

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

### 1. Name of Property

historic name Jones, Stephen M., Building

other names/site number \_\_\_\_\_

### 2. Location

street & number 108-110 Jefferson Street [N/A] not for publication

city or town Washington [N/A] vicinity

state Missouri code MO county Franklin code 071 zip code 63090

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally.  
( See continuation sheet for additional comments [ ]. )

 8 August 2000  
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper Date

☐ entered in the National Register.

See continuation sheet ☐.

☐ determined eligible for the  
National Register.

See continuation sheet ☐.

☐ determined not eligible for the  
National Register.

☐ removed from the National  
Register.

☐ other, (explain:)

See continuation sheet ☐.

### Number of Resources within Property

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Noncontributing

1 0 buildings

0 0 sites

0                      0                      structures

0                      0 objects

1	0	Total
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**Number of contributing resources previously listed in the National Register.**

## Historic Resources of Washington, Missouri

N/A

## 6. Function or Use

## Current Functions

**Domestic: Multiple Dwelling**

Health Care: Clinic

Domestic: Multiple Dwelling

## 7. Description

## Architectural Classification

Other: Missouri-German

## Materials

foundation stone

walls   brick

roof standing seam metal

other

See continuation sheet [ ].

See continuation sheet [ 1 ]

### Narrative Description

See continuation sheet [x].

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**8. Statement of Significance****Applicable National Register Criteria**

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

Architecture

**Period of Significance**

ca. 1883

**Significant Dates**

ca. 1883

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**Narrative Statement of Significance**

See continuation sheet [x].

**9. Major Bibliographic References****Bibliography**

See continuation sheet [x].

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

\* \_\_\_\_\_

☐ recorded by Historic American Engineering Record

\* \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☒ Other:

Name of repository:

Washington Historical Society, Washington, MO

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**10. Geographical Data**

**Acreage of Property** less than one acre

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	673370	4269500			

C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Debbie Sheals & Becky L. Snider, Ph.D.  
organization Private Consultants date February, 2000  
street & number 406 W. Broadway telephone 573-874-3779  
city or town Columbia state Missouri zip code 65203

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional Items**

(Check with the SHPO or FOP for any additional items)

**Property Owner**

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

name Eunice Elbert  
street & number 110 Jefferson telephone (636) 239-9123  
city or town Washington state Missouri zip code 63090

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7. Description, continued.

Summary:

The Stephen M. Jones Building is located at 108-110 Jefferson Street in downtown Washington, Missouri. Built in 1883, it is a two and one-half story multi-family residential dwelling which exhibits many features common to vernacular Missouri German buildings. It is set directly on the sidewalk, and it has red brick bearing walls and a side-facing flattened gable roof covered with standing seam metal roofing. It also has paired brick chimneys in the gabled ends, segmental arched windows, and a brick denticulated cornice. The Jones Building is a double entrance building with six bay facade. The facade of the building faces west and is parallel to Jefferson Street. The arrangement of window and door openings on the symmetrical facade is identical on the first and second stories, and the two dormer windows on each side of the facade are in line with windows below. Each side of the facade has two windows and a door; the doors are centered on the facade. A one story brick rear ell, which dates to the same period as the house, is centered on the rear elevation.

The Jones Building continues to function as a multi-family dwelling much as it did during the period of significance. The building is an intact representative example of Property Type B: Vernacular Missouri-German: Double Entrance Subtype, and it meets the registration requirements set forth in the Multiple Property Submission cover document "Historic Resources of Washington, Missouri. It is the only resource on the property and it is a contributing building.

Elaboration:

The Stephen M. Jones Building is located at 108-110 Jefferson Street in Washington, Franklin County, Missouri. The large vernacular Missouri-German building sits on a lot that slopes slightly down towards the river to the north. The lot is located on the east side of Jefferson Street in the middle of the block between East Main and East Second Streets. To the north, a driveway provides access to a parking lot behind the building. Beyond the driveway, a parking lot separates the Jones Building from a one story modern commercial building. The lot to the south of the Jones Building is currently used for parking.

The Jones Building is a two and one-half story vernacular Missouri-German building. It has a stone foundation, brick walls and a side-facing flattened gable roof. The massed plan building is approximately 46 feet wide and 33 feet deep; the rear ell, which is centered on the back wall, is approximately 30 feet wide and 23 feet deep. The roof has short parapet walls on the gable ends and is covered with standing seam metal roofing. Paired chimneys on the gable ends are connected by a short parapet wall. Windows throughout the building have segmental arched tops and tool stone sills, and are filled with vertically-divided 2/2 double hung windows with arched top upper sashes. (See Photo No. 10, 11) These windows are early or

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original.

The main elevation of the Jones Building is six bays wide and has two recessed front entrances, one for each side of the building. (See Photo Nos 1, 2) Each side of the symmetrical facade has two windows and a door. Thus, the fenestration pattern of the facade is window-window-door-door-window-window. Each of the recessed front entrances has raised side panels and a paneled door with a single pane arched transom. (See Photo No. 6) The lower part of the door has two rectangular panels placed side by side; the upper section has two tall narrow windows with arched tops. Both the paneled side walls and the front doors are early or original.

The fenestration pattern of the second floor of the facade is nearly identical to the first floor. However, the doorways on the second floor, which lead out to an iron balcony, are not recessed and are filled with a combination window and door. The double hung window in the upper part of the opening is identical to the rest of the windows on the building, but below it there is a moveable apron with hinged panels. (See Photo No. 10) A brick cornice with prominent dentils runs the width of the building just above the second floor windows. Two narrow temple front dormers are placed in line with the inner windows on the first and second floors. (See Photo No. 1)

The side elevations of the Jones Building are identical and are basically unadorned. (See Photo No. 5) Each has two centered windows on the first floor, two centered windows on the second floor, and a single centered window, which is smaller than the other windows on the building, on the third floor. The rear elevation is almost completely obscured on the first floor by the rear ell, but there is a single window on each end. (See Photo No. 3, 4) On the second floor, there are two windows on the ends of the rear elevation in line with those on the first floor, and there are two windows on either side of the center line of the building. A metal-sheathed shed dormer in the center of the rear elevation is a modern addition.

The one story rear ell has a low-pitched gable roof which runs perpendicular to the roof of the main part of the building. It has very wide overhanging eaves which extend approximately six feet beyond the side walls of the rear ell. (See Photo Nos. 3, 4) The east elevation has two bays; each with a centered window. The north and south elevations of the rear ell each have a door flanked by two windows. (See Photo No. 5) The spacing of these openings are the same on both elevations, but the north elevation is a mirror image of the south.

The Jones Building appears to have originally served as two residences with half of the building devoted to each dwelling. Today, however, the building functions as a four-unit apartment building. Although the division of space within each side of the building has changed, many of the building's historic features remain. The original staircases, doors, transoms, woodwork, and tall ceilings are still intact. (See Photo Nos. 6-10) The plan of the

north side of the building is a mirror image of the south; each side of the building contains two

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one-bedroom apartments. (See Figures One, Two and Three)

On the first floor of each side of the building, there is a small entrance hallway, the stairs to the second floor, and one apartment. The living room, kitchen, dining room and bathroom are situated in the main portion of the building. (See Photo Nos. 7, 8) In the rear ell, there is an office and a bedroom. (See Photo No. 9) With the exception of the landing at the top of the stairs, the rest of the building, all of the second and third floors is occupied by the second apartment. The living room, dining room and kitchen are on the second floor, and there is a large bedroom and a bath on the third floor.

The Stephen M. Jones Building appears today much as it did when it was constructed in 1883. The exterior of the building is particularly intact; the basic form and patterns of fenestration have not changed, and its early or original doors and window are still in place. Furthermore, the building retains many of its original interior features, and it continues to function as a multi-family dwelling as it has throughout its 117 year history. The building is one of the largest and most intact double entrance Missouri-German buildings in Washington and it is in excellent condition.

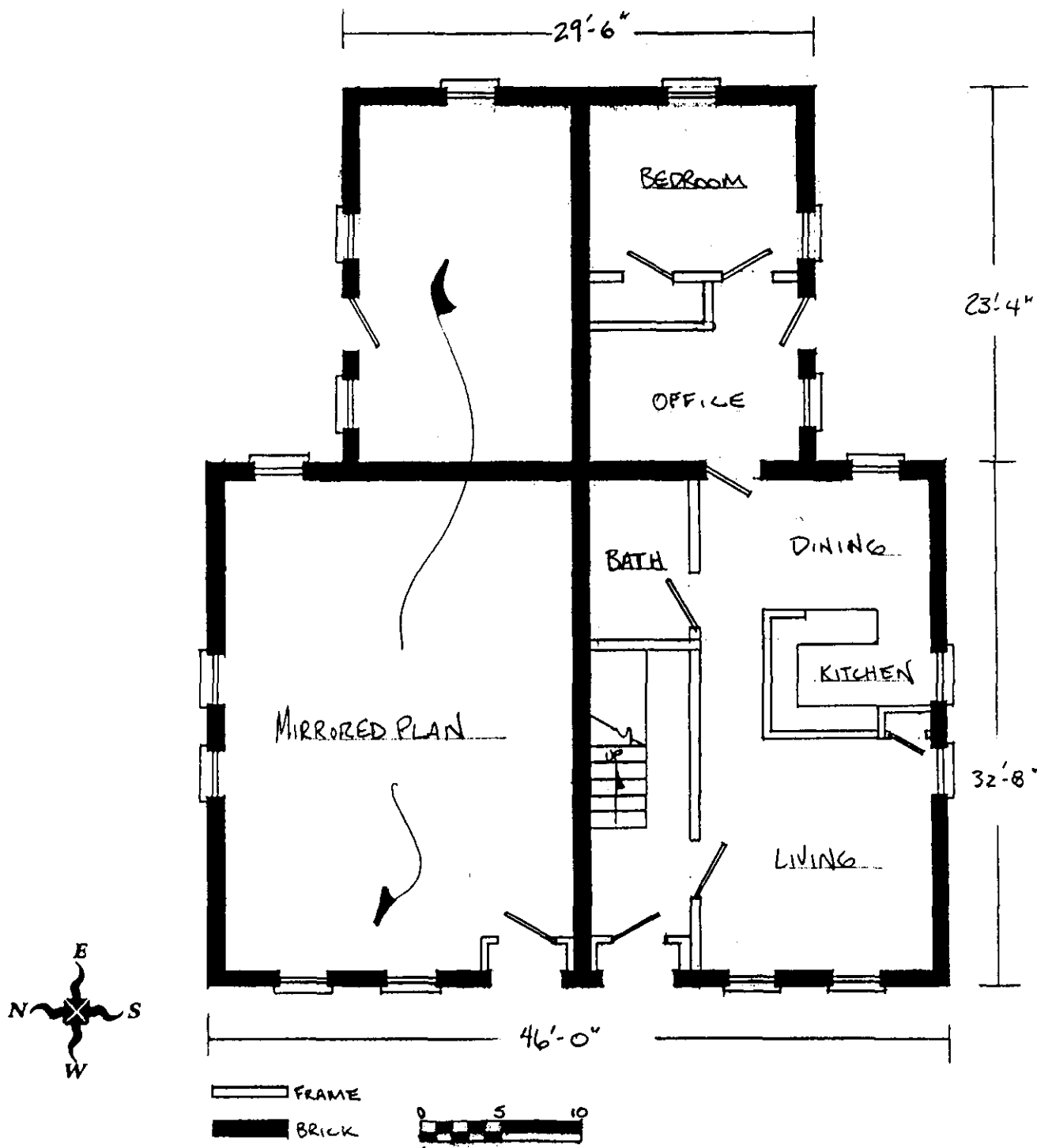
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Figure One: First Floor Plan. Drawn by Becky Snider.





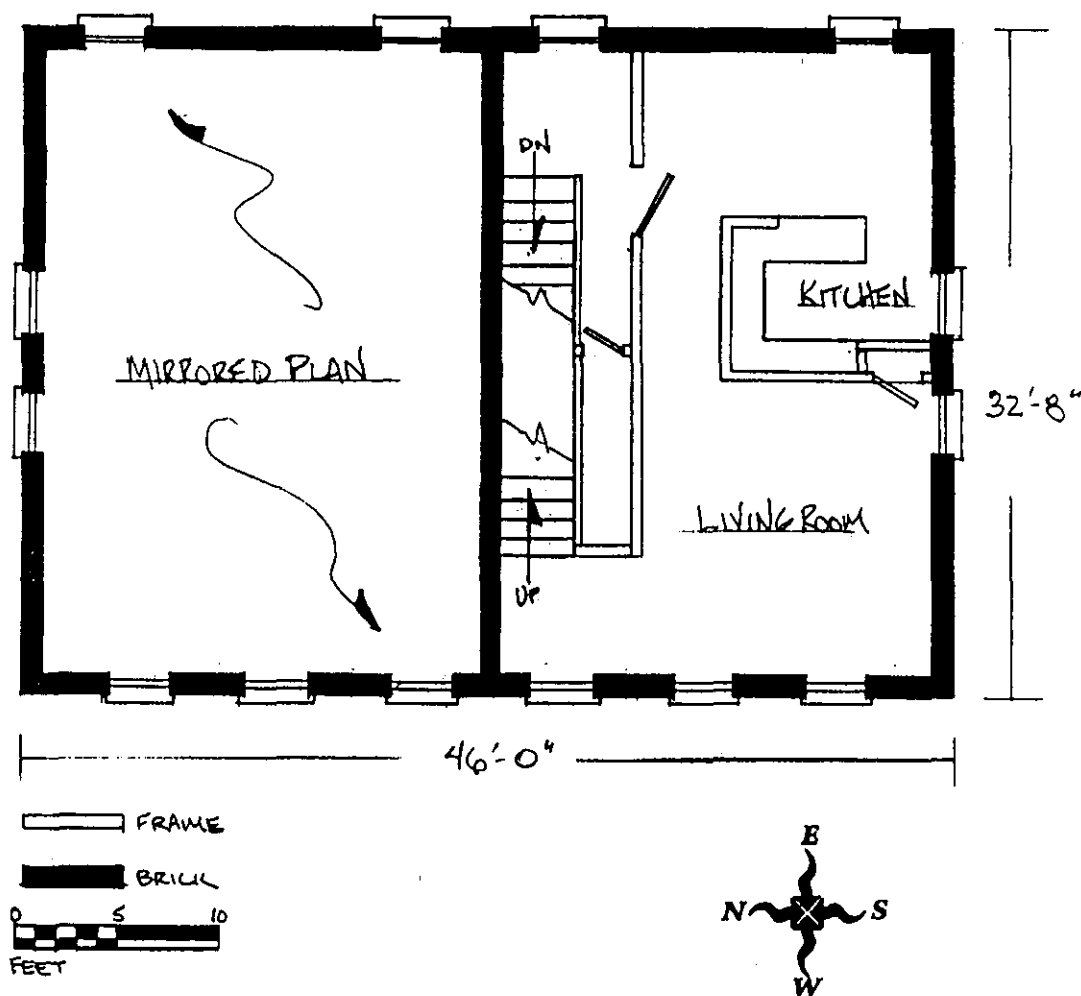
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Figure Two: Second Floor Plan. Drawn by Becky Snider.



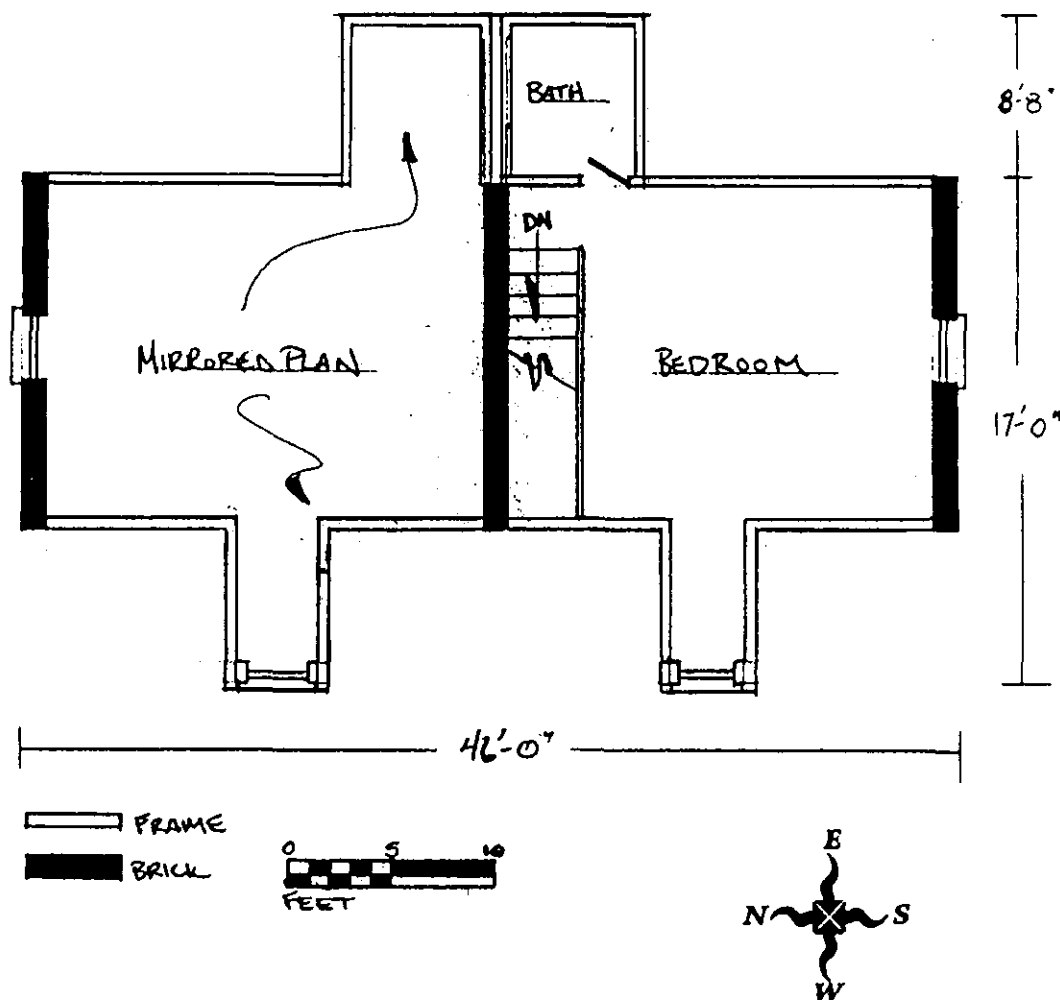
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Figure Three: Third Floor Plan. Drawn by Becky Snider.



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Summary:

The Stephen M. Jones Building, located at 108-110 Jefferson Street in Washington, Missouri, is an intact representative example of Property Type B: Vernacular Missouri-German: Double Entrance Subtype. It meets the registration requirements set forth in the MPS cover document "Historic Resources of Washington, Missouri." and falls under the historic context "Architectural Development: 1839-1950." As such, it is significant under Criterion C in the area of ARCHITECTURE. The building was constructed circa 1883 as a duplex for Stephen M. Jones. Jones and later, his son, James I. Jones, lived in one half of the building for many years and rented the other half as dwelling and/or office space. The Jones Building is one of the largest and most intact examples of a double entrance building with Missouri-German styling in Washington. The two and one-half story six bay building has many Missouri-German features including red brick walls, segmental arched windows, a brick dentiled cornice, a side-facing gable roof with short parapet walls and paired gable end chimneys. The period of significance of 1883 represents the construction date of the building. The Jones Building is largely intact, especially on the exterior, and retains integrity of location, design, materials, workmanship, feeling and association.

Elaboration:

A May 31, 1883 announcement in Die Washingtoner Post, the local Washington newspaper, noted that "S. M. Jones completed his house on Jefferson Street. It is a pretty two story building with modern conveniences."<sup>1</sup> Stephen M. Jones, who was born in Virginia in 1823, came with his mother to Franklin County, Missouri in 1828; his father died during the journey from Virginia. After serving in the Mexican War, Jones settled in Washington and started a mercantile business with Fenton McDonald.<sup>2</sup> Although this partnership lasted only a few years, Jones quickly became a successful businessman and respected civic leader. Between 1850 and 1860, the value of his property as reported in the Franklin County Census increased

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<sup>1</sup> Die Washingtoner Post. May 31, 1883. (Kiel Files, p. 18358, Washington Historical Society).

<sup>2</sup> Correspondence between Herman G. Kiel and James I. Jones, May 4, 1914 (Kiel Files, p. 18367-18369, Washington Historical Society).

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from \$1500 to \$19,000.<sup>3</sup> Jones owned a match manufacturing business with Anton Esser in the 1850s, but the growth of Jones' fortune may have been connected to the railroad expansion into the area in the 1850s.<sup>4</sup> In a letter written by James Jones, which recounts many of the events from his father's life, James Jones reports that his father "engaged in railroad contract work."<sup>5</sup> Stephen Jones was also one of the organizers of the Washington Savings Bank, which opened in 1866, and he served as bank president for several years. After the bank closed, Jones and his son, Eugene, opened an office offering real estate, financial and loan agent services. (See Figure Four) Beginning in the 1850's, Stephen Jones served in a number of public offices including treasurer, constable and collector, trustee, deputy sheriff and sheriff. He also served two terms as mayor of Washington, once from 1878-79 and again from 1885-87. Stephen Jones died in 1889. After his death, ownership of the building at 108-110 Jefferson passed to his sons, Eugene B. and James I. Jones. Eugene Jones died in 1899 and the, James Jones and his wife, Lucy, became sole owners of the property.<sup>6</sup>

Like his father, James was a successful businessman, and held several public offices in Washington including postmaster and mayor. (See Figure Four) James Jones and his wife retained ownership of the Jones Building until the mid-1920's, but they lived in St. Louis from 1895 to 1920. One of the tenants in the Jones Building in the late nineteenth and early twentieth century was Dr. H. A. May. Dr. May lived in the building and also operated his doctor's office out

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<sup>3</sup> Franklin County, Missouri Census Records 1830-1870.

<sup>4</sup> "Inventions Enhance Local Industry" Washington Missourian. October 8, 1959. (The Ralph Gregory Collection, Washington Historical Society, Washington, MO p. 203).

<sup>5</sup> Correspondence between Herman G. Kiel and James I. Jones, May 4, 1914 (Kiel Files, p. 18367-18369, Washington Historical Society).

<sup>6</sup> Die Washingtoner Post. August 11, 1899. (Kiel Files, p. 18226, Washington Historical Society) and Franklin County Deed and Tax Records, Franklin County Courthouse, Union, Missouri.


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Figure Four: Advertising Section of the 1877 Atlas Map of Franklin County.

OTTO KAHMANN.	JAMES L. JONES.	BERNARD MENKE.
KAHMANN, JONES & CO.		
MERCHANT TAILORS AND CLOTHIERS.		
DEALERS IN DRY GOODS AND GENTS' FURNISHING GOODS.		
<i>A Special Department for Tailoring, Clothing and Gents' Furnishing Goods, up stairs.</i>		
MAIN STREET, SECOND DOOR EAST OF ELM,		
WASHINGTON, MO.		
EAGLE DRUG STORE,		
A. O. RUGE.		Proprietor.
Main St., Bet. Elm and Oak,		WASHINGTON, MO.
MOST RELIABLE DRUG STORE IN THE CITY!		
Books, Stationery, Drugs, Medicines, Chemicals, Sponges, Brushes,		
PERFUMERY, FANCY AND TOILET ARTICLES, ETC.		
PHYSICIANS' PRESCRIPTIONS CAREFULLY COMPOUNDED.		
S. M. JONES.		EUGENE L. JONES.
S. M. JONES & CO.		
REAL ESTATE, FINANCIAL LOAN AGENTS,		
WASHINGTON, MO.		

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of the building from 1896 presumably until circa 1904 when his own new house was constructed two blocks south at 402 Jefferson.<sup>7</sup> In 1920, James Jones and his wife returned to Washington and moved into "the Jones' property on Jefferson Street."<sup>8</sup> After James Jones' death in 1924, the building was purchased by Hilda Steuterman, who owned it into the 1950's. Steuterman may have been responsible for dividing the building into four apartments. The 1931 Drury's Washington, Missouri City Directory, lists four residents for 108 -110 Jefferson.

The Jones Building reflects the strong Missouri-German building tradition of Washington. The building's massed plan, brick walls, dentiled cornice, and segmental arched windows are all features common to Missouri-German buildings. Its side-facing gable roof with paired gable end chimneys and parapet walls, iron balcony and recessed front entrances also are characteristic of the Missouri-German building tradition. Furthermore, the Jones Building is an excellent of double entrance property type in Washington. Although the Jones building is larger than most double entrance buildings in town, it, like the smaller versions of this property subtype, has a symmetrical facade with the two front doors set side-by-side in the center of the facade. The building appears to have been constructed as a duplex, and although part of it may have been used, for a short time, as a doctor's office, it has primarily functioned as a multi-family dwelling throughout its history. The Jones Building retains a high level of integrity, is in excellent condition, and continues to function, as it has since its construction, as a multi-family residence.

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<sup>7</sup> Die Washingtoner Post. October 9, 1896. (Kiel Files, p.24325, Washington Historical Society).

<sup>8</sup> Washington Observer. October 29, 1920. (Kiel Files, p. 18282, Washington Historical Society).

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**Chronology: From Census Books, Land Assessment Books, Sanborn Maps, City Directories, Washington Historical Society Collections and local histories noted in the bibliography**

1850 Census - Stephen M. Jones, Farmer, property value \$1,500.  
1854 - Stephen M. Jones - Washington Treasurer  
1856 - Stephen M. Jones - Washington Constable and Collector  
1859-61 - Stephen M. Jones - Washington Trustee,  
1860 Census - Stephen M. Jones, property value \$19,000.  
1868-1872 - Stephen M. Jones, Sheriff  
1870 Census - Stephen M. Jones, Sheriff of Franklin County, property value \$36,000.  
1875-78 - James I. Jones, General Store - Washington  
ca. 1875 Stephen M. Jones, President - Washington Savings Bank  
1876 Tax Assessment - Stephen M. Jones owns S1/2 Lots 85 and 86 \$600 valuation  
1876-77 - Eugene B. Jones, Assessor  
1877 Atlas - ad for Kahmann, Jones & Co - Merchant Tailors and Clothiers , dealers in dry goods and gent's furnishing goods, Geo. Kahmann, James I. Jones, Bernard Mense  
- ad for S. M. Jones & Co. Real Estate, Financial and Loan Agents, S. M. Jones, Eugene B. Jones  
1878-1885 - Stephen Miller Jones - real estate and financial agent  
1878-79 - Stephen Miller Jones, Washington Mayor  
1879-82 - James Isaac Jones, Washington Collector  
1883 - Stephen M. Jones has the building at 108-110 Jefferson constructed. The local newspaper reports on May 31, 1883 that the building is complete.  
1885 Tax Assessment - Stephen M. Jones S1/2 Lots 85, 86 Block 14 \$1800 valuation  
1885-87 - Stephen M. Jones, Washington Mayor  
1888-93 James Isaac Jones, Washington Alderman  
1889 - Stephen M. Jones passes away.  
1889-90 Gazetteer - James I. Jones and James T. Lewright - Jones and Lewright - livery  
ca. 1890 - The Jones building becomes the property of his two sons E. B. and J. I. Jones  
1892-93 - James Isaac Jones, Washington Mayor  
1894-1895 - James Isaac Jones, Washington Postmaster  
1895 James and Lucy Jones move to St. Louis  
1899 - Eugene B. Jones dies in Colorado and James I. and Lucy Jones become the property owners  
1920 James and Lucy Jones move back to Washington and take up residence in the Jones Building on Jefferson  
1922 directory - James I Jones 112 Jefferson

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Chronology, continued.

1924 - James I Jones dies in Washington

1925 Tax Assessment - Jas. I. and Lucy Jones \$4270

ca. 1927 - The property is purchased by Hilda Steuterman, who owned the property into the 1950s.

1931 directory - J. H. Sargent, Hilda Steuterman (listed as property owner)

1940 directory - J. C. Burns, Hilda Steuterman

1951 directory - C. E. Conner, Hilda Steuterman



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SOURCES:

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

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

Die Washingtoner Post. May 31, 1883, August 11, 1899, October 9, 1896

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

Franklin County, Missouri Census Records 1830-1870.

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

"Inventions Enhance Local Industry" Washington Missourian. October 8, 1959. (The Ralph Gregory Collection, Washington Historical Society, p. 203).

Kiel, Herman Gottfried. The Centennial Biographical Directory of Franklin County, Missouri. Washington, MO: Washington Citizen, 1926; reprint Washington, MO: Missourian Publishing Co., 1986.

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

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

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

Washington Historical Society. Kiel Files. Washington, MO.

Washington Observer. October 29, 1920.

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**10. Geographical Data**

**Verbal Boundary Description:** Lots 85 and 86 in the Old Town of Washington, Missouri

**Boundary Justification:** The boundaries represent all of the property currently and historically associated with the building.

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**Photographs**

The following information is the same for all photographs:

Jones, Stephen M., Building  
Washington, Franklin County, Missouri  
Becky Snider  
December, 1999  
Negatives on file with the State Historic Preservation Office  
101 East High Street  
P. O. Box 176  
Jefferson City, MO 65102

**List of Photographs**

Camera Angles are indicated on the Photo Key Map

1. Front Elevation, facing east.
2. Front (west) and South Elevations, facing northeast.
3. North and East Elevations, facing southwest.
4. East Elevation, facing west.
5. South Elevation, facing north.
6. Entrance Hallway and Front Door
7. First Floor Apartment Living Room
8. First Floor Apartment Living Room
9. Rear Ell Interior
10. Window with Moveable Sash, Second Floor Apartment
11. Window Detail, Third Floor Apartment

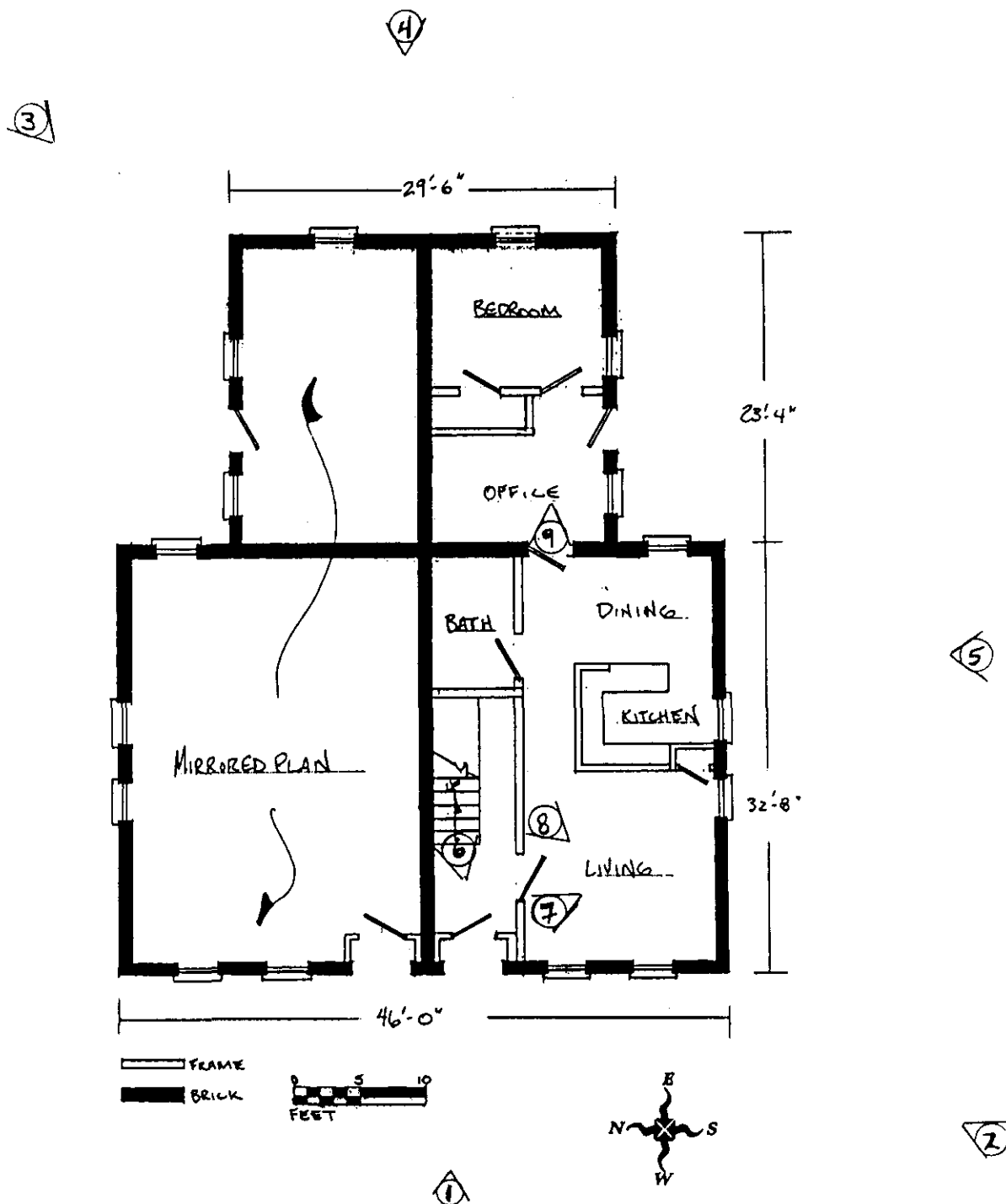
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Figure Five. Photo Key Map - First Floor. Drawn by Becky Snider.



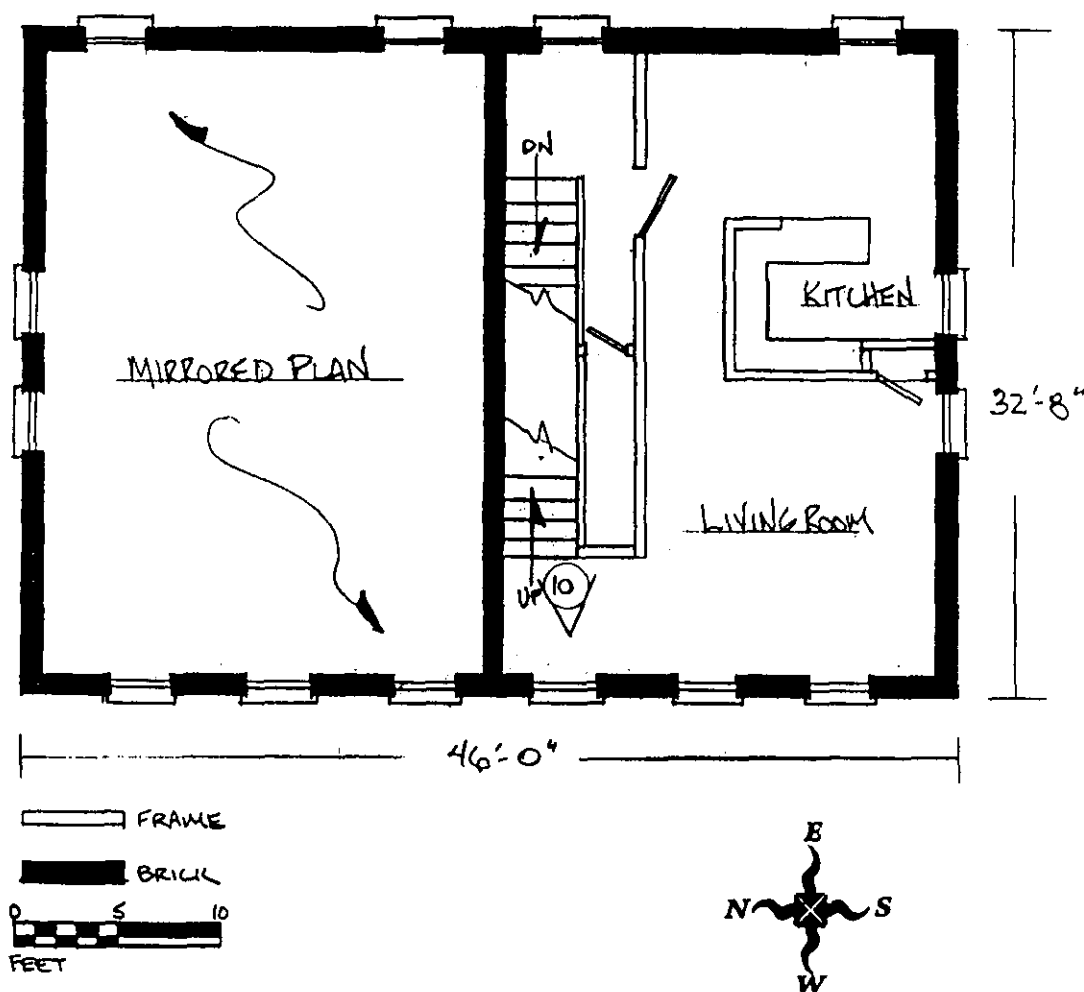
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Figure Six: Photo Key Map - Second Floor. Drawn by Becky Snider.



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Figure Seven. Photo Key Map - Third Floor. Drawn by Becky Snider.

