources within the Survey Area

Buildings by Stories*

Story	Amount	Percentage
1-story	39	25.8%
1 front, 2 back	7	4.6%
1.5 front, 2 back	1	0.7%
1.5-story	75	49.7%
2-story	26	17.2%
2.5-story	3	2.0%
3-story	0	0%
Total:	151	100%

Structural Material

Story	Amount	Percentage
Masonry	30	19.7%
Metal frame	1	0.7%
Wood frame	120	78.9%
Mixed	1	0.7%
Total:	152	100%

*Shoe factory building #131.A-C is listed as one resource and is not accounted for by height due to varying heights of the interconnected buildings.

Siding

Amount	Siding Material	Percentage	Comments
7	Aluminum	4.6%	
19	Asbestos	12.5%	
36	Brick	23.7%	
36	Brick Veneer	23.7%	Brick Veneer (20), Brick Veneer & Wood cladding (3), Brick Veneer & Vinyl (13)
2	Cedar Shingles	1.3%	
1	Composite	0.7%	
2	Fiber Cement	1.3%	
3	Metal	2.0%	
2	Stucco	1.3%	Over wood frame (1), Over brick (1)
37	Vinyl	24.3%	Includes Vinyl with another material (3), such as asbestos shingle or weatherboard
5	Weatherboard	3.3%	
2	Other	1.3%	2+ materials
152	Total of Resources	100%	(There are 155 properties with 160 resources in the survey area, 8 of which are vacant lots)

The buildings within the Phase I survey area are primarily residential and represent the large scale folk vernacular development of the working to middle class neighborhood surrounding the shoe factory. The residential growth in the Phase I survey area, primarily occurred from 1920 to 1940, accounting for 46% of the resources with only 4% occurring from 1940 to 1960 [refer to the graph on p29]. The most

common type of building constructed during this time was the 1.5-story, wood frame vernacular Front Gable dwelling. This form accounts for 13.75% of the overall resources. Currently the most common building within the survey area is 1.5 stories (50%) with either vinyl siding (24%) or brick veneer (23%). Buildings constructed post 1960 account for 32% of the survey resources. The highest prevalent style throughout the survey area is Neo-eclectic (15%) and Neo-traditional (13.75%), represented primarily in those constructed or altered post 1970. There are two outliers of this style that were constructed earlier: 701 W. Main (c1931-35) and 705 W. Second (c1958).

While the majority of buildings are residential, there are commercial and industrial buildings within the survey area. Historically and presently, there are no educational, religious, or civic institutions. Currently, there are eight former and active businesses in the area; four of which are in designated commercial buildings while three are located in residential buildings, and one is a former residence converted to commercial/domestic. The newer commercial buildings are located along the 500 Block of W. Front Street, which historically contained a mixture of commercial and residential. The buildings acted as warehouses with commercial offices [514 W. Front] or serviced the area with electricity [510 W. Second, power plant, no longer extant]. Only one commercial building, a 2-part commercial block at 800 W. Second, is located within the core of the Phase I survey area. It is the only noted commercial block (store/tavern & service station) to serve the surveyed community.

ARCHITECTURAL RESOURCES

(See Appendix, Table 3 for more information)

Single-Family Residences

Early Missouri German Vernacular

Hall and Parlor

Four Hall and Parlor properties were identified within the Phase I survey area. They make up 2.5% of the resources surveyed. The Hall and Parlor dwellings are some of the oldest architectural examples in the neighborhood. It is identified as a subtype of Property Type B: Vernacular Missouri-German in the MPDF.⁹⁰ Stylistic features include one story homes, two rooms wide and one room deep with a side gable roof. Fenestration patterns are generally symmetrical and most homes have an added entry portico or porch, typically one bay wide. Four of the hall and parlor homes are wood frame while three are brick. The majority of these early buildings display the Missouri-German building tradition influence in the city; they were built adjacent to the street (in these cases, very near), and the brick buildings display segmental brick arches and ornamental brick dentiled cornices. Examples include **118 Stafford**, **823 W. Second**, **823 W. Second** and **817 Roberts streets** (examples depicted on the next page).

⁹⁰ Debbie Sheals and Becky L. Snider, "Historic Resources of Washington, Missouri," *National Register of Historic Places Multiple Documentation Form* (Washington, D.C.: Department of Interior/National Park Service, 1999), F: 12.



118 Stafford Street, c1870-1900



823 W. Second Street, c1870-1900



817 Roberts Street, c1880-1910

Saltbox/Saltbox-esque

Two Saltbox-esque properties were identified within the Phase I survey area. They make up 1.25% of the resources surveyed. The Saltbox style is most frequently seen in New England and the examples identified in Washington are vernacular interpretations of the northeastern architecture. True saltbox homes feature a 1.5 to 2-story home with a longer slope that extends down the rear of a side gable roof, creating a single story at the back. They are also typically wood frame with symmetrical facades lacking any ornamentation. The style started in the 18th century and remained popular in other parts of the country until the late 1800s. The two examples in the neighborhood, **816 W. Front Street** and **820 W. Front Street**, date past the style's end in popularity. They are considered saltbox-esque in due to their asymmetrically long roof line on the side elevation rather than the rear. These homes are located along Front Street, in what has been identified by the Phase I surveyors as the "colored" section of the survey area. Home owners were working class; typically jobs as noted in early Census. Dave Kelley and African-American laborer with Missouri Pacific Railroad resided in 816 W. Front and Warren Bates, an employee of the International Shoe Co. lived at 820 W. Front.



816 W. Front Street, c1920



820 W. Front Street, c1900

National Period

Vernacular, Front Gable

Twenty-two Front Gable properties were identified within the Phase I survey area. They make up 13.75% of the resources surveyed, and are the most common constructed form during the period of significance. Front Gable was a form hangover from the northeast region's pre-railroad era, Greek Revival movement. The homes feature a 1 to 1.5-story dwelling with a front facing gable roof and little ornamentation. Uncomplicated porches are frequently the primary exterior embellishment. Windows

are typically double-hung, have simple frames, and may be multi-paned. Unlike the front gable bungalows, these homes have enclosed eaves with little to no overhang.



234 Rand Street, c1910



807 W. Main Street, c1925-30



547 W. Second Street, c1930-35

The property type became easier to construct due to the distribution of materials via the railroad. The MPDF identifies the type as Property Type F: Gable Front.⁹¹ It is the second largest predominant shape in the Phase I survey area, with Front Gable homes visible on almost every street within the survey area. The highest concentration of Front Gable homes are along W. Second (nine homes, 41%), followed by W. Main (five homes, 23%), with three each on Rand and Roberts (14% each), and one on Johnson and Calvin (5% each). Three examples are **234 Rand, 807 W. Main, and 547 W. Second**. The property type is suited for narrow urban lots, which is the case in almost every instance of the type. The majority of the homes do have narrower lots, but they are wide enough to contain the home and typically a side driveway.

There are 22 Vernacular Front Gable homes, all of which were constructed from 1910 to 1940. The majority of the homes have some form of 1-story porch. The three houses below illustrate some of the porch styles present on this form. The dwelling at **801 W. Main** has a partial width, dropped gabled roof porch; of the four homes with this type of porch, all are positioned side left. Around ten homes have a partial width porch. Illustrated here is the flared hipped roof porch support by square posts at **810 W. Main**. Around four homes have full width porches with an even divide between gabled and hipped. **601 W. Second** is an example of a full width front gable porch.



826 W. W. Street, c1940



810 W. Main Street, c1930



601 W. Second Street, c1925

⁹¹ Sheals and Snider, MPDF, F: 26.

Vernacular Cross Gable

Four Cross Gable properties were identified within the Phase I survey area. They make up 2.5% of the resources surveyed. Similar to the Gable Front and Gable-Front-and-Wing type homes, the Cross Gable homes featured prominent front gable roofs and little ornamentation. Examples in the area have enclosed, small eave overhangs. Unlike the Gable-Front-and-Wing, in which a side gabled wing is added to the gable front plan and terminates at the intersection, the Cross Gable fully intersects and has both gables visible. This was a form common in rural areas, with two of the property type examples in Washington constructed in the early 1900s when much of the survey area was larger estates and farm land.

All of the Cross Gable property types are of wood frame construction, but have varying plans: there are two rectangular, one T-shape, and one cruciform. The homes at **811 Roberts** and **806 W. Front** illustrate two of the plans and are examples of the 2-story homes (60%) in the area.



811 Roberts Street, c1910-1915 (T-shape) On first appearance, 811 Roberts looks like a Gable-Front-and-Wing but on the western elevation, the intersecting gable is visible.



806 W. Front Street, c1905-1920 (rectangular)

Vernacular "I" House

Two "I-House" properties were identified within the Phase I survey area. They make up 1.25% of the resources surveyed. The MPDF identifies the I-House as a subtype of Property Type A: Neoclassical Styles.⁹² They are rare in Washington, with only two examples of the modest dwellings in the survey area. The homes in the neighborhood that are I-houses are 2-story, wood frame dwellings with center halls and side gable roofs. Similar to the hall and parlor, the I-houses are typically two rooms wide and one room deep but have 2-stories. The prominent feature is that the widest part of the home runs parallel to the street. The two examples, **219 Rand** and **601 Roberts** streets, have symmetrical facades and contain a rear 2-story ell. The MPDF notes rear ells as a common addition of "I-houses" and are often of different age than the main part of the building.⁹³



219 Rand Street, c1900



601 Roberts Street, c1930

Vernacular, Foursquare

Two Four Square properties were identified within the Phase I survey area. They make up 1.25% of the resources surveyed. Nationally, the Foursquare house form became popular between 1900 and 1930. The basic foursquare form is a 2-story building with a box-like square footprint, four primary spaces on each floor, a hipped or pyramidal roof with a hipped dormer, broad overhanging eaves, and a front porch containing the only major styling. This type is identified in the MPDF as Property Type G: Foursquare.⁹⁴

The two identified homes in the survey area were constructed at the early turn of the century. The vernacular homes, **827 Roberts** and **815 W. Second**, represent the two structural systems visible in the foursquare form in Washington: wood frame and masonry. Both homes sit on limestone foundations, each containing a basement. They are both un-styled but contain some colonial revival detailing.⁹⁵ Built c1900, the multi-family building at **815 W. Second** displays common features of Washington's brick

⁹² Ibid., F: 1.

⁹³ Ibid., F: 2.

⁹⁴ Ibid, F: 28.

⁹⁵ Unlike true Colonial Revivals, they do not have typical full width porches, symmetrical porch arrangements, or accentuated front doors. McAlester writes that on early examples of *Colonial Revival hipped roof without full-width porch* buildings, "the colonial detailing tended to be highly exaggerated and of awkward proportions." Virginia and Lee McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989, p410.)

foursquare. The home has the often seen feature of segmental brick arched windows on the ground floor with flat top windows which line up with the bottom of a wide cornice board on the second floor.⁹⁶



815 W. Second Street, c1900



827 Roberts Street, c1905-1910

Vernacular, Massed-Plan, Side Gable

Fourteen, Massed-Plan, Side Gable properties were identified within the Phase I survey area. They make up 8.75% of the resources surveyed. Behind the bungalow/bungaloid, the mass-plan side gable home is the third most common vernacular type within the survey area seen in the early to mid-20th century, from 1915 to 1940. This typical folk house form principally varies in roof pitch and in the size and placement of porches. The homes in the survey area are primarily 1.5-story wood frame dwellings with the exception of two outliers.⁹⁷ Only four are masonry. They also vary in porch placement and size, ranging from a stoop with a hood, as seen in **215 Rand Street**, to partial width projecting bays, to integrated full width. The home at **105 Rand Street** is the only example of this subtype with an incised porch.



105 Rand Street, c1935-40



215 Rand Street, c1930-40

⁹⁶ Sheals and Snider, MPDF, F: 29.

⁹⁷ 115 Stafford is 2-stories and 824 W. Main is 1 front 2 back.

Vernacular, Massed-Plan, Hipped

Ten Vernacular, Massed-Plan, Hipped properties were identified within the Phase I survey area. They make up 6.25% of the resources surveyed. The massed-plan hipped building is the fourth most common building construction during the period of significance. These modest dwellings vary in structural material and porch placement. This typical folk house form is at least two units wide and one to two units deep. They had lower pitched roofs with lighter framing in order to span the two units. Within the survey area, they typically have centered hipped dormers on the front and rear elevation, with 60% containing hipped dormers on the side elevations.



602 W. Second Street, c1923



611 W. Second Street, c1915-20

Similar to the Side Gable, the Hipped homes are predominately 1.5-story, wood frame with only 30% masonry. Each of the homes has some form of a larger width entry porch. The three-quarter width porch, seen on **602 W. Second Street** and the partial width porch, seen on **611 W. Second Street** is split evenly on the hipped homes, each making up 30%. The hipped homes popularity ended in the 1930s, slightly earlier than the Side Gable.

Vernacular, Massed-Plan, Hipped Gable



615 W. Second Street, c1925

One Vernacular, Hipped Gable property was identified within the Phase I survey area. It makes up 0.63% of the resources surveyed. The building has a large square footprint with a wide, steeply pitched roof containing an upper half story. The roof's has wide overhanging enclosed eaves and is hipped at the roof's peak. The type is rare within the survey area and only seen on the stucco masonry home of **615 W. Second Street**. The home has a raised limestone foundation and a centered $\frac{3}{4}$ width hipped porch.

Vernacular Pyramidal Square

Seven Pyramidal Square properties were identified within the Phase I survey area. They make up 4.38% of the resources surveyed. Seen as another massed-plan folk home, the Pyramidal houses were relatively popular around the Shoe Factory neighborhood. Homes of this type feature square plans with steeper, pyramidal roofs (equilateral hipped) and are simple in embellishments. The MPDF identifies it as Property Type H: Pyramid Square and notes that they were built in Washington from 1907 to the late 1920s.⁹⁸

Mass-plan folk houses differ principally in roof pitch, and in the size and placement of porches. All of the pyramidal homes in the survey area are wood frame dwellings, with six of the seven as 1.5-stories and containing a hipped dormer on the front slope. Typically the homes also contain a three quarter width front porch with square posts or classical columns. The porch and windows are the primary variations in decorative features seen across this type of home. This is evident in the three almost identical homes constructed along **W. Second Street, 723, 725, and 805.**



723 W. Main Street, 1916



725 W. Main Street, c1916-1920



805 W. Front Street, c1920

Victorian

Folk Victorian

One folk Victorian Pyramidal Square property was identified within the Phase I survey area. It makes up 4.38% of the resources surveyed. The Folk Victorian style emerged after the spread of railroads across the country. It can be identified as either a toned down Queen Anne or stylized National Folk form. It was something that the masses could afford, as the decorations and trim were restrained in comparison to the other highly stylized Victorian homes. These types of homes are unique to their region.



716 W. Main Street, c1868, c1880

The MPDF identifies Victorian Buildings as Property Type D (NOTE F19-20). Both commercial and residential Victorian buildings are noted in the Downtown Washington area, with highly stylized residences in the Tibbe Historic District. The MPDF notes that the most commonly used Victorian styles are Italianate, Second Empire, and Queen Anne which are not

⁹⁸ Sheals and Snider, MPDF, F: 31.

present in this survey area. This style is rare on the northwestern side of Washington with only one representative in the Phase I survey area, **716 W. Second Street**. The residence is an example of the simple vernacular Folk Victorian subtype with the typical applied ornamentation. The c1868/c1880 two-story, wood frame home has details applied to the porch and cornice line. This includes flat sawn balustrade and a paneled frieze with dentiled cornice on the porch and original sawn barge board along the eaves and a verge board within the front gable. The building pre-existed the residential development surrounding the Shoe Factory and is only one of eight buildings erected before 1900. The home retains its original massing, fenestrations and ornamentation that define the style despite applied modern siding.⁹⁹

Eclectic Houses

Colonial Revival

Two Colonial Revival properties were identified within the Phase I survey area. They make up 1.25% of the resources surveyed. The MPDF identified Colonial Revival style as subtype of Property type J: Period Revivals and the first of the period style to appear in Washington.¹⁰⁰ Nationally, the residential style was popular from 1880-1955. The homes from this time period contained colonial inspired detailing and were rarely historically correct interpretations.



600 W. Front Street, 1834-1839
Photo c2016.



1859 Lithograph of Elijah McLean's residence.
Edward Robyn lithograph, 1859, Washington, MO.

The home at **600 W. Front Street**, c1834-1839 is the oldest residence in the survey area.¹⁰¹ Originally Federal in style, the brick home was altered in the 1940s and again in the 1960s-1970s with Colonial Revival features. The home was originally stucco'd, as shown in an 1859 lithograph, but has since been stripped, exposing the brick. The home retains its Federal side gable roof, paired gable end chimneys, and symmetrically balanced façade with its five-ranked windows and central door. The new colonial features removed the lightness of the former style. Classically-inspired ornamentation now adorns the home. The new features include an accentuated front door with broken triangular pediment, fanlight

⁹⁹ The only major alteration of 716 W. Main appears to be the aluminum siding, and it is the only undetermined building resource within the survey area. It is listed as non-eligible since it is located beyond any potential NR district boundary.

¹⁰⁰ Sheals and Snider, MPDF, F: 35, E: 42.

¹⁰¹ The MO SHPO reviewed an eligibility assessment for this property on 7-12-16. It was considered ineligible due to a lack of integrity.

and sidelights. Windows also received crowns to their flat surrounds and a full width portico with octagonal columns added to the front façade.



541 W. Second Street, c1925

The other Colonial Revival example is the home at **541 W. Second Street**. The home has an asymmetrical façade with a gambrel roof. It is a subtype known as Dutch Colonial. This subtype, especially with a side gambrel, was the predominant form in the 1920s and '30s. They featured 1-story homes with steeply pitched gambrels containing an almost full second floor, and a continuous, long shed dormer.

Tudor Revival

One Tudor Revival property was identified within the Phase I survey area. It makes up 4.38% of the resources surveyed. The Tudor Revival style was present from the 1890s to the 1940s. Of its six principal subtypes, the houses typically were side gabled with steeply pitched roofs. The vernacular style rose in prominence alongside the Colonial Revival during the early mid-20th century. It is identified in the MPDF as a subtype of Property Type J: Period Revivals.¹⁰² There is only one inspired example of a Tudor Revival within the survey area. The home at **113 Johnson Street** contains the aforementioned features along with a secondary front gabled entrance bay centered on the façade. The entry contains the common, simple rounded arched doorway with heavy board and batten doors.



113 Johnson Street, c1930

Bungalow/Bungaloid

Seventeen Bungalow/Bungaloid properties were identified within the Phase I survey area (Six Bungalows and Eleven Bungaloids). They make up 10.63% of the resources surveyed. The bungalow type was prominent from 1905 to 1930s and was a popular smaller house throughout the country. Bungalows were first noted by the Phase IV Survey Report as the most popular of the new house types to be built there in the early twentieth century, especially in the newly developed areas around the International Shoe Factory.¹⁰³ Due to publicity of the type during the early 20th century, it increased in popularity. The MPDF notes that bungalows were a vernacular building accompanying the industrial growth and rapid population growth of the early 20th century seen in Period II: 1905-1950.¹⁰⁴ All of the homes within this category in the survey area are 1.5 stories with side gable roof, with one exception noted as a 1-story front gable. There is an almost even split in their structural systems: 8 brick and 9 wood frame.

¹⁰² Sheals and Snider, MPDF, F: 36.

¹⁰³ Thomason and Associates and Mimi Stiritz, "Survey Report, Phase IV Survey, Washington, Missouri," 1992, p. 7, 10.

¹⁰⁴ Ibid., E: 40.

Bungalow

Homes within the survey area deemed as bungalows represent the clearly defined characteristic features of the type. The bungalows are low homes, 1 to 1.5 stories tall, with a low-pitched gable (front, side or cross) or hipped roof with wide overhanging eaves that typically have exposed rafter tails and beams. Other features include stickwork and/or knee brackets within the gables and a prominent, typically wide, front porch. The associated MPDF identifies the type, classifying it as Property Type I, as one of the most common inventoried during the 1992 "Survey Report, Phase IV Survey, Washington, Missouri." ¹⁰⁵



119 Johnson Street, c1930



801 W. Second Street, c1930

Built c1930, the brick home at **119 Johnson Street** features the prominent wide hanging eaves with knee brackets within the gable ends, exposed rafter tails in the dormer eaves, and a prominent front porch. The porch contains another common bungalow feature that of a porch roof supported by battered or tapped square columns resting on larger square piers. While this home has replacement windows it still contains prominent features and the overall feel of a bungalow. The dwelling at **801 W. Second Street** is another similar example, but with a wood frame structural system.

Bungaloid

The bungaloid is reminiscent of bungalow features and evokes the type without being entirely true. There are 8 bungaloids of the 17 bungalow-esque homes within the neighborhood. The bungalow-lite or vernacular bungalow homes defined in the survey area were either constructed lacking the formal bungalow elements or were former bungalows that have been altered with the removal of prominent features. These alterations typically occurred in the enclosure of eaves and/or replacement of original porch elements. Many of the houses, such as **611 Roberts Street**, built c1920s, exhibit restrained elements. While other homes have had their porches altered with classical columns seen at **809 W. Second Street**, c1900 and **605 Roberts Street**, c1935-1940. [Examples on next page].

¹⁰⁵ Sheals and Snider, MPDF, F: 32.



809 W. Second Street, c1900



611 Roberts Street, c1920s



605 Roberts, c1935-1940

A wood frame example is the house at **207 Stafford Street**. This home, c1935-1940, is a wonderful example of an intact 20th century dwelling. It is the only front gable Bungalowoid and it retains the exposed rafter tails within all of the wide overhanging eaves as well as characteristic windows, three over one double-hung wood sash. The home is built past what is noted at as the favorable time period for the type, ending in 1930. This is a common occurrence in the neighborhood and clearly represents the middle to working class neighborhood staying within their architectural means.



207 Stafford Street, c1935-1940

Minimal Traditional



819 Roberts Street, late 1930s-40



811 W. Main Street. c1935

Five Minimal Traditional properties were identified within the Phase I survey area. They make up 3.12% of the resources surveyed. Emerging in the mid-20th century, during a time when building materials were reduced or building ceased in preparation for World War II, the vernacular form was a simplified modern interpretation of the prevalent revival styles. This style of home is limited in the survey area, but it rose in popularity in the 1930s and dominated post war America in the 1940s and early '50s. The homes are restrained in detailing, often 1 to 1.5-stories with low to medium pitched roofs and smaller eaves. They typically reflect the Tudor Revival style but are not fully formed in their decorative detailing.

The home at **819 Roberts Street** displays the Tudor Revival influence seen in Minimal Traditional houses. The wood frame home, built in the late 1930s to 1940, has a side gable with steeply pitched centered gablet and a small entry portico. The gablet suggests a Tudor cottage but the rest of the roof line is lowered and the detailing is not present. The home at **811 W.**

Second Street also suggests restrained Tudor Revival features, displaying the wooden wall cladding subtype as well as multiple, overlapping medium front gables.

Ranch

Four Ranch properties were identified within the Phase I survey area. They make up 2.5% of the resources surveyed. By the 1950s, the ranch style replaced the Minimal Traditional style that once dominated post war America. It gained popularity in the 1940s as the population spread away from the dense cities, and is still seen in current architecture. The Ranch style typically features 1-story homes with low-pitched roofs, and a broad façade that runs parallel with the street. Those found in the survey area are all wood frame dwellings with side gable roofs that were constructed in the late 1970s to '80s. The home at **808 W. Main Street**, constructed in 1977, illustrates an earlier example, displaying the lack of decorative details typical of the style and the attachment to the automobile. The Ranch style homes at 102, 106, and **110 High Street** display the country's increased demand for the car and their raised ranch incorporates a built-in garage. These three houses also feature another detail common in the style; while lacking decorative detailing, ranch homes could be seen with ornamental shutters.



808 W. Main Street, 1977 (modern)



110 High Street, 1988 (raised)

Single Family Townhomes



There are 24 single family townhomes identified in the survey area, making up 16% of the surveyed resources. These buildings are primarily located along W. Front Street and Rhine River Lane, as they were part of the Phase I Rhine River Redevelopment plan. The neo-traditional or new traditional style borrows directly from historic forms and styles while using modern, materials.¹⁰⁶

530-532 W. Front Street, 2011

¹⁰⁶ Twenty-two Neo-traditional properties were identified within the Phase I survey area. They make up 13.75% of the resources surveyed. The majority of the style encapsulates the newer development along W. Front, Cottage Park Lane, and Rhine River Lane.

The town home at **530-532 W. Front Street** illustrates the mimicry of late 1800 to early 1900 vernacular architectural styles seen in Washington. The home has flat and arched window surrounds but has flipped the order in which it is typically seen on the facades; arched on the first floor and flat on the second floor. The town homes also employ the Missouri-German vernacular of building adjacent to the sidewalk and using decorative brick cornices with multi-layered dentils.

Multi-Family Residences

[Refer to the table, “Functions of Survey Resources” on p13].

There are a total of 49 multi-family residences identified in the survey area. This accounts for 32% of resources surveyed in comparison to the 60% of single family homes. The multi-family units can be broken down into three categories: 1. small, non-purposely built, 2. duplexes, and 3. Large 4-8plex.

Of the 49 identified, 20 homes were marked as smaller, multi-family residences. These are buildings that were not specifically built to accommodate more than one family, unlike those that are identified as flats or duplexes, and have the appearance of single family buildings.¹⁰⁷ An example of this type of dwelling is **605 W. Second Street**. The Mass-Plan, Hipped home is noted in the city directories as always housing more than one family. In 1930, according to the census, it housed two “shoe workers”; however, by the 1931 city directory, they are not there. During the development of the International Shoe Factory neighborhood, there was a shortage in housing and many of the single family homes were altered into multiple-family dwellings. At least 12 of the single family homes were altered from the 1940s into the 1960s into multi-families, accounting for 8% of the 152 surveyed resources. The Massed-Plan, Side Gable flat at **612 W. Second Street** was listed as a dwelling on the 1926 Sanborn Map [A: Fig 8], but by the 1940s it was converted into a flat according to the associated city directory and census. This flat housed the Hoelseher’s, two ISCO workers, in 1931 according to the city directory and in 1940, according to the census.



605 W. Second, c1915-20
Identified as always being Multi-family



612 W. Second Street, c1920
Made into a multi-family dwelling by at least c1940.

¹⁰⁷ The majority of the smaller, non-purposely built residences were all marked as single dwellings on the 1926 or 1951 Sanborn map, yet have typically always had multiple people listed according to the earliest city directory, 1931.

Duplex

There are 16 identified duplexes within the survey area. They make up 11% of the 152 resources surveyed. The duplexes were specifically built to house multiple families. The oldest duplex is the c1930 “I-House” located at 601 W. Roberts Street. According to the 1931 city directory, it housed the Stolle couple who worked at ISCO. From 1937 to 1940, a dead end lane was developed specifically to contain multi-family units. Calvin Lane contains four duplexes; **3 Calvin Lane** is one example. It was the first area in the survey to contain a higher concentration of these buildings.



601 Roberts, c1930



3 Calvin Lane, c1935-40

The later built duplexes are concentrated on the eastern side of the survey area. In the mid-1990s, six were constructed on the 500 block of W. Second. These duplexes front W. Second with a private alley behind them for access to their built-in garage. The residences at **505-507 W. Second Street** is an example of one these buildings. The newer, neo-traditional duplexes, c2015 to 2016 are located on Cottage Park Lane. They are a result of the Rhine River Development along W. Front Street, c 2012-2013. The four duplexes also have built-in garage, accessible via the dead-end lane. The duplex at the corner of Cottage Park and Olive, **507-509 Cottage Park Lane**, represent these buildings.



505-507 W. Second Street, 1995



507-509 Cottage Park Lane, 2016

Four to Eight-plexes:

There are 13 larger, specifically built, multi-family residences, housing more than two families. These units were constructed post 1977. They consist of nine fourplex, three sixplex, and one eightplex. The fourplex units are located in the Hillcrest Apartment complex at **539 W. Second**, c1977-1980. They are all one-story, hip on gable buildings, as seen in **unit #4**. The sixplexes are also located in Hillcrest. The three buildings are also hip on gable but are 1 story front, 2 rear, with two units on the lower level and

four above. Unit **#10 of 539 W. Second Street** illustrates the two different levels. The largest multi-family is located at **115 Stafford Street**, which was constructed in 1988. The eightplex is a mass-plan side gable with four units on the lower level and four above. The 2-story complex faces Stafford, with only the upper level units accessible by Calvin Lane.



539 W. Second Street, #4, 1977
Fourplex



539 W. Second Street, #10, 1980
Sixplex



115 Stafford Street, 1988
Eightplex

Commercial

There are very few commercial buildings within the Phase I survey area, with the majority constructed less than 50 years ago. Historically, there were few commerce/industrial buildings on the outskirts of the survey area along W. Front. These buildings either serviced the railroad, generated power for the area, or were mixed commercial/warehouses. Historically, there were several at-home businesses within the survey area, which is still the case today. Within the central corridor of the neighborhood, there was only one example of a commercial building servicing the area; the 2-part commercial block with a rear service station at **800 W. Second Street** remains the only commercial building within the Phase I survey area not located on the outskirts (images on p50). Below are breakouts of the businesses and industry historically in the survey area.

Historic Businesses and Industry (Information from city directories)

Industry/Commercial on W. Front

Address	Business	Date listed
500 W. Front	Union Electric Co. Power Plant	1944
504-510 W Front	Hausgas Inc garage	1951
510 W. Front	Farmer's Elevator Assn	1920-1930s
600 W Front	MO-Pacific Coal Chutes	1944, 1948
700 W Front	Washington Oil Co Bulk Plant	1948
800 W Front	Standard Oil Co Bulk Plant	1948

Large Industry

Address	Business	Date listed
700 W. Second St.	International Shoe	1907-1960
700 W. Second St.	Continental Forwarding Service Inc	1963

Commercial: Corner of Rand & W. Second (currently addressed as 800 W. Second)¹⁰⁸

Address	Business	Date listed
800 W Second	City Park Store	1926, 1931, 1940, 1944, 1951
800 W Second	City Park Store grocery/ City Park Tavern	1963
802 W Second	City Park Store /Tavern	1948, 1958
804 W Second	City Park Tavern	1951
201 Rand	City Park Tavern	1940
203 Rand	Hoemans Food Market	1940
206 Rand	City Park Service Station	1948
Second	Autobody Service/Phillip Serv Station	1958
207 Rand	Riley's Repair Service auto	1963
209 Rand	City Park Service Station	1951
211 Rand	Twelker Coal & Ice and Transfer	1931
211 Rand	Henry Finder Service Station, Jacks Garage	1940
211 Rand	Robt H. Althage Coal	1944
211 Rand	Steffens Coal Co	1948, 1951

Businesses Run Out of Homes

Address	Business	Date listed
804 W. Second	International Beauty Shop	1940
717 W. Main	Adele's Beauty Shop	1951
541 W. Second	Irene's Beauty Shop	1951
215 Rand	City Street Dept.	1951
207 Stafford	Siebel Metal Shop	1940
113 Rand	Shamrock Garage Door Service Inc.	1963
825 W Second	Hudson Elgin Soft Water (still run today- as Ken's Soft Water Services)	1963

Presently, there are five zoned commercial buildings [A: Fig 14]; however, 600 W. Front Street is identified as residential by the assessors and thus as mixed residential on its survey form. Of the remaining four, only two were constructed during the period of significance: 514 W. Front and 800 W. Second. Similar to the 1940s to 1960s, there are still home businesses; there are three current businesses within the district that are operated from private dwellings.

Current Businesses within the Survey Area

Survey #	Address	Build Date	Style	Business Name
Commercial				
009	512 Front St., W.	2015	Neo-traditional, 1-part Commercial block	Sugarfire Smoke House
010	514 Front St., W.	c1865, c1905, 2013, 2015	Vernacular Shaped Parapet , 1-part Commercial block	Driftwood Distillery & Tap

¹⁰⁸ There was a misprint in the 1958 City Directory, listing a Kapps Shoe Store at 617 W. Main. According to prior directories, Kapps Shoe Store was at 217 W. Main from at least 1931 to 1951.

011	516 Front St., W.	2013	Neo-traditional, 2-part Commercial block	The Blue Duck
137	800 2nd St., W.	c1930	Vernacular, Commercial, 2-part commercial & Service Station	Formerly Fusion Media Works [CLOSED]
Mixed Residential/Commercial				
020	600 Front St., W.	1834-1839	Colonial Revival, (limited commercial)	Elijah McLean's Restaurant [CLOSED]
Residential				
036	119 Johnson St.	c1930	Bungalow	DeBourge Guesthouse
041	719 Main St., W.	c1900-1905	Neo-traditional	Riverview Bed & Breakfast: your home on the Missouri River
149	825 2nd St., W.	c1920	Vernacular, Mass-Plan, Hipped	Ken's Soft Water Services

Commercial buildings are classified in the MPDF as Property Type C which identifies one subtype, Two-Part Commercial Block.¹⁰⁹ Within the survey area there are three types of commercial buildings: 1-part Commercial Block, 2-part Commercial Block, and a Service Station.

Nationally, the 1-part commercial block developed in the late 19th to early 20th century. The design was adaptable to different architectural styles. It consists of a 1-story building with a decorated façade typically made up of an entry and plate glass windows, and a shaped parapet wall surrounding a flat roof. Originally constructed in c1865, and used as a commercial office/warehouse, **514 W. Front** was converted recently for commercial into a restaurant. The building contains a dentiled cornice, common in Washington, and the large shaped parapet used for storefront signage. Due to its earlier construction and use as a warehouse, it lacks the large storefront windows seen in 1-part commercial blocks. The newer constructed **512 W. Front Street**, c2015, is a neo-traditional example of this commercial type.¹¹⁰ The building is a 1-part commercial block but its architectural style mimics the Missouri-German vernacular buildings seen downtown. It has smaller storefront windows and multi-stepped dentals within its brick cornice.



512 W. Front Street, 2015



514 W. Front Street, c1865, c1905, 2013, 2015

¹⁰⁹ Sheals and Snider, MPDF, F: 16.

¹¹⁰ The neo-traditional style is a common in the Rhine Development which engulfs the corner of Olive and W. Front Street.

The 2-part commercial block is the most common type seen throughout the city of Washington. It consists of 1 to 4-story buildings with a clear horizontal division of both use and appearance. The first floor and upper floors may be similar in design or have little visual relationship but are distinctly two different zones. The first floor is public/commercial zone space with larger open fenestrations. Typical mid-20th century buildings or later altered storefronts have recessed entries and large display windows. The upper stories were typically office space or residential. Earlier types found in Washington have gabled roofs with flat roofs dominating by the turn of the century. Built c1930, **800 W. Second Street** emerged as the City Park Store, the only commercial grocery store and tavern servicing the neighborhood surrounding the International Shoe Factory. In the 1940s, it housed Hoemann's Food Market with Gustav H. Hoemann Sr. living above in one of the apartments [see 1st chart on p47, Commercial: Corner of Rand & W. Second]. The newly constructed **516 W. Second Street**, c2013, is a neo-traditional styled building with a similar cornice as 800 W. Second Street. It's zoned with commercial retail for the first floor (restaurant), and office space on the second floor.



800 W. Second Street, c1930



516 W. Front Street, 2013

The final commercial building present in the survey area is a single service station. Constructed c1930 at the rear of the City Park Tavern, **800 W. Second Street**, the service station shows the multi-dimensional neighborhood surrounding the Shoe Factory. Along with the store, the service station materialized due to the population increase within Washington as well as the workforce increase at the factory. The National Park Service Preservation brief #46 notes that by the early 20th century, service stations were being constructed on prominent sites in established neighborhoods and growing communities.¹¹¹ Stations attempted to blend into their communities and adopted domestic revival style architecture forms. This station, a subtype known as "House-Type Stations," appears to be a Tudor Revival cottage or minimal traditional with its prominent chimney and multiple steep front gables. Common within this subtype, the station provides a larger public customer space and attached service bays for car repair or maintenance.



800 W. Second Street, c1930

¹¹¹ Chad Randi, "Preservation Brief 46: The Preservation and Reuse of Historic Gas Station," Washington, D.C.: U. S. Department of the Interior, National Park Service, September 2008, <https://www.nps.gov/tps/how-to-preserve/briefs/46-gas-station.htm> (accessed May 2017).

Industrial

The Industrial buildings identified within the survey area are all associated with the Roberts, Johnson & Rand/International Shoe Factory. The factory is identified as one of three notable industrial complexes inventoried in the Phase IV Survey (FRAS003) in 1992.¹¹² The industrial complex is composed of six building constructed from 1907 to 1947 with post 1951 alterations and additions [See A: Fig 17]. It is comprised of four primary building types: industrial vernacular, shaped parapet, front gable warehouse, and a Quonset hut.

The buildings within the complex include Survey #131, 700 W. Second Street, Segment A, B, & C, and Buildings D through H.¹¹³ The primary buildings are 1 to 3-story brick with multi-light wood sash or steel sash with central pairs of operational awning windows and a flat roof with flat or shaped parapet. These buildings are typically set back from the street, and raised slightly on an embankment. **700 W. Second Street, Segment B**, shown below, illustrates the shaped parapet and a combination of wood and steel sash windows evident in early 20th century industrial buildings.



700 W. Second Street, #131.B, 1914



700 Second Street, #131.E, c1918, c1929-30

There are two Gable Front industrial warehouse buildings, Survey #**131.E** and **131.G**, within the factory complex. The two, 1-story buildings represent the changing materials and designs across the decade. The earlier example, “**Building E**”, pictured above, was constructed c1918 and expanded in the 1930s. It is a smaller wood frame building with the gable front roof only spanning one to two units. The later constructed, c1942 “Building G” is a widely spanned warehouse covering multiple units. This type of warehouse emerged with advancing technologies. While marked as wood frame on the Sanborn maps, it appears to have trussed wood rafters or metal rafters to aid in covering the open area.

One of the later ancillary structures added to the complex was the c1947 Quonset hut, Survey #**131.H**. The Quonset hut is a contemporary folk building that was first manufactured in 1941 and weren’t widely acquired until after 1945 when they were sold as surplus after the war. The buildings are a prefabricated half-cylindrical metal framework covered by corrugated metal. The form created an open space, flexible for a variety of uses, such as housing or in this instance as a warehouse.



700 W. Second Street, #131.H, c1947

¹¹² The other two industrial buildings/complexes were: The John B. Busch Brewery and the John Glaser pottery factory.

¹¹³ Segments A-C of the complex is counted as one resource.

Garages and Secondary Structures

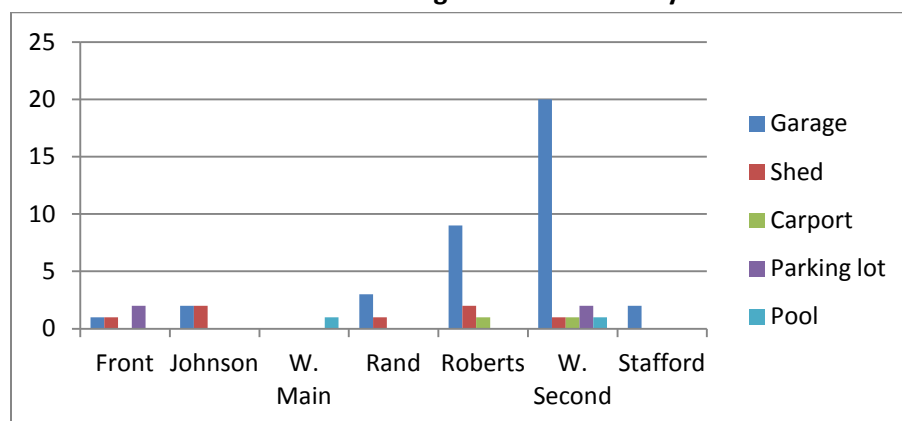
Since the neighborhood surrounding the Shoe Factory developed around the early part of the 20th century, many properties contained not only sheds but also garages. The spread of the automobile across the United States from 1901 to 1913 reached into the millions by the 1920s due to affordability created by vehicle assembly lines. This influenced the development of the western half of Washington.

Garages within the Survey Area: 37 total

Style	#		Structural	#		Roof Type	#
1 car	20		Brick	3		Front Gable	25
1 car with carport	3		Cement Block	3		Side Gable	3
1-2 car	2		Wood Frame	31		Hipped	4
2 car	11					Pyramidal	2
3 car	1					Truncated Hip	1
						Shed	1
						Gambrel	1
TOTAL	37		TOTAL	37		TOTAL	37

The 1926 and 1951 Sanborn Maps illustrate this influx of secondary buildings [A: Fig 8, 10]. In the depicted section of the 1926 map, 44% of homes had garages (41 dwellings, 18 garages). By 1951, 57% of homes had garages (54 dwellings, 31 garages). Currently there are 37 total garages in the survey area. The majority are 2-car (30%), wood frame (84%) buildings with a front gable roof (68%). The highest concentration of garages is along W. Second Street, with a total of 20 [See F: Table 4].

Number of Outbuildings and Structures by Street



Not identified in any survey counts are the homes with built-in or attached garages. There are 21 built-in garages and two attached garages. The difference between them is that built-in garages have a living area located above and are built into the residence, sharing a common roof with the home while attached garages are attached to the sides of the primary building with a secondary roof. The survey identified 101 Johnson Street as one of the oldest built-in garages, c1935, in the neighborhood. There were also four homes that contained built-in garages, but they have since been enclosed. They include 3, 5, and 6 Calvin Lane and 215 Rand Street. The table below lists all of the homes with built-in/attached garages.



103 Johnson Street, c1935-40.
View from W. Main

Built-in/Attached Garages

Survey #	<u>Address</u>		Year Built	Notes
FR-AS-006-005	507/509	Cottage Park Lane	2015	Built-in (*Each duplex has its own garage)
FR-AS-006-006	511/513	Cottage Park Lane	2015-2016	Built-in*
FR-AS-006-007	515/517	Cottage Park Lane	2016	Built-in*
FR-AS-006-008	59/521	Cottage Park Lane	2016	Built-in*
FR-AS-006-012	522	Front, W	2012-2013	Built-in
FR-AS-006-013	524	Front, W	2012-2013	Built-in
FR-AS-006-014	526	Front, W	2012-2013	Built-in
FR-AS-006-015	528	Front, W	2012-2013	Built-in
FR-AS-006-016	530	Front, W	2011	Built-in
FR-AS-006-017	532	Front, W	2011	Built-in
FR-AS-006-018	534	Front, W	2011	Built-in
FR-AS-006-019	536	Front, W	2011	Built-in
FR-AS-006-029	102	High	1988	Built-in
FR-AS-006-030	106	High	1989	Built-in
FR-AS-006-031	110	High	1988	Built-in
FR-AS-006-032	101	Johnson	c1930	Built-in, oldest
FR-AS-006-038	701	Main, W	ca. 1931-35, 1997	Built-in
FR-AS-006-041	719	Main, W	c1900-1905, 1999	Built-in
FR-AS-006-046	803	Main, W	2009	Built-in
FR-AS-006-048	807	Main, W	c1925-30	Attached garage
FR-AS-006-049	808	Main, W	1977	Attached carport
FR-AS-006-053	813	Main, W	1992	Built-in
FR-AS-006-055	815	Main, W	1992	Built-in

Garages through the Decades

1920s: 8 garages

Many of the homes in the survey area were built from the 1920s to the late 1940s with many of the garages built at the same time as the home. The garage at **809 W. Second Street** (below left) was built c1920 at the same time as its brick bungalow style house. It is one of the oldest garages and serves as the only masonry example from the period. The earliest garages were small, secondary 1-car (7/8), wood frame buildings (7/8) with a gable front roof (4/8). Many of the older buildings have vertical, board and batten wood siding with hinged, double garage doors, and an asphalt shingle roof, as seen in **230 Rand Street**. Other roofs seen in this decade are hip (3/8) and shed (1/8).



809 W. Second Street (Left), garage c1920 &
803 W. Second Street (right), garage c1930s



230 Rand Street, garage c1925

1930s: 9 garages

Similar to the 1920s, garages were typically 1-car (8/9), wood frame (8/9) with front gable roofs (5/9). During this period, garage roof styles branched out to include hipped, pyramidal, side gable, and truncated hip. It is also during this time that the first example of a 2-car garage appears. The garage at **115 Johnson Street** illustrates the 2-car garage and the only example of a hipped roof during this time period.



115 Johnson Street, garage c1930-40

1940s: 6 garages, 1 standalone carport

During the 1940s, it is evident that supplies are in short supply from the war, as variety in structure is limited. The 1-car garage (5/6) remains on the most common, with every garage a wood frame (6/6) structure, and the majority gable front (5/6). During the 1930s to 1940s there are more examples of carports, specifically built in conjunction with or attached to preexisting garages, such as **606 W. Second Street**. While variation appears limited, there is a rather unique garage example from this time period. The two-story, 2-car garage with truncated hip roof at **541 W. Second Street** is the only of its type in the entire survey area.



606 W. Second Street, garage c1943



541 W. Second Street, garage c1940s

1950s: 7 garages

More 2-car garages are present during the 1950s (4/7). Gable front structures (6/7) remain the top design but different structural materials, such as cement block, are introduced. The majority of garages constructed at this time are on Roberts Street, at the rear of the property lines. They are either accessed via a driveway on Roberts or the alley located between Roberts and W. Second Street.

Post 1960: 7 garages (2 with undetermined construction dates), 1 carport

Post 1960 represents the national trend of larger sized garages. It is also during this time when the majority of homes have built-in garages, with 62% construct post c2000. There are 4, 2-car garages and 1, 3-car garage. The low side gable roof, vinyl clad garage at **115 Stafford Street** is an example from this period. There are two garages with unidentified build dates, as they are outside the scope of any available maps and are not noted by the assessor. They include 549 and 553 W. Second. It is possible that the buildings are older but they have since been altered with modern materials.



115 Stafford Street, garage 1988

Also notable in the survey area are the concrete parking strips adjacent to multiple homes. The strips, also known as ribbon driveways, typically consist of two parallel strips of concrete with grass or gravel infill between the two ribbons. This type of driveway became popular in the 1920s and is present in the survey area near garages dating from the 1920s to the 1940s.

The strips are an affordable alternative due to less material, which is reasonable for a working class neighborhood. The strips are also suited for the shorter, straight driveways needed for the compact parcels. Currently, there are 19 existing examples of parking strips within the survey area as seen in **815 Roberts Street**. Most service garages, but there are 7 locations where the garage is no longer present. It is possible that there were more parking strips within the area but they have since been removed or covered over. This is the case at 611 W. Second Street which has a new concrete drive. More research would be needed to identify this feature thoroughly. [See the table below, which identifies current parking strip locations]



815 Roberts Street, garage c1940-50

Parking Strips within the Survey Area

Survey #	Address		Garage	Date of Construction
FR-AS-006-061	109	Rand	No garage	N/A
FR-AS-006-062	113	Rand	Garage, 1 car	c1930-40s
FR-AS-006-065	117	Rand	Garage, 1-2 car	1935
FR-AS-006-079	601	Roberts	Garage, 1-car	c1930-50
FR-AS-006-089	811	Roberts	Garage, 1-car	c1930
FR-AS-006-090	815	Roberts	Garage, 1-car	c1940-50
FR-AS-006-092	819	Roberts	No Garage	N/A
FR-AS-006-118	600	Second, W	Garage, 2-car	c1925
FR-AS-006-120	604	Second, W	No Garage	N/A
FR-AS-006-128	619	Second, W	Garage, 1-car	c1950s
FR-AS-006-136	715	Second, W	No Garage	N/A
FR-AS-006-139	803	Second, W	Garage, 1-car	c1930s
FR-AS-006-140	809	Second, W	Garage, 1-car	c1920
FR-AS-006-141	812	Second, W	No Garage	N/A
FR-AS-006-143	814	Second, W	No Garage	N/A
FR-AS-006-146	819	Second, W	No Garage	N/A
FR-AS-006-149	825	Second, W	Garage, 1-car	c1930

Outside of garages, present secondary resources also include sheds (7), standalone carports (2), parking lots (4), and in-ground pools (2). The seven sheds are noted from the period of significance and were considered significant due to their lack of mobility via concrete foundations. One shed that stands out,

located at the rear of **817 Roberts Street** garage, is a two-story, wood frame shed with standing seam metal panel exterior and gambrel roof. More research is needed to ascertain the exact function of the shed. The other features of in-ground pools and parking lots were added after the period of significance. The earliest surviving parking lot is from 1977-78 as part of the Hillcrest Apartments at **539 W. Second Street**. The other parking lots existing parking lots developed in the 1990s with the commercial conversion of 600 W. Front and the present development around the 500 Block of W. Front Street.



817 Roberts Street, shed c1925-30



539 W. Second Street, asphalt parking lot c1980
(the 2nd parking lot at the complex)

VACANT LOTS

There are eight vacant lots within the Phase I survey boundary. The majority of vacant lots are located along W. Front Street. One lot, Parcel #40/812 W. Front Street, was formerly individually listed to the NRHP (Sept. 2000) as the John Glaser Pottery Factory but was delisted in August 2005 due to demolition. This lot, along with Parcel #28 W. Front and Parcel #58/722 W. Main Street, are considered a noncontributing site and not eligible for the potential district since they once contained buildings during the period of significance. The original nature of two other lots, Parcel #45 W. Front Street and 1 Tieman Drive, is uncertain since there is evidence of additional residences on the tail end of W. Front Street during the period of significance. Parcel 21 Rhine River Road served as the rear section of 514 W. Front Street, the former Union Electric Light & Power Co. on the corner of Olive and W. Front streets. The parcel formerly fronted W. Main to the north, when the street ran west through the block. It now serves as the grassy entrance to the Rhine River Land townhomes.

Vacant Lots within the Survey Area

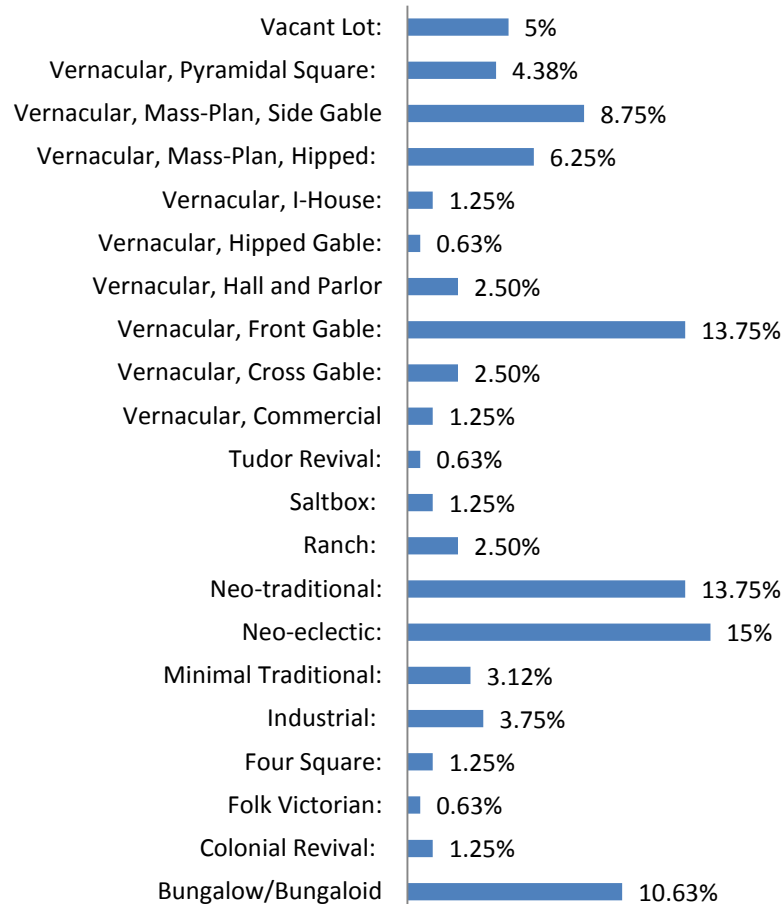
Survey #	Address #	Street	Status
FR-AS-006-021	Parcel #28	Front St., W.	NC (site)
FR-AS-006-024	812 -Parcel #40	Front St., W.	NC (site)
FR-AS-006-027	Parcel #45	Front St., W.	NC (site)
FR-AS-006-037	Parcel #165	Johnson St.	C (site)
FR-AS-006-042	722-Parcel #58	Main St., W.	NC (site)
FR-AS-006-063	Parcel #48	Rand St.	C (site)
FR-AS-006-071	Parcel #21	Rhine River Ln.	NC (site)
FR-AS-006-155	1	Tieman Dr.	NC (site)



Parcel #165 Johnson Street

The final two vacant lots, **Parcel #165 Johnson** and Parcel #48 Rand Street, are considered contributing resources but with only the first as eligible for the potential NR district. The parcel along Johnson Street remained vacant during the Shoe Factory's run of operations, 1907 to 1960, and was potentially used by the Factory as a gravel lot. The other lot, Parcel #48 Rand, is situated in the center of the block bound by W. Main to the north, Rand to the east, W. Second to the south and High to the west. The grassy wooded lot is not visible from the street and there is no historical evidence noting a structure within the lot. It is located outside the proposed northern boundary segment.

Phase I Survey Resources



OTHER FINDINGS: African American enclave

The available censuses, up to 1940, provided a small scope into the diversity of the Phase I survey area. A very small enclave of African Americans lived on the northwestern leg of the survey boundary in the 800 block of Front Street between High and Tieman Drive.¹¹⁴ Washington scarcely had an African American population, with the 1900 census listing only 29 “blacks” in the entire city. Those counted were primarily boarders working with the railroad construction gang. By 1910, the census has an influx in “Blacks” and “Mulattos” listed, but it is not until later censuses that the survey area was quantifiable.

The railroad work along Front St. kept boarders and families in Washington. In 1920, there were 20 “Blacks” concentrated on W. Front Street consisting of 5 different families; these families included those with the last names and member counts of: Abington (4), Brown (1), Huikel (8), Parson (2), Stevens (2), and Trieu (3). Of those listed, seven were marked as laborers with the railroad. By 1930, the African American population in the survey area increased to 13, all of which remained on W. Front. There were only three families listed, with two of them residing in the same dwelling, 830 W. Front (which is not longer extant).¹¹⁵ The families included Abington (2), Kelley (5), and Stevens (6). With the rise in the automobile’s popularity and better paved roads, railroad work reduced during this time. Only two men retained laborer jobs with the railroad. While the African American families remained on W. Front, their numbers decreased by 1940 to 10 people. Once again there were three families, including Kelley (1), Stevens (6), and Offner (3). Industry was not listed for those with occupations. Only three are noted with employment with roles consisting of laborer, sorter, and porter.

Stevens and Kelly were the longest residing families within the survey area. There is a Kelley listed at 816 W. Front up until 1948 and a Stevens at 822 W. Front until 1951. Further research is needed to determine whether their exact residences are still extant and to learn more about the African American community, especially in this stretch of the survey area.

RECOMMENDATIONS

During the Phase I survey, 155 properties were inventoried. These properties include 152 primary buildings, 44 secondary buildings, 8 sites, and 8 structures. The neighborhood surrounding the International Shoe Co. Factory developed over the decades as the factory expanded. The population in Washington drastically increased in 1930 by 2,786 people, and the built environment in the Phase I area increased from the 1930s into 1940, by 28.3% to compensate for the influx of people.¹¹⁶ The homes and early commercial buildings of the Phase I area represent the working to middle class styles present in the early to mid 20th century. Today, approximately 95% of the land within the Phase I survey area is developed, with the majority of the buildings occupied.

¹¹⁴ Address for African Americans living in the survey area included 816, 822, 830, and 836 W. Front between 1930 and 1940.

¹¹⁵ May Abington with daughter Georgia Abington were the heads of the family, while the Stevens included May’s daughter Edna Stevens, her husband Roy, and their children.

¹¹⁶ John Blodgett, “Missouri Population 1900-1990: All Incorporated Places.”

Recommendations following the Phase I survey include:

1. Move on to Phase II and complete the phased survey of the International Shoe Factory Neighborhood.
2. Add additional land, identified through research, to the Phase II survey project
3. Potential International Shoe Factory complex district nomination to the National Register
4. Consider amending the MPDF to include additional contexts, especially that extends beyond 1950 and include a subtype for industrial buildings.
5. Consider researching into the African American enclave in the northwestern segment of the Phase I boundary along W. Front Street.

1. Move on to Phase II and complete the phased surveys of the International Shoe Factory Neighborhood:

This survey identified a northern boundary of a potential National Register district. Completing the phases two (see recommendation below) and three will likely identify the remaining portions of the district. It is strongly suggested that a nomination for the full neighborhood be pursued only after these phases are complete. Within the Phase I survey boundary there are 65 contributing buildings and 131 noncontributing buildings (see p28 for table). There are 67 properties within the boundary and 88 properties outside of the boundary. Many of the buildings present in the Phase I survey area are noncontributing or non-eligible due to either loss of integrity caused by alteration (those located along the northern survey boundary) or new construction, c1977 to the present (those located on the northeastern section of the boundary). The contributing resources within these areas are not physically contiguous nor enough in number to include within a potential National Register boundary. Due to modern construction and alterations noted, 88 properties fall outside the recommended northern boundary of a NR district. They are considered “non-eligible”.

The potential northern district boundary for an International Shoe Neighborhood District should be: High Street on the west and on the north, starting at High and the northern edge of the W. Second Street parcels, extending eastward, then north, up the western edge of the Johnson Street parcels, terminating at W. Main, then going south along Johnson street, then eastward, once again, along the northern edge of the W. Second Street parcels, and the eastern boundary going south along the western edge of Hillcrest (539 W. Second Street), then west along the southern edge of W. Second Street, and then south along Stafford [Refer to the survey map]. Within this proposed northern segment of the boundary there are roughly 65 contributing (43 primary, 22 secondary) and 36 noncontributing (28 primary, 16 secondary) resources to the potential International Shoe Company Neighborhood District. The southern end of the potential district will be determined by further research and survey during the Phase II and III surveys.

It is recommended that when moving forward with the next phases that the same contextual period of study, 1907-1960, be used, and that the period of significance for a potential NR district be determined once the phased surveys are complete. It is also recommended that the city directories be compared and analyzed to remedy any missing information. Since only the 1931 city directory was utilized due to

the tedious process for analyzing the data, either a sampling procedure needs to be created or only look into certain decades, such as 1944 and 1958. This will provide a better picture of where ISCO workers lived in relation to the factory over the course of its tenure in Washington and justify the end date for the period of significance for a potential NR district. Once all phases of the survey are complete, the c and n/c status of the resources within the potential survey boundary may need to be reconsidered based upon evidence found in the other phases.

2. Adding additional land, identified through research, to the Phase II survey project:

The Phase II and III survey boundaries have been established by the City of Washington and the MO SHPO. Depicted on the map [A: Fig 16], the Phase II boundary is confined by Roberts/Edith/Roberts streets on the north, Stafford Street on the east, W. Third and James streets to the south, and the western parcels along High Street on the west (red on the map). The Phase III boundary is confined by W. Third and James streets on the north (split at the center, including the eastern half of the block between Williams and Rand streets), the western edge of the west parcels along High Street, the southern edge of the south parcels along W. Fifth Street, and Stafford on the east (light blue on the map).

Due to the research completed during the Phase I survey, it is suggested that an additional 4.5 blocks be added to the later phased surveys [A: Fig 16 in light purple]. The blocks, depicted in Appendix A, Figures 12, 13, 16, are to the west of the Phase II survey boundary. They are confined by Esther Street to the north, State Street to the west, the southern parcels along James Street to the south, and the eastern parcels along Fair Street to the east. This section of land was identified in the Franklin County Recorder of Deeds, Plat Book B page 91, as land sold to the Washington Shoe and Finance Committee in January 1907 to raise the funds for obtaining the Roberts, Johnson and Rand Shoe factory.

There is additional land identified in A: Fig 13 that was sold to the Shoe Factory Committee, however, it is not adjacent to the primary survey area. These portions of land include: Block 22 of the town of Bassora (located east of State Highway 47, adjacent to what is now Krog Park) and four estates located south of W. Fifth St, bound by Stafford (east), W. Ninth (south) and Hickory (east). For this reason, it is not recommended as an additional phase of survey in terms of a potential National Register district listing within the geographic area of Phases 1-3. However, the City of Washington may want to consider this area for future study as it may add to the overall understanding of the shoe factory's impact on the community.

3. Potential International Shoe Factory complex district nomination to the National Register:

Of the 155 properties surveyed, none appear to be individually eligible for listing in the National Register. The homes within the survey area represent the large scale, working middle class folk vernacular development surrounding the International Shoe Factory and do not stand out for architectural significance or persons of importance. No extant properties in the survey area were

previously listed. [The John Glaser Pottery Factory, 812 W. Front Street was delisted in 2005 due to demolition]. It is recommended that a shoe factory complex is eligible for a NR district nomination.

a. Eligibility for National Register Listing: DISTRICTS

The focus for the Phased Survey project is the Roberts, Johnson & Rand/International Shoe Co. Factory Complex on located on the northwestern side of Washington just outside of downtown. The factory complex is bound by W. Second on the north, Johnson on the east, the southern 700 block of Roberts on the south, and Rand on the west [A, Fig 17]. It was constructed in phases, encompassing the entire 700 Block of W. Second and the southern 700 block of Roberts Streets. A majority of the land near the western city limits was sold in early 1907 in order to procure the factory's placement in the City. A result of the factory's placement on Johnson and Second and the growth in shoe manufacturing was the development of the surrounding neighborhood and the houses built in the early 20th century. The International Shoe Co. was not the first shoe factory in the area, but it was one of the largest and longest lasting.¹¹⁷

The Shoe Factory Complex could be presently nominated as a standalone complex or district under Criterion A for Industry and Community Planning and Development. The complex, consisting of six buildings, is a well-preserved example of early 20th century industrial architecture. The factory was in operation from 1907 to 1960. After the factory's closure, the buildings were utilized as storage facilities up into the late 1990s and are 80% vacant today.¹¹⁸ The factory buildings have not been heavily altered since their construction and retain significant integrity. Only two out of the six buildings are considered noncontributing to a potential district due to alteration. Utilizing the Phase I survey forms 131 A-H, the Factory complex can be nominated individually right away. As noted, the completion of phases 2-3 of the International Shoe Factory Neighborhood survey should be completed before pursuing a district nomination for the surrounding neighborhood.

4. Consider amending the MPDF to include additional contexts, especially that extends beyond 1950 and include a subtype for industrial buildings:

As noted previously, contextual period covered by the Architectural Resources of Washington, Missouri, Multiple Property Documentation Form (MPDF) is from 1839 to 1950. The document does cover the varied architectural character seen throughout many sections of Washington as well as highlighting the rapid growth in the early 20th century under "ARCHITECTURAL DEVELOPMENT IN PERIOD III: 1905-1950".¹¹⁹ It provides context for understanding the architectural significance of most of the buildings within the survey area, as the majority were constructed prior to 1950.

¹¹⁷ Henry Trentmann's 1892 factory located at 107 Elm as well as J. L. Hake's, 1811 factory at 113 W. Main are identified in Stiritz, "Downtown Washington Historic District, Washington, Franklin County, Missouri," Sec. 8: 12-13.

¹¹⁸ Todd Boland, Eckelkamp Enterprises/Rental manager, personal phone conversation, April 12, 2017.

¹¹⁹ Sheals and Snider, MPDF, E: 40.

One recommendation is to include additional contexts such as race. Washington is noted for its German population and effect upon the early development, as noted under “Early Development and German Immigration: 1839-1870”.¹²⁰ There was an increase in the African American population in Washington just after the turn of the century.¹²¹ Also, while the MPDF does mention the Roberts, Johnson & Rand/International Shoe Co. Factory, it only highlights it in the larger context of commercial and industrial growth within the city. A possible recommendation is to amend the associated MPDF to include a subtype for “Industrial Buildings”.

More importantly, it is recommended that further study of Washington’s history beyond 1950 be conducted. While not guaranteed, this may result in additional significant contexts or time periods that that could be amended to the MPDF. As the current context ends in 1950, properties nominated under this MPDF cannot have a period of significance that extends past this date. This limits the usability of the document for properties that have significant post-war contexts. In this specific case, while the MPDF was utilized as a source of information, a nomination for either an International Shoe District Neighborhood or just the shoe complex could not utilize the MPDF as an actual cover document as the period of significance for these potential nominations extends to 1960. Fortunately, there appears to be enough significant context that the MPDF is not needed in either of these cases. However, as a general recommendation, it is suggested that the City of Washington revisit the MPDF for potential amendment opportunities. The Missouri SHPO can provide more guidance on the subject.

5. Consider researching into the African American enclave in the northwestern segment of the Phase I boundary along W. Front Street:

Through the survey research evidence of a small, African American enclave in the predominately white neighborhood was noticed. Located on the 800 block of W. Front, between High and Tiemen, this section of the survey area is the only area noted for having African American residents. The 1920, 1930, and 1940 Censuses identify at least three families residing on this block. While much of the original built environment is no longer extant (3 of the 10 lots along the block are vacant), further research into the families and the history of the area could be completed, resulting in a potential oral history.

¹²⁰ Sheals and Snider, MPDF, E: 5.

¹²¹ The 1900 census lists only 29 ‘blacks’ living in all of Washington, but the numbers increase by 1910 to include a more significant ‘black’ and mulatto’ population. More research is needed to understand the African American population in Washington.

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Appendix A: MAPS

Figure 1: International Shoe Factory Neighborhood, Context Map. Source: GoogleEarthPro, Dec. 2016.

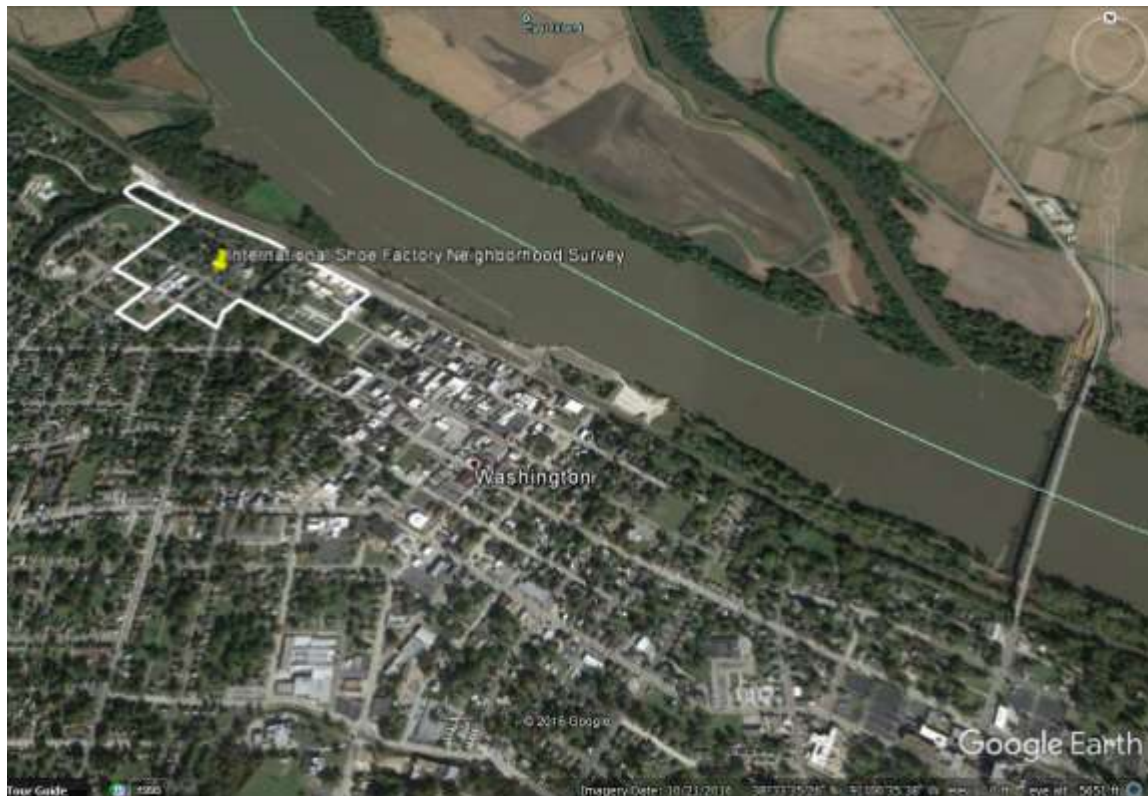


Figure 2: International Shoe Factory Neighborhood, Phase I survey area. Source: GoogleEarthPro, Dec 2016.
(38°33'47.80" N, 91°01'15.44" W)



Figure 3: Franklin County Atlas Map, 1878.

Source: Washington Historical Society (Stitched together images from the 1878 atlas).

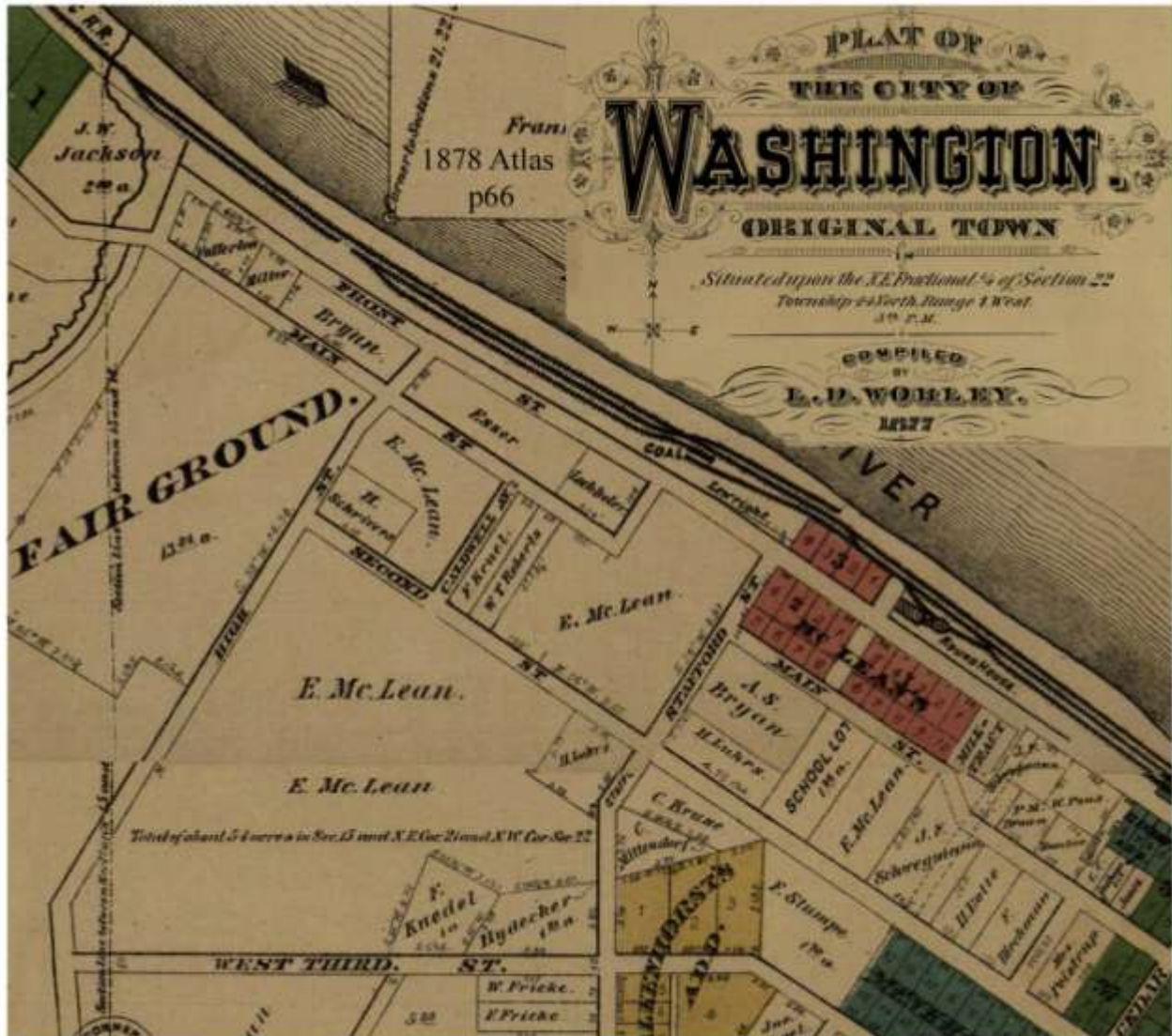


Figure 4: Franklin County Atlas Map, 1898.

Source: Washington Historical Society (Stitched together images from the 1898 atlas).

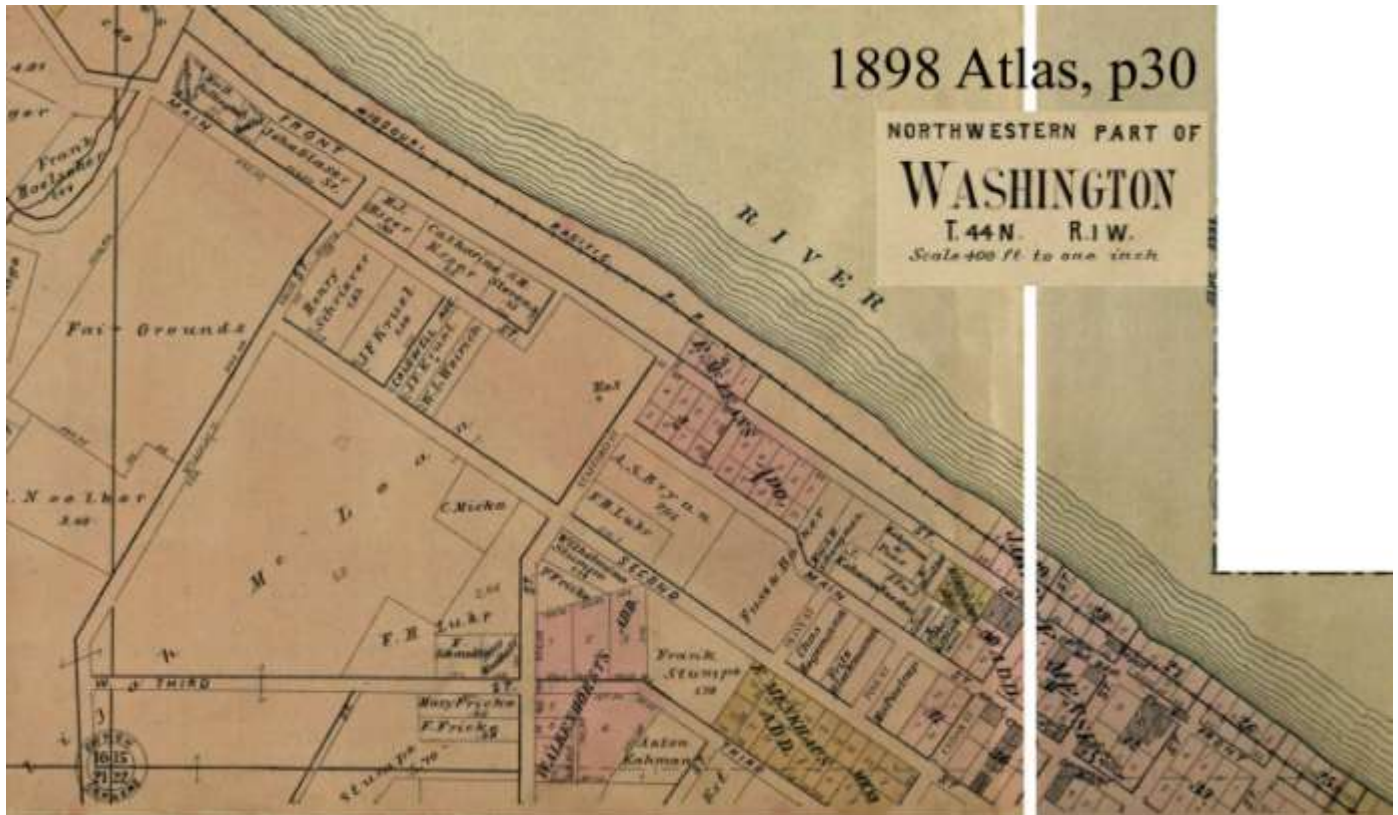
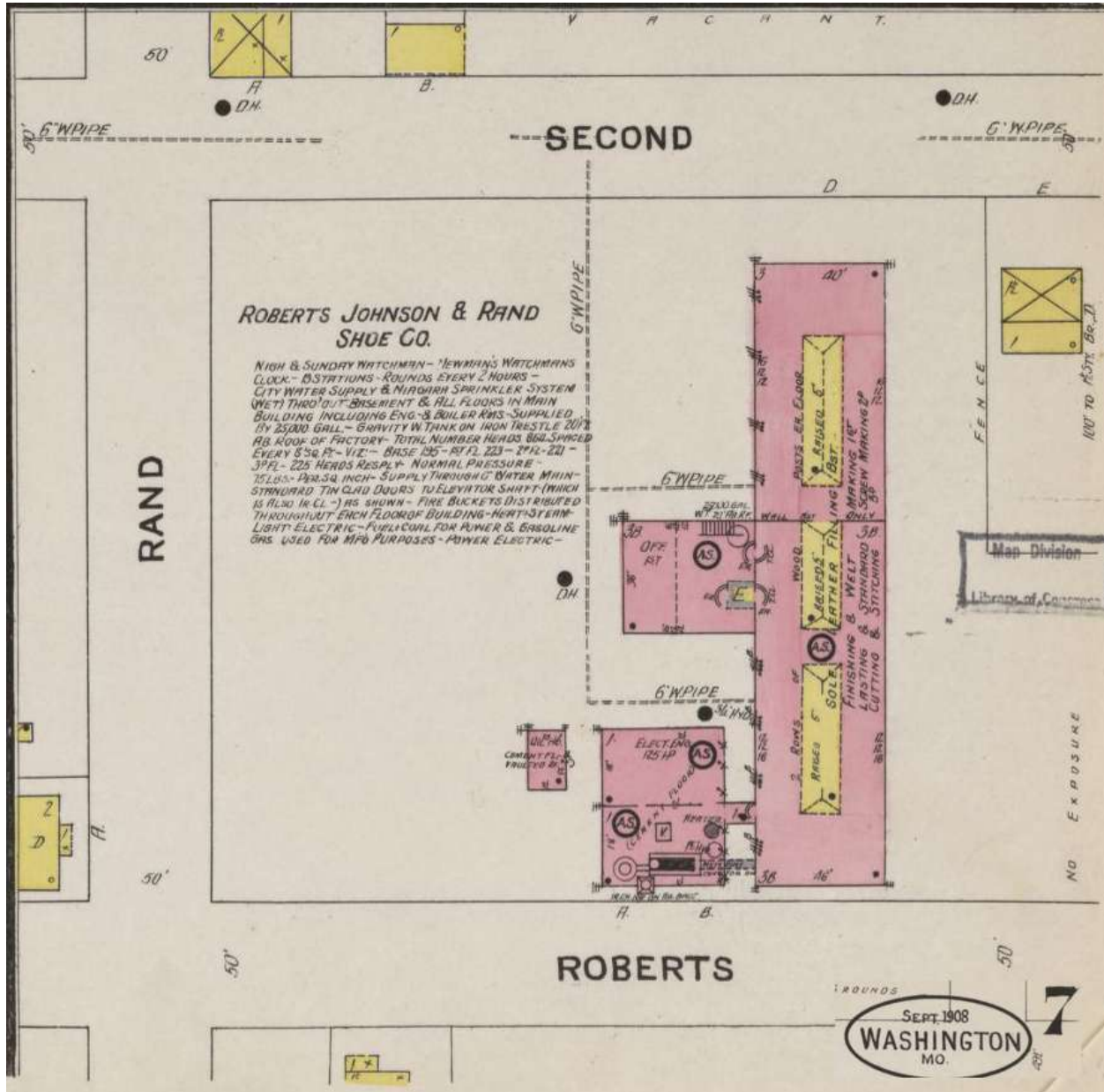


Figure 5: Franklin County Atlas Map, 1919. Source: Washington Historical Society.



Figure 6: 1908 Sanborn Map, International Shoe Factory bounded by W. Second, Rand, and Roberts. Source: Washington Historical Society and [www.Loc.gov](http://www.loc.gov), accessed 2016.



50'

204

205

JAN 1916
WASHINGTON
MO.

2ND ST.

INTERNATIONAL SHOE CO.
ROBERTS, JOHNSON & RAND BRANCH
NEW BLDG

RAND

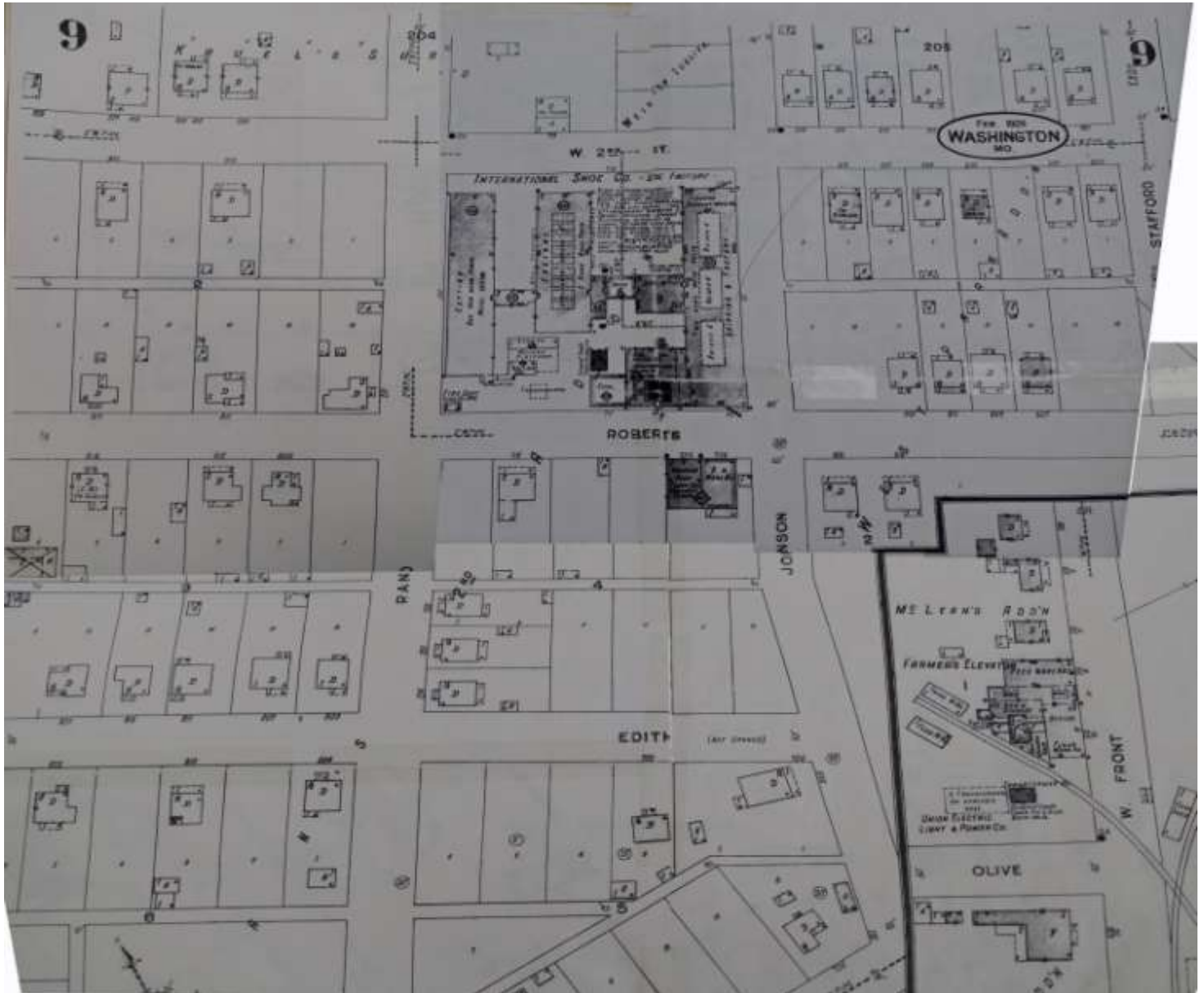
ROBERTS

Map Division
Library of Congress

Scale of Feet.

0 50 100 150

Figure 8: 1926 Sanborn Map, International Shoe Company and surrounding neighborhood. Source: Washington Historical Society (stitched together images of the 1926 map).



FEB. 1926

WASHINGTON MO.

W. 2ND ST.

701

710

INTERNATIONAL SHOE CO. - SHOE FACTORY. -

- Mutual Risk -

CUTTING
ONE ROW WOOD POSTS.
METAL CEILING.

FACTORY
SKYLIGHTS RAISED
2 ROWS WOOD POSTS.

MACHINE SHOP
WOOD PLM.

CUTTING 1ST FITTING 2ND
WOOD POSTS

N HO CONC FL STEEL FR.

RAW MATL CONC FL WOOD POSTS

NIGHT & SUNDAY WATCHMAN - HARDING CLKCK - 15 STATIONS HOURLY ROUNDS - HEAT STEAM. PUMP: CARL LIGHTS & POWER, ELEC. I.C.P. - ALSO CITY CURRENT. - FIRE EXTINGUISHERS DISTRIBUTED 2 DOUBLES HYDRANTS ON GROUND. AUTOMATIC SPRINKLERS AS SHOWN - HIRSHBERG HEADS IN 3 STORY BLDG - INTERNATIONAL HEADS IN 2 STORY BLDG. GRINNELL HEADS IN 1 STORY BLDG. HEADS STRUNG AND SPACED - 18' - 1'-6" CORN TO CITY MAIN - PRESSURE 85 LBS. 25,000 GAL. GRAVITY TANK ON RP. FILLED BY GRAVITY FROM CITY MAINS. VOLUNTARY FIRE DEPT. MEN. 25,000 GAL. WATER TANK AT REAR YD.

FINISHED PRODUCT WAREHOUSE
RAISED 1
RAISED 4
RAISED 4
TWO ROWS WOOD POSTS

SHIPPING & FACTORY

ENG. 1010 K.W. GEN'S. CONCRETE FLOOR. OIL COLL. ON RP.

COAL BIN UNDOOR STRUCTURE CONC

BOILER RM

OFF. 1ST WOOD POSTS

COMMISARIAT 1ST

COMMISSIONER

RAW MATL CONC FL

OIL W HO CONC FL

LEATHER W HO CONC FL

RAW MATL CONC FL

ROBERTS

710

706

704

700

40'

45'

45'

JOHNSON

Figure 10: 1951 Sanborn Map, International Shoe Company and surrounding neighborhood. Source: Washington Historical Society.



Figure 11: 1951 Sanborn Map, International Shoe Company close-up. Source: Washington Historical Society.

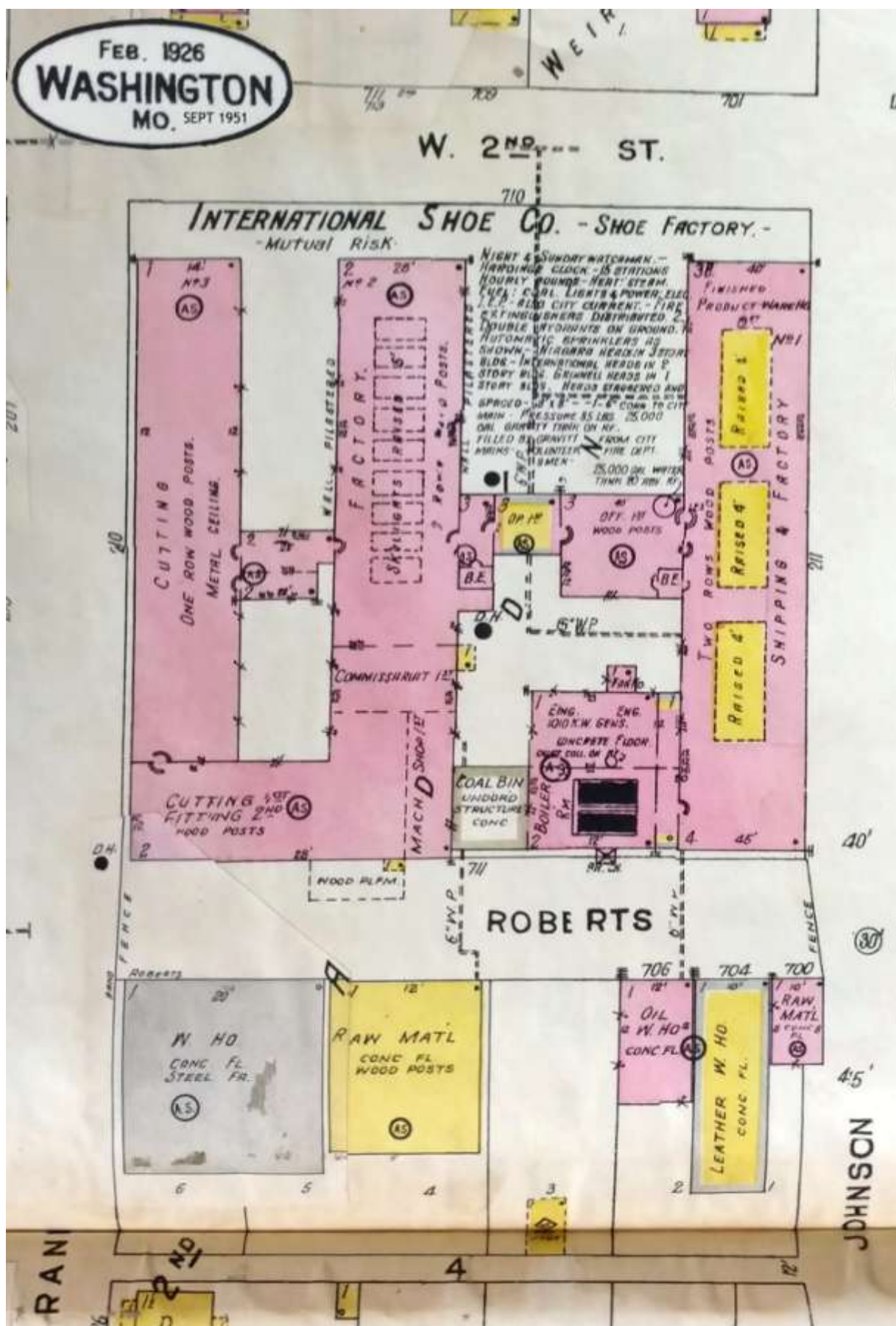


Figure 12: Plat Book B, page 90-92 for Warranty Deed WD064-000176, January 14, 1907. (Plats have been stitched together to show full extent of land sold by the McLean Family. Only p90 is within the Phase I survey). Source: Recorder of Deeds Office, Franklin County, Union, MO.



Figure 13: 1898 Franklin County Atlas depicting most of the land sold (colored sections) to Fred Hawley and the Washington Finance and Shoe Factory Committee (composed of F.W. Stumpe, John Isbell, E. C. Stuart, E. R. Otto, John H. Thias, O.W. Arcularius, J. R. Gallmemore, Edward Jasper, and John J. Ernst) to raise money for the Roberts, Johnson and Rand Shoe factory. Source: warranty deed information from the Recorder of Deeds Office, Franklin County, Union, MO and the 1898 Franklin County Atlas Map from the Washington Historical Society.



Figure 14: City of Washington Zoning Map, July 2013. Source: Sal Maniaci, the City Planner, City of Washington.

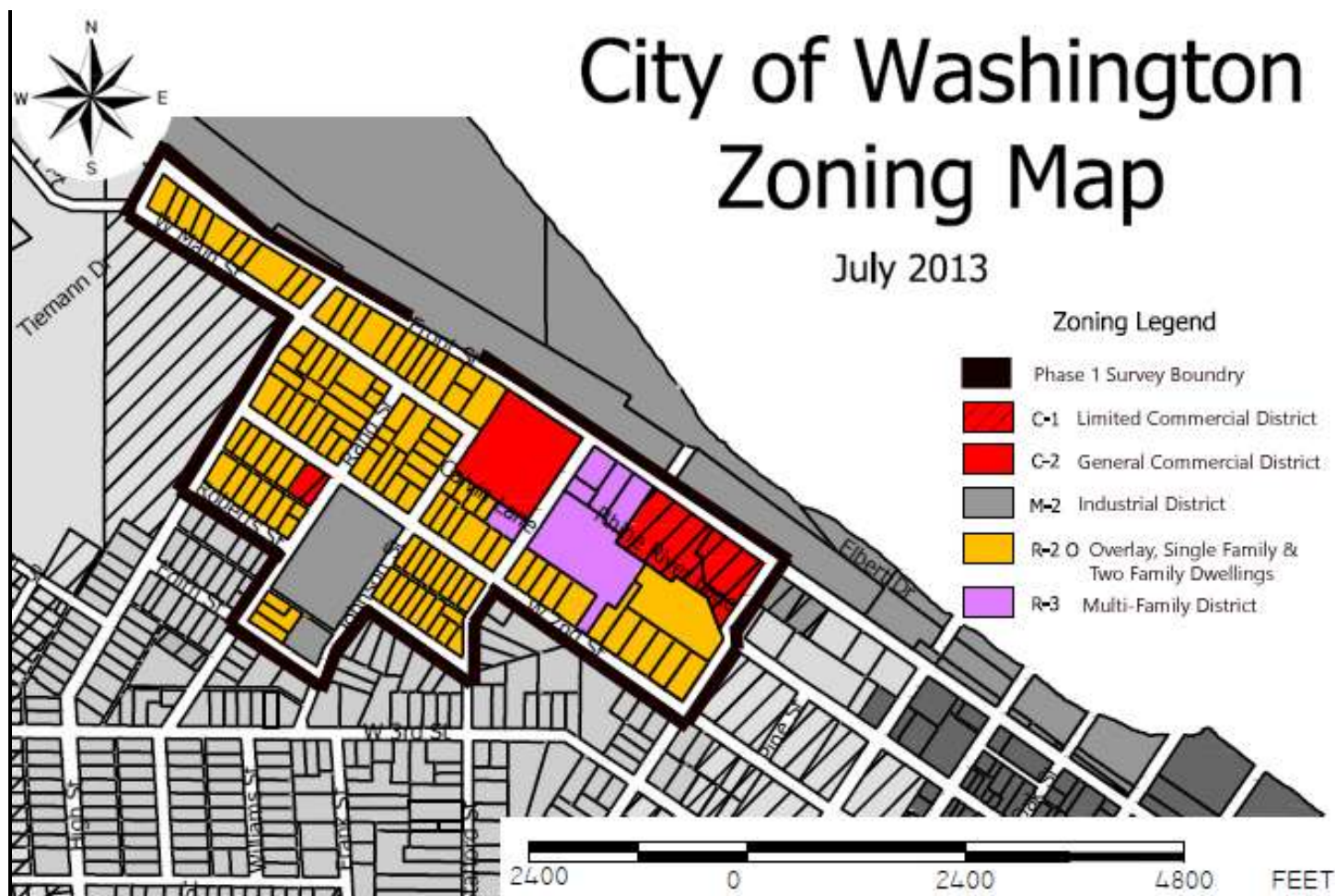


Figure 15: Proposed International Shoe Factory Historic District, 1992. Source: Thomason and Associates and Mimi Stirtz. "Survey Report, Phase IV Survey, Washington, Missouri." 28 July 1992. (On file with the Missouri Historic Preservation Office, Jefferson City, MO).



Figure 16: City of Washington 'Three Phase Survey' plan of potential International Shoe Factory District with proposed additional survey area. Source: Sal Maniaci, the City Planner, City of Washington.

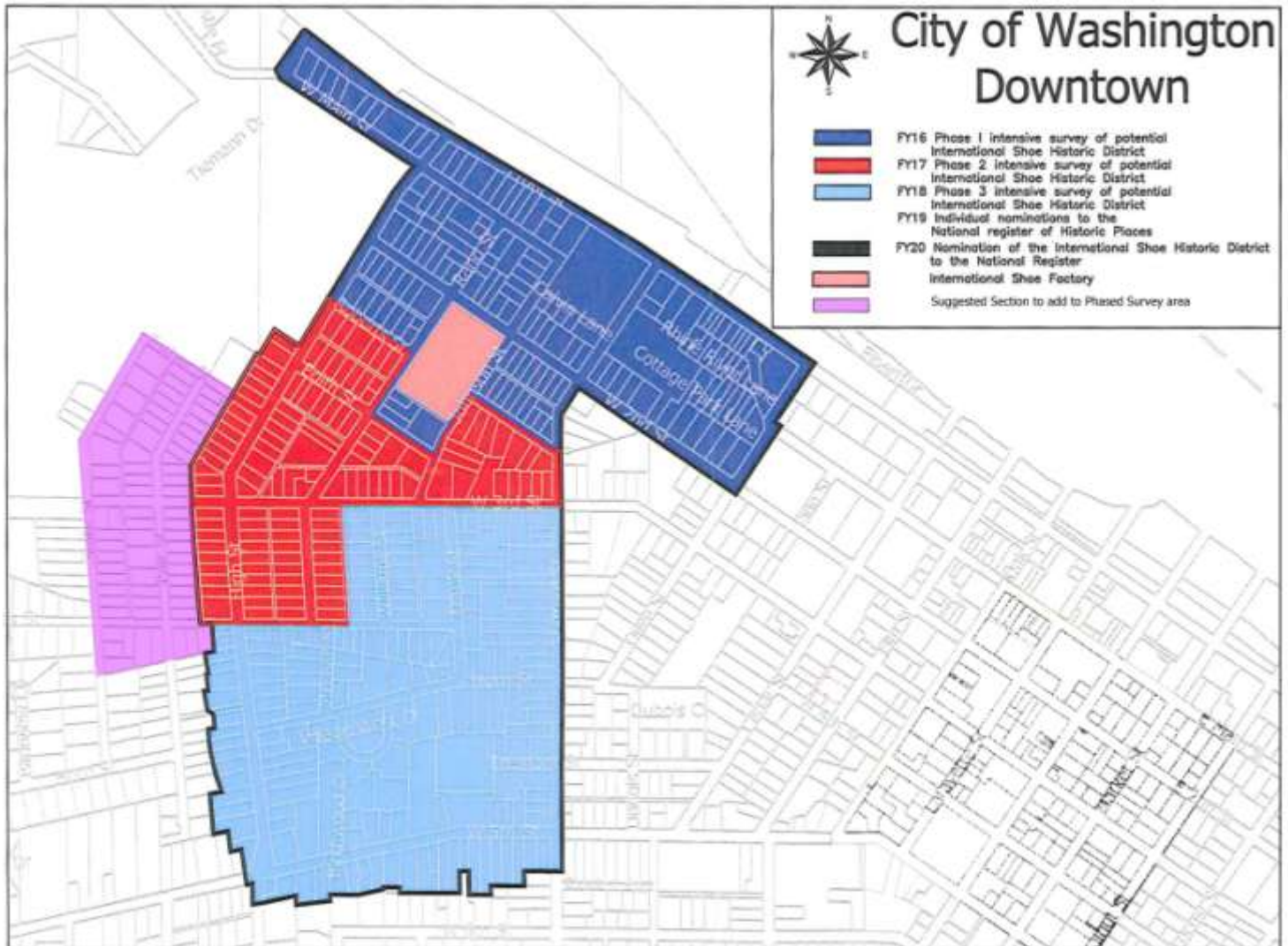


Figure 17: International Shoe Factory, 700 W. Second Street, survey #131. A-H. Potential standalone National Register Historic District. (District Boundary and Construction Sequence Map). Source: Google Maps, March 2017.

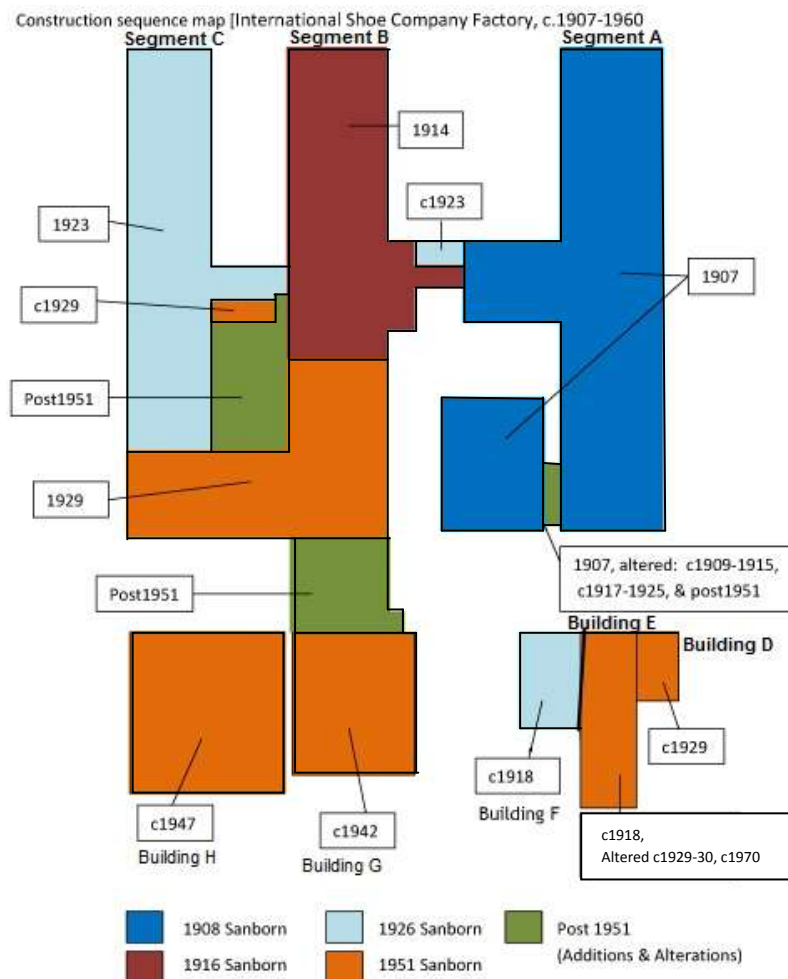
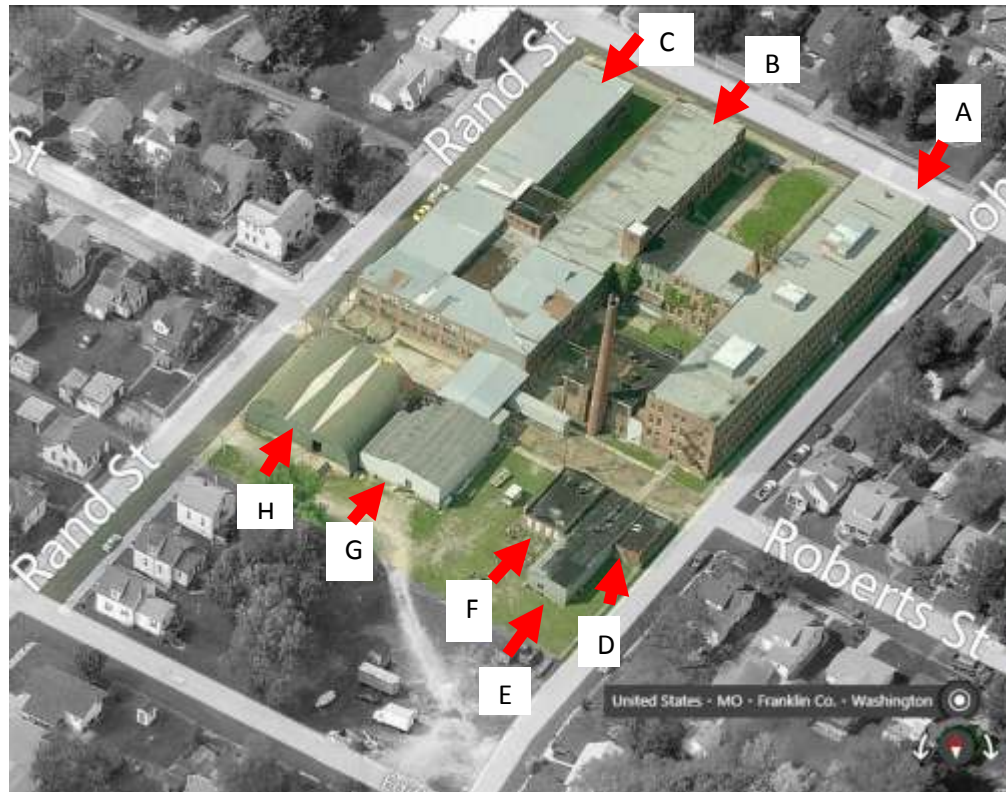


Figure 18: 1919 Franklin County Atlas depicting land sold (colored sections) to International Shoe Factory for the expansion of the Factory. Source: warranty deed information from the Recorder of Deeds Office, Franklin County, Union, MO and the 1919 Franklin County Atlas map from the Washington Historical Society.



Purple: WD074-00178, recorded 3-2-1912. Roberts, Johnson & Rand Shoe Co. transferred all of Block 1 of McLean's 2nd Addition to International Shoe Co. for \$10. / WD090-00054, recorded 5-13-1921. International Shoe Co. purchased all of Block 1 of McLean's 2nd Addition for \$1. [Listing is unclear and it is uncertain why this block was sold twice to the same company].

Light Blue: WD082-00364, recorded 4-10-1917. International Shoe Co. purchased Lot 1, Block 4, McLean's 2nd Addition from Fred J. Buecker estate for \$190 (at bid).

Orange: WD096-00241, recorded 1-24-1924. International Shoe Co. purchased Lot 3, Block 4 of McLean's 2nd Addition from J J and Sue Smith for \$500.

Green: WD137-00298, recorded 11-5-1941. International Shoe Co. purchased Lots 10, 11, 12, Block 4 of McLean's 2nd Addition from Charles H. Thea's widow, Theodore Thea, and Helda Ruediger for "\$100 and more".

Yellow: WD137-00531, recorded 2-11-1942. International Shoe Co. purchased lot 6, Block 4 of McLean's 2nd Addition ("a strip of ground") from Richard A. Pinnell for \$6,500. (Depiction is not exact).

Red: WD137-00530, recorded 2-13-1942. International Shoe Co. purchased lots 4 & 5, Block 4 of McLean's 2nd Addition from Adam Rau for \$7,000.

Dark Blue: WD139-00140, recorded 2-14-1942. International Shoe Co. purchased lot 6, Block 4 of McLean's 2nd Addition ("except a strip of ground") from the Lefmann Family for \$1,000. (Depiction is not exact).

Black Border: WD309-00777, recorded 6-3-1975. Interco Incorporated, formerly International Shoe Co. sold all of Block 1 and Lots 1, 2, 3, 4, 5, 6, 10, 11, and 12 of Block 4 in McLean's 2nd Addition to Eckelkamp Enterprises.

Figure 19: The Phased Survey (I, II, III) in relation to preexisting City of Washington National Register Districts. Source: Washington Historic Preservation Commission, *Design Review Area Map*, (January 2015). "The City Of Washington, Missouri." Accessed April 2017.

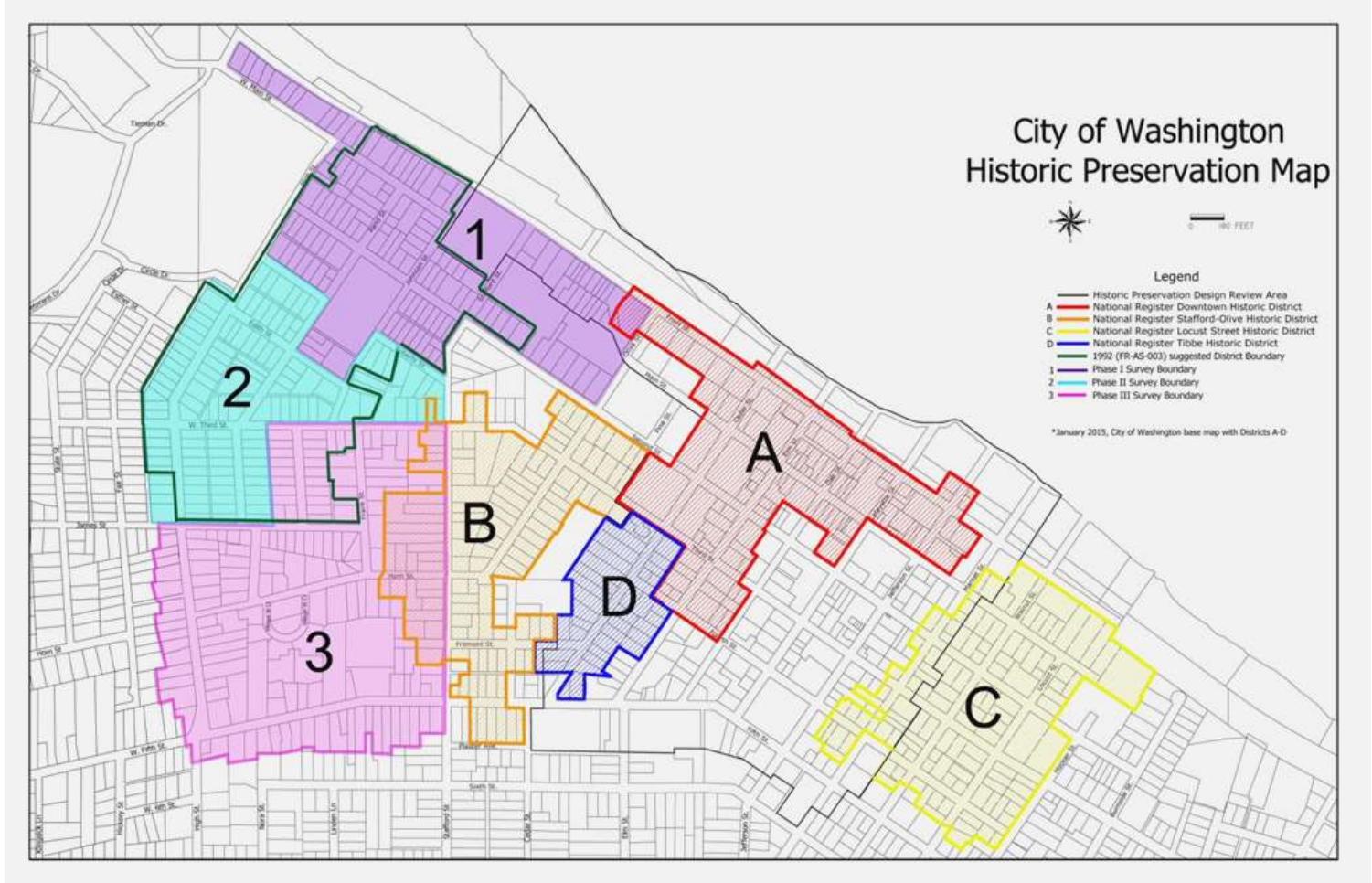


Figure 20: Districts and Surveys conducted in Washington, MO. Source: *Historic Districts and Sites* [Map] "Missouri Department of Natural Resources." Generated 6/6/2017 from the mapviewer website.



Figure 21: Map of ISCO Worker Residences, c1931. Source: 1931 Washington, Franklin County, Missouri City Directory.

PHASE I SURVEY INTERNATIONAL SHOE FACTORY NEIGHBORHOOD

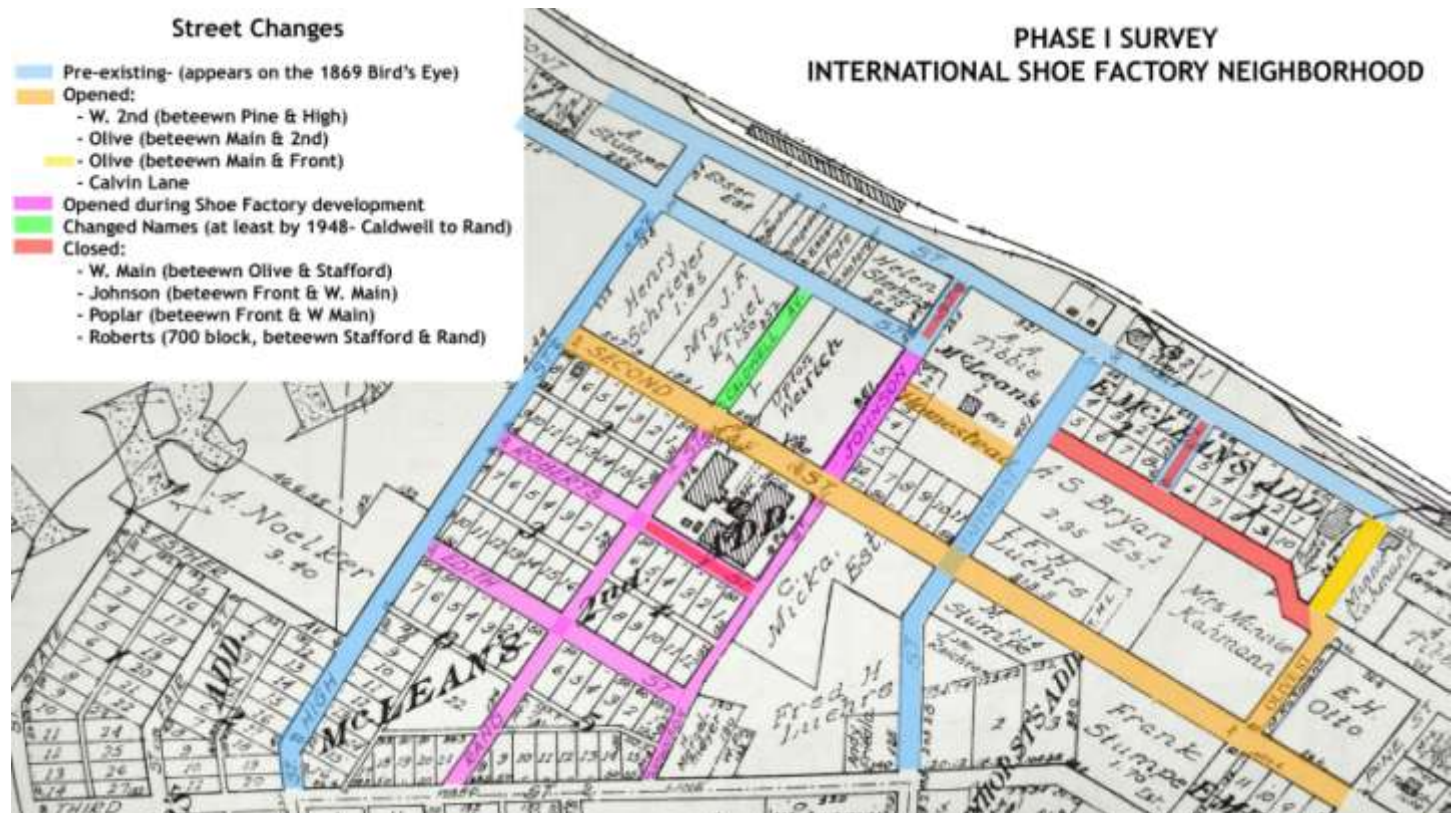


Source: Ancestry.com [database on-line]. Provo, UT: Ancestry.com Operations, Inc., 2012. Original data: United States of America, Bureau of the Census. Accessed June 2017.



Figure 23: Street Changes in Phase I Survey Area Map.

Source: 1919 Franklin County Atlas of Washington serves as the base map. Information gathered from 1869 Bird's Eye Map, 1878, 1898, 1919 Atlas, City Directories (1931, 1940, 1944, 1948, 1951, 1958, 1963), and Sanborn Maps (1908, 1916, 1926, 1951).



(The orange streets were 'opened' or laid sometime after 1869, during the period of significance [1907-1960])

Caldwell Avenue:

- By city resolution, Caldwell Ave changed to Rand in February 1948.
- Rand Street initially began after W. Second and extended south to James. It was planned with the development of land sold to raise funds for the Roberts, Johnson and Rand Shoe Co. factory [Fig 12].

Calvin Lane:

- The dead end lane was opened by at least 1936, with the first two houses being completed in early 1937.

Johnson Street :

- Northern section of Johnson, between W. Front and W. Main, was open from at least 1869 to 1940, when it was closed 'due to the extremely steep grade.'
- Southern Section of Johnson, between W. Main and W. Third, was planned with the development of land sold to raise funds for the Roberts, Johnson and Rand Shoe Co. factory [Fig. 12]. Residential along the 100 block is not identified until the 1930s, according to the city directories.

Main Street:

- The 500 block of W. Main Street officially closed c1949; however one residential listing, 504 W. Main, is present until 1951.

Olive Street:

- Olive Street, between W. Front and W. Main, completely opened by at least 1919. Prior to this the northern leg between Front and Main opened by 1878.

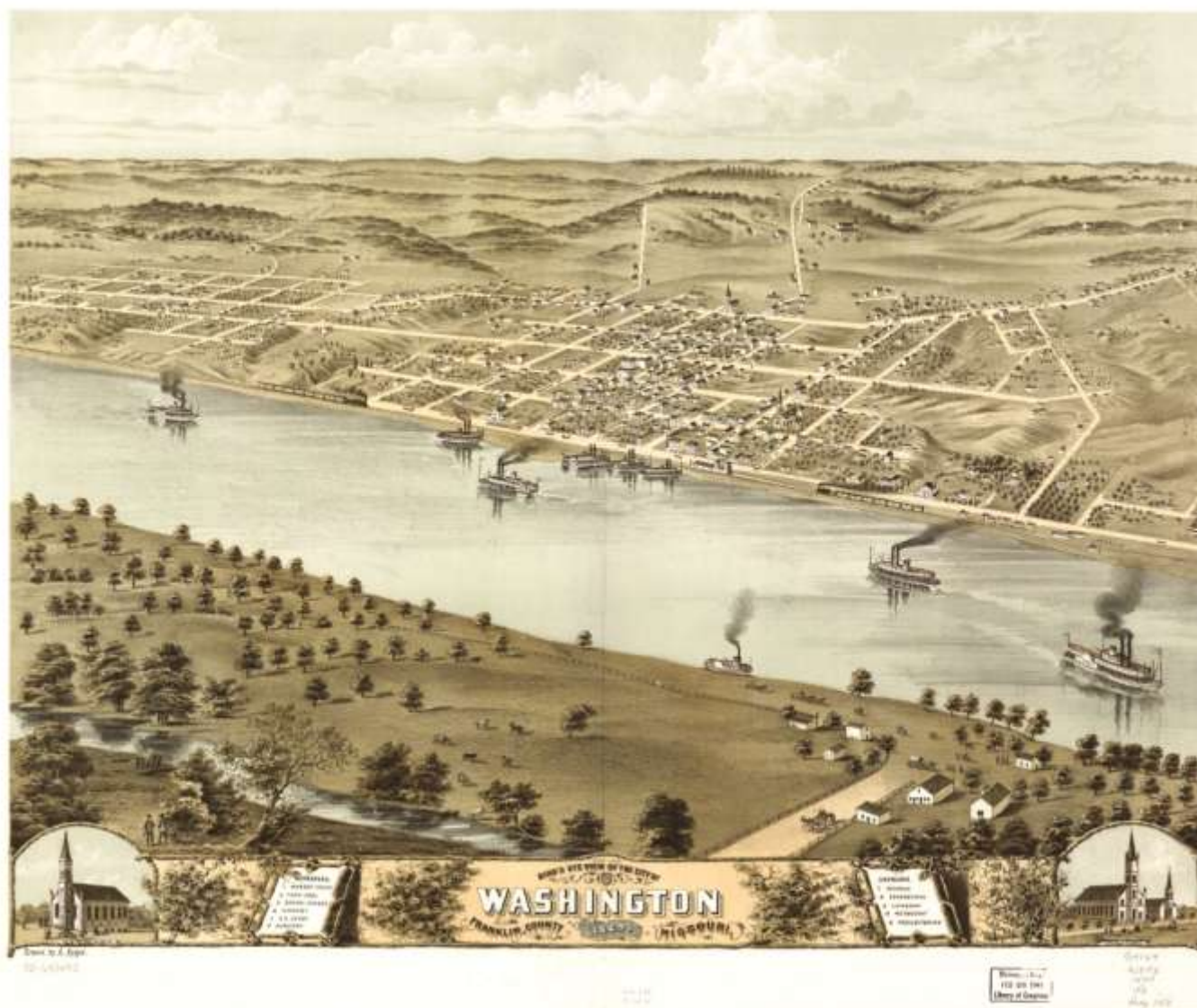
Poplar Street:

- Poplar Street, located between W. Front and the former 500 Block of W. Main, closed c2012-2013 with the Rhine River Phase I Development.

Roberts Street:

- The 700 block of Roberts closed by 1924, after International Shoe Co. purchased the southern lots.

Figure 24: Ruger, H., 1869, "Bird's Eye View of the City of Washington, Franklin County, Missouri. Source: Copy in the collections of the Washington Historical Society, Washington, MO.



Appendix B: HISTORIC CONTEXT IMAGES

Figure 1: Washington Citizen, 1906-11-23, Vol. 2, no. 14, p.1. Source: Washington Historical Society, microfilm. ("Washington Will Get Factory. The Roberts Johnson & Rand Shoe Company will erect is new branch factory in Washington-Building to contain 50,000 Square feet of floor space-Will build up to employ One Thousand men- Will expend One Million Dollars in Wages within 10 years.-One of the most rapid growing shoe manufacturing industries on earth. \$35,000 will be raised by selling lots within the city limits. Options have been given on all available property with good location-Sale will commence soon-No lot will be smaller than 50x150 feet. Price set at \$200 each. Citizens are asked to Co-operate and raise bonus.")

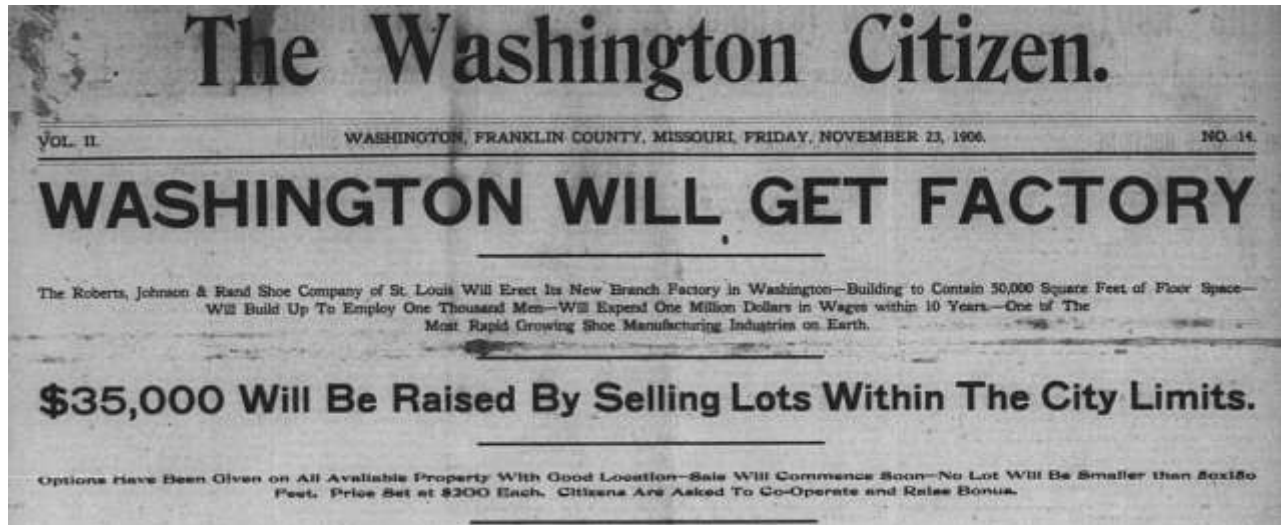


Figure 2: Washington Citizen, 1906-11-30, Vol. 2, no. 15, p.1. Source: Washington Historical Society, microfilm. ("All the Citizens of Washington Are Enthusiastic! They are loyally supporting the Committee that is selling lots. A complete list of buyers will be published on posters later. Help the good cause along. Be sure that your name is on the list. Don't Wait! Buy Now!")

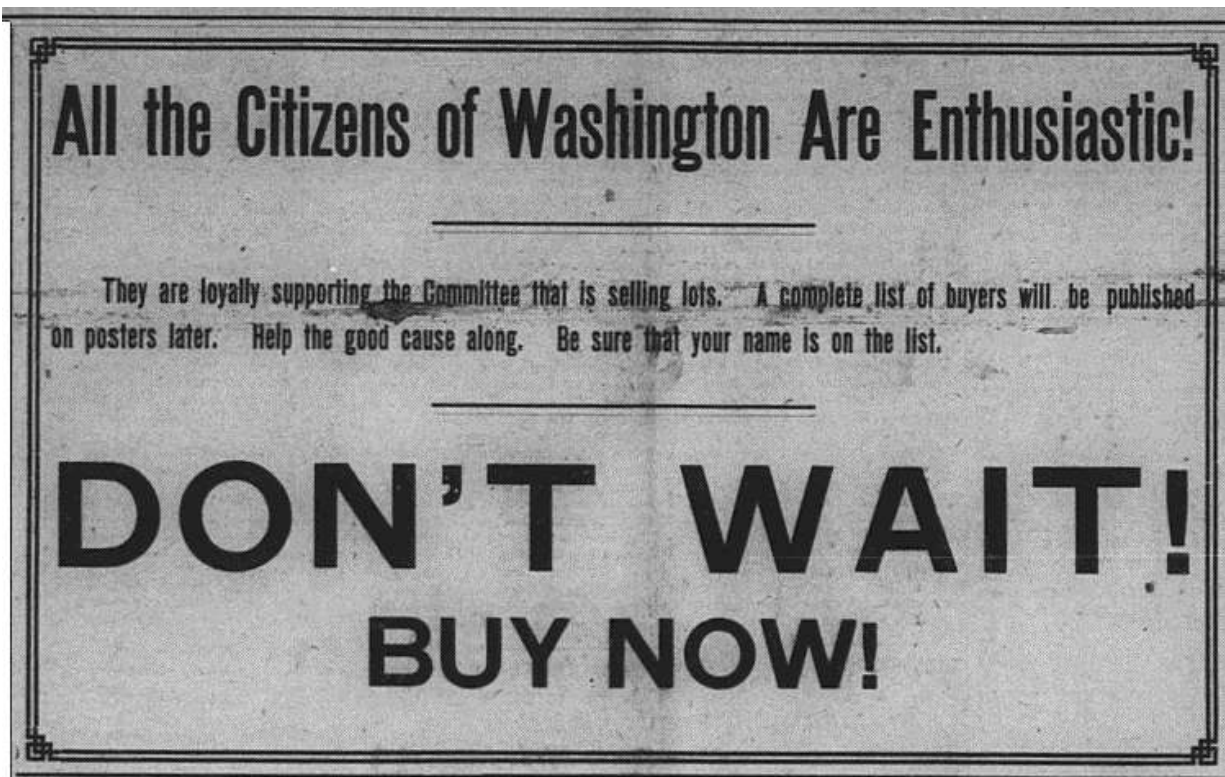


Figure 3: Washington Citizen, 1906-12-14, Vol. 2, no. 17, p.1. Source: Washington Historical Society, microfilm.
("Messrs Johnson and Rand Select Site in West End. A Portion of the McLean Estate situated on South Side of Second Street will be used for the erection of the Roberts, Johnson & Rand Shoe Factory.")



Figure 4: Washington Citizen, 1907-02-15, Vol. 2, no. 26, p.1. Source: Washington Historical Society, microfilm.
("Ground Broken Tuesday for Shoe Factory Plant. Oscar Frick and August Noelker of this City receive excavating contract. The large building in charge of St. Louis contractors and builders.")

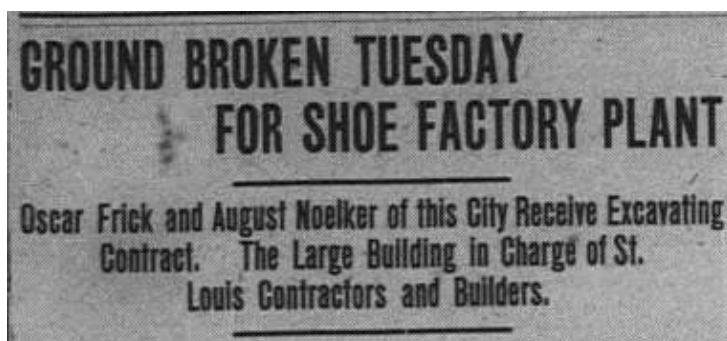


Figure 5: Washington Citizen, 1907-03-15, Vol. 2, no. 30, p.1. Source: Washington Historical Society, microfilm.
("Finance and Shoe Factory Committee Distribute Lots. Progressive and Energetic Citizens should build houses and provide for the City's future- A scarcity of residences in Washington already.")

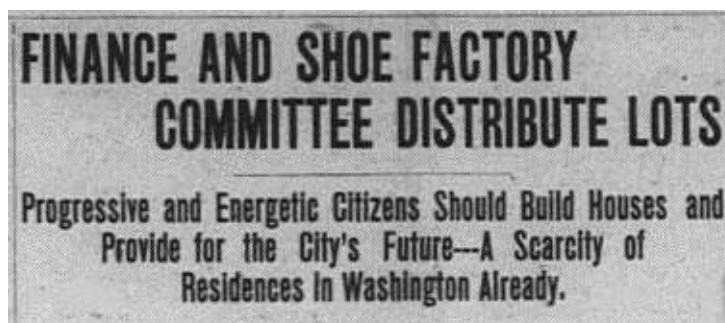


Figure 6: Washington Citizen, 1907-05-17, Vol. 2, no. 39, p.1. Source: Washington Historical Society, microfilm.
("Shoe Factory Building is nearing completion. People are also building houses but not enough to supply demand.")



Figure 7: Washington Citizen, 1907-05-17, Vol. 2, no. 39, p.5. Source: Washington Historical Society, microfilm. (Ad also located in the 1907-05-24, p5 of the Washington Citizen.)

("One Million Dollars must be spent by the Roberts, Johnson & Rand Shoe Co., for wages to earners residing in Washington within a period of ten years. The factory erected in our city will soon be ready for operation and will employ about One Thousand people. Every one who has faith in "New Washington" should get busy and build houses. They are needed now. This is a splendid opportunity for investors to build houses as they are sure to get good returns for years to come. "But you must hurry, and do it now." The shoe Company's obligation to the Citizens of Washington will be published in full in the next issue of this paper.")



Figure 8: Ground Breaking Ceremony of the Roberts, Johnson & Rand Shoe Factory on W. Second Street, Washington, MO. The Franklin County Observer (2-15-1907) notes they broke ground at 12:45pm on Tuesday, Feb 12, 1907 on what was corn fields and grazing land. Source: Views of Washington Vol. II, Washington Historical Society.



*Left of center is the Elijah McLean's (600 W. Front St.) On its west elevation it says "God is Love". After McLean's death in 1898, the home became a Presbyterian Church Retreat. McLean was a Presbyterian leader in the community.

Figure 9: Roberts, Johnson & Rand Shoe Factory, 700 W. Second Street, the original factory, c1907. Segment A (rear SW elevation, facing NE from what is now Rand & Roberts). Source: Views of Washington, Vol. II, Washington Historical Society.



Figure 10: Roberts, Johnson & Rand Shoe Factory, 700 W. Second Street, the original factory, c1907. Segment A (W elevation, facing SE from corner of W. Second and Rand). illustrates surrounding, especially undeveloped W. Second Street. Source: Views of Washington, Vol. II, Washington Historical Society.



Figure 11: International Shoe Co. Factory, 700 W. Second Street, c1914-20. Segment A (left) & B (right), (W elevation, facing SE from Rand and W. Second). Source: Views of Washington, Vol. II, Washington Historical Society.

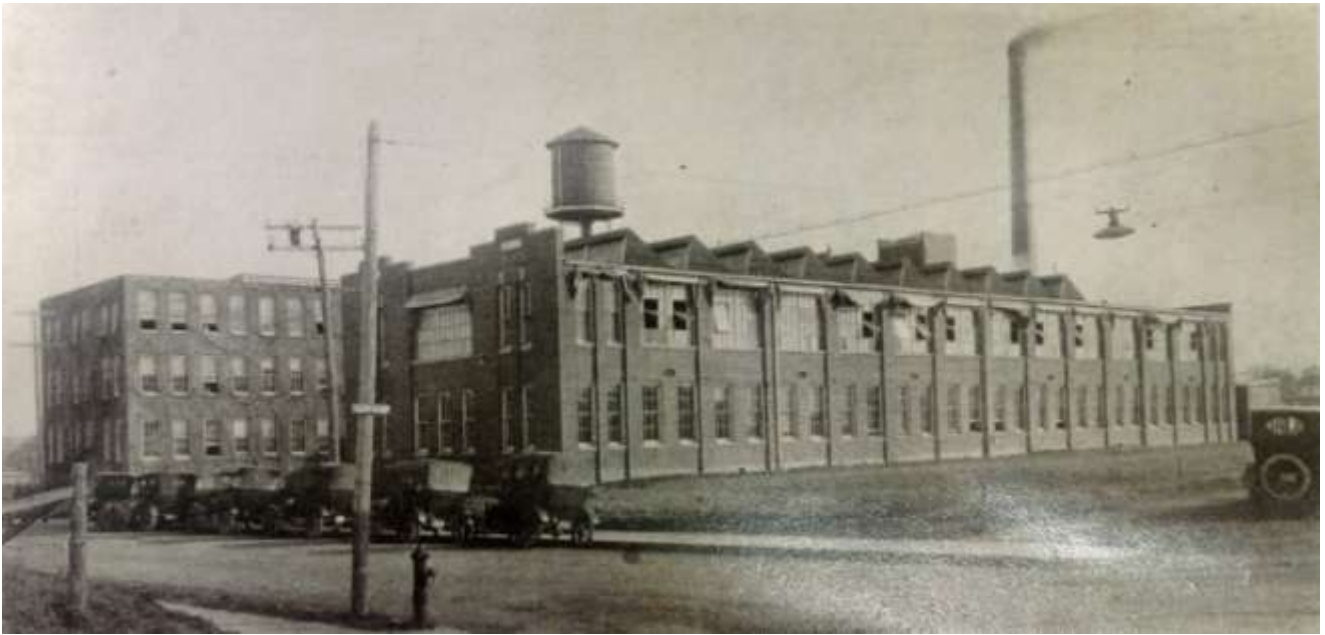


Figure 12: International Shoe Co. Factory, 700 W. Second Street, c1930 postcard. W elevations of Segment A (left), B (center), & C (right) (facing SE from Rand and W. Second). Source: Views of Washington, Vol. II, Washington Historical Society.



Figure 13: International Shoe Co. Factory, 700 W. Second Street, c1920-30. Connector between Segment A (left), and B (right). (facing S from W. Second). Source: Views of Washington, Vol. II, Washington Historical Society.



Figure 14: Aerial, International Shoe Co. Factory, 700 W. Second Street, 1951. Source: Washington Missourian, 08-28-1951, p16/3C, from International Shoe Company, Industrial File, Washington Historical Society.

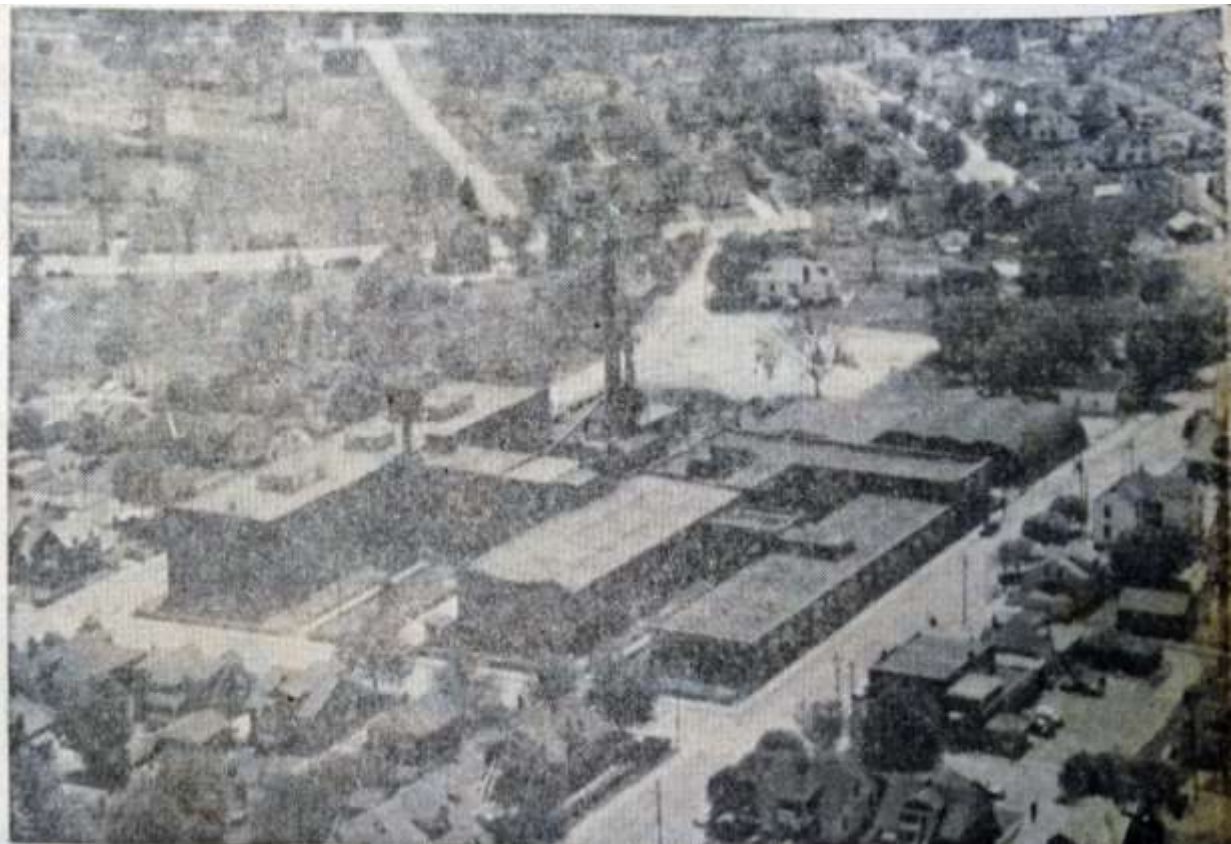


Figure 15: Calvin Lane, c1940-50, facing west from the eastern end of 4 Calvin Ln. The lane was developed by John Calvin who resided at 600 W Front Street, Elijah McLean Home, during the c1930-1940s. His home is located north of the lane (the right hand side of the photo) Source: Views of Washington, Vol. IV, Washington Historical Society.



Figure 16: Aerial, 539 W. Second Street, Hillcrest Apartments, c1978-79. Source: Views of Washington, Vol. VI, Washington Historical Society.



Figure 17: International Shoe Co. Newspaper Advertisements. Source: Newspaper articles from <http://digital.shsmo.org>.

International Shoe Work Ads

Washington, Mo.

**The Most Substantial and Best Located
CITY IN MISSOURI.**

**OFFERS SPLENDID INDUCEMENTS
TO LABOR
TO CAPITAL
TO THE HOMESEAKER
TO THE INVESTOR**

The cob pipe industries and the Roberts, Johnson & Rand Shoe Co. will give employment to all applicants.

Washington's educational advantages are unsurpassed by cities of twice its population.

Ladies desiring employment in the stitching rooms of Roberts, Johnson & Rand Shoe Co. should address at once, J. W. WILKS, P. O. Box 62, Washington, Mo.

For further information address Advertising Com. of the

**Citizens' Improvement Ass'n
WASHINGTON, MO.**

Franklin County Tribune, (Union, MO)
1907-07-05, Vol 43, No. 8, p4 AD
<http://digital.shsmo.org/>
Dates Ad seen:
1907-06-21, 1907-06-28, 1907-07-05,
1907-07-12, 1907-07-19,

Page Ten WASHINGTON CITIZEN FRIDAY, SEPTEMBER 22, 1944.

Back the Attackers!

They Need YOUR
Support Now As
Never Before!

HELP PRODUCE FOR VICTORY
APPLY AT ONCE

INTERNATIONAL SHOE CO.
or
U. S. EMPLOYMENT SERVICE
Washington, Mo.

HELP WILL BE GIVEN IN
ARRANGING TRANSPORTATION

No Experience Required
Excellent Post-War Possibilities

Washington Citizen,
Washington MO
1944-09-22 p2
(ed. 1, Vol. 40, No. 17)
<http://digital.shsmo.org/>

Friday, June 16, 1944. WASHINGTON CITIZEN Page Seven

**YOU
Are Needed NOW!**

to
HELP SUPPLY URGENT DEMANDS
of
**OUR DAILY GROWING
ARMED FORCES**

Don't Delay -- Apply At Once

International Shoe Co.
or
U. S. EMPLOYMENT SERVICE
Washington, Mo.

Washington Citizen,
Washington MO
1944-06-16 p7
(ed. 1, Vol. 40, No. 3)
<http://digital.shsmo.org/>

Page Four WASHINGTON CITIZEN Friday, July 6, 1945.

INTERNATIONAL SHOE COMPANY
Washington, Mo., Factory
AN ESSENTIAL INDUSTRY

NEEDS

50-Women-Boys-Girls-50
(16 and Over)

Let's Do Our Part to
Hurry the Finish of the
War in the Pacific

- BY -
Supplying Our Men in
Service With All Shoes
Needed to Forever Con-
quer the Japs.

Apply at Employment Office of the
International Shoe Co.
Washington, Mo.
OR WMC
U. S. EMPLOYMENT OFFICE
Washington, Missouri
(WMC Rules Observed)

Washington Citizen,
Washington MO
1945-07-06, p2
(ed. 1, Vol. 41, No. 6)
<http://digital.shsmo.org/>

Page Four WASHINGTON CITIZEN Friday, March 15, 1946.

HELP WANTED!

WOMEN 16 to 40

**STEADY EMPLOYMENT
GOOD PAY WHILE LEARNING
ADVANCEMENT OPPORTUNITIES
PLEASANT WORKING CONDITIONS
LOW COST INSURANCE**

**Minimum Wage Guarantee 50c Hour
Time and a Half for Overtime**

★
**APPLY AT ONCE TO
Employment Office**

International Shoe Co.
Washington, Mo.

Washington Citizen, W
ashington MO
1946-03-15, p4
(ed. 1, Vol. 41, No. 42)
<http://digital.shsmo.org/>

Friday, September 26, 1947. WASHINGTON CITIZEN Page Three

**EMPLOYMENT
Opportunities!**

An unlimited number of additional em-
ployees needed to meet the expected pro-
duction of shoes at the International Shoe
Company Factory in Washington, Mo.

**MINIMUM STARTING WAGE
57½c PER HOUR**

Advancement Opportunities . . . Inside Work . . .
No Experience Needed . . . Pay While Learning . . .
Steady Employment . . . Vacation With Pay . . . Low
Cost Group Insurance . . . Work Near Home!

APPLY AT
International Shoe Co.
EMPLOYMENT OFFICE
700 WEST SECOND WASHINGTON, MO.
PHONE 148

Washington Citizen,
Washington MO
1947-09-26, p3
(ed. 1, Vol. 43, No. 18)
<http://digital.shsmo.org/>

Figure 18: Classifieds pertaining to the International Shoe Factory. Source: Newspaper articles from <http://digital.shsmo.org>.

Classifieds

FRANKLIN COUNTY OBSERVER, WASHINGTON, MO.

WANT AD COLUMN

Franklin County Observer
1915-06-11 p8

FOR SALE:—Three good lots near shoe factory. Apply at Observer office.

WANT AD COLUMN

Franklin County Observer
1915-07-09 p8

FOR SALE:—Three good lots near the shoe factory. Apply at Observer office.

REAL ESTATE TRANSFERS.

Adam F. Rau to International Shoe Co., property in Washington, \$150.

Washington Citizen, Friday, January 15, 1932

FOR RENT—2 furnished rooms. Apply to 805 Roberts street.

Washington Citizen
1932-01-15 p8
(ed. 1, Vol. 27, No. 31)
'Local Ad Column'

FOR RENT—6-room house on W. Main, near International Shoe factory. Phone 554 Red. 31-tf.

FOR RENT—2 furnished rooms, heat and light, near International shoe factory. Call 254 Red.

Washington Citizen, Friday, September 18, 1932

FOR RENT—2 or 3 rooms with garage, near new shoe factory. Apply at Citizen office. 12-tf

Washington Citizen
1932-09-16 p8.
(ed. 1, Vol. 28, No. 14)
'Local Ad Column'

FOR RENT—4 rooms upstairs, near International Shoe Co. Apply to 607 Roberts St. 13-15

Washington Citizen, Friday, February 10, 1933

FOR RENT—3 neatly furnished rooms and bath at 821 Edith St., phone 193 Red. f-x

Washington Citizen
1933-02-10, p8
(ed. 1, Vol. 28, No. 35)
'Local Ad Column'

FOR RENT—2 or 3 rooms, garage and garden, near new shoe factory. Apply at Citizen. 33-tf

FOR RENT—3 furnished rooms: 1 separate furnished room with all conveniences, near International shoe factory. Apply at 605 W. Second St., phone 381 Red.

Washington Citizen, Friday, March 3, 1933

FOR RENT—3 rooms and bath. Apply 328 Stafford street.

Washington Citizen
1933-03-03 p8
(ed. 1, Vol. 28, No. 38)

FOR RENT—1 furnished room, downstairs, 821 Edith street, phone 193 Red. f-x

FOR RENT—2 or 3 rooms, furnished or unfurnished. Apply at 805 Roberts street, phone 177 Green.

FOR RENT—2 or 3 rooms, garage and garden, near new shoe factory. Apply at Citizen. 33-tf

FOR RENT—2 or 3 rooms, garage and garden, near new shoe factory. Apply at Citizen. 33-tf

FOR SALE—1 lot on High street; 1 lot at Roberts and Rand Sts.; 2 lots on Burnside St.; 3 lots on Siegel Ave., near high school, all with water and sewer connection. Mrs. M. Peltz.

Washington Citizen
1933-05-19 p1, 6, 8
(ed. 1, Vol. 28 No. 49)

Washington Citizen
1947-09-26, p8
(ed. 1, Vol. 43, No. 18)

FOR RENT—3 rooms and bath, 108 Caldwell Ave., 1/4 block from International shoe factory 48-tf

FOR RENT—Tibbe Power Co., building on Front Street. Inquire at Citizen. 14tf

FOR RENT—2 furnished rooms and bath at 805 Roberts St., Call phone 177 Green.

Appendix C: Table 1, Inventory Resource Data: Status of all buildings within Potential District
International Shoe Factory Neighborhood District, 2016-2017

Survey # (FR-AS-006)	Address #	Street	District Potential, Not Eligible (NE), NR Listed (L)	Previously Surveyed? Y/N (Year), Survey #
FR-AS-006-001	3	Calvin St.	NE	Y (1992) FR-AS-003
FR-AS-006-002	4	Calvin St.	NE	Y (1992) FR-AS-003
FR-AS-006-003	5	Calvin St.	NE	Y (1992) FR-AS-003
FR-AS-006-004	6	Calvin St.	NE	Y (1992) FR-AS-003
FR-AS-006-005	507/509	Cottage Park Ln	NE	N
FR-AS-006-006	511/513	Cottage Park Ln	NE	N
FR-AS-006-007	515/517	Cottage Park Ln	NE	N
FR-AS-006-008	519/521	Cottage Park Ln	NE	N
FR-AS-006-009	512	Front St., W.	NE	N
FR-AS-006-010	514	Front St., W.	NE/ L-Downtown Washington Historic District	Y (1986)FR-AS-001
FR-AS-006-011	516	Front St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-012	522	Front St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-013	524	Front St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-014	526	Front St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-015	528	Front St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-016	530	Front St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-017	532	Front St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-018	534	Front St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-019	536	Front St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-020	600	Front St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-021	Parcel #28	Front St., W.	NE	N
FR-AS-006-022	806	Front St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-023	808	Front St., W.	NE	N
FR-AS-006-024	812 -Parcel #40	Front St., W.	NE/ L-John Glaser Pottery Factory (DELISTED)	Y (1992) FR-AS-003/ Demolished
FR-AS-006-025	816	Front St., W.	NE	N
FR-AS-006-026	820	Front St., W.	NE	N
FR-AS-006-027	Parcel #45	Front St., W.	NE	N
FR-AS-006-028	1008	Front St., W.	NE	N
FR-AS-006-029	102	High St.	NE	N
FR-AS-006-030	106	High St.	NE	N
FR-AS-006-031	110	High St.	NE	N
FR-AS-006-032	101	Johnson St.	NE	Y (1992) FR-AS-003
FR-AS-006-033	111	Johnson St.	NE	Y (1992) FR-AS-003
FR-AS-006-034	113	Johnson St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-035	115	Johnson St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-036	119	Johnson St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-037	Parcel #165	Johnson St.	District Potential	N
FR-AS-006-038	701	Main St., W.	NE	Y (1992) FR-AS-003

Survey # (FR-AS-006)	Address #	Street	District Potential, Not Eligible (NE), NR Listed (L)	Previously Surveyed? Y/N (Year), Survey #
FR-AS-006-039	716	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-040	717	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-041	719	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-042	Parcel #58	Main St., W.	NE	N
FR-AS-006-043	723	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-044	725	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-045	801	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-046	803	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-047	805	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-048	807	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-049	808	Main St., W.	NE	N
FR-AS-006-050	810	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-051	811	Main St., W.	NE	N
FR-AS-006-052	812	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-053	813	Main St., W.	NE	N
FR-AS-006-054	814	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-055	815	Main St., W.	NE	N
FR-AS-006-056	822	Main St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-057	824	Main St., W.	NE	N
FR-AS-006-058	103	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-059	105	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-060	108	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-061	109	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-062	113	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-063	Parcel #48	Rand St.	NE	N
FR-AS-006-064	116	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-065	117	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-066	215	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-067	219	Rand St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-068	226	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-069	230	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-070	234	Rand St.	NE	Y (1992) FR-AS-003
FR-AS-006-071	Parcel #21	Rhine River Ln.	NE	N
FR-AS-006-072	521	Rhine River Ln.	NE	N
FR-AS-006-073	523	Rhine River Ln.	NE	N
FR-AS-006-074	525	Rhine River Ln.	NE	N
FR-AS-006-075	527	Rhine River Ln.	NE	N
FR-AS-006-076	529	Rhine River Ln.	NE	N
FR-AS-006-077	531	Rhine River Ln.	NE	N
FR-AS-006-078	533	Rhine River Ln.	NE	N
FR-AS-006-079	601	Roberts St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-080	603	Roberts St.	NE	Y (1992) FR-AS-003

Survey # (FR-AS-006)	Address #	Street	District Potential, Not Eligible (NE), NR Listed (L)	Previously Surveyed? Y/N (Year), Survey #
FR-AS-006-081	605	Roberts St.	NE	Y (1992) FR-AS-003
FR-AS-006-082	607	Roberts St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-083	609	Roberts St.	NE	Y (1992) FR-AS-003
FR-AS-006-084	611	Roberts St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-085	613	Roberts St.	NE	Y (1992) FR-AS-003
FR-AS-006-086	615	Roberts St.	NE	Y (1992) FR-AS-003
FR-AS-006-087	619	Roberts St.	NE	Y (1992) FR-AS-003
FR-AS-006-088	805	Roberts St.	NE	Y (1992) FR-AS-003
FR-AS-006-089	811	Roberts St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-090	815	Roberts St.	NE	Y (1992) FR-AS-003
FR-AS-006-091	817	Roberts St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-092	819	Roberts St.	NE	Y (1992) FR-AS-003
FR-AS-006-093	827	Roberts St.	NE	Y (1992) FR-AS-003
FR-AS-006-094	501/503	2nd St., W.	NE	N
FR-AS-006-095	505/507	2nd St., W.	NE	N
FR-AS-006-096	509/511	2nd St., W.	NE	N
FR-AS-006-097	513/515	2nd St., W.	NE	N
FR-AS-006-098	517/519	2nd St., W.	NE	N
FR-AS-006-099	521/523	2nd St., W.	NE	N
FR-AS-006-100	539, Office	2nd St., W.	NE	N
FR-AS-006-101	539, #1	2nd St., W.	NE	N
FR-AS-006-102	539, #2	2nd St., W.	NE	N
FR-AS-006-103	539, #3	2nd St., W.	NE	N
FR-AS-006-104	539, #4	2nd St., W.	NE	N
FR-AS-006-105	539, #5	2nd St., W.	NE	N
FR-AS-006-106	539, #6	2nd St., W.	NE	N
FR-AS-006-107	539, #7	2nd St., W.	NE	N
FR-AS-006-108	539, #8	2nd St., W.	NE	N
FR-AS-006-109	539, #9	2nd St., W.	NE	N
FR-AS-006-110	539, #10	2nd St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-111	539, #11	2nd St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-112	539, #12	2nd St., W.	NE	Y (1986)FR-AS-001
FR-AS-006-113	541	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-114	547	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-115	549	2nd St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-116	553	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-117	600	2nd St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-118	601	2nd St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-119	602	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-120	604	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-121	605	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-122	606	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-123	608	2nd St., W.	NE	Y (1992) FR-AS-003

Survey # (FR-AS-006)	Address #	Street	District Potential, Not Eligible (NE), NR Listed (L)	Previously Surveyed? Y/N (Year), Survey #
FR-AS-006-124	610	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-125	611	2nd St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-126	612	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-127	615	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-128	619	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-129	620	2nd St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-130	623	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-131-A	700, A*	2nd St., W.	District Potential/ [Complex]	Y (1992) FR-AS-003
FR-AS-006-131-B	700, B*	2nd St., W.	District Potential/ [Complex]	Y (1992) FR-AS-003
FR-AS-006-131-C	700, C*	2nd St., W.	District Potential/ [Complex]	Y (1992) FR-AS-003
FR-AS-006-131-D	700, D*	2nd St., W.	District Potential/ [Complex]	Y (1992) FR-AS-003
FR-AS-006-131-E	700, E*	2nd St., W.	NE/ [Complex]	Y (1992) FR-AS-003
FR-AS-006-131-F	700, F*	2nd St., W.	District Potential/ [Complex]	Y (1992) FR-AS-003
FR-AS-006-131-G	700, G*	2nd St., W.	NE/ [Complex]	Y (1992) FR-AS-003
FR-AS-006-131-H	700, H*	2nd St., W.	District Potential/ [Complex]	Y (1992) FR-AS-003
FR-AS-006-132	701	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-133	705	2nd St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-134	709	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-135	711	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-136	715	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-137	800	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-138	801	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-139	803	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-140	809	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-141	812	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-142	813	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-143	814	2nd St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-144	815	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-145	816	2nd St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-146	819	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-147	820	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-148	823	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-149	825	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-150	826	2nd St., W.	District Potential	Y (1992) FR-AS-003
FR-AS-006-151	830	2nd St., W.	NE	Y (1992) FR-AS-003
FR-AS-006-152	115	Stafford St.	NE	N
FR-AS-006-153	118	Stafford St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-154	207	Stafford St.	District Potential	Y (1992) FR-AS-003
FR-AS-006-155	1	Tieman Dr.	NE	N

* The buildings within the ISCO factory complex are potentially eligible as their own district listing. If a National Register nomination is pursued, the resource count must follow NR guidance.

APPENDIX D: TABLE 2, INVENTORY RESOURCE DATA: Properties by Date of Construction

*Shoe Factory Construction is highlighted yellow,

Survey #	Addy #	Street	Year Built	Architectural Style
FR-AS-006-020	600	Front St., W.	1834-1839	Colonial Revival, Side Gable
FR-AS-006-040	717	Main St., W.	c1850, 1950	Vernacular, Cross gable
FR-AS-006-056	822	Main St., W.	c1855-1890	Vernacular, Hall and Parlor
FR-AS-006-010	514	Front St., W.	c1865, c1905, 2013, 2015	Vernacular Commercial, Shaped Parapet
FR-AS-006-039	716	Main St., W.	c1868, c1880	Folk Victorian
FR-AS-006-148	823	2nd St., W.	c1870-1900	Vernacular, Hall and Parlor, MO German Style
FR-AS-006-153	118	Stafford St.	c1870-1900	Vernacular, Hall and Parlor
FR-AS-006-091	817	Roberts St.	c1880-1910	Vernacular, Hall and Parlor
FR-AS-006-093	827	Roberts St.	c1905-1910	Four Square
1900s				
FR-AS-006-144	815	2nd St., W.	c1900	Four Square
FR-AS-006-026	820	Front St., W.	c1900	Saltbox-esque, side
FR-AS-006-041	719	Main St., W.	c1900-1905, 1999	Neo-traditional
FR-AS-006-067	219	Rand St.	c1900	Vernacular, I-House, Center Hall
FR-AS-006-140	809	2nd St., W.	c1900	Bungalow
FR-AS-006-022	806	Front St., W.	c1905-1920	Vernacular, Cross gable
Roberts, Johnson & Rand Shoe Factory constructed (Building 1/Seg. A)				
FR-AS-006-131-A	700, A	2nd St., W.	1907	Industrial, Vernacular
FR-AS-006-069	230	Rand St.	c1910	Vernacular, Front Gable
FR-AS-006-070	234	Rand St.	c1910	Vernacular, Front Gable
FR-AS-006-089	811	Roberts St.	c1910-1915	Vernacular, Cross gable
FR-AS-006-131-B	700, B	2nd St., W.	1914	Industrial, Vernacular Shaped Parapet
FR-AS-006-121	605	2nd St., W.	c1915-1920	Vernacular, Mass-Plan, Hipped
FR-AS-006-125	611	2nd St., W.	c1915-1920	Vernacular, Mass-Plan, Hipped
FR-AS-006-128	619	2nd St., W.	c1915-1920	Vernacular, Front Gable
FR-AS-006-130	623	2nd St., W.	c1915-1920	Vernacular, Front Gable
FR-AS-006-043	723	Main St., W.	1916	Vernacular, Pyramidal Square
FR-AS-006-044	725	Main St., W.	c1916-1920	Vernacular, Pyramidal Square
FR-AS-006-131-F	700, F	2nd St., W.	1918	Industrial, Vernacular Shaped Parapet
FR-AS-006-131-E	700, E	2nd St., W.	1918, c1929	Industrial, Vernacular Front Gable Warehouse
1920s				
FR-AS-006-025	816	Front St., W.	c1920	Saltbox-esque
FR-AS-006-141	812	2nd St., W.	c1920	Vernacular, Pyramidal Square
FR-AS-006-145	816	2nd St., W.	c1920	Vernacular, Pyramidal Square
FR-AS-006-047	805	Main St., W.	c1920	Vernacular, Pyramidal Square
FR-AS-006-149	825	2nd St., W.	c1920	Vernacular, Mass-Plan, Hipped
FR-AS-006-151	830	2nd St., W.	c1920	Vernacular, Mass-Plan, Hipped
FR-AS-006-126	612	2nd St., W.	c1920	Vernacular, Mass-Plan, Side Gable
FR-AS-006-142	813	2nd St., W.	c1920	Vernacular, Mass-Plan, Side Gable
FR-AS-006-084	611	Roberts St.	c1920s	Bungalow, side gable
FR-AS-006-083	609	Roberts St.	c1920s	Vernacular, Mass-Plan, Hipped
FR-AS-006-028	1008	Front St., W.	c1920-30	Minimal Traditional, front gable
FR-AS-006-131-C	700, C	2nd St., W.	1923	Industrial, Vernacular
FR-AS-006-119	602	2nd St., W.	c1923	Vernacular, Mass-Plan, Hipped
FR-AS-006-122	606	2nd St., W.	c1925	Vernacular, Mass-Plan, Side Gable
FR-AS-006-113	541	2nd St., W.	c1925	Colonial Revival, Side Gambrel
FR-AS-006-117	600	2nd St., W.	c1925	Vernacular, Front Gable
FR-AS-006-118	601	2nd St., W.	c1925	Vernacular, Front Gable
FR-AS-006-124	610	2nd St., W.	c1925	Vernacular, Front Gable
FR-AS-006-082	607	Roberts St.	c1925	Vernacular, Mass-Plan, Hipped
FR-AS-006-123	608	2nd St., W.	c1925	Vernacular, Mass-Plan, Hipped
FR-AS-006-127	615	2nd St., W.	c1925	Vernacular, Hipped Gable
FR-AS-006-085	613	Roberts St.	c1925	Vernacular, Pyramidal Square

Survey #	Addy #	Street	Year Built	Architectural Style
FR-AS-006-060	108	Rand St.	c1925-30	Vernacular, Mass-Plan, Side Gable
FR-AS-006-116	553	2nd St., W.	c1925-30	Vernacular, Mass-Plan, Side Gable
FR-AS-006-033	111	Johnson St.	c1925-30	Vernacular, Front Gable
FR-AS-006-048	807	Main St., W.	c1925-30	Vernacular, Front Gable
FR-AS-006-057	824	Main St., W.	c1928, 1943	Vernacular, Mass-Plan, Side Gable
FR-AS-006-131-D	700, D	2nd St., W.	1929	Industrial, Vernacular
1930s				
FR-AS-006-034	113	Johnson St.	c1930	Tudor Revival
FR-AS-006-079	601	Roberts St.	c1930	Vernacular, I-House, Center Hall
FR-AS-006-050	810	Main St., W.	c1930	Vernacular, Front Gable
FR-AS-006-052	812	Main St., W.	c1930	Vernacular, Front Gable
FR-AS-006-054	814	Main St., W.	c1930	Vernacular, Front Gable
FR-AS-006-061	109	Rand St.	c1930	Vernacular, Front Gable
FR-AS-006-080	603	Roberts St.	c1930	Vernacular, Front Gable
FR-AS-006-136	715	2nd St., W.	c1930	Vernacular, Front Gable
FR-AS-006-032	101	Johnson St.	c1930	Vernacular, Mass-Plan, Side Gable
FR-AS-006-143	814	2nd St., W.	c1930	Vernacular, Pyramidal Square
FR-AS-006-147	820	2nd St., W.	c1930	Vernacular, Mass-Plan, Hipped
FR-AS-006-035	115	Johnson St.	c1930	Bungalow
FR-AS-006-036	119	Johnson St.	c1930	Bungalow
FR-AS-006-062	113	Rand St.	c1930	Bungaloid, side gable
FR-AS-006-064	116	Rand St.	c1930	Bungaloid, side gable
FR-AS-006-065	117	Rand St.	c1930	Bungaloid, side gable
FR-AS-006-146	819	2nd St., W.	c1930	Bungaloid, side gable
FR-AS-006-138	801	2nd St., W.	c1930	Bungalow
FR-AS-006-132	701	2nd St., W.	c1930	Bungalow
FR-AS-006-086	615	Roberts St.	c1930	Bungaloid, side gable
FR-AS-006-088	805	Roberts St.	c1930	Bungaloid, side gable
FR-AS-006-120	604	2nd St., W.	c1930	Bungaloid, side gable
FR-AS-006-139	803	2nd St., W.	c1930	Bungaloid, side gable
FR-AS-006-137	800	2nd St., W.	c1930	Vernacular, Commercial, 2-part commercial & Service Station
FR-AS-006-114	547	2nd St., W.	c1930-35	Vernacular, Front Gable
FR-AS-006-115	549	2nd St., W.	c1930-35	Vernacular, Front Gable
FR-AS-006-038	701	Main St., W.	c1931-35	Neo-eclectic
FR-AS-006-134	709	2nd St., W.	c1935	Bungalow
FR-AS-006-045	801	Main St., W.	1935	Vernacular, Front Gable
FR-AS-006-023	808	Front St., W.	1935	Vernacular, Mass-Plan, Side Gable
FR-AS-006-051	811	Main St., W.	c1935	Minimal Traditional
FR-AS-006-135	711	2nd St., W.	c1935	Minimal Traditional
FR-AS-006-001	3	Calvin St.	c1935-40	Vernacular, Mass-Plan, Side Gable
FR-AS-006-003	5	Calvin St.	c1935-40	Vernacular, Mass-Plan, Side Gable
FR-AS-006-004	6	Calvin St.	c1935-40	Vernacular, Mass-Plan, Side Gable
FR-AS-006-059	105	Rand St.	c1935-40	Vernacular, Mass-Plan, Side Gable
FR-AS-006-066	215	Rand St.	c1935-40	Vernacular, Mass-Plan, Side Gable
FR-AS-006-058	103	Rand St.	c1935-40	Vernacular, Cross gable
FR-AS-006-002	4	Calvin St.	c1935-40	Vernacular, Front Gable
FR-AS-006-087	619	Roberts St.	c1935-40	Vernacular, Front Gable
FR-AS-006-154	207	Stafford St.	c1935-40	Bungaloid, front gable
FR-AS-006-081	605	Roberts St.	c1935-40	Bungaloid, side gable
FR-AS-006-092	819	Roberts St.	late 1930s-40	Minimal Traditional
1940s				
FR-AS-006-150	826	2nd St., W.	c1940	Vernacular, Front Gable
FR-AS-006-090	815	Roberts St.	c1940	Vernacular, Front Gable
FR-AS-006-129	620	2nd St., W.	c1940	Minimal Traditional
FR-AS-006-131-G	700, G	2nd St., W.	1942	Industrial, Vernacular, Front Gable Warehouse
FR-AS-006-131-H	700, H	2nd St., W.	1947	Industrial, Quonset Hut

Survey #	Addy #	Street	Year Built	Architectural Style
1950s				
FR-AS-006-133	705	2nd St., W.	c1958	Neo-eclectic Cap Cod
1960s				
1970s				
FR-AS-006-049	808	Main St., W.	1977	Ranch, Modern
FR-AS-006-101	539, #1	2nd St., W.	1977	Neo-eclectic, hip on gable
FR-AS-006-102	539, #2	2nd St., W.	1977	Neo-eclectic, hip on gable
FR-AS-006-103	539, #3	2nd St., W.	1977	Neo-eclectic, hip on gable
FR-AS-006-104	539, #4	2nd St., W.	1977	Neo-eclectic, hip on gable
FR-AS-006-105	539, #5	2nd St., W.	1977	Neo-eclectic, hip on gable
FR-AS-006-100	539, Office	2nd St., W.	c1977-78	Neo-eclectic, hip on gable
FR-AS-006-106	539, #6	2nd St., W.	1978	Neo-eclectic, hip on gable
FR-AS-006-107	539, #7	2nd St., W.	1978	Neo-eclectic, hip on gable
FR-AS-006-108	539, #8	2nd St., W.	1978	Neo-eclectic, hip on gable
FR-AS-006-109	539, #9	2nd St., W.	1978	Neo-eclectic, hip on gable
1980s				
FR-AS-006-110	539, #10	2nd St., W.	1980	Neo-eclectic, hip on gable
FR-AS-006-111	539, #11	2nd St., W.	1980	Neo-eclectic, hip on gable
FR-AS-006-112	539, #12	2nd St., W.	1980	Neo-eclectic, hip on gable
FR-AS-006-152	115	Stafford St.	1988	Vernacular, Mass-Plan, Side Gable
FR-AS-006-029	102	High St.	1988	Raised Ranch
FR-AS-006-031	110	High St.	1988	Raised Ranch
FR-AS-006-030	106	High St.	1989	Raised Ranch
1990s				
FR-AS-006-053	813	Main St., W.	1992	Neo-eclectic, Contemporary
FR-AS-006-055	815	Main St., W.	1992	Neo-eclectic, Contemporary
FR-AS-006-094	501/503	2nd St., W.	1995	Neo-eclectic, Center Gable
FR-AS-006-096	509/511	2nd St., W.	1995	Neo-eclectic, Center Gable
FR-AS-006-097	513/515	2nd St., W.	1995	Neo-eclectic, Center Gable
FR-AS-006-095	505/507	2nd St., W.	1995	Neo-eclectic, Side Gable
FR-AS-006-099	521/523	2nd St., W.	1996	Neo-eclectic, Center Gable
FR-AS-006-098	517/519	2nd St., W.	1996	Neo-eclectic, Side Gable
2000s – Present				
FR-AS-006-046	803	Main St., W.	2009	Neo-eclectic, Contemporary
FR-AS-006-016	530	Front St., W.	2011	Neo-traditional, townhouse
FR-AS-006-017	532	Front St., W.	2011	Neo-traditional, townhouse
FR-AS-006-018	534	Front St., W.	2011	Neo-traditional, townhouse
FR-AS-006-019	536	Front St., W.	2011	Neo-traditional, townhouse
FR-AS-006-012	522	Front St., W.	2012-2013	Neo-traditional, townhouse
FR-AS-006-013	524	Front St., W.	2012-2013	Neo-traditional, townhouse
FR-AS-006-014	526	Front St., W.	2012-2013	Neo-traditional, townhouse
FR-AS-006-015	528	Front St., W.	2012-2013	Neo-traditional, townhouse
FR-AS-006-072	521	Rhine River Ln.	2013	Neo-traditional, townhouse
FR-AS-006-073	523	Rhine River Ln.	2013	Neo-traditional, townhouse
FR-AS-006-074	525	Rhine River Ln.	2013	Neo-traditional, townhouse
FR-AS-006-075	527	Rhine River Ln.	2013	Neo-traditional, townhouse
FR-AS-006-076	529	Rhine River Ln.	2013	Neo-traditional, townhouse
FR-AS-006-077	531	Rhine River Ln.	2013	Neo-traditional, townhouse
FR-AS-006-078	533	Rhine River Ln.	2013	Neo-traditional, townhouse
FR-AS-006-011	516	Front St., W.	2013	Neo-traditional, 2-part commercial
FR-AS-006-068	226	Rand St.	2013	Vernacular, Mass-Plan, Hipped
FR-AS-006-009	512	Front St., W.	2015	Neo-traditional, 1-part commercial
FR-AS-006-005	507/509	Cottage Park Ln	2015	Neo-traditional, duplex
FR-AS-006-006	511/513	Cottage Park Ln	2015-2016	Neo-traditional, duplex
FR-AS-006-007	515/517	Cottage Park Ln	2016	Neo-traditional, duplex
FR-AS-006-008	519/521	Cottage Park Ln	2016	Neo-traditional, duplex

Vacant Lots				
FR-AS-006-021	Parcel #28	Front St., W.	N/A	Vacant Lot
FR-AS-006-024	812 -Parcel #40	Front St., W.	N/A	Vacant Lot
FR-AS-006-027	Parcel #45	Front St., W.	N/A	Vacant Lot
FR-AS-006-037	Parcel #165	Johnson St.	NA	Vacant Lot, historically
FR-AS-006-042	722-Parcel #58	Main St., W.	NA	Vacant Lot
FR-AS-006-063	Parcel #48	Rand St.	NA	Vacant Lot, historically
FR-AS-006-071	Parcel #21	Rhine River Ln.	NA	Vacant Lot
FR-AS-006-155	1	Tiemann Dr.	NA	Vacant Lot

APPENDIX E: TABLE 3, INVENTORY RESOURCE DATA:
ARCHITECTURAL STYLES & VERNACULAR SUBTYPES

International Shoe Factory Neighborhood Survey
Phase I Boundary

Style	Total	%	Breakdown/Notes (dwellings unless noted otherwise)	Breakdown Counts
Bungalow/Bungaloid	17	10.63%	Bungalow, 1.5 story Bungaloid, side gable, 1.5 story Bungaloid, front gable, 1 story	6 10 1
Colonial Revival:	2	1.25%	Side Gable (Formerly Federal), 2.5-story Side Gambrel, Dutch Colonial subtype, 1.5-story	1 1
Folk Victorian:	1	0.63%	2-story	1
Four Square:	2	1.25%	2-story	
Industrial:	6	3.75%	Industrial, Front Gable Warehouse Industrial, Quonset Hut Industrial, Shaped Parapet Industrial, Vernacular	2 1 1 2
Minimal Traditional:	5	3.12%	Cross Gable Front Gable Side Gable with center gablet	1 3 1
Neo-eclectic:	24	15%	Neo-eclectic Neo-eclectic, Cap Cod Neo-eclectic, Center Gable Neo-eclectic, Contemporary Neo-eclectic, Hip on Gable Neo-eclectic, Side Gable	1 1 4 3 13 2
Neo-traditional:	22	13.75%	Neo-traditional Neo-traditional, 1-part commercial block Neo-traditional, 2-part commercial block Neo-traditional, duplex Neo-traditional, townhouse	1 1 1 4 15
Ranch:	4	2.5%	Ranch, Raised	3
Saltbox:	2	1.25%	Saltbox-esque (front gable), 1.5-story	2
Tudor Revival:	1	0.63%	2-story	1
Vernacular, Commercial	2	1.25%	Vernacular, Shaped Parapet Vernacular, 2-part commercial & Service Station	1 1
Vernacular, Cross Gable:	4	2.5%	1-story 1.5-story 2-story	1 1 2
Vernacular, Front Gable:	22	13.75%	1-story 1.5-story	2 20
Vernacular, Hall and Parlor	4	2.5%	1-story 1 front, 2 rear 1.5-story	1 1 2
Vernacular, Hipped Gable:	1	0.63%	1.5 story	1
Vernacular, I-House:	2	1.25%	Center Hall, 2-story	2
Vernacular, Mass-Plan, Hipped:	10	6.25%	1.5-story 1-story	9 1
Vernacular, Mass-Plan, Side Gable	14	8.75%	1 front, 2 rear 1.5-story 2-story	1 12 1
Vernacular, Pyramidal Square:	7	4.38%	1-story 1.5-story	1 6
Vacant Lot:	8	5%	Historically Vacant Lot	2
Total Resources:	160	100%		

List of Properties by Style/Vernacular Subtype

Bungalow/Bungalowoid

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
36	119	Johnson St.	c1930	C	Bungalow, side gable	rectangle	1.5
35	115	Johnson St.	c1930	C	Bungalow, side gable	rectangular	1.5
132	701	2nd St., W.	c1930	C	Bungalow, side gable	rectangular	1.5
134	709	2nd St., W.	c1935	C	Bungalow, side gable	rectangular	1.5
138	801	2nd St., W.	c1930	C	Bungalow, side gable	rectangular	1.5
140	809	2nd St., W.	c1900	C	Bungalow, side gable	rectangular	1.5
62	113	Rand St.	c1930	NC	Bungalowoid, side gable	rectangular	1.5
64	116	Rand St.	c1930	NC	Bungalowoid, side gable	rectangular	1.5
65	117	Rand St.	c1930	NC	Bungalowoid, side gable	rectangular	1.5
81	605	Roberts St.	c1935-1940	NC	Bungalowoid, side gable	square	1.5
84	611	Roberts St.	c1920s	C	Bungalowoid, side gable	square	1.5
86	615	Roberts St.	c1930	NC	Bungalowoid, side gable	square	1.5
88	805	Roberts St.	c1930	NC	Bungalowoid, side gable	rectangular	1.5
120	604	2nd St., W.	c1930	C	Bungalowoid, side gable	rectangular	1.5
139	803	2nd St., W.	c1930	C	Bungalowoid, side gable	rectangular	1.5
146	819	2nd St., W.	c1930	C	Bungalowoid, side gable	rectangular	1.5
154	207	Stafford St.	c1935-1940	C	Bungalowoid, front gable	irregular	1

Colonial Revival

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
20	600	Front St., W.	1834-1839	NC	Colonial Revival, Side Gable (formerly Federal)	rectangular	2.5
113	541	2nd St., W.	c1925	C	Colonial Revival, Side Gambrel, Dutch Colonial subtype	rectangular	1.5

Folk Victorian

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
39	716	Main St., W.	c1868, c1880	NC	Folk Victorian	irregular	2

Four Square

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
93	827	Roberts St.	c1905-1910	NC	Four square	square	2.5
144	815	2nd St., W.	c1900	C	Four square	square	2.5

Industrial

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
131-A*	700, A	2nd St., W.	1907	C	Industrial, Vernacular	irregular	3
131-B*	700, B	2nd St., W.	1914	C	Industrial, Shaped Parapet	irregular	2
131-C*	700, C	2nd St., W.	1923	C	Industrial, Vernacular	irregular	1
*700 A-C is one connected complex and accounts for only 1 building on the list. It is listed as Industrial, Vernacular since 'A' is the most important of the buildings, being the original.							
131-D	700, D	2nd St., W.	1929	C	Industrial, Vernacular	rectangular	1
131-E	700, E	2nd St., W.	1918, c1929	NC	Industrial, Front Gable Warehouse	rectangular	1
131-G	700, G	2nd St., W.	1942	NC	Industrial, Front Gable Warehouse	rectangular	1
131-H	700, H	2nd St., W.	1947	C	Industrial, Quonset Hut	rectangular	1
131-F	700, F	2nd St., W.	1918	C	Industrial, Shaped Parapet	rectangular	1

Minimal Traditional

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
28	1008	Front St., W.	c1920-30	NC	Minimal Traditional, front gable	rectangular	1.5
51	811	Main St., W.	c1935	NC	Minimal Traditional	L-shape	1.5
92	819	Roberts St.	late 1930s-40	NC	Side Gable with center gablet	square	1.5
129	620	2nd St., W.	c1940	NC	Cross Gable	rectangular	2
135	711	2nd St., W.	c1935	C	Minimal Traditional	rectangular	1

Neoelectic

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
38	701	Main St., W.	c1931-35	NC	Neo-eclectic	irregular	1.5 front, 2 rear
133	705	2nd St., W.	c1958	NC	Neo-eclectic Cap Cod	rectangular	1.5
94	501/503	2nd St., W.	1995	NC	Neo-eclectic, Center Gable	t-shape	1
96	509/511	2nd St., W.	1995	NC	Neo-eclectic, Center Gable	t-shape	1
97	513/515	2nd St., W.	1995	NC	Neo-eclectic, Center Gable	t-shape	1
99	521/523	2nd St., W.	1996	NC	Neo-eclectic, Center Gable	t-shape	1
46	803	Main St., W.	2009	NC	Neo-eclectic, Contemporary	rectangle	2
53	813	Main St., W.	1992	NC	Neo-eclectic, Contemporary	T-shape	1 front. 2
55	815	Main St., W.	1992	NC	Neo-eclectic, Contemporary	T-shape	1 front. 2
100	539, Office	2nd St., W.	c1977-78	NC	Neo-eclectic, hip on gable	rectangular	1
101	539, #1	2nd St., W.	1977	NC	Neo-eclectic, hip on gable	rectangular	1
102	539, #2	2nd St., W.	1977	NC	Neo-eclectic, hip on gable	rectangular	1
103	539, #3	2nd St., W.	1977	NC	Neo-eclectic, hip on gable	rectangular	1
104	539, #4	2nd St., W.	1977	NC	Neo-eclectic, hip on gable	rectangular	1
105	539, #5	2nd St., W.	1977	NC	Neo-eclectic, hip on gable	rectangular	1
106	539, #6	2nd St., W.	1978	NC	Neo-eclectic, hip on gable	rectangular	1
107	539, #7	2nd St., W.	1978	NC	Neo-eclectic, hip on gable	rectangular	1
108	539, #8	2nd St., W.	1978	NC	Neo-eclectic, hip on gable	rectangular	1
109	539, #9	2nd St., W.	1978	NC	Neo-eclectic, hip on gable	rectangular	1
110	539, #10	2nd St., W.	1980	NC	Neo-eclectic, hip on gable	rectangular	1 front, 2 rear
111	539, #11	2nd St., W.	1980	NC	Neo-eclectic, hip on gable	rectangular	1 front, 2 rear
112	539, #12	2nd St., W.	1980	NC	Neo-eclectic, hip on gable	rectangular	1 front, 2 rear
95	505/507	2nd St., W.	1995	NC	Neo-eclectic, Side Gable	T-shape	1
98	517/519	2nd St., W.	1996	NC	Neo-eclectic, Side Gable	T-shape	1

Neo-Traditional

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
5	507/509	Cottage Park Ln	2015	NC	Neo-traditional, duplex	irregular	1
6	511/513	Cottage Park Ln	2015-2016	NC	Neo-traditional, duplex	irregular	1
7	515/517	Cottage Park Ln	2016	NC	Neo-traditional, duplex	irregular	1
8	519/521	Cottage Park Ln	2016	NC	Neo-traditional, duplex	irregular	1
9	512	Front St., W.	2015	NC	Neo-traditional, 1-part commercial block	irregular	1
11	516	Front St., W.	2013	NC	Neo-traditional, 2-part commercial block	rectangular	2
12	522	Front St., W.	2012-2013	NC	Neo-traditional, townhouse	rectangular	2
13	524	Front St., W.	2012-2013	NC	Neo-traditional, townhouse	rectangular	2
14	526	Front St., W.	2012-2013	NC	Neo-traditional, townhouse	rectangular	2
15	528	Front St., W.	2012-2013	NC	Neo-traditional, townhouse	rectangular	2
16	530	Front St., W.	2011	NC	Neo-traditional, townhouse	rectangular	2
17	532	Front St., W.	2011	NC	Neo-traditional, townhouse	rectangular	2
18	534	Front St., W.	2011	NC	Neo-traditional, townhouse	rectangular	2
19	536	Front St., W.	2011	NC	Neo-traditional, townhouse	rectangular	2
41	719	Main St., W.	c1900-1905	NC	Neo-traditional	irregular	1.5
72	521	Rhine River Ln.	2013	NC	Neo-traditional, townhouse	rectangular	2

73	523	Rhine River Ln.	2013	NC	Neo-traditional, townhouse	rectangular	2
74	525	Rhine River Ln.	2013	NC	Neo-traditional, townhouse	rectangular	2
75	527	Rhine River Ln.	2013	NC	Neo-traditional, townhouse	rectangular	2
76	529	Rhine River Ln.	2013	NC	Neo-traditional, townhouse	rectangular	2
77	531	Rhine River Ln.	2013	NC	Neo-traditional, townhouse	rectangular	2
78	533	Rhine River Ln.	2013	NC	Neo-traditional, townhouse	rectangular	2

Ranch

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
29	102	High St.	1988	NC	Ranch, Raised	rectangular	1
30	106	High St.	1989	NC	Ranch, Raised	rectangular	1
31	110	High St.	1988	NC	Ranch, Raised	rectangular	1
49	808	Main St., W.	1977	NC	Ranch, Modern	rectangular	1

Saltbox

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
25	816	Front St., W.	c1920	NC	Saltbox-esque, front gable	rectangular	1.5
26	820	Front St., W.	c1900	NC	Saltbox-esque, front gable	rectangular	1.5

Tudor Revival

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
34	113	Johnson St.	c1930	C	Tudor Cottage	rectangular	2

Vernacular, Commercial

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
10	514	Front St., W.	c1865, c1905, 2013, 2015	NC	Vernacular, Shaped Parapet	rectangular	1
137	800	2nd St., W.	c1930	C	Vernacular, 2-part commercial & Service Station	irregular	2

Vernacular, Cross Gable

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
22	806	Front St., W.	c1905-1920	NC	Cross gable	rectangular	2
40	717	Main St., W.	c1850, 1950	NC	Cross gable	cruciform	1
58	103	Rand St.	c1935-40	NC	Cross gable	rectangular	1.5
89	811	Roberts St.	c1910-1915	C	Cross Gable	T-shape	2

Vernacular, Front Gable

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
2	4	Calvin St.	c1935-40	NC	Front Gable	Rectangular/ L-shape	1.5
33	111	Johnson St.	c1925-30	NC	Front Gable	rectangular	1.5
45	801	Main St., W.	1935	NC	Front Gable	rectangular	1.5
48	807	Main St., W.	c1925-30	NC	Front Gable	rectangular	1.5
50	810	Main St., W.	c1930	NC	Front Gable	rectangular	1.5
52	812	Main St., W.	c1930	NC	Front Gable	rectangular	1.5
54	814	Main St., W.	c1930	NC	Front Gable	rectangular	1.5
61	109	Rand St.	c1930	NC	Front Gable	rectangular	1.5
69	230	Rand St.	c1910	NC	Front Gable	rectangular	1.5
70	234	Rand St.	c1910	NC	Front Gable	rectangular	1.5
80	603	Roberts St.	c1930	NC	Front Gable	square	1
87	619	Roberts St.	c1935-40	NC	Front Gable	rectangular	1.5
90	815	Roberts St.	c1940	NC	Front Gable	square	1.5
114	547	2nd St., W.	c1930-35	C	Front Gable	rectangular	1.5
115	549	2nd St., W.	c1930-35	NC	Front Gable	rectangular	1.5

117	600	2nd St., W.	c1925	NC	Front Gable	rectangular	1.5
118	601	2nd St., W.	c1925	NC	Front Gable	rectangular	1.5
124	610	2nd St., W.	c1925	C	Front Gable	rectangular	1.5
128	619	2nd St., W.	c1915-1920	C	Front Gable	rectangular	1.5
130	623	2nd St., W.	c1915-1920	C	Front Gable	rectangular	1.5
136	715	2nd St., W.	c1930	C	Front Gable	rectangular	1.5
150	826	2nd St., W.	c1940	C	Front Gable	rectangular	1

Vernacular, Hall & Parlor

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
56	822	Main St., W.	c1855-1890	NC	Hall and Parlor	rectangular	1 front. 2
91	817	Roberts St.	c1880-1910	C	Hall and Parlor	L-shape	1.5
148	823	2nd St., W.	c1870-1900	C	Hall and Parlor, MO German Style vernacular	rectangular	1.5
153	118	Stafford St.	c1870-1900	C	Hall and Parlor	rectangular	1

Vernacular, Hipped Gable

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
127	615	2nd St., W.	c1925	C	Hipped Gable	rectangular	1.5

Vernacular, I-House

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
67	219	Rand St.	c1900	C	I-House, Center Hall	L-shape	2
79	601	Roberts St.	c1930	C	I-House, Center Hall	L-shape	2

Vernacular, Mass-Plan, Hipped

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
68	226	Rand St.	2013	NC	1 story hipped	square	1
82	607	Roberts St.	c1925	C	1.5 story hipped	square	1.5
83	609	Roberts St.	c1920s	NC	1.5 story hipped	square	1.5
119	602	2nd St., W.	c1923	C	1.5 story hipped	rectangular	1.5
121	605	2nd St., W.	c1915-1920	C	1.5 story hipped	rectangular	1.5
123	608	2nd St., W.	c1925	NC	1.5 story hipped	square	1.5
125	611	2nd St., W.	c1915-1920	NC	1.5 story hipped	rectangular	1.5
147	820	2nd St., W.	c1930	C	1.5 story hipped	rectangular	1.5
149	825	2nd St., W.	c1920	C	1.5 story hipped	rectangular	1.5
151	830	2nd St., W.	c1920	NC	1.5 story hipped	rectangular	1.5

Vernacular, Mass-Plan, Side Gable

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
1	3	Calvin St.	c1935-40	NC	Side Gable	rectangular	1.5
3	5	Calvin St.	c1935-40	NC	Side Gable	rectangular	1.5
4	6	Calvin St.	c1935-40	NC	Side Gable	rectangular	1.5
23	808	Front St., W.	1935	NC	Side Gable	rectangular	1.5
32	101	Johnson St.	c1930	NC	Side Gable	rectangular	1.5
57	824	Main St., W.	c1928, 1943	NC	Side Gable	rectangular	1 front. 2
59	105	Rand St.	c1935-40	NC	Side Gable	square	1.5
60	108	Rand St.	c1925-30	NC	Side Gable	rectangular	1.5
66	215	Rand St.	c1930-1940	NC	Side Gable	rectangular	1.5
116	553	2nd St., W.	c1925-30	C	Side Gable	rectangular	1.5
122	606	2nd St., W.	c1925	C	Side Gable	square	1.5
126	612	2nd St., W.	c1920	C	Side Gable	square	1.5
142	813	2nd St., W.	c1920	C	Side Gable	rectangular	1.5
152	115	Stafford St.	1988	NC	Side Gable	rectangular	2

Vernacular, Pyramidal Square

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
43	723	Main St., W.	1916	NC	Pyramidal Square	square	1.5
44	725	Main St., W.	c1916-1920	NC	Pyramidal Square	square	1.5
47	805	Main St., W.	c1920	NC	Pyramidal Square	square	1.5
85	613	Roberts St.	c1925	NC	Pyramidal Square	square	1
141	812	2nd St., W.	c1920	C	Pyramidal Square	square	1.5
143	814	2nd St., W.	c1930	NC	Pyramidal Square	rectangular	1.5
145	816	2nd St., W.	c1920	NC	Pyramidal Square	rectangular	1.5

Vacant Lots

Survey #	Addy #	Street	Year Built	C/NC	Property Type	Plan	No. Stories
21	Parcel #28	Front St., W.	N/A	NC	vacant lot	N/A	N/A
24	812 -Parcel #40	Front St., W.	N/A	NC	vacant lot	N/A	N/A
27	Parcel #45	Front St., W.	N/A	NC	vacant lot	N/A	N/A
37	Parcel #165	Johnson St.	N/A	C	vacant lot, historically	N/A	N/A
42	722-Parcel #58	Main St., W.	N/A	NC	vacant lot	N/A	N/A
63	Parcel #48	Rand St.	N/A	NC	vacant lot, historically	N/A	N/A
71	Parcel #21	Rhine River Ln.	N/A	NC	vacant lot	N/A	N/A
155	1	Tieman Dr.	N/A	NC	vacant lot	N/A	N/A

APPENDIX F: TABLE 4, INVENTORY RESOURCE DATA: SECONDARY RESOURCES

International Shoe Factory Neighborhood Survey

Survey #	Street Address	Building (b) Structure(s)	Status (C/NC)	Date of Resource	Resource Type	Form	Roof/Feature
010	514 Front St., W.	1s	NC	2013	Parking Lot	asphalt	22 spaces
020	600 Front St., W.	1b	NC	c1990	Garage, 2-car	wood frame	side gable
020	600 Front St., W.	1s	NC	1996	Parking Lot	asphalt	66 spots
028	1008 Front St., W.	1b	NC	c1940-50s	Shed	wood frame	shed
033	111 Johnson St.	1b	NC	c1940-50	Shed	wood frame	front gable
034	113 Johnson St.	1b	NC	1940	Shed	wood frame	shed
035	115 Johnson St.	1b	C	c1930-40	Garage, 2-car	wood frame	pyramidal
036	119 Johnson St.	1b	NC	c1940	Garage, 1-car	wood frame	front gable
-041	719 Main St., W.	1s	NC	2012	Pool, in-ground	fiberglass	
062	113 Rand St.	1b	NC	c1930-40s	Garage, 1-car	wood frame	side gable
062	113 Rand St.	1b	NC	c1950s	Shed	metal frame	shed
065	117 Rand St.	1b	NC	1935	Garage, 1-2 car	wood frame	front gable
069	230 Rand St.	1b	C	1925	Garage, 1-car	wood frame	front gable
079	601 Roberts St.	1b	NC	c1930-50	Garage, 1-car	wood frame	front gable
081	605 Roberts St.	1b	C	post 1951	Garage, 1-car	cement block	front gable
082	607 Roberts St.	1b	C	c1925	Garage, 1-car	wood frame	front gable
083	609 Roberts St.	1b	NC	post 1951	Garage, 2-car	cement block	hipped
084	611 Roberts St.	1b	NC	post 1992	Garage, 2-car	wood frame	front gable
085	613 Roberts St.	1s	NC	1996	Carport	metal frame	
086	615 Roberts St.	1b	C	c1950-60s	Garage, 2-car	cement block	front gable
088	805 Roberts St.	1b	C	c1930-50	Garage, 1-car (with carport)	wood frame	front gable
089	811 Roberts St.	1b	C	c1930	Garage, 1-car	wood frame	pyramidal
090	815 Roberts St.	1b	C	c1940-50	Garage, 1-car	wood frame	front gable
090	815 Roberts St.	1b	C	post 1951	shed	wood frame	front gable
091	817 Roberts St.	1b	C	c1925?	Shed, 2-story	wood frame	gambrel
100	539 2nd St., W. Office	1s	NC	c1977-78	Parking Lot	concrete	22+ spots
100	539 2nd St., W. Office	1s	NC	c1980	Parking Lot	asphalt	16 spots
113	541 2nd St., W.	1b	C	c1940s	Garage, 2-car, 2-story	wood frame	truncated hip
114	547 2nd St., W.	1b	NC	c1940	Garage, 1-car	wood frame	front gable
115	549 2nd St., W.	1b	NC	??unsure	Garage, 1-car	wood frame	front gable
116	553 2nd St., W.	1b	NC	??unsure	Garage, 1-car	wood frame	front gable
117	600 2nd St., W.	1b	NC	c1925	Garage, 1-car	wood frame	hipped
118	601 2nd St., W.	1b	NC	c1925	Garage, 2-car	wood frame	shed
118	601 2nd St., W.	1s	NC	2004	Pool, in-ground	concrete	
119	602 2nd St., W.	1b	C	c1920s	Garage, 1-car	wood frame	hipped
122	606 2nd St., W.	1b	C	c1943	Garage, 1-car (with carport)	wood frame	front gable
124	610 2nd St., W.	1b	NC	post 1992	Garage, 2-car	wood frame	front gable
125	611 2nd St., W.	1b	C	c1925	Garage, 1-car	wood frame	front gable
127	615 2nd St., W.	1b	C	c1925	Garage, 1-car (with carport)	wood frame	front gable
128	619 2nd St., W.	1b	C	c1950s	Garage, 1-car	wood frame	front gable

Survey #	Street Address	Building (b) Structure(s)	Status (C/NC)	Date of Outblg	Resource Type	Form	Roof/Feature
130	623 2nd St., W.	1b	NC	post 1951	Garage, 2-car	wood frame	front gable
132	701 2nd St., W.	1b	NC	post 1951	Shed	wood frame	shed
133	705 2nd St., W.	1b	NC	c1958	Garage, 2-car	brick/masonry	front gable
139	803 2nd St., W.	1b	C	c1930s	Garage, 1-car	brick/masonry	truncated hip
140	809 2nd St., W.	1b	C	c1920	Garage, 1-car	brick/masonry	hipped
145	816 2nd St., W.	1b	C	c1930	Garage, 1-car	wood frame	front gable
149	825 2nd St., W.	1b	C	c1930	Garage, 1-car	wood frame	front gable
150	826 2nd St., W.	1b	C	c1940	Carport	wood frame	Front gable
150	826 2nd St., W.	1s	C	c1940	Garage, 1-car	wood frame	front gable
151	830 2nd St., W.	1b	NC	?c1990s	Garage, 2-car	wood frame	front gable
152	115 Stafford St.	1b	NC	1988	Garage, 3-car	wood frame	side gable
154	207 Stafford St.	1b	C	post 1951	Garage, 1-car	wood frame	front gable

APPENDIX G: TABLE 5, INVENTORY RESOURCE DATA: ISCO WORKER RESIDENCES, 1931

Information is based on the 1931 City Directory, residential directory listings

Resident	Job	Business	House #	Street	Date of Construction
Burrill, Nina Mrs	emp	I S Co	504	Front W	NA-demolished
Friend, Leatha	emp	I S Co	524	Front W	NA-demolished
Scholten, Agnes	clk	I S Co	524	Front W	NA-demolished
Brinkmann, Edw	emp	I S Co	526	Front W	NA-demolished
Brinkmann, Hulda	emp	I S Co	526	Front W	NA-demolished
Glaser, Louis (Helen)*	emp	I S Co	806	Front W	c1905-1920
Bates, Warren (Elsie)	emp	I S Co	820	Front W	NA-demolished
Konys, John Jr	emp	I S Co	824	Front W	NA-demolished
Mills, Lillie Mae	emp	I S Co	830	Front W	NA-demolished
Meyer, Chas	emp	I S Co	111	Johnson	c1925-30
Brune, Arthur	emp	I S Co	111	Johnson	c1925-30
Erni, Clay	emp	I S Co	111	Johnson	c1925-30
Owens, Stanley	emp	I S Co	111	Johnson	c1925-30
Swenker, George	emp	I S Co	111	Johnson	c1925-30
Wellenkamp, Oivia	clk	I S Co	111	Johnson	c1925-30
Lange, Edmond (Beulah)*	cutter	I S Co	113	Johnson	c1930
Suedmeyer, Harry (Rachel)	asst fore	I S Co	115	Johnson	c1930
Suedmeyer, Rachel	instr	I S Co	115	Johnson	c1930
Homeyer, Pauline	emp	I S Co	119	Johnson	c1930
Kappelmann, Octavia	emp	I S Co	119	Johnson	c1930
Meise, Henry (Lydia)	cutter	I S Co	119	Johnson	c1930
Quick, Estella	emp	I S Co	119	Johnson	c1930
Boehmer, Heyward	emp	I S Co	716	Main W	c1868, c1880
Bonnet, Monroe	emp	I S Co	716	Main W	c1868, c1880
Bonnet, Russel	emp	I S Co	716	Main W	c1868, c1880
Duddenhoper, August	emp	I S Co	716	Main W	c1868, c1880
Manhenkey, Buel	emp	I S Co	716	Main W	c1868, c1880
Volmert, Lawrence (Katherine)	emp	I S Co	717	Main W	c1850, 1950
Spaunhorst, Vincent (Rose)	emp	I S Co	722	Main W	NA-demolished
Haberberger, Mary	emp	I S Co	723	Main W	1916
Elbert, Walter	emp	I S Co	729	Main W	NA-location unknown
Holtmeier, Arthur	emp	I S Co	729	Main W	NA-location unknown
Bentman, Adele	emp	I S Co	731	Main W	NA-location unknown
Bentman, Irene	emp	I S Co	731	Main W	NA-location unknown
Bentman, Marion	emp	I S Co	731	Main W	NA-location unknown
Bledsoe, Amy	emp	I S Co	733	Main W	NA-location unknown
Bledsoe, Katy	emp	I S Co	733	Main W	NA-location unknown
Hoelscher, Harry (Stella)*	emp	I S Co	733	Main W	NA-location unknown
Pope, Clarence	emp	I S Co	733	Main W	NA-location unknown
Krawitz, Anna	emp	I S Co	736	Main W	NA-location unknown
Hiatt, John (Lucille)	emp	I S Co	740	Main W	NA-location unknown
Nolting, Herbert (Louise)	emp	I S Co	108	Caldwell	c1925-30

Resident	Job	Business	House #	Street	Date of Construction
Karl, Hilda	emp	I S Co	109	Caldwell	c1930
Karl, Theodore	emp	I S Co	109	Caldwell	c1930
Pepmueller, Gus (Gertrude)*	emp	I S Co	109	Caldwell	c1930
Flottmann, Edward (Emilie)*	emp	I S Co	113	Caldwell	c1930
Kriebaum Erna	emp	I S Co	113	Caldwell	c1930
Kriebaum, Helen	emp	I S Co	113	Caldwell	c1930
Rowden, Marble	emp	I S Co	113	Caldwell	c1930
Furgerson, Dorothy	emp	I S Co	116	Caldwell	c1930
McVey, Henry (Emma)*	emp	I S Co	116	Caldwell	c1930
Wright, Alice	emp	I S Co	116	Caldwell	c1930
Straatmann, Agnes	emp	I S Co	117	Caldwell	c1930
Straatmann, Frank (Mary)	emp	I S Co	117	Caldwell	c1930
Bradford, Anna	emp	I S Co	219	Rand	c1900
Mitchen, Flossie	emp	I S Co	219	Rand	c1900
Sulltrop, Paul (Eugenia)	emp	I S Co	226	Rand	NA-demolished, 2013
Adrin, Leo	emp	I S Co	230	Rand	c1910
Smith, Arthur	emp	I S Co	230	Rand	c1910
Strubberg, Joseph	emp	I S Co	230	Rand	c1910
Stolle, August (Jane)	emp	I S Co	601	Roberts	c1930
Stolle, Jane	emp	I S Co	601	Roberts	c1930
Smith, L C (Hattie)	mech	I S Co	603	Roberts	c1930
Lanwer Meyer, Louis (Mary)*	cutter	I S Co	607	Roberts	c1925
Ley, Hedwig	emp	I S Co	611	Roberts	c1920s
Ley, Martlia	emp	I S Co	611	Roberts	c1920s
Ley, Mathilda	emp	I S Co	611	Roberts	c1920s
Micka, Mary Catherine	emp	I S Co	613	Roberts	c1925
Lock, Gertie	emp	I S Co	615	Roberts	c1930
Lock, Louis (Gertie)	emp	I S Co	615	Roberts	c1930
Reinsch, Barney	emp	I S Co	615	Roberts	c1930
Reinsch, Herman (Mary)	emp	I S Co	615	Roberts	c1930
Ernst, Cornelia	emp	I S Co	728	Roberts	NA-demolished
Ernst, Lewis	emp	I S Co	728	Roberts	NA-demolished
Nolting, Emil	emp	I S Co	728	Roberts	NA-demolished
Roehrs, Wm (Elizabeth)	emp	I S Co	728	Roberts	NA-demolished
Riefer, Ethel	emp	I S Co	805	Roberts	c1930
Riefer, Fred (Ethel)	emp	I S Co	805	Roberts	c1930
Weaver, Clayton (Emily)	emp	I S Co	805	Roberts	c1930
Straatmann, Al	emp	I S Co	811	Roberts	c1910-1915
Branson, Annie	emp	I S Co	827	Roberts	c1905-1910
Branson, Edna	emp	I S Co	827	Roberts	c1905-1910
Branson, Viola	emp	I S Co	827	Roberts	c1905-1910
Lakebrink, Edwin (Lillian)	emp	I S Co	827	Roberts	c1905-1910
Lakebrink, George (Margaret)	emp	I S Co	827	Roberts	c1905-1910
Meyer, Adolph (Mathilda)*	emp	I S Co	549	2nd W	c1930-35
Seewoester, Edgar O (Olinda)	emp	I S Co	549	2nd W	c1930-35

Resident	Job	Business	House #	Street	Date of Construction
Luehrs, Arthur (Clara)*	mgr sole leather	I S Co	553	2nd W	c1925-30
Meyers, A R (Hallie)*	fore city dept	I S Co	600	2nd W	c1925
Moheskey, Charles	emp	I S Co	601	2nd W	c1925
Olten, Wm	emp	I S Co	601	2nd W	c1925
Kansteiner, Roman (Flora)*	emp	I S Co	604	2nd W	c1930
Schornhorst, Helen	emp	I S Co	604	2nd W	c1930
Altholz, L F (Ida)*	emp	I S Co	608	2nd W	c1925
Broeker, Martin (Sylvia)	emp	I S Co	610	2nd W	c1925
Ernst, Hulda	emp	I S Co	610	2nd W	c1925
Schoeffulsatter, Zelma	emp	I S Co	610	2nd W	c1925
Hoelscher, Ed (Lorraine)*	cutter	I S Co	612	2nd W	c1920
Hoelseher, Stella	emp	I S Co	612	2nd W	c1920
Esser, Bernard (Amelia)*	eng	I S Co	619	2nd W	c1915-1920
Pues, Marcel	emp	I S Co	701	2nd W	c1930
Pues, Wm F*	emp	I S Co	701	2nd W	c1930
Groeber, Delma	emp	I S Co	715	2nd W	c1930
Groeber, Lorene	emp	I S Co	715	2nd W	c1930
Groeber, Selina	emp	I S Co	715	2nd W	c1930
Lockett, Dee	emp	I S Co	715	2nd W	c1930
Mayer, Otto (Nelda)	emp	I S Co	801	2nd W	c1930
Mittler, Lester H	emp	I S Co	801	2nd W	c1930
Althage, Emma	emp	I S Co	803	2nd W	c1930
Althage, Martin (Emma)	emp	I S Co	803	2nd W	c1930
Schwentker, Arthur (Cora)*	fitting room	I S Co	803	2nd W	c1930
Brune, Mabel	emp	I S Co	809	2nd W	c1900
Wheat, Ben	emp	I S Co	809	2nd W	c1900
Coleman, John A (Lillie)*	emp	I S Co	812	2nd W	c1920
Mauntel, Sylvester	fitter	I S Co	814	2nd W	c1930
Mauntel, Tony (Augusta)*	mech	I S Co	814	2nd W	c1930
Mauntel, Victor	stitcher	I S Co	814	2nd W	c1930
Buhr, Alfred (Cecelia)	emp	I S Co	816	2nd W	c1920
Hagedorn, Joe (Wilhelina)	emp	I S Co	817	2nd W	c1900 (815-817 W 2nd)
Howard, Alice	emp	I S Co	817	2nd W	c1900 (815-817 W 2nd)
Kisslinger, Pauline	emp	I S Co	817	2nd W	c1900 (815-817 W 2nd)
Brinker, Lawrence	emp	I S Co	823	2nd W	c1870-1900
Trentman, George	emp	I S Co	830	2nd W	c1920

Appendix H: International Shoe Co. Building and Department Descriptions

The factory in its final (present) form is composed of three primary segments (1907, 1914, & 1923) and five subsidiary support buildings. The information is based on Sanborn Maps and News paper articles.

Building

Segment A, 1907 (#131-A). Altered c1909-1915, c1917-1925, & post 1951

- The 3-story brick buildings was constructed Feb-June 1907 February as the original factory complex for the Roberts Johnson and Rand Shoe Company.
- It contains the head office, engine/boiler room, a 25,000 gallon gravity tank, and smoke stack
- In 1908 it contained Sole Leather Filling in the basement, Finishing & Welt Making on the first, Lasting & Standard Screw Making on the second, and Cutting & Stitching on the third floor.
- By 1916 Welt making moved to the second floor and Lasting and Stitching moved to the third.
- From 1926 to 1951, this segment is labeled 'Shipping and Factory' with the northern end labeled as "Finishing Product Warehouse.
- By 1929, the cafeteria was relocated to the bridge above the driveway, connecting Seg. A to Seg. B.

Segment B, 1914. Altered c1923, 1929, post 1951

- The 2-story, c1914 brick building is identified as 'Factory' in 1926 and 1951
- In 1951, the rear 2-story, c1929 brick addition had a 'Commissariat', 'Machine Shop' and sections of the 'Cutting' department on the first floor and the 'Fitting' department on the second.

Segment C, 1923. Altered c1929, post 1951

- The c1929 1-story brick building housed the 'Cutting' department in 1926 and up into 1951
- The rear, 2-story brick c1929 addition had 'Cutting' on the first floor and 'Fitting' department on the second.

Building D, c1929

- The 1story brick building was house 'Raw Material' by 1951

Building E, c1918. Altered c1929-30, c1970

- The 1-story wood frame, metal clad buildings was an 'Auto garage & Warehouse' in 1926 and a 'Leather Warehouse' by 1951.

Building F, c1918

- The 1-story brick building was a 'Machine Shop' in 1926 and an 'Oil Warehouse' by 1951.

Building G, c1942, c1951

- The 1-story wood frame, metal clad building house 'Raw Material'
- It is connected to the rear of Segment B via a post 1951-1960 loading dock

Building H, c1947

- The Quonset hut was used as a warehouse.

Departments and the shoe making process:¹

- **#1: Inventory or Stock Department:**
 - Large quantities of fine leathers are received and stored until use
 - For the type of shoe produced at this plant, glove and side leather is used almost exclusively
 - Approx 70% of today's production is men's safety shoes, oxfords, and boots
- **#2 Cutting Room:**
 - All patterns come from the St. Louis office & are received in the cutting room ready for processing.
 - Cutting is now done entirely by machine
- **#3 Casing Department:**
 - All the various pieces of the shoe-to-be are accumulated according to ticket specifications and the job of assembling begins
- **#4 Skiving Department:**
 - First shoes are stamped (case number, size, stock number, and month/year made)
 - "type of beveling process to facilitate folding the leather under without bulging or gapping"
- **#5 Fitting Room:**
 - This department employs 225-300 people
 - Different parts of the uppers are sewed together
 - Exclusive International feature on their shoes:
 - Steel box guarding safety shoe. "This special shoe has a leather flap with a plastic form backed with foam rubber that fits over the instep as a safety feature for steel workers. If hot steel is dropped on the worker's foot the flap affords an added protection against burning through the entire shoe."
 - Insulated boot. "This boot is insulated with foam rubber which offers warmth in the cold and coolness in the heat."
- **#6 Lasting Department:**
 - Uppers and insoles are put on lasts. Lasts are wooden forms used in the actual shaping of the shoe according to sizes. The first step is to attach the insoles to the last and then the uppers are tacked on. The "puller" then pulls the upper tightly over the last and adds the box toe. The sides are then secured to the last, then the heel seat and finally the toe. Steel box toes are inserted in this department.
- **#7 Welt bottoming Department:**
 - The steel shank is placed in position; cork filler is applied to fill in any depression and adds to the shoes softness and then the sole is attached
 - Foremen apply the heel, trim the edges, and finish the heel and soles.
- **#8 Finishing & Packing:**
 - The sole edges and heels are dyed and polished, bottoms washed and stained, and the lasts are removed from the shoe.

¹ "Industrial Report: International Shoe Company Here Produces 6,000 Pairs Daily-Two Million Each Year," *Washington Missourian*, August 28, 1958. Vol. 99 No. 11, p16, Industry File: International Shoe Co., In the collection of the Washington Historical Society

- Heel pads are inserted and conditioner dressing is applied, then the shoes are sprayed with a lacquer-type finish and then plastic sprayed for high luster.
 - Laces are added when needed, and the last of the many inspections is made by final inspectors.
 - Shoes are then packed for shipping.
- **Other Departments:**
 - Stock Fitting Room: insoles are made, stamped, sized, and channeled for processing.
 - Shipping Dept: Individual boxes and packing cartons are assembled.
 - Maintenance Dept.: Keeps the machines and factory in working condition

APPENDIX I: International Shoe Factory Neighborhood Survey: Photo Log

- Total # of photographs submitted: 225
- (*) Address approximated based on existing properties and/or prior surveys.
- The first column is Survey/Photo #. Color block variation in this column indicates surveys with multiple photos

Survey#	Address #	Street	Photographer	Date	Direction
1	3	Calvin St.	Andrew Weil	10/12/2016	Primary façade (north), camera facing south to southeast
2	4	Calvin St.	Andrew Weil	10/12/2016	Primary façade (north, left) and west elevation, camera facing southeast
3	5	Calvin St.	Andrew Weil	10/12/2016	Primary façade (north, left) and west elevation, camera facing south to southeast
4	6	Calvin St.	Andrew Weil	10/12/2016	Primary façade (north, left) and west elevation, camera facing south to southeast
5	507/509	Cottage Park Ln	Katie Graebe	1/31/2017	Primary façade (south), camera facing northeast
6	511/513	Cottage Park Ln	Katie Graebe	1/31/2017	Primary façade (south), camera facing northeast
7	515/517	Cottage Park Ln	Katie Graebe	1/31/2017	Primary façade (south), camera facing northeast
8	519/521	Cottage Park Ln	Katie Graebe	1/31/2017	Primary façade (south), camera facing north to northeast
9	512	Front St., W.	Andrew Weil	10/12/2016	East elevation (left) and primary facade (north, right), camera facing southwest
10.1	514	Front St., W.	Andrew Weil	10/12/2016	Primary façade (north), camera facing southwest
10.2	514	Front St., W.	Katie Graebe	11/9/2016	Rear parking lot, camera facing northwest from Olive
11	516	Front St., W.	Andrew Weil	10/12/2016	East elevation (left) and primary facade (north, right), camera facing southwest
12	522	Front St., W.	Andrew Weil	10/12/2016	Primary façade (north), camera facing southwest
13	524	Front St., W.	Andrew Weil	10/12/2016	Primary façade (north), camera facing southwest
14	526	Front St., W.	Andrew Weil	10/12/2016	Primary façade (north), camera facing southwest
15	528	Front St., W.	Andrew Weil	10/12/2016	Primary façade (north), camera facing southwest
16	530	Front St., W.	Andrew Weil	10/12/2016	Primary façade (north, left), camera facing southwest
17	532	Front St., W.	Andrew Weil	10/12/2016	Primary façade (north, right), camera facing southwest
18	534	Front St., W.	Andrew Weil	10/12/2016	Primary façade (north, left), camera facing southwest
19	536	Front St., W.	Andrew Weil	10/12/2016	Primary façade (north, right), camera facing southwest
20.1	600	Front St., W.	Andrew Weil	10/12/2016	Primary façade (north), camera facing southwest
20.2	600	Front St., W.	Katie Graebe	1/31/2017	West elevation, camera facing southeast from Johnson
20.3	600	Front St., W.	Andrew Weil	10/12/2016	(Rear) Garage north elevation, camera facing southwest from 600 W Front parking lot
21	Parcel #28	Front St., W.	Katie Graebe	11/9/2016	Vacant lot, camera facing southwest
22	806	Front St., W.	Katie Graebe	1/31/2017	Primary façade (north, left) and west elevation, camera facing south
23	808	Front St., W.	Katie Graebe	10/12/2016	Primary façade (north, right) and east elevation (left), camera facing southwest
24*	812, Parcel #40	Front St., W.	Katie Graebe	10/12/2016	Vacant lot, camera facing southwest
25	816	Front St., W.	Katie Graebe	10/12/2016	Primary façade (north), camera facing southwest
26	820	Front St., W.	Katie Graebe	10/12/2016	Primary façade (north, right) and east elevation (left), camera facing southwest
27*	826, Parcel #45	Front St., W.	Katie Graebe	10/12/2016	Vacant lot, camera facing southwest
28.1	1008	Front St., W.	Katie Graebe	11/9/2016	Primary façade (north), camera facing south
28.2	1008	Front St., W.	Katie Graebe	10/12/2016	(Rear) shed: north elevation (left) and west elevation (right), camera facing south
29	102	High St.	Katie Graebe	11/9/2016	Primary façade (west), camera facing south to southeast
30	106	High St.	Katie Graebe	11/9/2016	Primary façade (west), camera facing south to southeast
31	110	High St.	Katie Graebe	11/9/2016	Primary façade (west), camera facing south to southeast
32	101	Johnson St.	Andrew Weil	10/12/2016	Primary façade (east, left) and north elevation, camera facing west to southwest

Survey#	Address #	Street	Photographer	Date	Direction
32	101	Johnson St.	Andrew Weil	10/12/2016	North elevation, camera facing southwest
33	111	Johnson St.	Katie Graebe	1/31/2017	Primary façade (east, right), south elevation, and shed, camera facing northwest
34	113	Johnson St.	Katie Graebe	11/9/2016	Primary façade (east, right), south elevation, and shed, camera facing northwest
35	115	Johnson St.	Katie Graebe	1/31/2017	Primary façade (east, right), south elevation and garage, camera facing northwest
36	119	Johnson St.	Andrew Weil	10/12/2016	Primary façade (east, right) and portion of north elevation, camera facing west to southwest
36	119	Johnson St.	Andrew Weil	10/12/2016	Garage , east elevation, camera facing northwest
37	Parcel #165	Johnson St.	Katie Graebe	11/9/2016	Lot, camera facing northwest to west
38	701	Main St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing northwest
39.1	716	Main St., W.	Katie Graebe	1/31/2017	Primary façade (north) and east elevation, camera facing southwest
39.2	716	Main St., W.	Katie Graebe	1/31/2017	Primary façade (north), camera facing south to southwest
40	717	Main St., W.	Andrew Weil	10/12/2016	Primary façade (south), camera facing north to northeast
41	719	Main St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing north to northeast
42*	722, Parcel #58	Main St., W.	Andrew Weil	10/12/2016	Vacant lot, camera facing southwest to south
43	723	Main St., W.	Katie Graebe	1/31/2017	Primary façade (south, right) and west elevation (left), camera facing north to northeast
44	725	Main St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing north to northeast
45	801	Main St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing north to northeast
46	803	Main St., W.	Andrew Weil	10/12/2016	Primary façade (south, left) and east elevation, camera facing northwest
47	805	Main St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing north to northeast
48	807	Main St., W.	Andrew Weil	10/12/2016	Primary façade (south, right) and portions of west elevation/garage (left), camera facing north to northeast
49	808	Main St., W.	Andrew Weil	10/12/2016	Primary façade (north, left) and west elevation (right), camera facing south
50	810	Main St., W.	Katie Graebe	1/31/2017	Primary façade (south, right) and east elevation (left), camera facing southwest
51	811	Main St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing north to northwest
52	812	Main St., W.	Andrew Weil	10/12/2016	Primary façade (north), camera facing southwest
53	813	Main St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing north to northeast
54	814	Main St., W.	Andrew Weil	10/12/2016	Primary façade (north, left) and west elevation (right), camera facing south to southwest
55	815	Main St., W.	Katie Graebe	1/31/2017	Primary façade (north, left) and west elevation (right), camera facing south to southwest
56.1	822	Main St., W.	Andrew Weil	10/12/2016	Primary façade (south), camera facing north to northeast
56.2	822	Main St., W.	Andrew Weil	10/12/2016	North elevation (right) and east elevation (left), camera facing southwest from W Front
57.1	824	Main St., W.	Katie Graebe	11/9/2016	Primary elevation (south, left) and east elevation (right), camera facing northwest
57.2	824	Main St., W.	Andrew Weil	10/12/2016	North elevation (left) and west elevation (right), camera facing southwest from W Front
58.1	103	Rand St.	Katie Graebe	1/31/2017	Primary façade (east, left) and north elevation (right), camera facing west to southwest from intersection of Rand and W Main
58.2	103	Rand St.	Katie Graebe	1/31/2017	(Rear) Shed: west elevation (right) and north elevation (left), camera facing south to southeast from W Main
59	105	Rand St.	Katie Graebe	11/9/2017	Primary façade (east, right) and south elevation (left), camera facing northwest

Survey#	Address #	Street	Photographer	Date	Direction
60	108	Rand St.	Andrew Weil	10/12/2016	Primary façade (west, left) and south elevation (right), camera facing east to southeast
61	109	Rand St.	Katie Graebe	11/9/2016	Primary façade (east), camera facing north west
62	113	Rand St.	Andrew Weil	10/12/2016	Primary facade (east), camera facing northwest to north
63	Parcel #48	Rand St.	N/A	N/A	Vacant lot, unable to get photo from street or public right of way
64	116	Rand St.	Andrew Weil	10/12/2016	Primary façade (west, left) and south elevation (right), camera facing east to southeast
65.1	117	Rand St.	Andrew Weil	10/12/2016	Primary façade (east, right) and south elevation (left), camera facing northwest
65.2	117	Rand St.	Katie Graebe	1/31/2017	Primary façade (east, left), north elevation (right), and garage, camera facing west
66	215	Rand St.	Katie Graebe	11/9/2016	Primary façade (east, left) and north elevation (right), camera facing northwest to west
67	219	Rand St.	Katie Graebe	11/9/2016	Primary façade (east, right) and south elevation (left), camera facing northwest
68	226	Rand St.	Katie Graebe	11/9/2016	Primary façade (west, left) and south elevation (right), camera facing east to southeast
69	230	Rand St.	Katie Graebe	11/9/2016	Primary façade (west, right) and north elevation (left), camera facing southeast
70.1	234	Rand St.	Katie Graebe	11/9/2016	Primary façade (west, left) and south elevation (right), camera facing east to southeast
70.2	234	Rand St.	Katie Graebe	11/9/2016	(Rear) shed: west elevation (left) and south elevation (right, camera facing east to northeast from Edith St.
71	Parcel #21	Rhine River Ln.	Katie Graebe	1/31/2017	Lot, camera facing northwest from Olive St.
72	521	Rhine River Ln.	Katie Graebe	10/12/2016	Primary façade (south), camera facing north
73	523	Rhine River Ln.	Katie Graebe	11/9/2016	Primary façade (south), camera facing northeast
74	525	Rhine River Ln.	Katie Graebe	10/12/2016	Primary façade (south), camera facing northeast to north
75	527	Rhine River Ln.	Katie Graebe	10/12/2016	Primary façade (south), camera facing northeast
76	529	Rhine River Ln.	Katie Graebe	11/9/2016	Primary façade (south), camera facing northeast
77	531	Rhine River Ln.	Katie Graebe	10/12/2016	Primary façade (south), camera facing northeast to east
78	533	Rhine River Ln.	Katie Graebe	11/9/2016	Primary façade (south), camera facing northeast
79.1	601	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, right) and west elevation (left), camera facing northeast to east
79.2	601	Roberts St.	Katie Graebe	11/9/2016	East elevation (left) and garage (right), camera facing northwest from Johnson
80	603	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south), camera facing north to NE
81	605	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, right) and garage (left), camera facing northeast)
82.1	607	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, right) and west elevation (left), camera facing northeast to east
82.2	607	Roberts St.	Katie Graebe	11/16/2016	(Rear) Garage: east elevation (left) and north elevation (right), camera facing southwest from alley
83.1	609	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, left) and east elevation (right) camera facing north to northeast
83.2	609	Roberts St.	Katie Graebe	11/9/2016	(Rear) Garage: north elevation (left) and west elevation (right), camera facing southeast from alley
84.1	611	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, left) and east elevation (right) camera facing northeast
84.2	611	Roberts St.	Katie Graebe	11/9/2016	(Rear) Garage: north elevation (right) and west elevation (left) camera facing southwest from alley
85.1	613	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, right) and west elevation (left), camera facing northeast
85.2	613	Roberts St.	Katie Graebe	11/16/2016	(Rear) Shed: south elevation (left) and carport (right), camera facing southwest from alley

Survey#	Address #	Street	Photographer	Date	Direction
86.1	615	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, right) and west elevation (left), camera facing northeast
86.2	615	Roberts St.	Katie Graebe	11/9/2016	(Rear) Garage: north elevation (left) and west elevation (right), camera facing south from alley
87.1	619	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, right) and west elevation (left), camera facing northeast
87.2	619	Roberts St.	Katie Graebe	11/9/2016	(Rear) Shed: north elevation (left) and west elevation (right), camera facing south from alley
88.1	805	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, left) east elevation (right) and garage (right), camera facing north
88.2	805	Roberts St.	Katie Graebe	11/17/2016	(Rear) Garage: west elevation (right) and north elevation (left), camera facing southeast from alley
89.1	811	Roberts St.	Katie Graebe	11/9/2016	Primary façade(south), camera facing northeast to north
89.2	811	Roberts St.	Katie Graebe	11/9/2016	Garage: south elevation (right) and west elevation (left), camera facing northeast
90.1	815	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, left) east elevation (right) and garage south elevation, camera facing northeast to north
90.2	815	Roberts St.	Katie Graebe	11/17/2016	(Rear) Shed (left) and garage (right): north elevation (left) and west elevation (right), camera facing southwest from alley
91.1	817	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, left) and east elevation (right), camera facing north
91.2	817	Roberts St.	Katie Graebe	11/17/2016	(Rear) Shed: east elevation (left) and north elevation (right), camera facing southwest from alley
92.1	819	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south, right) and west elevation (left), camera facing northeast
92.2	819	Roberts St.	Katie Graebe	11/17/2016	(Rear) Garage remains, camera facing southwest from alley
93.1	827	Roberts St.	Katie Graebe	11/9/2016	Primary façade (south), camera facing northeast
93.2	827	Roberts St.	Katie Graebe	11/9/2016	(Rear) shed: north elevation (left) and west elevation (right), camera facing south from High St.
94	501/503	2nd St., W.	Katie Graebe	10/12/2016	Primary façade (south), camera facing northeast to north
95	505/507	2nd St., W.	Katie Graebe	10/12/2016	Primary façade (south), camera facing northeast to north
96	509/511	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing northeast
97	513/515	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing northeast
98	517/519	2nd St., W.	Katie Graebe	10/12/2016	Primary façade (south), camera facing northeast to north
99	521/523	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing northeast
100.1	539	2nd St., W.	Katie Graebe	10/12/2016	Entrance to Hillcrest Apts, camera facing north to NW
100.2	539, Office	2nd St., W.	Katie Graebe	10/12/2016	South elevation (left) and east elevation (right), camera facing northwest
101	539, #1	2nd St., W.	Katie Graebe	10/12/2016	West elevation (left) and south elevation (right), camera facing northeast
102	539, #2	2nd St., W.	Katie Graebe	10/12/2016	West elevation, camera facing east
103	539, #3	2nd St., W.	Katie Graebe	10/12/2016	East elevation (left) and north elevation (right), camera facing west to southwest
104	539, #4	2nd St., W.	Katie Graebe	10/12/2016	East elevation (left) and north elevation (right), camera facing west to southwest
105	539, #5	2nd St., W.	Katie Graebe	10/12/2016	East elevation (left) and north elevation (right), camera facing west
106	539, #6	2nd St., W.	Katie Graebe	10/12/2016	East elevation (left) and north elevation (right), camera facing west
107	539, #7	2nd St., W.	Katie Graebe	10/12/2016	South elevation (left) and east elevation (right), camera facing northwest
108	539, #8	2nd St., W.	Katie Graebe	10/12/2016	South elevation (left) and east elevation (right), camera facing north to northwest
109	539, #9	2nd St., W.	Katie Graebe	10/12/2016	East elevation, camera facing northwest

Survey#	Address #	Street	Photographer	Date	Direction
110-112	539, #10-12a	2nd St., W.	Katie Graebe	10/12/2016	South elevation of #110 (right), #111 (middle), #112 (left), camera facing north to northwest
110	539, #10	2nd St., W.	Andrew Weil	10/12/2016	North façade, camera facing southwest from W Front
111	539, #11	2nd St., W.	Andrew Weil	10/12/2016	North façade, camera facing southwest from W Front
112	539, #12	2nd St., W.	Andrew Weil	10/12/2016	North façade, camera facing southwest from W Front
113	541	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south, right), east elevation (left) and garage (south, rear), camera facing northeast
114	547	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south, right) east elevation (middle) and garage (south, left), camera facing northeast
115	549	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south, right) and garage (south, left), camera facing northeast to north
116	553	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south, left) and garage (south, right), camera facing north
117.1	600	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (north, left) and west elevation (right), camera facing south to southeast
117.2	600	2nd St., W.	Katie Graebe	11/9/2016	(Rear) Garage: east elevation (right) and south elevation (left), camera facing northwest from Stafford St
118	601	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (south, right) west elevation (middle) and garage (south, right), camera facing northeast
119.1	602	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (north, left) west elevation (middle) and garage (north, right), camera facing south
119.2	602	2nd St., W.	Katie Graebe	11/9/2016	(Rear) Garage: east elevation (right) and south elevation (left), camera facing northwest from alley
120	604	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (north), camera facing southwest
121	605	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south), camera facing northeast
122.1	606	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (north), camera facing southwest
122.2	606	2nd St., W.	Katie Graebe	11/9/2016	(Rear) Garage: east elevation (right) and south elevation (left), camera facing north to northwest from alley
123.1	608	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (north), camera facing southwest
123.2	608	2nd St., W.	Katie Graebe	11/9/2016	(Rear) Shed: south elevation, camera facing northeast from alley
124.1	610	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (north, left) and west elevation (right), camera facing south to southwest
124.2	610	2nd St., W.	Katie Graebe	11/9/2016	(Rear) Garage: south elevation (right) and west elevation (left), camera facing northeast from alley
125	611	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south, right), west elevation (middle), garage (south, right), camera facing northeast
126	612	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (north), camera facing south to southwest
127	615	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south, right), west elevation (middle), garage (south, right), camera facing northeast
128.1	619	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (south, right), west elevation (middle), garage (south, right), camera facing NE
128.2	619	2nd St., W.	Katie Graebe	1/31/2017	(Rear) Garage: west elevation (left) and south elevation (right), camera facing east to northeast from Johnson
129.1	620	2nd St., W.	Katie Graebe	1/31/2017	Primary façade (north), camera facing southwest
129.2	620	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (north, left) and west elevation (right), camera facing south from intersection of W 2nd & Johnson
129	620	2nd St., W.	Katie Graebe	11/17/2016	(Rear) Shed: south elevation (left) and east elevation (right), camera facing northwest from alley
130.1	623	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (south), camera facing northeast
130.2	623	2nd St., W.	Katie Graebe	10/12/2016	(Rear) Garage: west elevation, camera facing southeast from Johnson
131.A.1	700, A.1	2nd St., W.	Andrew Weil	10/12/2016	131.A north elevation (left) and west elevation (right), camera facing south

Survey#	Address #	Street	Photographer	Date	Direction
131.A.2	700, A.2	2nd St., W.	Katie Graebe	11/9/2016	131.A east elevation (right) and south elevation (left), camera facing northwest from Johnson St
131.A.3	700, A.3	2nd St., W.	Andrew Weil	10/12/2016	131.A west elevation (left), 131.A north elevation (middle,) and 131.B east elevation (right), camera facing southwest
131.B.1	700, B.1	2nd St., W.	Andrew Weil	10/12/2016	131.B north elevation, camera facing southwest
131.B.2	700, B.2	2nd St., W.	Andrew Weil	10/12/2016	131.B west elevation (left), 131.B north elevation (middle) and 131.C east elevation (right), camera facing southwest
131.C.1	700, C.1	2nd St., W.	Katie Graebe	1/31/2017	131.C north elevation (left) and west elevation (right), camera facing S from intersection of Rand & Second Sts
131.C.2	700, C.2	2nd St., W.	Katie Graebe	11/9/2016	131.C West elevation, camera facing east to northeast from Rand
131.C.3	700, C.3	2nd St., W.	Katie Graebe	11/9/2016	131.C West elevation, camera facing southeast from Rand
131.D	700, D	2nd St., W.	Katie Graebe	11/9/2016	131.D east elevation (left) and north elevation (right), camera facing SW from Johnson
131.E	700, E	2nd St., W.	Katie Graebe	11/9/2016	131.E north elevation, camera facing west to southwest from Johnson
131.F	700, F	2nd St., W.	Katie Graebe	11/9/2016	131.F north elevation, camera facing west to southwest from Johnson
131.G.1	700, G.1	2nd St., W.	Katie Graebe	11/9/2016	131.G south elevation (left) and east elevation (right), camera facing northeast from Edith
131.G.2	700, G.2	2nd St., W.	Katie Graebe	11/9/2016	131.A south elevation (right), 131.G east elevation (middle), and 131.D-F north elevation (left), camera facing northwest from Johnson
131.G.3	700, G.3	2nd St., W.	Katie Graebe	11/9/2016	131. C south elevation (left), 131.G west elevation (middle) and 131. G-H north elevation (right), camera facing southeast from Rand
131.H	700, H	2nd St., W.	Katie Graebe	11/9/2016	131.H north elevation (left) and west elevation (right), camera facing south from Rand
132.1	701	2nd St., W.	Andrew Weil	11/9/2016	Primary façade (south, left) and E elevation, camera facing north
132.2	701	2nd St., W.	Andrew Weil	1/31/2017	East elevation (left) and shed (right), camera facing northwest
133.1	705	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (south), camera facing northeast
133.2	705	2nd St., W.	Andrew Weil	10/12/2016	Garage: south elevation, camera facing north to NE
134	709	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (south, left), east elevation (right), camera facing north to northeast
135	711	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (south, left), east elevation (right), camera facing north to northwest
136	715	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (south), camera facing northeast
137.1	800	2nd St., W.	Andrew Weil	10/12/2016	Primary façade east elevation (left) and north elevation (right), camera facing west to southwest
137.2	800	2nd St., W.	Andrew Weil	10/12/2016	Side lot (right) and west elevation (left), camera facing southwest
137.3	800	2nd St., W.	Katie Graebe	11/9/2016	Rear building east elevation (right) and south elevation (left), camera facing north to northwest from Rand
138	801	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (south, left) and east elevation (right)
139.1	803	2nd St., W.	Andrew Weil	10/12/2006	Primary façade (south), camera facing north to northeast
139.2	803	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (south, right), west elevation (middle), garage (south, left), camera facing northeast
140.1	809	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (south, left) and east elevation (right), camera facing north to northwest
140.2	809	2nd St., W.	Andrew Weil	10/12/2016	East elevation (left) and garage (south, right), camera facing northeast

Survey#	Address #	Street	Photographer	Date	Direction
141.1	812	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (north), camera facing southwest
141.2	812	2nd St., W.	Katie Graebe	11/17/2016	(Rear) Shed: west elevation, camera facing east to northeast from alley
142	813	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (south), camera facing northeast
143	814	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (north, left) and west elevation (right), camera facing south to southwest
144	815	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (south, left) and east elevation (right), camera facing north to northeast
145.1	816	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (north, left) and west elevation (right), camera facing south to southwest
145.2	816	2nd St., W.	Katie Graebe	11/17/2016	(Rear) Garage: south elevation (left) and east elevation (right), camera facing northwest from alley
146	819	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (south, left) and east elevation (right), camera facing north
147	820	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (north, left) and west elevation (right), camera facing south to southwest
148	823	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (south, left) and east elevation (right), camera facing north
149.1	825	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (south), camera facing north to northeast
149.2	825	2nd St., W.	Katie Graebe	11/9/2016	Primary façade (south, left), east elevation (middle), and garage (south, right), camera facing north to northeast
150.1	826	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (north, left) and west elevation (right), camera facing south to southwest
150.2	826	2nd St., W.	Katie Graebe	11/9/2016	(Rear) Garage: west elevation (left) and south elevation (right), camera facing east to northeast from High
151.1	830	2nd St., W.	Andrew Weil	10/12/2016	Primary façade (north), camera facing southwest
151.2	830	2nd St., W.	Katie Graebe	11/9/2016	(Rear) Garage: west elevation (left) and south elevation (right), camera facing east to northeast from High
152.1	115	Stafford St.	Katie Graebe	10/12/2016	Primary façade (east, left) and north elevation (right), camera facing west to southwest
152.2	115	Stafford St.	Katie Graebe	10/12/2016	(Rear) Garage: north elevation (left) and west elevation (right), camera facing south from Calvin Ln
153	118	Stafford St.	Katie Graebe	10/12/2016	Primary façade (west, left) and south elevation (right), camera facing east to northeast
154.1	207	Stafford St.	Katie Graebe	11/9/2016	Primary façade (east), camera facing north west
154.2	207	Stafford St.	Katie Graebe	11/9/2016	(Rear) Garage: north elevation (left) and west elevation (right), camera facing southeast from alley
155	1	Tieman Dr.	Katie Graebe	11/9/2016	Vacant lot, camera facing southwest from W. Front

STREETSCAPES

Photo#	Address #	Street	Photographer	Date	Direction
156	Streetscape	Front St., W.	Katie Graebe	11/9/2016	700 block of W. Front St., (719 W. Main is the first house on the left), camera facing west to northwest from intersection of W. Main and Johnson
157	Streetscape	Johnson St.	Andrew Weil	10/12/2016	100 block of Johnson St., between W. Main & W. Second Streets, camera facing southwest
158	Streetscape	Second St., W.	Katie Graebe	1/31/2017	500 block of W. Second St., between Olive and Hillcrest Apartments entrance, camera facing northwest
159	Streetscape	Second St., W.	Katie Graebe	11/9/2016	600 block of W. Second St., camera facing northwest
160	Streetscape	Second St., W.	Katie Graebe	1/31/2017	700 block of W. Second St., camera facing southeast from intersection of Rand and W. Second
161	Streetscape	Second St., W.	Andrew Weil	10/12/2016	800 block of W. Second St., camera facing south to southeast