

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name New Haven Commercial Historic District

other names/site number N/A

2. Location

street & number 111-139 Front Street [n/a] not for publication

city or town New Haven [n/a] vicinity

state Missouri code MO county Franklin code 071 zip code 63068

3. State/Federal Agency Certification

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

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

Date

5 June 1999

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

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

- [ ] entered in the National Register  
See continuation sheet [ ].  
[ ] determined eligible for the  
National Register  
See continuation sheet [ ].  
[ ] determined not eligible for the  
National Register.  
[ ] removed from the  
National Register  
[ ] other, explain  
See continuation sheet [ ].

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 5. Classification

### Ownership of Property

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

### Category of Property

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

### Number of Resources within Property

Contributing

Noncontributing

9 1 buildings

0 0 sites

0 0 structures

0 0 objects

9 1 Total

Name of related multiple property listing.

N/A

Number of contributing resources  
previously listed in the National  
Register.

0

## 6. Function or Use

### Historic Function

COMMERCE/department store  
COMMERCE/specialty store  
COMMERCE/financial institution  
RECREATION AND CULTURE/theater  
GOVERNMENT/post office

### Current Functions

COMMERCE/department store  
COMMERCE/specialty store  
RECREATION AND CULTURE/theater

## 7. Description

### Architectural Classification

LATE VICTORIAN/Italianate  
MODERN MOVEMENT/Art Deco

### Materials

foundation Brick  
walls Brick  
Stucco  
roof Asphalt  
other Limestone  
Cast Iron

### Narrative Description

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

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

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

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

### Criteria Considerations

Property is:

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

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

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

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

☐ **F** a commemorative property.

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

### Narrative Statement of Significance

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

## 9. Major Bibliographic References

### Bibliography

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

### Previous documentation on file (NPS):

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

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

# \_\_\_\_\_

☐ recorded by Historic American Engineering Record

# \_\_\_\_\_

### Areas of Significance

ARCHITECTURE

COMMERCE

### Periods of Significance

ca. 1890-1940

### Significant Dates

N/A

### Significant Person(s)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

UNKNOWN

### Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other:

Name of repository: \_\_\_\_\_

## 10. Geographical Data

Acreage of Property less than one acre

### UTM References

A. Zone Easting Northing  
15 6554650 42752400

B. Zone Easting Northing

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 see continuation sheet

organization \_\_\_\_\_ date \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

### Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

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

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

### Photographs

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

### Additional Items

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

### Property Owner

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

name see continuation sheet

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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## National Register of Historic Places Continuation Sheet

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New Haven Commercial Historic District  
Franklin County, Missouri

### Summary:

The New Haven Commercial Historic District is located on Front Street in the community of New Haven, Missouri (1990 pop. 1,757). New Haven is in Franklin County, approximately sixty-five miles west of St. Louis on the south bank of the Missouri River. It is accessed by the State Route 100 and is eighteen miles northwest of the Franklin County seat of Union. New Haven's residential area is on a bluff overlooking the Missouri River at an elevation of 580 to 600 feet above sea level. Some one hundred feet below the bluff is the community's historic commercial area and the right-of-way of the Missouri Pacific Railroad. The New Haven Commercial Historic District contains ten buildings constructed between ca. 1890 and 1940; nine retain a high level of integrity and are counted as contributing.

### Elaboration:

The original section of New Haven was platted and lots laid out in 1856. This original plat included the area along Front Street adjacent to the right-of-way of the Missouri Pacific Railroad and two blocks from the landing on the Missouri River. Over the next several decades a series of one-and two-story brick and frame commercial buildings were constructed along Front Street between Mill and Sycamore Streets. Other commercial buildings were constructed on adjacent streets and on the top of the bluff, but the primary concentration of commercial buildings in the community was along this block of Front Street.

The oldest remaining buildings in the district reflect the commercial Italianate style of the late 19th century. These buildings were designed with arched windows on the upper facade and decorative corbeled brick cornices. Storefronts were built with supportive cast iron columns and pilasters which allowed large expanses of the storefront to consist of display windows and transoms. The buildings along Front Street can also be classified as One-Part and Two-Part Buildings in accordance with terminology developed by Longstreth in his publication, *The Buildings of Main Street*. Interiors were designed with open floor space on the first floors and several buildings display decorative pressed metal ceilings. The upper floors of these buildings contain subdivided rooms which provided residential or office space.

The two-story John P. Altheide Store at 139 Front Street, erected ca. 1890, is the oldest intact building in the district. The building has its original storefront and on the upper facade are arched windows, recessed brick panels, and a corbeled brick cornice. A one-story brick building with a corbeled brick cornice was also constructed during this period by Altheide at 135-137 Front Street. In October of 1894, a fire destroyed much of the block directly north of Altheide's property. Most buildings along the block were razed but the Edward Hebbeler Bakery at 125 Front Street was rebuilt within the original ca. 1880 brick walls. A new storefront and corbeled brick cornice were added to the building in 1895. Other buildings constructed following the fire include the two-story brick building at 127-129 Front Street and the one-story building at 117-

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119 Front Street. The building at 127-129 front Street was designed in the Italianate style with cast iron pilasters at the storefront, arched windows in the upper facade, and a corbeled brick cornice at the roofline. The building at 117-119 Front Street was designed with two storefronts; it retains its original upper facade brickwork and interior features.

The building at 123 Front Street, built in 1895, is especially notable for its cast iron and metal front manufactured by the Mesker Brothers of St. Louis. The two-story brick building has a storefront with cast iron pilasters and pressed metal sheathing on the upper facade. The upper facade displays paired engaged columns and pilasters, floral rosettes, and a bracketed cornice at the roofline. The building is presently undergoing rehabilitation and the upper facade details have been preserved.

During the early 1900s three buildings were constructed in the district: the two-story building at 115 Front Street; the one-story building at 121 Front Street; and the one-story building at 133 Front Street. 115 Front Street was built with a recessed storefront displaying decorative metal bulkheads. The upper facade has rectangular one-over-one sash windows and at the roofline is a prominent corbeled brick cornice. The buildings at 121 Front Street was built ca. 1925 and originally displayed a recessed storefront and corbeled brick cornice at the roofline. In recent decades the building has been extensively remodeled and no longer displays its original design. 133 Front Street is a one-story building constructed ca. 1930 with an exterior of glazed brick. This building retains its original storefront and exterior detailing.

The last building constructed within the district was the Walt Theater built in 1940. Designed in the Art Deco style, this two-story brick and stucco building features curved walls and vertical fluting on the main facade. Art Deco detailing was also utilized on the interior which displays horizontal banding and inset chrome designs. The building has not been significantly altered and retains most of its original design and materials. The Walt Theater remains as a working movie theater and the building is the only example of the Art Deco style constructed in New Haven.

Since the 1940s, there has been little new construction in the downtown area and no new buildings have been built within the district. Most buildings in the district retain their original storefronts and upper facade detailing and several buildings have been rehabilitated in recent years. Adjacent buildings to the west along Front Street were extensively altered in the mid-20th century, and due to their loss of integrity are omitted from the district. This collection of ten buildings represents the most intact grouping of historic commercial architecture remaining in New Haven.

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### Individual Property Descriptions:

Properties within the New Haven Commercial Historic District are designated as "C" contribute to the character of the district, or "NC" for non-contributing to the district. Survey numbers are shown in parentheses.

#### 1. 111-113 Front Street, Walt Theater (#6)

The Walt Theater was constructed in 1940 and owned and operated by Walter Bucholtz. The theater opened on November 14, 1940 and its premier movie was "Wyoming" starring Wallace Beery. The theater has remained in operation to the present. In recent years the building was rehabilitated by its current owners and it continues to show first run movies on weekends. The Walt Theater is a two-story, Art Deco, brick and concrete theater built in 1940. The storefront has an original glazed tile surround of black and cream tile. The entrances have single-light glass and wood doors. There is an original marquee of metal and neon which remains over the entrance. The upper facade has curved stuccoed walls and vertical metal fluting. At the roofline are indented concrete and stucco panels. The central bay has eight-light, steel, casement windows with two-light transoms. Windows in the east bay are paired six-light casement windows flanked by fixed three-light steel windows. Bulkheads are of black glazed tile. Storefront windows have replacement muntin bars.

The interior of the auditorium has the original concrete floor, plaster walls, seats and an acoustical tile ceiling. Along the walls are horizontal bands of chrome with red painted panels. The interior has a proscenium arch with a raised stage and screen on the rear wall. Above the arch is a decorative panel of vertical and horizontal chrome. Original wall light fixtures remain intact. The lobby has a carpeted floor and plaster walls and ceiling. The wood side staircase leads to the small balcony and projection booth. The balcony has a metal railing overlooking the auditorium below. A small concession booth is located in the recessed area of the lobby. Vestibule doors have been replaced with solid wood fire doors. Vertical fluting remains around the doors.(C)

#### 2. 115 Front Street, Frederick W. Pehle Building, Krull's Department Store (#7)

This two-story brick building was constructed in 1905 by Frederick W. Pehle. Pehle, born in Germany in 1839, was a wealthy businessman in New Haven in the early 20th century. He had this two-story brick building constructed in 1905 to house the Annie Pehle Millinery Store. In 1947, the building was purchased by Carl Krull who opened a department store at this location.

The interior was remodeled in 1947 with the existing shelves and display cases. The business continues to be operated by his son, Charles Krull. The storefront has original recessed, paired, single-light glass and wood three-panel doors. The storefront also has original metal bulkhead

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grilles. These are placed over what were originally single-light windows that illuminated the basement. Above the bulkheads are original display windows and transoms. Behind the windows are original display platforms and mirrors. The side entrance leads to the second floor staircase; it has the original single-light glass and three-panel wood door, and a rectangular transom. Across the width of the storefront is a steel lintel with floral rosettes and an added metal awning. A concrete water table and brick beltcourses divides the first and second floors. In the upper facade are three one-over-one wood sash windows. The window surrounds have soldier and sailor brick courses. Above the windows is a row of corbeled brick and recessed panels. At the roofline is a corbeled brick cornice. The interior has an original wood floor, plaster walls, and tongue-in-groove wood ceiling. The rear of the building has a linoleum floor, dropped acoustical tile ceiling, and added partition walls for a dressing room. The interior of the second floor is intact with original woodwork, doors, and plaster walls. At the rear is a one-story concrete block wing added ca. 1950.(C)

### 3. 117-119 Front Street, Oscar Hoemeyer Hardware Store (#8)

This one-story brick commercial building was constructed in 1895 and in its early years housed a store run by Robert Gruebbel. Other early occupants included the firm of Riechers and Pruessner Hardware and Farm Machinery. In 1916, Oscar Hoemeyer married Robert Gruebbel's daughter, Carrie Gruebbel, and he opened a hardware store at this location. Oscar Hoemeyer and later his son, John Hoemeyer, operated this hardware business until 1975. The building's storefront was remodeled in 1990 and it continues to remain in the ownership of the Hoemeyer family. The west storefront has an original recessed entrance with concrete steps. This storefront has original double doors of single-light glass and wood design. The remainder of the storefront has wood bulkheads and display windows added in 1990. The east storefront is a metal awning on metal posts. At the roofline is a corbeled brick cornice. The interior has original wood floors and plaster walls. The 117 section has a tongue-in-groove ceiling while the 119 section has an original pressed metal ceiling. Dividing the two buildings on the interior is a plaster wall with an open arch connecting the two sections of the building.(C)

### 4. 121 Front Street, Hulda Kapplemann Dress Shop

This one-story brick building, constructed ca. 1925, housed the dress shop of Hulda Kapplemann. It was built adjacent to the Henry W. Kapplemann Hardware Store which occupied the adjacent building at 123 Front Street. 121 Front Street has a recessed storefront with an original multi-light glass and wood door. Over the door is a rectangular transom. The exterior has a ca. 1960 brick facade and the storefront is enclosed with wood and stucco panels. Due to the extent of alterations to the building, it is considered non-contributing to the character of the district.(NC)



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### 5. 123 Front Street, J. Martin Schleef Hardware Store, Henry W. Kapplemann Hardware Store (#9)

This two-story building was constructed in 1895 following the destructive fire that occurred the previous year. The building was constructed by J. Martin Schleef to house his hardware store and tin shop. Schleef operated his store at this location until 1914 when he sold the property to William Smith. Smith operated the store for two years and sold the business to Henry W. Kapplemann on April 14, 1916. Kapplemann operated his business on the first floor and resided with his family on the second floor. The Kapplemanns owned and operated the business at this location for several decades. The building is presently undergoing rehabilitation by the present owners. 123 Front Street is a brick commercial building with a cast iron storefront and pressed metal sheathing on the upper facade. The storefront has cast iron pilasters manufactured by the Mesker Brothers factory in St. Louis. These cast iron pilasters have floral and pellet molding designs. The recent rehabilitation of the building has included matching the original storefront configurations based on historic photographs. The storefront has a recessed entrance with double doors of single-light glass and wood design. Over the doors is a rectangular transom. The storefront display windows on frame bulkheads. Over the display windows are transoms. The upper facade has two sets of paired one-over-one wood sash windows. The entire upper facade is sheathed in pressed metal with the windows flanked by Ionic engaged columns. Above the windows is a beltcourse with decorative pellet molding. At the roofline is an elaborate metal cornice with paired brackets, and a frieze with floral designs. The rear facade has original one-over-one wood sash windows set within segmental arches.(C)

### 6. 125 Front Street, Edward Hebbeler Bakery (#10)

Edward Hebbeler came to New Haven in 1880 and built a building on Front Street to house his bakery. This two-story brick building was gutted by the fire of 1894 but the original walls were utilized in the rebuilding of the interior and storefront of 125 Front Street. Hebbeler operated the bakery at this location until his death in 1900. His son, Edward A. Hebbeler took over the business and continued to operate the bakery for the next several decades. Hebbeler later opened a creamery and bottling company and was an important New Haven businessman of the 20th century. He died in 1965 and the building continues to be owned by his descendants. This two-story brick building has a storefront added in 1895 with frame bulkheads, two-light display windows, transoms, and a recessed entrance with original double doors of wood and glass. Across the width of the storefront is a steel lintel. Windows on the upper facade are two-over-two arched sash set within segmental arches. These windows have wood sills and added louvered wood shutters. At the roofline is a corbeled brick cornice. Windows on the alley facade are two-over-two wood sash with segmental arches. The interior of the first floor has original wood floors and ceiling, and plaster walls.(C)

### 7. 127-129 Front Street, New Haven post Office, Farmer's Savings Bank

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This two-story brick building was constructed ca. 1897. The building was constructed with three separate storefronts. During the early 1900s, the building was occupied by the Greenstreet Barber Shop, the New Haven Post Office, and the Farmer's Savings Bank. The Farmer's Savings Bank was established in September of 1904 and remained at this location for several decades. The building had various other occupants during this century and it is presently occupied by a beauty shop and restaurant. The storefront has original frame bulkheads, single-light display windows, transoms, and recessed entrances with single-light glass and wood doors. Each storefront bay is divided by cast iron pilasters and across the width of the storefront is a steel lintel with rosettes. The upper facade has original one-over-one wood sash windows set within segmental arches. Over the windows are added metal awnings. At the roofline is a corbeled brick cornice. The interior of the 127 section has linoleum floors, wood paneling on the walls and a dropped acoustical tile ceiling. An original rear door opens onto the back porch and this door is of single-light glass and wood paneled design. The interior of the 129 section has exposed brick walls, original wood floors, and a plaster ceiling. The second floor has an original milled railing at the staircase, single-light glass and wood doors with transoms, plaster walls, and wood floors with added carpeting.(C)

### 8. 133 Front Street, Otto Bucholtz Store (#12)

Built ca. 1930, this one-story building was constructed as an investment by Edward A. Hebbeler. The building was originally used as a grocery store operated by Otto Bucholtz. During the 1960s, the building housed an IGA store; it is presently used as a antique shop. The building continues to be owned by the Hebbeler family. The storefront has original glazed yellow tile bulkheads, display windows, and two entrances with single-light glass and wood doors. The upper facade is composed of yellow glazed tile with horizontal and vertical bands of cream colored tile. The roofline has concrete coping. Across the width of the storefront is a canvas awning. The interior has linoleum floors, plaster walls and dropped acoustical tile ceilings.(C)

### 9. 135-137 Front Street (#13)

Built ca. 1890, this one-story brick building was built as an annex for the John P. Altheide store. The building was designed with two storefronts and in the early 1900s the 135 storefront was occupied by barber Ambrose Immel while the 137 storefront was additional space for the Altheide store. The building continued to be owned and used by Altheide into the mid-20th century. The storefront has been altered but retains original single-light glass and wood doors. The transoms have been enclosed. in the upper facade is a recessed brick panel and a corbeled brick cornice. The interior of the 137 section has linoleum floors, acoustical tile ceiling, and original plaster walls.(C)

### 10. 139 Front Street, John P. Altheide Store (#14)

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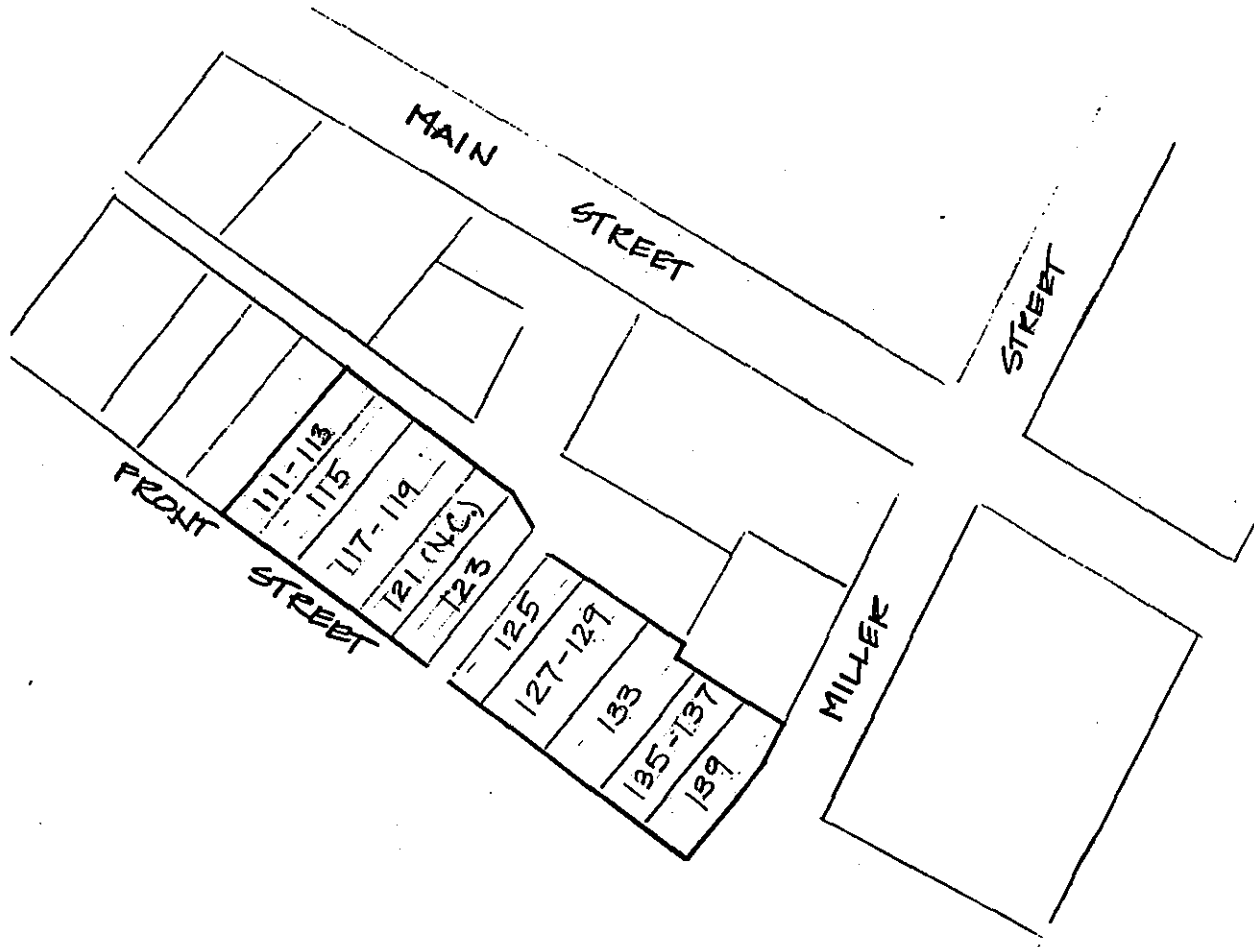
John P. Altheide and his partner Robert Gruebbel opened their general store in this building ca. 1890. Gruebbel later left the partnership to open a rival store and after 1895, the John P. Altheide Store operated at 139 Front Street. The Altheide store occupied the first floor of the building while various dentists and physicians had their offices on the second floor. The Altheide store remained in operation at this location for over seventy-five years. The storefront retains original frame bulkheads, engaged cast iron columns, and a recessed entrance with double doors of single-light glass and wood design. In the central bay of the upper facade is an original four-panel door. Windows are original two-over-two arched wood sash with brick label molding. At the roofline is a corbeled brick cornice. On the east facade is a rebuilt staircase leading to a new wood door. Above this door is an original two-light transom. Windows on the east facade are two-over-two arched wood sash set within segmental arches. The interior of the first floor has original wood floors, both plaster and exposed brick walls, and an original wood ceiling with a transom over the door. At the northeast corner of the building is a ca. six-panel wood door.(C)

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SCALE: 1" = 100'



NEW HAVEN  
COMMERCIAL  
HISTORIC DISTRICT

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### Summary Statement:

The New Haven Commercial Historic District, along Front Street, New Haven, Franklin County, is significant under criterion A for its role in the commercial growth and development of the community. In addition it is significant under criterion C for its architectural significance. The district contains ten buildings; nine are considered contributing to the character of the district. The district is the most intact collection of pre-1945 commercial architecture remaining in the community.

The New Haven Commercial Historic District is significant under criterion A for its significance in commerce. The commercial area evolved after the 1850s between the right-of-way of the Missouri Pacific Railroad and the Missouri River. Brick and frame buildings were constructed along Front Street directly adjacent to the railroad and New Haven became a thriving commercial center of Franklin County. At the turn of the century several of the community's leading businesses were located within the district, including the John P. Altheide Store, the Edward Hebbeler Bakery, and the Farmer's Savings Bank. Other businesses within the district included barber shops, meat markets, millinery stores, and hardware stores. The New Haven Post Office was also located within the district for several decades. For much of its history, Front Street was the center for commerce and business in New Haven.

The New Haven Commercial Historic District is also significant under criterion C for its 19th and early 20th century architecture. An architectural survey of New Haven was completed in 1992 and this area along Front Street was identified as containing the community's largest collection of intact pre-1945 commercial buildings. Seven of the buildings were constructed between 1880 and 1905 while the other three were built from ca. 1925 to 1940. All of the buildings are of brick construction and many were designed in the commercial Italianate style with arched windows on the upper floor and corbeled brick cornices at the roofline. The building at 123 Front Street is an intact example of a cast iron and metal front building of the 19th century and it retains its original design. The Walt Theater is a well preserved example of the Art Deco style. Most other pre-1945 buildings in the downtown area have been altered; the district contains the only significant grouping of historic commercial buildings in New Haven.

### Elaboration:

New Haven originated as Miller's Landing, a Missouri River landing named for Philip Miller, an early settler in Franklin County. The landing was located on a slight rise adjacent to the river and beneath a steep bluff. Miller died in 1845 and his holdings were sold, probably to speculators

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who hoped to take advantage of a proposed railroad, as well as the already established river landing.

The Pacific Railroad was incorporated in 1849, two years after the Hannibal and St. Joseph, the first railroad chartered in the state. Both railroads experienced difficulties in raising funds to begin construction, until 1851, when they were awarded state grants. The same year the Pacific began laying track from St. Louis, and, by 1855, the line extended through New Haven to St. Louis. As the Pacific rails pushed west across the state, communities were established along its path or, in the case of New Haven, earlier settlements experienced new growth and assumed new identities.<sup>1</sup> A post office was established at Miller's Landing in 1855. Miller's son, Samuel Clark Washington Miller, in association with Elijah B. Hammack, filed a plat for the town on March 1, 1856, at which time the site was named "New Haven."

The original town consisted of six blocks between the Pacific Railroad and the river. As originally platted, Main Street ran parallel to the river, with Cottonwood and Sycamore streets set at right angles to Main. With the Pacific Railroad located roughly parallel to the Missouri River, the two arteries of transportation provided the pattern for development of the commercial heart of the town. Front Street paralleled Main and faced the Pacific Railroad. New Haven's commercial district was arrayed in linear fashion along the original blocks between the bluff, railroad, and river. Rather than constructing businesses around a single block, commercial and manufacturing firms were established in a linear path between the Missouri River and the Pacific Railroad. Such an arrangement gave merchants direct access to the railroad and river, allowing them to easily transport goods and products in and out of the town. A series of frame and brick commercial buildings were constructed adjacent to the river and railroad in the 1860s and 1870s.

On March 21, 1857, E.B. Hammack added six blocks to the original town, consisting of fifty-two various sized lots located south of the original town plan.<sup>2</sup> The majority of these lots were located on top of the bluff overlooking the river. With a railroad secured, expansion of the town continued steadily for the next thirteen years. In October 1858, Smith's addition added thirty blocks; in 1859, Hammack's third addition added twenty-three blocks; in 1860, John Chapman, a local carpenter, added ten lots; and, in 1870, Labar's addition added sixteen lots. These additions became the center for residential development due to their protection from flooding, and the original town became the center for New Haven's manufacturing and commerce. A number of

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<sup>1</sup>Duane G. Meyer, The Heritage of Missouri, 3rd ed. [St. Louis: River City Publishers, 1982], pp. 256-257.

<sup>2</sup> Franklin County Plat Book A, Page 2.

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frame and brick dwellings were built on the lots overlooking the river in the 1850s and 1860s and by 1876, New Haven consisted of 394 residents.<sup>3</sup>

Commercial and manufacturing growth during the 1870s and 1880s included the establishment of the Wolff Milling Company in 1875. The mill, constructed of brick and stone, was located adjacent to the Missouri Pacific Railroad. The mill produced wheat flour and other grains and shipped its products throughout the state. Other small manufacturers of the late 19th century included the wagon shops of Joseph Bullinger and John Foster, and the Henry Stock Cigar Factory.<sup>4</sup> The town's increased growth led to its incorporation on July 12, 1881.

New Haven prospered throughout the 1880s with its population increasing almost doubling from 471 residents in 1880 to 767 residents in 1890. A number of brick commercial buildings were constructed along Front Street facing the railroad in these years, containing businesses such as dry goods, hardware, stoves, and drug stores. In addition to the commercial area below the bluff, a number of businesses were also constructed along Maupin (originally Fillmore) Avenue. These businesses included the Central Hotel, the Otto Furniture Store, and the Robert Gruebbel Store. The prosperity of New Haven was reflected in the creation of its first bank, the Bank of New Haven, chartered in 1889. In October of 1894, a fire destroyed a large number of the businesses along Front Street but most were rebuilt the following year. The Sanborn Fire Insurance Company mapped the downtown area in 1895 and Front Street contained a variety of one- and two-story brick and frame commercial buildings. Businesses operating in 1895 included two barber shops, a saloon, drug and jewelry stores, a bakery, post office, bank, two meat shops, two hardware stores and two general merchandise/dry goods establishments. The Commercial Hotel provided lodging at the corner of Cottonwood and Front Streets.

By 1900, New Haven boasted a population of 883 residents and this number would remain relatively stable over the next several decades.<sup>5</sup> Along Front Street were several of New Haven's most prominent businesses. These included the John P. Altheide Store, the J. Martin Schleef Hardware Store, and the Edward Hebbeler Bakery. In addition to the Bank of New Haven, the Farmer's Savings Bank opened its doors on Front Street in 1904. Adjacent to the bank was the community's post office; several well known barber shops were also located along this block. The upper floors of these buildings contained offices such as those for dentist W.F. Hempelmann and Dr. Bert Mankopf. Construction in the downtown area continued during this decade

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<sup>3</sup> Herman Kiel, *Centennial Biographical Directory of Franklin County, Missouri*, p. 232.

<sup>4</sup> *Goodspeed's History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties, Missouri*, p. 827.

<sup>5</sup> Kiel, p.232.

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**New Haven Commercial Historic District  
Franklin County, Missouri**

including the two-story brick building at 115 Front Street constructed by businessman Frederick Pehle.

Over the next several decades Front Street continued to be the commercial center of the community. The buildings along the street continued to be occupied by banks, hardware stores, general stores, and other mercantile establishments. In these years the Wolff Milling Company, just north of Mill Street, expanded to cover an area twice the size of the mill's 1895 property. Additional manufacturing firms located along Front Street included the S.H. Voltmann Grain Elevator and Warehouse, and Joe Murphy & Son Lumber Company. The prominence of Front Street was enhanced in 1940 when the Art Deco style Walt Theater was opened to great fanfare. This theater was owned and operated by local resident Walt Bucholtz and it was the first theater building constructed in the community. The Walt Theater was a center for community entertainment over the next several decades.

Since the 1960s, most new commercial activity has occurred along State Route 100 to the south of the original downtown area. This led to a number of vacancies along Front Street and neglect of the historic buildings. In recent years, however, there has been a renewed interest in the historic commercial area. The Walt Theater was restored as a movie theater and several other buildings have been rehabilitated for restaurants, antique shops, and other businesses. The building at 123 Front Street is presently undergoing rehabilitation and preserving the downtown area is a growing priority of the community. The New Haven Commercial Historic District contains ten buildings which retain much of their historic and architectural character and they represent the largest intact collection of pre-1945 commercial buildings remaining in the community.



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New Haven Commercial Historic District  
Franklin County, Missouri

### 10. Geographical Data

**Verbal Boundary Description:** The boundary for the New Haven Residential District includes the following parcels on Franklin County Tax Map 57-04-7-36-2: 60, 60.1, 74, 75, 76, 77, 77.1, 77.2, 78, 79, and 79.1.

**Verbal Boundary Justification:** The boundary for the New Haven Commercial Historic District is drawn to include all contiguous properties along Front Street that retain integrity of their original design. The district is bounded on the south by the right-of-way of Front Street which faces the Missouri Pacific Railroad. Buildings to the west of the Walt Theater have been extensively remodeled and no longer display their historic character. To the south and east of the district are post-1945 commercial buildings or buildings which have been extensively altered. No other concentration of intact pre-1945 commercial buildings were identified in the 1992 cultural resources survey of New Haven.

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**New Haven Commercial Historic District  
Franklin County, Missouri**

Jefferson City, MO 65102  
573/751-4692  
March 15, 1999  
Revisions, item 8

**Photographs**

New Haven Commercial Historic District  
Franklin County, Missouri  
Photos by: Thomason and Associates  
Date: August 15-16, 1997  
Location of Negatives: Historic Preservation Program, DNR

Photo No. 1: Walt Theater at 111-113 Front Street, view towards northeast.

Photo No. 2: Streetscape, 100 block of Front Street, view towards northeast.

Photo No. 3: 123 Front Street, view towards northeast.

Photo No. 4: Streetscape, 100 block of Front Street, view towards northeast.

Photo No. 5: 135-137 and 139 Front Street, view towards northwest.

Photo No. 6: Streetscape, 100 block of Front Street, view towards northwest.

Photo No. 7: Interior view of the Walt Theater, 111-113 Front Street.

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

STATE  
GEOLOGICAL SURVEY  
WALLACE B. HC

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COMMERCIAL  
DISTRICT

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12' 30"

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