

**Phase II**  
**Architectural/Historical Survey of the**  
**International Shoe Factory Neighborhood**  
Washington, Franklin County, Missouri  
[Project No. 29-17-151350-020]

**HISTORIC SURVEY PROJECT REPORT**

July 2018

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# PROJECT SUMMARY

The Phase 2 survey of the International Shoe Factory Neighborhood, located on the western side of the City of Washington, MO, is part of a three-phase intensive level survey project to identify a potential individual 'International Shoe Factory Historic District' and/or 'International Shoe Factory Neighborhood District' (as shown in Appendix A: Figure 15).<sup>1</sup> This second phase follows the Phase I survey which was completed by Katie Graebe in July 2017 with the Landmarks Association staff and the City of Washington. Following the Phase 1 submission, the City applied for the Historic Preservation Fund Grant in 2017 for Phase 2. The City of Washington was awarded the HPF FY17 to carry out the second survey phase for the potential district nomination.

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 14]. Thomason and Associates along with Mimi Stiritz identified the boundaries for an area potentially eligible for listing in the National Register of Historic Places; however a nomination was never prepared. The current phased survey boundaries were expanded upon from the 1992 initial findings and the 2017 Phase 1 survey findings. The Phase 2 survey area is located west of Washington's central business district, just south of the former International Shoe Factory. This second phase of the survey is roughly bounded by Roberts and Esther streets (north), Stafford Street (east), James and 3rd streets (south), and State Street (west) [see B or A: Fig 2].

## SURVEY OBJECTIVES

At the end of 2017, 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 within the Phase 2 survey boundary. The objectives were to determine the potential of the area for listing on the a National Register of Historic Places (NRHP) as a historic district, identify properties that may be individually eligible for listing, and identify themes connected with the International Shoe Factory (ISCO). The overall objectives of the Phase 2 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:
  - 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

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<sup>1</sup> International Shoe Company = ISCO and Historic District = HD

- 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 2 survey recorded properties associated with the shoe factory's presence as well as the impacts that the factory had on the surrounding area. This survey will provide an important addition to the Missouri Cultural Resources Inventory at the State Historic Preservation Office (SHPO). Once all three survey phases are complete, the eventual goal is the nomination of the International Shoe Factory District to the National Register.

## SURVEY METHODOLOGY

The City of Washington/Washington Historic Preservation Commission received an HPF FY17 grant and hired Landmarks Association of St. Louis to complete an intensive level architectural and historical survey of the Phase 2 International Shoe Factory HD survey in order to determine the potential for an International Shoe Factory Neighborhood District. The proposed Phase 2 survey area, depicted to the right and A: Fig 2, falls in the middle of the City's three phase plan [depicted A: Fig 15]. The Phase 2 survey project's scope, purpose, and description were 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 Phase 2 as well as the Phase I project. He provided a list of all property addresses within the survey boundary, maps (survey boundary, survey Phases, parcels, zoning, and the initial base map for the final survey map), and general assistance with questions regarding the city.

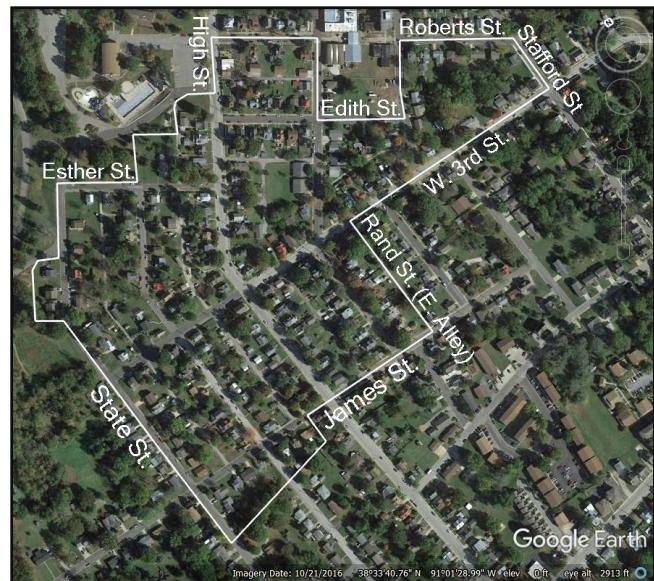


Figure 1: Phase 2 Survey Area [A: Fig 2]

The initial survey list provided by the City of Washington left out the additional Brinker's Addition properties located on the western side of the city.<sup>2</sup> These properties were recommended at the end of Phase 1 and were to be included in Phase 2. The initial list also included four properties that were previously surveyed in Phase 1: 226 Rand, 230 Rand, and 236 Rand, and the NE corner of Johnson and Edith. Once the property list was rectified, Michelle Diedrich (SHPO) identified three additional properties along State Street (255, 257, and 259). The Phase 2 survey area consists of 192 properties, 5 of which are vacant lots, 1 is individually listed and 1 is listed within a historic district.<sup>3</sup> The survey resulted in 185 primary resources, 97 secondary resources, 2 objects, 4 structures, and 5 sites.<sup>4</sup>

Landmarks was responsible for completing the scope of work outlined by the RFQ for Project No. 29-17-151350-020. Landmarks 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 2018. The Landmarks staff involvement 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.

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

Katie began field work in the defined survey area [A: Fig 2] on 1/28/2018 covering the northeastern leg of the boundary. Subsequent field survey dates took place on 2/13/18, 3/1/18, and 3/9/18. William Seibert, a Landmarks Board member and former Chief of Archival Operations and Senior Archivist at the National Archives at St. Louis (a division of the National Archives and Records Administration), assisted with these latter dates by recording field notations. All of the properties, including buildings (primary & secondary), vacant lots, and any other resources within the survey 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.

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<sup>2</sup> These include properties bound by Fair Street [east], primarily the eastern side of State Street [west], Esther Ave/Street [north] and the southern side of James Street [south].

<sup>3</sup> In total, there are 194 survey forms because the duplexes at 247/249 and 251/253 Rand Street were surveyed separately on 4 forms, though they are considered only 2 resources. 304 High Street, the Frank Mense Home, was individually listed 9/14/2000. 231 Stafford is listed within the Stafford-Olive Historic District in 2000. These latter two are not included in the resource count due to NR Listing.

<sup>4</sup> SHPO noted not to count the primary resources already NRL (304 High and 231 Stafford) which resulted in the 185 primary resources.

During the field survey, a photograph was taken of streetscapes and of each individual property.<sup>5</sup> This included vacant lots as well as any additional buildings, outbuildings, structures, and objects associated with 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.<sup>6</sup> The project team carried handouts for inquiring residents that explained the survey project and why photographs were being taken. Photographs of the primary resources were taken in the winter/early spring of 2018 to avoid heavy foliage. 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. Each photograph was labeled in pencil per NPS/MO-SHPO standards. Additional Photographs of secondary resources were also printed unless they were visible in the primary resource photo. These images, along with additional images of secondary resources, were provided in digital format upon submission.<sup>7</sup>

The purpose of the survey was to establish a potential district in relation to the Shoe Factory. To aid in research and status determination of each resource within the survey 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 Washington's western limits [A:Fig 3].<sup>8</sup> Due to the residential development in response to the International Shoe Factory's influence on the area and a period, Criterion A for Community Planning and Development was applied to all inventory forms.

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.<sup>9</sup> 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 report. The history of the early development of the International Shoe factory was also excluded from the report as it was documented in the Phase 1 report.

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<sup>5</sup> Photographs were taken of every resource unless noted otherwise on the survey form.

<sup>6</sup> There were not too many issues with lack of visibility in this phase due to accessible alleys.

<sup>7</sup> The images that were printed were digitally labeled "Photos Print" and the additional non-printed images were digitally labeled "Digital Inclusions".

<sup>8</sup> 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 fully shown in the A: Fig 3, but the line running along H. Noelker's property on the left is that demarcation. The full image is available on p63 at <http://digital.shsmo.org/cdm/ref/collection/plat/id/1738>.

<sup>9</sup> Theoretically, the date could fluctuate towards the tail end of the period after all 3 phases are analyzed. It could be determined that residential development was not significant enough before the closure of the factory and that the POS could be shortened, however after review of Phase 2, this won't be the case.

Landmarks conducted a review of previous architectural surveys and national register listings in the vicinity of the project area as well as existing National Register of Historic Places (NRHP) nominations in Franklin County. One previous architectural/historic inventory was conducted within the study area (FRAS003, 1992), one property on the southeastern leg of the survey area crosses the boundaries of the Stafford-Olive Historic District (NRL 2000), and one property was listed individually (NRL 9/14/2000). The Phase 2 survey covered 93 additional properties not inventoried by the Historic Survey Reports from 1992. This primarily consisted of the post-1950 buildings and the homes along Fair and State streets. All of the current field survey data was entered into an Excel database and compared to the previously identified conditions. This helped determine what alterations existed prior to the survey and what had happened in subsequent years. All changes to properties since the 1992 surveys were noted on the inventory forms.

Field data and comparisons from the prior 1992 (FRA003) survey were used to create physical property descriptions, which were inserted into the inventory forms. Each property's resources were 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 architectural styles within the survey area were prompted by the 1992 Historic Resources Survey (FRAS003) and the associated "Historic Resources of Washington, Missouri" Multiple Property Documentation Form (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.<sup>10</sup> 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 and McAlester's "A Field Guide to American Houses" (2013 edition).

Substantial research was undertaken on the history of the buildings, prior owners/inhabitants, and any businesses. 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), City Directories (1931, 1944, 1948, and 1958), Census Records (1900, 1910, 1920, 1930, 1940), building permits, 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 on the Franklin County Assessors Records website, at the Franklin County Recorder of Deeds (Union, MO) and at the Library & Missouri History Museum Research Center (St. Louis).

The 1992 survey identified a 1915 Water Works Improvement Map within the resources section of the survey forms. This map has not been located for the purposes of the Phase 2 or the Phase 1 survey. Several people within the city of Washington were contacted to find this map. This included Sal Maniaci, Marc Houseman of the Washington Historical Society, Jill Straatman with the Planning &

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<sup>10</sup> These contexts are as follows: Early Development and German Immigration: 1839-1870; The Golden Era: 1871-1904; Assimilation and 20<sup>th</sup> Century Development: 1905-1950; Architectural Development: 1839-1950.

Engineering Services with the City of Washington, and JoAnn Radetic, Washington citizen and former Certified Local Government coordinator for the State Historic Preservation Office at MO DNR.

The earlier Sanborn maps, 1893 and 1898, primarily focus on the downtown area. The maps only branch out to northwest Washington once the Roberts, Johnson, and Rand (International Shoe) factory was constructed in 1907. The 1908 and 1916 maps were referenced; however they only depict the factory and slivers of the immediate surrounding area. The 1926 and 1951 maps were the primary maps utilized as they depicted the core of the Phase 2 survey area. The majority of High, Fair, and State streets were not depicted. There are two 1951 Sanborn maps in the Washington Historical Society's collection: The Barcklage Copy and Version 2. Both versions were initially used, focusing on pages nine through eleven; however there is an error found only on page nine of the Barklage Copy. The outline of 225 Rand was pasted in the incorrect location. Instead of located at the rear of 803 Edith, it was pasted over 215 Rand, completely covering that home. It gave the impression that there was no 215 Rand and no 225 Rand if looking in the correct location. Page nine of Version 2 had the correct illustrations and was utilized instead.

There was also a new resource used in Phase 2. The Washington Historical Society's volunteers have been processing the loose, unorganized building permits and transcribing them into an excel document. The permits provide a great aid for identifying dates of construction, though there are limitations. Full or correct addresses are not always listed. During research, permits were identified by streets within the survey area first and then owner names were cross referenced with city directory and census records to verify certain records to their correlating properties.

In utilizing the available census records and city directories noted above, resource build dates were refined, businesses were noted, and property owners, especially those that worked for International Shoe, were noted for each resource's survey form.<sup>11</sup> Comparisons of these resources, specifically the city directory's "street directory" (1931-1958) to the 1930 and 1940 census, aided in identifying the general dates of construction, number of boarders, and patterns of multiple families living in one residence. Resident's 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: street/house numbers were not always listed<sup>12</sup> 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.<sup>13</sup> Exact counts of those living specifically in the survey area and where they worked were not available due to this lack of information in the censuses.

In order to determine how many buildings within the survey area actually housed ISCO works, an in-depth and laborious comparison was completed of the 1931 city directory's street and residential

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<sup>11</sup> 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 with the southeast survey corner in Ward #3 [A: Fig19]. For the purposes of the Phase I Survey, 1900-1940 records were reviewed.

<sup>12</sup> This is the case especially for early directories, such as 1900, 1910, 1920, and even up into 1930.

<sup>13</sup> The other Washington shoe manufacturer was Fore Shoe Co. (601 E. 6th Street/700 E. 5th) which began operations in 1925.

directory for Phase 1. This directory was chosen because it was the earliest available and it characterized the start in an upward population shift in the City.<sup>14</sup> Due to this time consuming task, in Phase 2 only the 1944 and 1958 directories were reviewed for shoe workers. The 1944 directory was selected due to its capacity to provide information on the neighborhood/factory during World War II. The 1958 directory was selected because it is the last available directory prior to the factory's closure in 1960.

The review of the directories provided a better picture of residents throughout the time period and where ISCO workers lived in relation to the factory over the course of its tenure in Washington. The Phase 2 process used in identifying residents included digitally scanning every page of the 1944 and 1958 city directory. The directory listings by street were noted first, but since this section does not provide job descriptions, the list of Phase 2 residents was cross referenced with the names in the directory listings by residential. Following that process, the business section was examined to identify any local listings. Finally, the entire directory was scanned for "Natl, Ntl, Shoe, and I S Co" to identify all International Shoe Company workers. The resulting data included: businesses within the survey boundary, residential address listings, Phase 2 ISCO workers, and all ISCO workers within the city.<sup>15</sup>

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. One overlapping National Register District was identified on the map.<sup>16</sup> Precise boundaries for a potential International Shoe Factory Neighborhood District, especially for the Phase 2 area, cannot be determined until the completion of the proposed third survey phase. The survey map is notated with the contributing and noncontributing status of all the resources, objects, structures, and vacant lots. Resources with not determined statuses are also identified on the map.

Missouri Architectural/Historic Inventory Forms were completed for 194 properties, including vacant lots.<sup>17</sup> The surveyed properties were identified as Contributing ("C"), Noncontributing ("NC"), or Not Determined ("ND") to a potential NR district on the map and correlating forms. On the forms in box 20, those that were marked as "C" had "District Potential" checked; those marked as "ND" had "District Potential" checked; and those marked as NC were marked as "Not Eligible" (NE) with the "District Potential" unchecked. Map identifiers depict all "NC" resources with an asterisk (\*), all "ND" with "ND" and all "C" without any notation.

Unlike in Phase 1, the potential International Shoe Factory Neighborhood District boundary segment was not proposed until after the survey forms and general survey map were complete. Due to Phase 2's

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<sup>14</sup> From 1900 to the 1920s the population remained around the 3,000 point but by 1930 the population soars to almost 6,000. 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).

<sup>15</sup> There are still issues when utilizing the directories and cross-referencing the two sections. People can be listed at one address in the street listing and then at another in the resident section. The books do not illustrate the entire population, as wives were primarily grouped with their husbands. Deceased husbands as well as the widowed wives are also listed, as is the case in 1931 with Viola (wid Chas) Drewel and Chas Drewel both being listed at 300 Fair.

<sup>16</sup> The Stafford-Olive Historic District, which encompasses 231 Stafford Street.

<sup>17</sup> As mentioned, the additional 2 forms are from the breakout of the 2 duplexes into 4 forms.

location between the two other survey phases, exact boundary lines cannot be determined until Phase 3 is complete. Two potential boundary segments were proposed. This means that the general survey map [B: Survey Map] and all correlating survey forms for properties identified outside the potential boundary segments do not reflect a non-contributing and not-eligible status with the district potential section left unchecked.

Resources in the survey boundary were evaluated on a case by case basis. Buildings with a contributing status in the Phase 2 survey were built within the period of significance. They typically retained their historic windows and siding and had not undergone dramatic changes. In general, those resources constructed past 1960 were marked as “NC”.<sup>18</sup> 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”. Buildings with a “Not Determined” status had to have retained some historic details, primarily windows but also doors, or porch placements and materials. Typically, their original siding is unknown or further investigation is needed into their history, materials, etc, before a status can be designated.

In regards to siding, the majority of primary buildings are asbestos shingle (25) or vinyl (102). The status of asbestos shingle (masonite included) buildings were based on the date of construction and compounding alterations, especially in comparison to the 1992 survey. Primarily all of the asbestos clad buildings are contributing with one exception, 216 Fair. The dwelling was close to contributing but due to the accumulation of changes (new metal roof, non-historic porch, and replacement windows and door), it was marked “NC”.

The contributing status of vinyl sided buildings was considered after thorough research and a cross examinations to ensure consistency. They were reviewed in regards to their retention of historic windows and potential in-kind siding profile replacement. Buildings built after the period of significance were automatically ruled out first and marked as non-contributing. Buildings with multiple alterations to the facade, primarily the removal of historic windows, were also considered noncontributing. Alterations in porch material, door replacement, and chimney removal all were taken into account. Those building with historic windows and vinyl were compared to the FRAS003 1992 survey annotations and images to discern whether the historic siding was wood. If the current siding replaced original weatherboard and did not overpower the façade, the building was considered contributing. If the property was not surveyed in 1992 or there was little information regarding historic material, an educated best guess was implemented based on the age and style of the building. There are 12 primary buildings with vinyl siding and historic windows built during the Period of Significance (POS) with an additional 3 buildings that had mixed or indeterminate windows. After review, of the 15 buildings only 3 were considered contributing while 4 were marked as not determined.

If more information and research was needed to discern historic materials, the form was marked as “Not Determined” due to further research being needed. Buildings with this status retained some significant

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<sup>18</sup> Operation of the Shoe Factory was from 1907 to 1960. This includes 33 resources constructed post 1960.



materials; however due to the lack of evidence the status could not be determined. This status was primarily designated to vinyl sided buildings (300 Fair, 308 Fair, 906 James, and 323 Rand) and one plywood sided building (217 Fair). It's unclear whether the original, historic siding was potentially asbestos shingle or weatherboard siding. In the instance of 223 Fair and 301 Rand, an earlier material is known (asphalt shingles), however it's unclear if it is historic. Due to the materials of the surrounding dwellings in Phase 2, asphalt shingle would be an anomaly in the survey area.

Aluminum and stucco on the other hand were reviewed case by case. In all instances in Phase 2, stucco siding was deemed NC. There were only two resources with stucco siding, 331 Fair (c1920-25) and 309 High (c1935). Both dwellings are outside the scope of available Sanborn maps. Sanborn maps only indicate structural materials with the exception of metal cladding. They do not depict stucco and therefore exact dates of the stucco exterior are unknown. Due to the building's dates of construction and compounding alterations, they were deemed "NC".

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 815 W. 3<sup>rd</sup> Street. 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.<sup>19</sup> Some of the aluminum was difficult to distinguish from vinyl without touching the material and was noted as "indeterminate". The same process for determining contributing status for vinyl was applied for buildings with narrow profile aluminum while those with a wider profile were typically deemed "NC". The one exception was for buildings with later dates of construction in which the cladding is historically noted as part of the architectural style. This is seen in 242 Rand. Within the survey area 10 buildings have some form of aluminum and only 2 were marked as contributing.

Properties with secondary buildings were also determined case by case. These buildings primarily consist of garages and sheds. Garage build dates were estimated based on architectural style, assessor's notes, 1992 Survey notes, and Sanborn maps. Those built outside the period of significance are "NC". If it was built during the POS and retained integrity it was marked "C". Unlike their primary buildings, historic garages with modern cladding were considered contributing if they maintained their historic form /structural system and bay doors. Only those that either changed in size or structural material were deemed "NC" unless the changes occurred during the contextual period of 1907 to 1960.<sup>20</sup> If the build date was uncertain, it was marked not determined. In many cases, Phase 2 garages 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.

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<sup>19</sup> Marc Housemann, personal email correspondence, March 9, 2017.

<sup>20</sup> These alterations were identified by comparing the outbuildings to Sanborn maps and the materials and styles of surrounding buildings. One garage, 815 W. Third St, is marked ND because it appears to retain historic materials but also looks larger than the depicted garage on the Sanborn maps, therefore the dates of alteration are unclear.

Other outbuildings, such as sheds, do not have the same leniencies towards their status since the majority is prefabricated and typically temporary in style. Per the *Instructions for Completing the Architectural/Historic Inventory Form*, “small, non-historic, outbuildings such as temporary sheds do not need to be noted” or counted as a resource because they are not considered permanent in nature.<sup>21</sup> Following Phase 1 guidelines, sheds that are temporary, modular, or mobile and lack a concrete foundation in this instance were noted within the survey forms but were not included on the map or counted as a resource. This included those with no visible foundation or those not visible from the street. Conversely, some prefabricated and typically modular sheds have concrete foundations making them less “temporary”. These sheds and smaller outbuildings with concrete foundations were noted and counted in the resources and designated “C” or “NC” based on date of construction and retention of integrity. There are 18 sheds with concrete foundations. Only 6 are considered contributing due to a more historic, less pre-fabricated appearance and date of construction during the POS. Outbuildings larger than the average shed, such as 614 Roberts Street and 906 Esther Street, had their determined status based on the garage assessment format due to their larger sizes.

Structures and objects were on a case by case basis as well. Carports were the primary structures in the area. Those with a concrete foundation were counted as a resource and those without were not counted since they are not considered permanent in nature. Carports built within the period of significance were considered contributing. Objects in Phase 2 included concrete well heads (217 Rand and 1010 Third). Both wellheads were included in the resource count due to their concrete bases. Since well’s dates of construction are unknown, the wellhead that maintained its historic well house or pump was considered contributing while the one that did not was non-contributing.

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 2 survey report. The first meeting was held at the beginning of the survey project on January 16, 2018. Katie Graebe provided Phase 1 result materials and informed the commission and any attending public about the goals and scope of the Phase 2 survey project. The second meeting, held on July 16, 2018, was attended by Katie Graebe who provided a list of finding from the survey results and an additional call for anyone to come forward with information on the area.

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

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<sup>21</sup> Missouri Department of Natural Resources, Instructions for Completing the Architectural/Historic Inventory Form, Pdf File (Jefferson City: State Historic Preservation Office), <https://dnr.mo.gov/shpo/docs/Architectural%20Survey%20Instructions.pdf>, p7.

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 project area is situated in the city of Washington, Franklin County, Missouri. Located on the southern banks of the Missouri River, 45 miles due west of St. Louis. Geographically it is located at 38°33'43.0"N 91°01'19.5"W (38.561950, -91.022078) in Franklin County, Missouri [A: Fig. 1]. The project area covers approximately 45.5 acres containing 192 properties.<sup>22</sup>

Phase 2 is located near the City's historic western limits which extended just past the 'Fair Grounds' or 'City Park', as noted by the 1940 City Directory and the 1940 Enumeration District Map [A: Fig 19].<sup>23</sup> This phase of the survey is bounded on the north by Roberts, Edith, and Esther, to the east by Stafford and the rear lots lines of Rand, to the south by James, and to the west by State Street[A:Fig 2 and B].

Phase 2 is located near the City's historic western limits which extended just past the 'Fair Grounds' or 'City Park', as noted by the 1940 City Directory and the 1940 Enumeration District Map [A: Fig 19].<sup>14</sup> This phase of the survey is bounded on the north by Roberts, Edith, and Esther, to the east by Stafford and the rear lots lines of Rand, to the south by James, and to the west by State Street[A:Fig 2 or B].

This phase of the survey area was established slightly later than Phase 1's early residential development along the river. Only three (2%) of the primary buildings were constructed prior to 1900. The area grew slightly faster than its predecessor after the city's shoe factory improvement. Existing architectural resources in the area date from 1831 to 2013 and are all residential except for one building, 210 High. Similar to Phase 1, rapid development occurred from 1910 to 1940 due to the construction and later expansions of the International Shoe factory at 700 W. Second Street. [Refer to table below]. Out of the 185 primary buildings counted as resources, slightly over half (52%) of the construction development in the area occurred during those thirty years. Following the opening of the shoe factory in 1907, 9 homes were constructed in 1910. From 1914 to 1922, after the first expansion in 1914, 27 homes were built. With the growing working population in the area after 1923, an additional 96 homes were constructed in the years leading up to the factory's closure in 1960. Unlike Phase 1, where construction petered off after 1950, Phase 2 saw a consistent growth till at least 1970 (16%). After the end of the period of significance, 1960, 33 buildings (18%) have been constructed. This falls slightly short of Phase 1's 32% as it contained larger developments in 1970, the 1990s and most recently in 2015.

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<sup>22</sup> As noted, there were 194 survey forms. Duplexes were surveyed separately but only counted as 1 resource.

<sup>23</sup> 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>.

### Building Construction by Dates\*

Phase 2			Phase 1	
Construction Date	# of Buildings	Percentage	# of Buildings	Percentage
1800-1900	2	1%	8	5.3%
1900-1910	5	3%	11	7.2%
1910-1920*	31	17%	8	5.3%
1920-1930*	39	21%	27	17.8%
1930-1940	35	19%	43	28.3%
1940-1950	16	9%	5	3.3%
1950-1960	20	11%	1	0.7%
1960-1970	6	3%	0	0%
1970-1980	3	2%	11	7.2%
1980-1990	11	6%	7	4.6%
1990-2000	13	7%	8	5.3%
2000-Present	4	2%	23	15%
<b>TOTAL</b>	<b>185</b>	<b>100%</b>	<b>152</b>	<b>100%</b>

[See D: Table 2: Properties by Date of Construction for full list]

\* ISCO expanded the company in 1914 and 1923 and closed in 1960

\*The Phase 2 table does not include 304 High (1923) and 231 Stafford (c1850-60, c1900) due to prior NR listing

\*5 of Phase 2 current resources are vacant lots and not included in the Phase 2 table

\*of the 185 counted primary resources, 146 were constructed during the operation of the Shoe Factory (1907-1960).

Similar to Phase 1, rapid development occurred from 1910 to 1940 due to the construction and later expansions of the International Shoe factory at 700 W. Second Street. [Refer to table below]. Out of the 185 primary buildings counted as resources, slightly over half (57%) of the construction development in the area occurred during those thirty years. Following the opening of the shoe factory, 9 homes were constructed in 1910. Following the first expansion in 1914 up to the 1923 expansion, 27 homes were built. With the growing working population in the area after 1923, an additional 96 homes were constructed in the years leading up to the factory's closing in 1960. Unlike Phase 1, where construction petered off after 1950, Phase 2 saw a consistent growth till at least 1970. After the closer of the factory in 1960, 33 buildings (18%) have been constructed. This falls slightly short of Phase 1's 32% as there was larger development in 1970, 1990s and most recently in 2015.

Up until 1900, Phase 2 was primarily empty vast rolling acres of farmland. The earliest Atlases illustrates that almost the entire survey area was previously comprised of Elijah McLean's property with a smaller section of farmland by August Noelker in 1898. These areas consisted of areas:

- (1) McLean: 54 acres in Sec. 15 and NE corner of 21/NW corner Sec. 22 which was bound by W. Second on the north, loosely by Stafford and Williams on the east, James to the south, and High to the west.
- (2) McLean: 112 acres in the SE part of Sec 16 which was located west of High Street, extended down to James alley, and continued westward.

(3) Noelker: 3.4 acres due south of the City Park bounded by High to the east.

Development in the area 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 20<sup>th</sup> 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 bonus [A: Fig 6]. The land was platted and parceled in 1907 after the placement of the Shoe Factory on W. Second Street. This is depicted in Plat Book B which illustrates the land sold by the McLean's and Brinker's to the Washington Shoe and Finance Committee in January 1907. [A: Fig 7].<sup>24</sup> The platted area formed into 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. As Phase 1 recommended, Phase 2 included the four blocks of Brinker's Addition, ranging in 20 to 27 lots, which was also sold to the Shoe Committee in 1907. This area is bound by Esther on the north, High on the east, James on the south, and State on the west.

The Phase 2 survey area contains two historic thoroughfares, Stafford and High streets, that were first depicted in 1869 [A: Fig 18]. The 1878 Atlas Map depicts the next street development of W. Third and James streets [A: Fig 3]. When the area was platted in 1907, W. Third was extended into Brinker's Addition, terminating at State Street. James Street already extended further west as an alley, but by the time of the 1919 Atlas, it was realigned to run parallel with Third Street [A: Fig 3, 5]. The remaining streets were mostly platted in 1907 after the land was sold for the shoe factory's bonus; this included Roberts, Edith, Esther, Johnson, Rand, Fair, and State streets. The streets immediately surrounding the shoe factory were laid and named after the founders of the factory: Roberts, Johnson, and Rand streets. It was believed by many at the Washington Historical Society that Edith and Esther streets were named after the wives of the factory founders, but after thorough research this claim cannot be substantiated at this time.

Not depicted in Plat Book B is the eastern section of the survey area bound by Roberts, Johnson, W Third, and Stafford. While the bulk of the survey was platted and parceled by 1919, this section remained largely undeveloped. It is not until the 1926 Sanborn that few houses are shown in this section and Roberts Street extends fully from Stafford to High street, [A: Fig 8-10]. Most residences in this section are not listed until the 1931 city directory with the rest filled in by the 1940s.

Present lot sizes and house setbacks are primarily uniform, with some lots combined since the 1907 platting. Larger lots exist mainly on the western side of Fair, the northeastern side of State, and three older parcels on the 600 block of W. Third. 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. Some of the older homes, such as 231 Stafford and 639 W. Third, have

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<sup>24</sup> Deeds: WD 064-00176 (1907-1-14) McLean, \$9000 and WD 064-00178 (1907-1-12) Peter Brinker, \$5,000

narrower front yards or are almost street adjacent. Many homes sit higher than street grade and have short retaining walls along the front of the property or slightly sloped grades down to a sidewalk. Public, street adjacent sidewalks span the front boundary of most of the properties. Sidewalks were an option to purchase in the city and the home owner could choose which style they wanted.<sup>25</sup> The western side of the 300 block of Fair illustrates this with two different styles of sidewalk and two homes with no sidewalk at all.

The neighborhood was predominantly inhabited by a white lower to middle classes working population that resided primarily in frame, one and a half story homes. Occupations consisted of general laborers with a few farmers, painters, nurses and teachers. The major employer for the survey area was International Shoe Company; Missouri Meerscham Co., the military, and other shoe manufactures made up the rest of the working population throughout the decades. By the 1930s, the largest employer in the area was ISCO. In 1931, over 3,000 ISCO employees were listed in the city directory. In Phase 2, 100 of the 199 residents listed worked for the company. While the shoe factory workforce decreased in the survey area after 1931, it remained the highest consistent employer until its closure in 1960. Out of the 138 residents listed with jobs in 1958, 38 of those were with International while the next leading employers, Washington Metal Products Co., only had 5.

#### **ISCO Workforce in Washington**

(Per City Directory listings)

<b>Year</b>	<b># Workers in Entire City</b>	<b># of Phase 2 residents</b>	<b># of Phase 2 ISCO workers</b>
<b>1931</b>	807	199	100
<b>1944</b>	559	291	66
<b>1958</b>	317	214	38

[See Appendix G-J for corresponding Phase 2 ISCO worker resident tables and map]

The present built environment directly reflects the residential growth surrounding the former ISCO Factory located at 700 W. Second Street. The built environment was slow to pick up after the shoe factory's entrance into the area. The neighborhood saw its earliest boom from 1920 till 1940 but continued throughout the 1960s [A: Fig 8-13]. The area remains a mixture of largely single two family residences with a few multi-family residences. While Phase 1 and Phase 2 developed relatively around the same time period, Phase 2 was slightly slower to react to the construction boom after the placement of the factory. Phase 1 and Phase 2 saw a 5% increase in multiple family dwellings, however there are currently at least 9 more multi-family buildings in the Phase 1 area than in the latter. The trend saw incoming residents lodging at former single family homes in the Phase 1 area before new homes were constructed in Phase 2. As the factory grew over time, the land in Phase 2 was purchased for individual homes.

<sup>25</sup> This information was provided by Carolyn Simmons, homeowner of 319 Fair on 3/9/2013.

### Historic/Current Functions of Survey Resources\*

Function	Historic Function	Current Function
DOMESTIC/Single Dwelling	176	167
DOMESTIC/Multiple Dwelling	8	17
COMMERCIAL	1	0
INSTIUTIONAL	0	1
<b>Vacant Lots:</b>		
VACANT LOT, Historically vacant	2	2
VACANT LOT	2	3
Former Single Family	1	0
<b>Prior NR listed Properties:</b>		
DOMESTIC/Single Dwelling	2	2
<b>TOTAL:</b>	<b>192</b>	<b>192</b>

\*To provide a fuller understanding of the area's little transformation over time, the table accounts for non-extant properties within the subsection of Vacant Lots and the 2 prior NRL properties in its own subsection.

Today, the study area retains much of the appearance it achieved by the 1920s-1940s. The 1926 and 1951 Sanborn map depicts primarily single family dwellings [A: Figs 8-13]. The present zoning of the area consists of three residential zones as shown in the City of Washington Zoning Map [A: Fig 22].

## PREVIOUS SURVEYS AND NATIONAL REGISTER LISTINGS

The Phase II architectural/historical inventory continued the work from Phase I by thoroughly examining each property within the boundary. It identified multiple properties inventoried in one previous Historic Resource Survey of the area, FR-AS-003, 1992, which proposed a potential International Shoe Company District that never saw completion. Additionally, the survey identified 2 National Register Listed properties: one for its individual significance and one building that is considered contributing to a National Register Listed (NRL) District that crosses the boundaries of the study area.<sup>26</sup> The Phase 2 survey's relation to other surveys and listed districts is depicted in A: Fig 16 & 17.

### Prior Historic Resource Surveys

#### **Survey Report, Phase IV Survey, Washington, Missouri, FR-AS-003**

One previous architectural/historic inventory was conducted within a portion of the Phase 2 survey area. The "Survey Report, Phase IV Survey, Washington, Missouri" was completed in 1991-1992 by Thomason and Associates and Mimi Stiritz (FR-AS-003). It covered only 99 properties within the Phase 2 survey boundary. The current survey covered an additional 93 properties that were never surveyed prior to this project. The 1992 survey had forms for the core area of Phase 2 but did not cover any of the properties along Fair, James and State streets. The remaining properties that were excluded from the 1992 survey were mostly vacant lots, in poor condition, or were constructed post 1960-70.

<sup>26</sup> Since the primary buildings of 304 High and 231 Stafford are already NRL, they were not included in the resource count for Phase 2, per SHPO recommendations.

Of the prior surveyed properties, thirteen were photographed but did not have a correlating survey form. These include: 809 W 3rd, 714 Edith, 807 Edith, 827 Edith, 210 High, and 238 High. Not only did 801 Edith not have a form, it was misidentified as 810 Edith. There were three other incorrectly labeled properties from the 1992 survey. These properties with misidentified addresses include:

803 Edith Street was listed as 801 Edith, FRAS003-255

308 High Street was listed as 306 High, FRAS003-319

332 Rand Street was listed as 330 Rand, FRAS003-484

This prior survey was a highly utilized resource material as it was the only piece to provide a comprehensive picture of the architectural resources for almost half of the neighborhood. Current facades were compared to the 1992 survey photographs and annotations. Any changes or alterations to properties within the study area were noted on the inventory submitted with the report.

### **National Register Listed Properties/Districts in the Study Area**

#### **The Frank Mense House**

The 1.5 story masonry dwelling listed at 304 High Street was designated to the NRHP in 2000 by Becky L. Snider using the Historic Resources of Washington, Missouri MPDF. The home was surveyed in the 1992 project survey. It was later nominated in 2000 under Criterion A for architecture with a period of significance of 1923. It is noted as being representative of Property Type F: Gable Front.<sup>27</sup> The home was constructed in 1923 by Frank Mense who resided there with his wife Annie into the mid 1940s<sup>28</sup>. Frank was a heel trimmer at International Shoe in 1931.

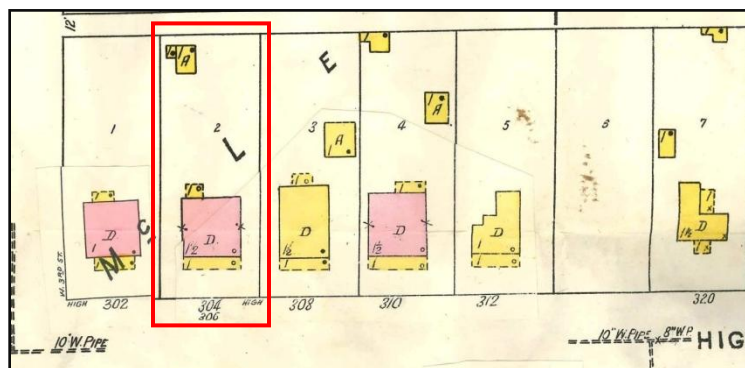


Figure 2: 1956 Sanborn Map (Barklage Version) p10

<sup>27</sup> Becky Snider, "Frank Mense House" (PDF), National Register #00001107, National Register of Historic Places Inventory Nomination Form (City of Washington, Franklin County, Missouri) September 14, 2000, Sec 7, p1. This falls under the MPDF.

<sup>28</sup> While Frank is not listed in the 1944 directory, his children Lawrence and Wilford are listed as students. No Mense is listed at the residence in the 1958 city directory.





Figure 3: 1992 survey photo, FRAS003-318



Figure 4: 2018 survey photo, FRAS007-107



The Phase 2 survey noted minimal change to the dwelling. Alterations since the 2000 nomination consist of the replacement of porch materials and broken windows. Since the home is already listed on the National Register, it is not a counted resource for this survey. There is a c1950s, 1-story frame garage to the rear of the house. It was considered non-contributing to the NRL since it was constructed outside the POS, but for the purposes of this survey it is a contributing resource to a potential NR district.

### Stafford –Olive Historic District

The Stafford-Olive Historic District is a residential neighborhood which covers roughly 30 acres of land. It lies west of Washington's commercial district and is due east of the Phase 2 survey area. Nominated in 2000 for Criterion A for architecture and C for Community Planning and development, modest working class dwellings constitute most of the district's resources.<sup>29</sup> The Stafford-Olive district spans along Stafford and Olive Streets, between West Second and West Fifth Streets [A: Fig 16]. The District's period of significance is ca. 1858-1949 and has a variety of architectural styles with 140 contributing buildings.

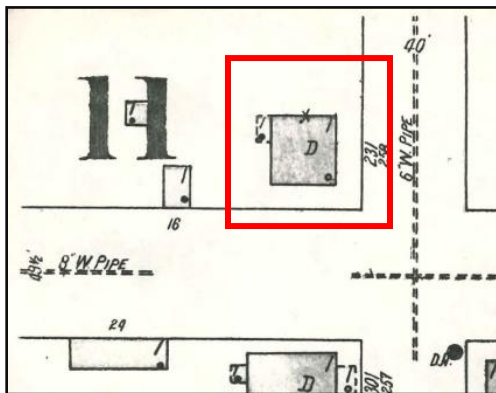


Figure 5: 1926 Sanborn Map, p11

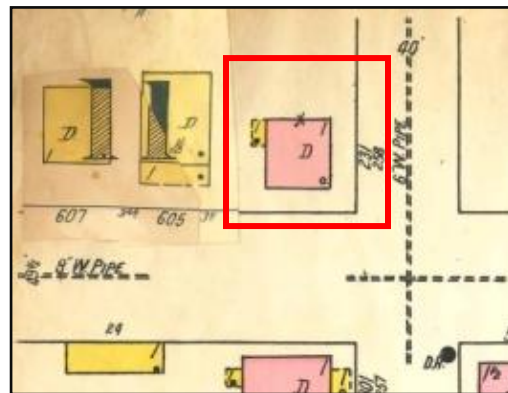


Figure 6: 1956 Sanborn Map (Barklage Version) p11

The Stafford-Olive Historic District crosses over the far, southeastern edge of the current survey boundary, incorporating the small dwelling at 231 Stafford Street. The side gable home is located on the NW corner of Stafford and W. Third streets and is marked as contributing to the district. The district nomination describes the building as:

"45. 231 Stafford Street, the Hydecker House (1877), ca. 1858. A one story four bay side entry Missouri German house with brick walls, a side facing gable roof and a dentiled cornice. The 1/1 windows are

<sup>29</sup> Debbie Sheals, "Stafford-Olive Historic District" (PDF), National Register #00001114, *National Register of Historic Places Inventory Form* (City of Washington, Franklin County, Missouri), September 14, 2000, Sec 7, p13.

topped with jack arches of brick, and the front door has a two-light transom. The windows are early but not original. The roof is covered with standing seam roofing, and the foundation is brick. The front door opens to a small stoop which is not original. What was apparently a recessed rear porch was bricked in relatively early. The windows of the bricked in section have segmental arches, [c]"

The dwelling has had few alterations since the 1992 survey. They include a new entry porch, replacement of windows with 6/6 double-hung vinyl sash, a new in-kind roof, and the removal of the gable end chimneys. The building maintains its historic form, but due to its prior National Register listing, it is not a counted resource for this survey.



Figure 7: 1992 survey photo, FRAS003-521



Figure 8: 2018 survey photo, FRAS007-175

## HISTORIC CONTEXT OF THE PHASE 2 SURVEY AREA

### Phase 2 Residential Development

Washington was a shoe town from the early 1900s to 1970. The city saw a need for a new economic base and filled this need with large manufacturers. There were two successful shoe companies located in the city: International Shoe and Fore/Deb Shoe. During their tenures, the city's workforce and economic prosperity were tied to the shoe industry. Context of the International Shoe Co. Factory and early development of the neighboring area is covered in the Phase 1 report and will not be repeated here.<sup>30</sup>

The Phase 2 survey area is situated on the western side of the City of Washington, with the northern most section of the boundary roughly three blocks from the riverfront. The City of Washington was platted May, 1839 after founder William G. Owens purchased the land in 1827. The 1869 Bird's Eye View of the City of Washington illustrates that very little of the survey area had been developed by that time [A: Fig 18]. The only streets laid by this time are historic thoroughfares High Street on the west and Stafford Street to the east. They flank an empty landscape that slightly depresses in the middle with a low valley. There is no indication of buildings within the survey area except for the northwest corner along Stafford and W. Third streets, which depicts two buildings, one of which is potentially 231 Stafford Street. This building is apparently the oldest in the Phase 2 survey area. The home is a classic Missouri German Vernacular Hall and Parlor dwelling, built closely to the edge of the street. It also is the northern head of a larger grouping of residential development along the western side of Stafford extending down

<sup>30</sup> The Historic Context is located on p18 of FRAS006, International Shoe Factory Neighborhood HISTORIC SURVEY PROJECT REPORT.

to St. Johns, also known as Fifth Street. This developed portion of Stafford, below W. Third Street, is not included in the Phase 2 boundary, but it along with 231 Stafford is listed in the Stafford-Olive Historic District. Though the home is already listed as contributing in another district, it is important to note that in 1931, owner John P McDonald was an employee at the International Shoe.

By the time of the 1878 Atlas, the western city limits extend well beyond the survey area, containing large acreages of undeveloped land [A: Fig 3].<sup>31</sup> Elijah McLean owned the vast majority of this undeveloped land on the western side of Washington. Within the survey area he had 54 acres covering the core neighborhood and another 112 acres west of High Street. By this time, W. Third Street was extended to High and an early placement of James Street. McLean's 54 acres was bound by W. Second, Stafford, portions of W. Third and James, and High streets. Other than 231 Stafford, there was no residential development in the area.

It wasn't until after 1906, when the City of Washington sought out new industry that the area slowly began to develop. Washington beat out competitors for the Roberts, Johnson and Rand (RJR) Shoe factory and began seeking options on land towards the end of 1906 after assurances the factory would locate to the city. These options specifically focused on the undeveloped western half of the city [This is illustrated in A: Fig 6]. By January 1907, at least four deeds for large portions of land were sold to the Washington Finance and Shoe Factory Committee which was handling the business interactions between the city and RJR. These deeds included land owned by Elijah McLean, Peter Brinker, Fritz Mashmann, and Henry Brune.<sup>32</sup>

Although the majority of the area was platted into three additions in January 1907, major residential development didn't take place until 1910. Prior to this, there were only 7 houses in the area. The Plat Book B depicts the land as McLean's 2<sup>nd</sup> Addition [bound by W. Second, Johnson, W. Third, and High], McLean's 3<sup>rd</sup> Addition [bound by W. Third, a southern section just east of Williams, portions just below James, and High], and Brinker's Addition [bound by Esther, High, James, and State Street] [A: Fig 7]. It is at this time that Roberts, Edith, Johnson, Esther, Fair, and State streets were laid. Of those listed, it is evident that three streets flanking the shoe factory, at 700 W. Second, were named in honor of the RJR founders.

Within these three additions, the streets with the earliest residential development included Edith, the 300 block of Rand, and portions of W. Third and High Street. Residents were scattered throughout the area in the 1992 telephone directory. The only street that was almost fully developed by this time was Edith, as it contained 11 of the 15 currently extant homes. The majority of those not constructed on Edith by 1922 did not appear listed until at least the 1944 city directory.

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<sup>31</sup> 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.

<sup>32</sup> These fall under Warranty Deeds: WD 064-00176 (1907-1-14) McLean, \$9000; WD 064-00178 (1907-1-12) Peter Brinker, \$5,000; WD 064-00193 (1907-1-28) Henry Brune, \$1225/ WD 064-00180 (1907-1-28) Henry Brune \$1,950; WD 064-00181 (1907-2-15) Fritz Mashmann, \$100

It wasn't until at least the 1930s, after the ISCO factory added their two additions that these and other streets started to have listed residents. There were more homes appearing by now with the highest concentration on High Street. Streets with extensive residences at this time included Esther (2), High (23), Edith (11), Roberts (5), W. Third (10), Fair (9), and the southern half of Rand (19). The two primary streets that lagged behind the rest were James and State. It wasn't until the mid 1940s when homes started to be listed on these streets. State was apparently the slowest street to urbanize as it contains the highest concentration of contemporary homes. From the 1980s to the present, 10 of the 28 homes constructed are located on State. The remaining residential growth didn't take place until after the 1960s. The 200 block of Rand was relatively undeveloped until towards the end of the POS when a string of homes were constructed in the late 1950s to 1960. This primarily includes the contemporary block of homes at 238, 242, 246, and 253 Rand.

Outside of these platted additions are 29 additional properties, most of which are located on the eastern side of the boundary bound by Roberts, Stafford, W. Third, and Johnson. It is unclear when exactly this area was developed, as it is never fully depicted in the available Sanborn maps. The 1919 Atlas shows the large central swath of land owned by Fred H Luehrs, the Andy Friedla estate on the northwest corner of Third and Stafford, and the W. F estate and the H. Mergelmeyer estate on the northeast corner of Third and Johnson. Within this area is the second oldest apparent building, another Missouri German Vernacular Hall and Parlor, located at 639 W. Third Street. The Buhr family resided at the c. 1890 dwelling in 1931 with Emil, John F, and Marie all employed at the shoe factory. This northern section of the boundary only contained 10 homes constructed during the period of significance; this include two from the 1920s, four from 1925 to 1930, while the remainder were from the late 1950s to 1960.

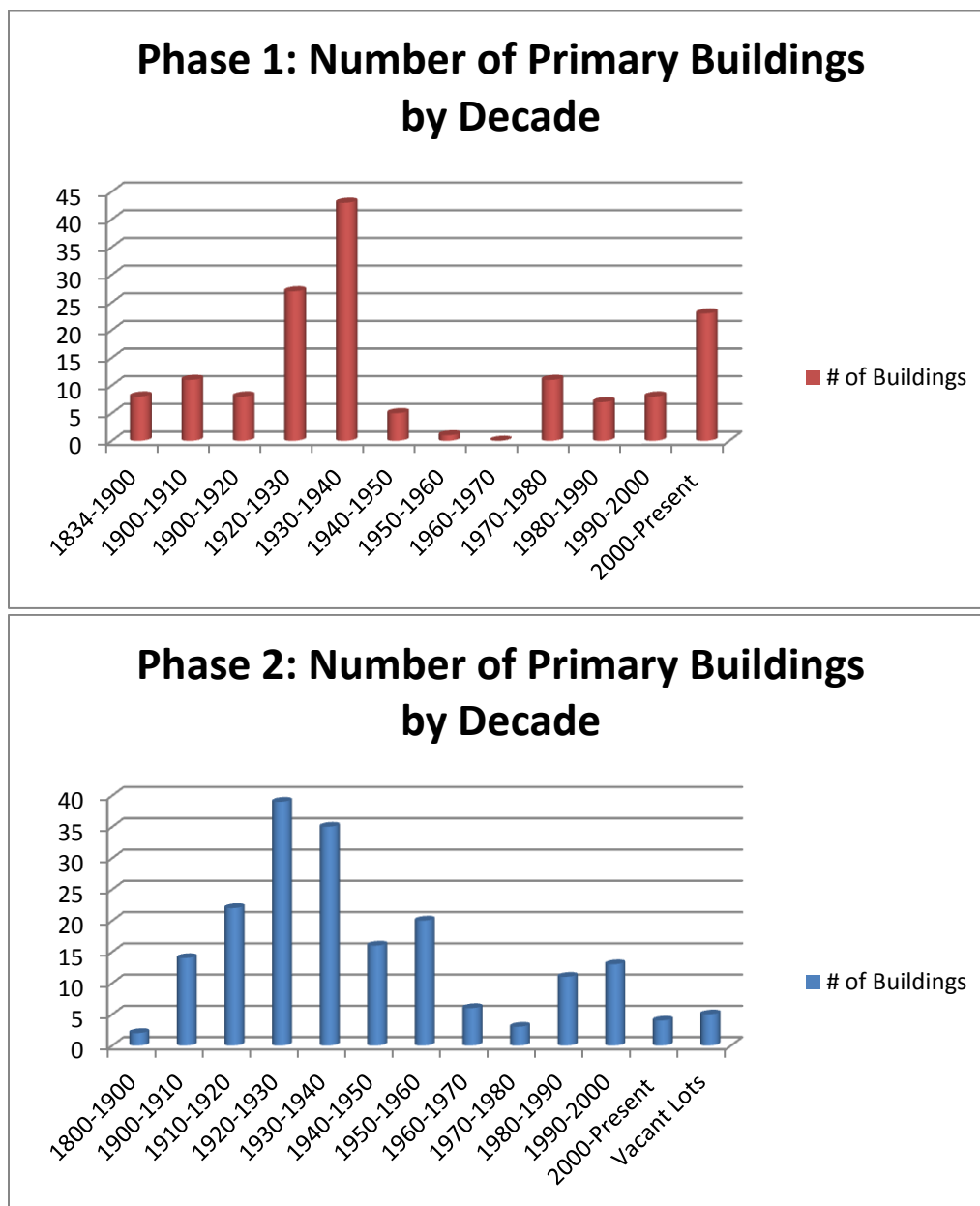
## **Phase 2 Residential Development**

The Phase 2 residential development is relatively similar in range to Phase 1. Both neighborhoods began to establish themselves in the early 20<sup>th</sup> century (1910-1940). Both survey areas covered almost the same amount of acreage, yet the Phase 2 area developed faster with a higher concentration of residential buildings. The two surveys covered:

- Phase 1 is 44 acres containing 155 properties (8 of which are vacant lots)
- Phase 2 is 45.5 acres containing 192 properties (5 of which are vacant lots)

The primary difference between the two survey areas is the rate of development. Phase 1 had 9 more preexisting buildings prior to the placement of the factory. After the factory opened, Washington struggled with the construction of homes to house workers. This is mentioned in the historic context of Phase 1. Despite the slower urban traction in the early years of operation, the Phase 2 survey area outpaced Phase 1. Both areas built-up around the factory in the 1920s to 1940s but during the factory's years of operation Phase 2's development largely outweigh Phase 1. During the period of significance, Phase 1 only saw 90 buildings constructed while Phase 2 had 142 buildings. See table "Construction Dates of buildings in relation to ISCO Additions" on p 28 which illustrates the architectural development in the neighborhood in comparison to the factory's improvements. With each improvement, the factory was able to expand its operations and hire more people, creating the need for more homes. The graphs

below also illustrate the rate of construction throughout the decades. Not only did Phase 2 outpace Phase 1, it remained relatively consistent with at least a few homes every decade.



#### **Washington's other Shoe Manufacturer**

The other Washington shoe manufacturer was Fore Shoe Co. (601 E. 6th Street/700 E. 5th) which began operations in 1925 under similar auspices as ISCO. The city was supposed to provide a site, construct the building, and provide a bonus, in this case the form of \$10,000 in stock.<sup>33</sup> This appears to be a common practice by rural communities to procure "Big Business" by handing out bonuses. These bonuses were

<sup>33</sup> Cydney E. Millstein and Mary Ann Warfield, "[Fore Shoe Company Building](#)" (PDF), National Register #05001432, National Register of Historic Places Inventory Nomination Form, (City of Washington, Franklin County, Missouri. December 23, 2005), Sec 8, p10.

contingent on site procurement and salary guarantees. The St. Clair International Shoe Company Building nomination identifies that International received 45 bonuses from various communities in Missouri between 1899 and 1938 and 16 bonuses between 1919 and 1928<sup>34</sup>

Fore Shoe quickly changed its name to the Washington Shoe Company (WSCO) but was short lived when Kane, Dunham, & Krause Shoe Company (KDK) bought out the company in 1929. KDK successfully continued operations until 1949. By 1950, the City once again provided incentives, this time \$60,000, for a new industry.<sup>35</sup> A new shoe company, headquartered in St. Louis, opened a branch in the KDK complex on Fifth Street and operated under Deb Shoe Company until September 1971.

This other, secondary shoe manufacturer was important to the city but skews the available information from Census records. These records, for example from 1910 to 1940, simply list “shoe worker” and do not delineate the factory employer. It is also important to note that while there were several iterations and companies, this secondary shoe manufacturer remained in the same building throughout their tenure in Washington. The 1931 and 1944 City Directories note the factory at 700 E. Third which later changed to E. Fifth Street.<sup>36</sup> To also clear any confusion, the name of Washington Shoe Co (W S CO) remained a moniker longer than its noted duration. While KDK is listed in the business section of the 1931 directory, the job listings under the residence section still list “W S CO”. This continued to the 1958 directory when Deb Shoe is listed as the employer in the job listings under the residence section while Washington Shoe MFG Co. at E 5th was the shoe manufacturer listed in the business section.

ISCO remained the bigger manufacturer with more employees and a higher production value, but experienced similar problems as the smaller factory on Fifth. In general, shoe factories were notorious for low wages and poor hours leading to major labor disputes. Most of the cases brought against both shoe companies were from the United Shoe Workers Union concerning the issues of wage and working conditions. In 1946 a major strike against KDK greatly weakened the business, eventually causing its closure in 1949. Similarly, ISCO blamed worker unions for the disgruntled employees upset about low wages and lack of hours in the 1950s. After several contract disputes with Union, the ISCO factory struggled to remain open as it operated on skeleton crews due to major layoffs. It soon closed in July 1960.

## **Phase 2 Businesses and Employment**

Further research into the City Directories highlighted the workforce throughout the different decades. The earliest available directory comes 24 years after the factory opened. By this time the population in Washington had drastically increased and 50% of the Phase 2 neighborhood’s primary resources were established. In the 1931 Directory there are 199 people listed in the survey area at 83 individual addresses. Of those 199 residents, 100 worked at the International Shoe factory (50%), illustrating that the adjacent neighborhood shoe factory by and large dominated the workforce in the early stages of the

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<sup>34</sup> John O. Roberts and Steven E. Mitchell, “[International Shoe Company Building](#)” (PDF), National Register #9400287, *National Register of Historic Places Inventory Nomination Form, (City of St. Clair, Franklin County, Missouri, July 9, 2010), Sec 8, p 7-8*.

<sup>35</sup> Millstein and Warfield, “Fore Shoe Company Building”, Sec 8, p13.

<sup>36</sup> Ibid., Sec 8, p10.

period of significance. During this time, several families, in the Phase 2 survey area all worked at the shoe factory.<sup>37</sup> These family groupings primary resided on W. Third Street and High Street and all had at least 3 family members working at the factory. Families at the factory include: the Buhrs of 639 W. Third, the Briggs of 711 W. Third, The Saaks of 721 W. Third, The Hoelschers of 822 Edith, the Hoemanns of 232 High, the Kappelmans of 249 High, and the Finers of 614 Roberts.

Besides ISCO factory jobs, other prevalent employers in the area included the Washington Shoe Co and Missouri Meerscham Company. The area remained a residential working class neighborhood with no prominent businesses listed. There were also not any significant professions or residents that owned businesses in Washington at this time. Residents were primarily laborers of some kind. The only significant workers in the Phase 2 survey area identified with the ISCO factory are: Henry Unnerstall of 1136 Esther who was an assistant engineer, Louis Lause of 806 Roberts who was a night watchman, and two office managers, A. R. Pearson of 618 Roberts and Emil Boehmer of 265 High.

#### 1931 Top Employers (any business listed 4+ times)

# of workers in Phase 2	Business	Type of Business	Address
100	ISCO- INTERNATIONAL SHOE CO	Shoe Manufacturer	700 W Second
16	W S Co –Washington Shoe CO. (KANE, DUNHAM & KRAUS)	Shoe Manufacturer	700 E Third
5	Mo Meer Co - Missouri Meerscham Co,	corn cob pipe manufacturers	3 Cedar

By 1944 the population increased to nearly 7,000 residents. This in due in part to the military contracts awarded to ISCO, keeping the local economy afloat during wartime. The directory lists 291 people residing at 117 individual addresses. It is clear at this time that several of the homes were housing multiple residents, but unlike Phase 1, most of the homes were not converted into actual multi-families. Historically there are only 8 known multi-family buildings, 2 of which were built after the period of significance. Of the 291 people in the area, only 66 were ISCO workers, accounting for 23% of the Phase 2 population. In Phase 2, there are not as many large families working at the factory continuously throughout the decades. It appears to be no longer the case after 1944, when the last large family is listed. The Thater family resided at 264 High Street and had at least 5 people working at the factory at this time. There are no notable factory workers as most are identified as general employees in the 1944 directory. The shifting workforce was caused by the war; the second highest employer in the area was the military with 36 Phase 2 residents listed in the Army. It is also interesting to note that during this time there are 45 students listed in the directory, accounting for a younger population potentially a result of the end of World War I.

The neighborhood remained residential during this time, as no major businesses were listed. There was however one woman working out of her home at 249 High. Mrs. Charles H. Kappelmann dealt Watkins products. The home is no longer extant, as a city garage replaced it in the 1950s and a duplex by the 1990s. The working class neighborhood appeared to generally have manufacturing type jobs

<sup>37</sup> Families were identified by residence and the same last name. It does not account for other familial relatives residing at the home with different last names.



throughout the decades. The third and fourth highest employers were the other shoe factory, KDK, and once again MO Meerscham Co. There were two residents that stood out from the rest. While there were no businesses in the area, there were two business owners. Edward L Downs, of 249 Johnson, owned the Downs Sandwich Shop downtown at 225 W. Main. His home on Johnson was constructed for him in June 1915, being the first on the street in this phase of the survey. The other prominent businessman was John H. Feltman of 806 Edith. He was the owner of Modern Auto Co. which operated out of 1 W. Main downtown. While no longer located downtown, this company still exists in Washington.

**1944 Top Employers (any business listed 4+ times)**

# Workers in Phase 2	Business	Type of Business	Address
66	International Shoe Co.	Shoe Manufacturer	700 w 2nd
36	USA (army)	Military	Not Listed
6	KDK Shoe Co. (Kane-Dunham & Kraus)	Shoe Manufacturer	700 E 3rd
5	Mo Meerscham	corn cob pipe manufacturers	No 3 Cedar

While the population increased to near 8,000 people by 1958, the population within the neighborhood decreased along with the ISCO workforce. There were 214 people listed in the survey area at 129 individual addresses. Of those residents, only 38 worked for ISCO. There were 25 of these employees that were listed in the 1958 directory as householders, though it's uncertain if the remainder were rentals. As noted previously, most residents were simply listed as "employees" of the factory. Only two employees stand out seeing as they were provided with titles. Everett Holtymeyer, the householder of 319 Fair, a c1944 Front Gable home, was an instructor and machinist. H. D. Hornbuckel was also a machinist and resided at 804 Roberts. This home was constructed c1915 as a Pyramidal Square

After World War II, the shoe factory struggled with labor issues and experienced several "periods of adjustment". This included shutting down for several days to account for supply adjustment, which in turn meant they no longer had the thriving demand for military boots that was created by the war. Production hours were cut in some parts of the plant because they were "making more of some types of shoes than people would buy."<sup>38</sup> This transition appears to be the start of some of the issues experienced by Washington's International Branch. When ISCO failed to receive the Army contract in April of 1958, closure appeared imminent. The business's failure to maintain shoe orders had the plant running at three and a half day weeks and included the shutdown of nine other ISCO factories. Washington's ISCO superintendent Carl Rice did not sound hopeful when he stated, "what will happen after that is not known" in regards to the company's operation.<sup>39</sup>

Despite these issues, ISCO still remained the highest employer in the area, though there was slightly more diversification jobs. [See the table below]. The top employers continued to be laboring jobs at

<sup>38</sup> "Full Work Week Soon In Factory," *Washington Missourian*, June 03, 1949, 1st ed., Vol. 45, No.2, p1 & 10, State Historical Society of Missouri, <http://digital.shsmo.org/cdm/compoundobject/collection/WashCitz/id/21557/rec/1>.

<sup>39</sup> "Shoe Factory Fails to Get Army Contract," *Washington Missourian*, April 03, 1958, 1st ed., Vol. 98, No.43, p1, State Historical Society of Missouri, <http://digital.shsmo.org/cdm/compoundobject/collection/WasMissouri/id/19561/rec/1>



manufacturing plants with a handful of nurses at the only hospital in the city. There are also 7 prominent business owners residing in the area. John H. Feltman of Modern Auto continued to reside at 806 Edith. 711 W. Third Street was occupied by Virgil Barringhaus, the secretary-treasurer of BARRINGHAUS & SONS INC, which produced sheet metal at 308 Jefferson. Raymond B. Eckelkamp lived at 1130 Esther from the 1930s to the 1950s. The address does not currently exist in the neighborhood, as it appears some homes were renumbered or torn down. Raymond owned Eckelkamp Electric Co., which was located at 301 W Main. This company still exists in Washington. Armin Klemm was the owner of House of Gifts at 113 Elm and lived at 308 Rand. George F. Jasper, of JASPER'S HOTEL & TAVERN at 223 W. Fifth Street lived at 241 High Street. The home at 1000 James, constructed in 1953, housed Clarence Buersmeyer, owner of the West End Market at 607 W Fifth Street. While these businessmen lived in various areas throughout the neighborhood, their companies were primarily located downtown on Main Street or the business corridor of W. Fifth Street

#### 1958 Top Employers (any business listed 4+ times)

# Workers in Phase 2	Business	Type of Business	Address
38	International Shoe Co.*	Shoe Manufacturer	700 w 2nd
5	Washington Metal Products Co	Not Listed	Not Listed
5	Zero Manufacturing Co	Not Listed	106 Duncan av (limits of Duncan)
4	Deb Shoe Co	Wholesale Shoe	E 5th
4	Modern Auto Co Inc	Auto parts, repair, & cars	1 W Main
4	St. Francis Hospital	Hospital	812 E 5 <sup>th</sup>
4	Washington Planning Mill	Cabinet Manufacturers, etc.	7th and S Stafford

One of the only businesses historically listed in the Phase 2 neighborhood is the Rau family business located at 210 High Street. The 1958 city directory identifies that the building housed R\_D Excavating Co., Edw. N. Rau Contractor, and Home Builders Supply Company. During the 1940s, father and son were listed on 40 building permits as the builder (Adam Rau is listed on 8 while son Edward is listed on 32).

The Rau's owned the three end lots on the southeast corner of Roberts and High. Adam F. Rau received a building permit on Jan 1926 for a 1 ½ story residence on Roberts St. He owned many properties in the area; however, he and his wife Ella are listed at the 818 Roberts from 1922 to 1958 in the city directories. The 1926 Sanborn map depicts a 1.5 story dwelling labeled "Dwelling, (C.B. frame gables)" with a centered, small 1-story frame porch. His residential property ended up residing on block 3, lot 4 & 5 of McLean's 2<sup>nd</sup> Addition (lot 5 contains the home and large garage, lot 4 is the older garage) [A: Fig 8]. The neighboring adjacent lot, block 3, lot 6 housed the Rau's "Contractor's Yard" which was depicted in both the 1926 and 1951 Sanborn maps [A: Fig 8]. Their actual office building at 210 High, on the corner lot, is not depicted on the available Sanborn maps and is not noted in the area until at least the 1958 city directory.

Although ISCO remained the highest employer in the survey area throughout its operation, the workforce dwindled by the mid 1940s. Throughout the decades, the highest concentration of workers resided on either High or Rand Streets with a more consistent population on the latter [See Appendix G-I for maps of ISCO worker residences]. In 1931, there are 19 residences along High and 12 on Rand housing shoe workers. The numbers slightly decrease by 1944, when there were 10 along High and 12 along Rand but decrease even further by 1958, with only 7 residences on both streets. Those residences that were constructed as multi-family units were the few to consistently house ISCO workers. They allowed the working laborers an affordable rent. This is evident with 265 High Street and 830 Roberts as which housed ISCO workers from the 1930s to at least the 1950s.

The far western portion of the survey boundary, while sold for the factory's bonus, barely saw an ISCO worker throughout the decades. State Street did not have residential development until at least the mid 1940s. Throughout the decades, it only had an average of 1 ISCO worker living on this street. On the other hand, Fair Street had some listings of homes by the 1930s, but on average from 1931 to 1958 it only had 8 ISCO workers. Another anomaly is the 600 Block of Roberts Street. Despite its proximity to the factory, only 2 of the 6 homes were built by the 1930s. Those two homes, 614 and 618 Roberts, were apparently the only homes to house workers only at that time. It wasn't until the 1950s that another ISCO worker lived on this side of the block.

## FINDINGS: SURVEY RESULTS

### OVERVIEW OF PHASE 2 INVENTORIED PROPERTIES

The architectural/historical inventory of Phase 2 was completed in early 2018. The survey identified 192 properties, which includes 5 vacant lots and 2 properties already listed on the National Register.<sup>40</sup> The assessed resources in the Phase 2 survey area include 282 buildings (185 primary, 97 secondary), 5 sites, 4 structures, and 2 objects. Of these assessed resources, there are **185** primary resources, (consisting of 167 Domestic: Single Family Dwellings, 17 Domestic: Multiple-family Dwellings, and 1 institutional), **97** secondary resources (76 garages and 21 sheds), **5** sites (2 are historically vacant), **4** structures (3 standalone carports, and 1 pavilion), and **2** objects (wells). The table below provides a breakdown of the statuses of the resources within the surveyed boundary.

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<sup>40</sup> There are 194 survey forms recorded, as two duplexes on Rand Street were assessed separately onto 4 forms, creating the 2 additional survey forms. These duplexes however are counted only as 2 resources. The prior NRL contributing resources are also not included in the resources count. This leaves the total resource count for primary buildings at 185 with the additional 5 vacant lots, totaling 190 properties.

### Resources within the Phase 2 Survey Boundary\*

	Qualifier	Contributing (C)	Non-Contributing (NC)	Not Determined (ND)	Total
<b>Buildings</b>	(Primary)	54	124	7	<b>185</b>
	(Secondary)	46	50	1	<b>97</b>
<b>Sites</b>	(vacant lots)	2	3	0	<b>5</b>
<b>Structures</b>	(carports/pavilion)	0	4	0	<b>4</b>
<b>Objects</b>	(well heads)	1	1	0	<b>2</b>
	<b>Total</b>	<b>103</b>	<b>182</b>	<b>8</b>	

\* This table does not include the primary buildings of 304 High or 231 Stafford as countable resources due to their prior National Register listing.

The entire phase 2 survey area developed over a long period of time, from c1850-2013. After the introduction of the International Shoe factory in 1907, residential development spiked from c1910 to 1940, when 57% of the primary buildings were constructed.<sup>41</sup> Of the primary resources counted within the survey area, 146 were constructed during the contextual period researched (1907-1960). This accounts for around 79% of the resources surveyed.<sup>42</sup> It was during this time that the neighborhood was established, becoming a working class community adjacent to the city's downtown. [See D: Table 2 for properties by date of construction and E: Table 3 for properties by type and style].

One of the earliest constructed buildings in Phase 2 survey area is 221 High Street, a central passage, double pile c1880 dwelling constructed for farmer August Noelker on his western estate.<sup>43</sup> There 6 dwellings constructed prior to the shoe factory coming to Washington. The built environment then grew around and in conjunction with the International Shoe factory, increasing after each major addition was made to the factory complex.<sup>44</sup> These factory additions signaled different residential development phases in the surrounding neighborhood associated with the needs to house factory workers. The chart below illustrates the amount of buildings constructed following each of the factory's additions and eventual closure.

<sup>41</sup> Within that boom, from c1920-1940, the highest concentration of development occurred, when 40% were constructed.

<sup>42</sup> 3% of construction account for buildings construction prior to the POS and 18% were constructed post 1960.

<sup>43</sup> The oldest building is 231 Stafford, dating to c1850-60 and representing the Hall and Parlor, MO German Vernacular style common in historic Washington buildings. This dwelling is listed as contributing in the Stafford-Olive Historic District.

<sup>44</sup> Large manufacturing building additions and warehouse additions were made in 1914, 1923, and 1942.

#### Construction Dates of buildings in relation to ISCO Additions<sup>45</sup>

Date Range	ISCO Actions	Phase 2: # of Buildings	Phase 1: # of Buildings
1800-1906	Pre-Shoe Factory	6	15
1907-1913	Primary Bldg, 1907	10	4
1914-1922	Addition #1, 1914	32	20
1923-1941	Addition #2, 1923	72	63
1942-1959	Warehouse Add., 1942	28	3
1960-Present	Closure, 1960	37	49
<b>Total</b>		<b>185</b>	<b>154</b>

Almost all of the buildings within the Phase 2 survey area, save 1, are residential and characterize the large scale folk vernacular development of the working to middle class neighborhood surrounding the shoe factory in the 20<sup>th</sup> century. The surrounding neighborhood has a significant collection of early to mid-twentieth century residential resources. The architectural styles primarily constitute restrained versions of ‘popular architecture’ yet slightly behind on national trends. Many of the residential resource are vernacular designs moving away from the Missouri-German vernacular style and the Victorian ornamentation present in downtown. These buildings can best be described by their plan shape or roof type. The area is split with 51% of the resources as some form of vernacular subtype from the National Period (c1850-1930) and 48% as some other style. The modest Bungalow/lord and Front Gable became the favored styles from the 1920s to the 1940s. There are no great examples of High Architectural Styles present in the survey area as was the case in Phase 1. Dwellings reflect hybrid or vernacular styles, such as 256 High Street, which is an attempt at a Queen Anne, but lacks the major architectural details and more formerly embodies a Gable Front and Wing.

The most common type of building constructed in the neighborhood is the 1.5-story, wood frame vernacular Front Gable dwelling. This form accounts for 17% of the overall resources. It is also the most prevalent form seen in the Phase 1 survey area. Currently the most common building within the survey area is 1.5 stories (5%), wood frame dwelling (94%) with some form of vinyl siding (57%) followed by asbestos shingle siding (14%). There is a staggering amount of vinyl siding in the Phase 2 area, with 24% more than Phase 1.

#### Phase 2 Primary Resources Information

##### Buildings by Stories\*

Story	Amount	Percentage
1-story	67	36%
1 front, 2 rear	3	2%
1.5-story	101	55%
2-story	14	8%
<b>Total:</b>	<b>185</b>	<b>100%</b>

##### Structural Material

Story	Amount	Percentage
Wood frame	173	94%
Masonry	11	6%
Cement Block	1	1%
<b>Total:</b>	<b>185</b>	<b>100%</b>

<sup>45</sup> The Phase 1 numbers were harder to ascertain as many of the construction dates are circa date ranges.

### Siding in Phase 2

+ indicates more materials

Siding Material	Amount	Percentage
Aluminum Siding	8	4%
Aluminum+	2	1%
Asbestos Shingle	25	14%
Brick Veneer (+)	5	3%
Brick/Masonry	13	7%
Composite Siding	6	3%
Concrete Block, rusticated	1	1%
Corrugated Metal	1	1%
Indeterminate (Aluminum or Vinyl)	3	2%
Masonite	1	1%
Plywood	1	1%
Stucco /(+)	2	1%
Vinyl /(+)	96	52%
Vinyl & Brick Veneer	10	5%
Weatherboard	9	5%
Other (2+ materials)	2	1%
<b>Total:</b>	<b>185</b>	<b>100%</b>

## BOUNDARY SUGGESTIONS

Following the Phase 1 report recommendations, resources in Phase 2 were listed under **Criterion A: Community Planning and Development** with a period of significance from 1907 to 1960. The result of the Phase I survey was the identification of a possible northern segment to a potential National Register eligible district (International Shoe Factory Neighborhood District). Given that Phase 2 is located between Phase 1 to the north and the yet to be completed Phase 3 to the south, a potential National Register boundary segment was not designated until after the survey process. This conclusion was made due to the magnitude of non-contributing resources in the survey area and research findings indicating that the Phase 3 survey boundary would need adjustment. The Phase 3 survey is needed to determine the final boundaries and should be conducted before moving forward with a district nomination.

## Potential National Register Boundaries within the Phase 2 Survey Area: Example A & B

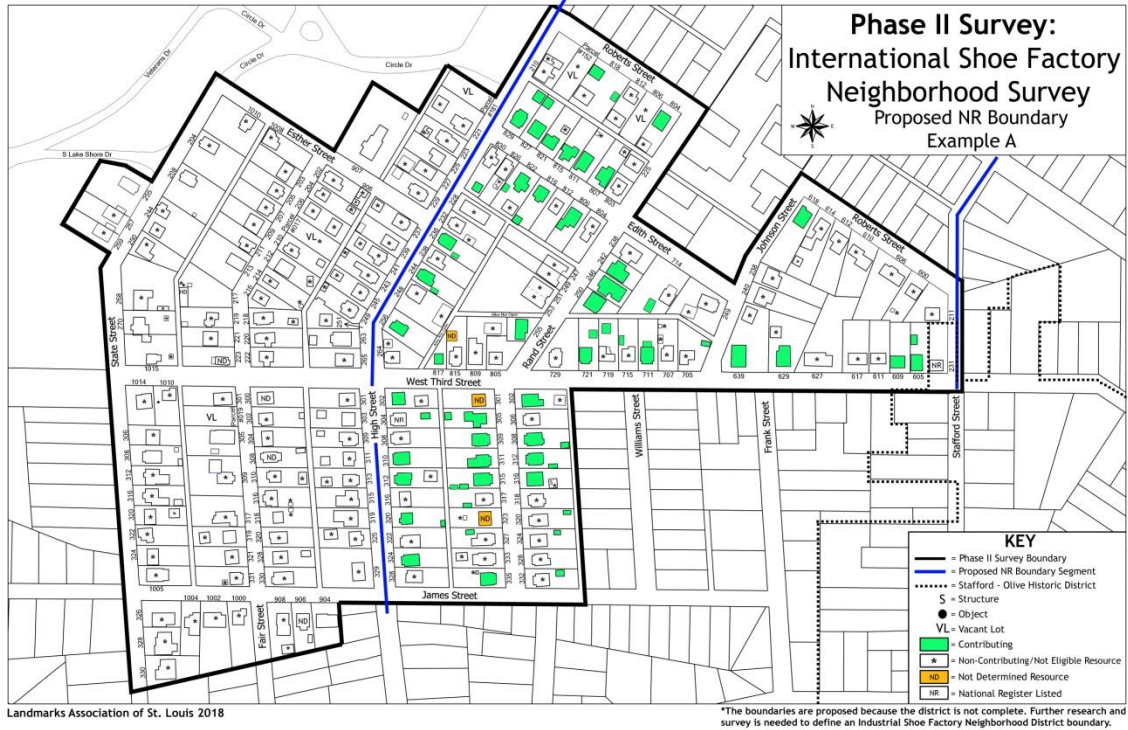


Figure 9: Proposed Phase 2 NR Boundary, Example A

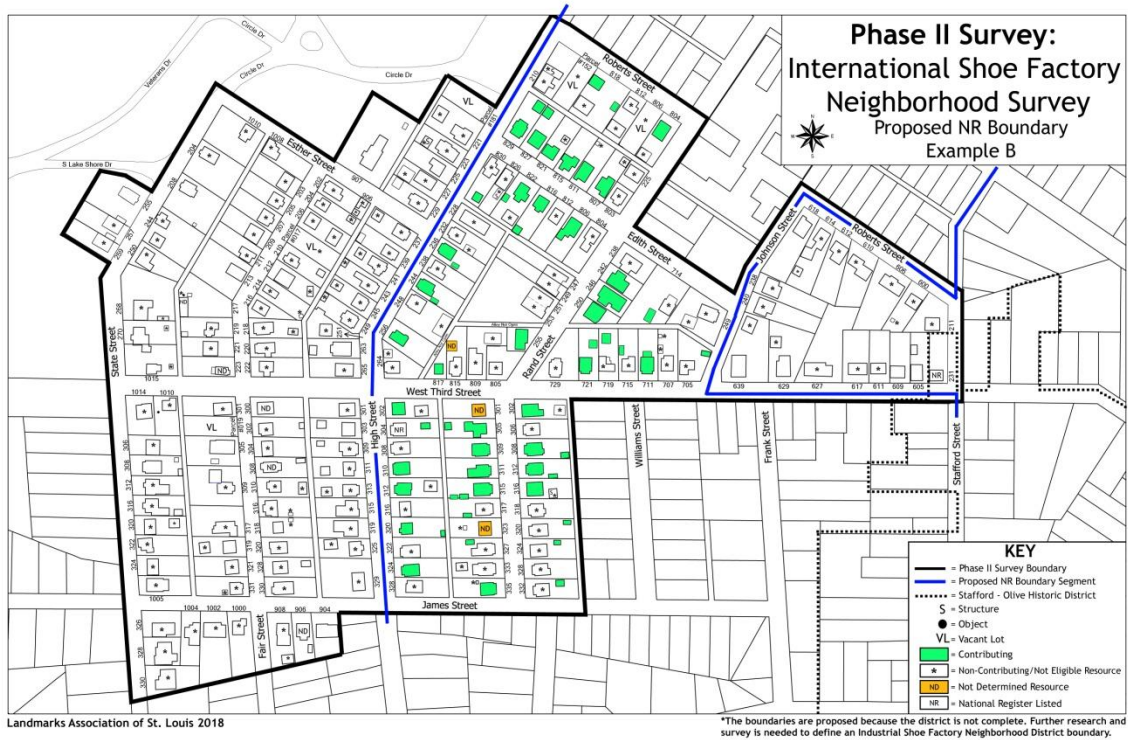


Figure 10: Proposed Phase 2 NR Boundary, Example A

Based on the Phase 2 findings and the Phase 1 proposed boundary segment, two examples of proposed Phase 2 boundary segments were identified for the East and West sides of a potential NR of the International Shoe Factory Neighborhood HD in. The identified boundaries were chosen as a means to exclude those heavily altered buildings, modern construction, and primarily areas lacking continuous contributing resources. Both boundary recommendations, Examples A & B, have removed properties on the western side of the survey area (western side of High, Fair, State, Esther, James and a portion of W. Third). While the western side of the survey area was sold for the intent of raising funds for the shoe factory and some ISCO workers resided there during the period of significance, there was not enough continuous historic integrity. The majority of these buildings do not retain sufficient architectural integrity to contribute to historic district as vinyl siding and window replacement dominate the Phase 2 properties. The difference between the two proposed examples is the northeastern section of the survey area. Example B removes the northeast leg of the area, leaving out sections of Roberts, Johnson, Stafford, and W. Third. This portion of the survey area only contains 6 countable contributing resources. The two examples illustrate possible boundary lines but it is not possible to make solid boundary recommendations until the Phase 3 survey is completed when an entire potential NR district boundary can be suggested.

Within the full Phase 2 survey boundary there are roughly 103 contributing, 182 non-contributing, and 8 not determined resources. If either proposed boundary example is applied, all buildings outside the segments would be deemed “non-contributing, not-eligible” due to their location outside of the potential district and not necessarily due to any alterations. The chart below illustrates the decrease in resource count after applying the boundary segments, creating a balanced ratio of contributing to noncontributing buildings.

				Phase 2 Resources								
				Current Boundary			Proposed Boundary A			Proposed Boundary B		
				C	NC	ND	C	NC	ND	C	NC	ND
Building	100	174	8	66	73	3	60	79	3			
Structure	0	4	0	0	3	0	0	3	0			
Object	1	1	0	0	0	0	0	0	0			
Site	2	3	0	0	2	0	0	2	0			
Total	103	182	8	66	78	3	60	84	3			

## ARCHITECTURAL RESOURCES

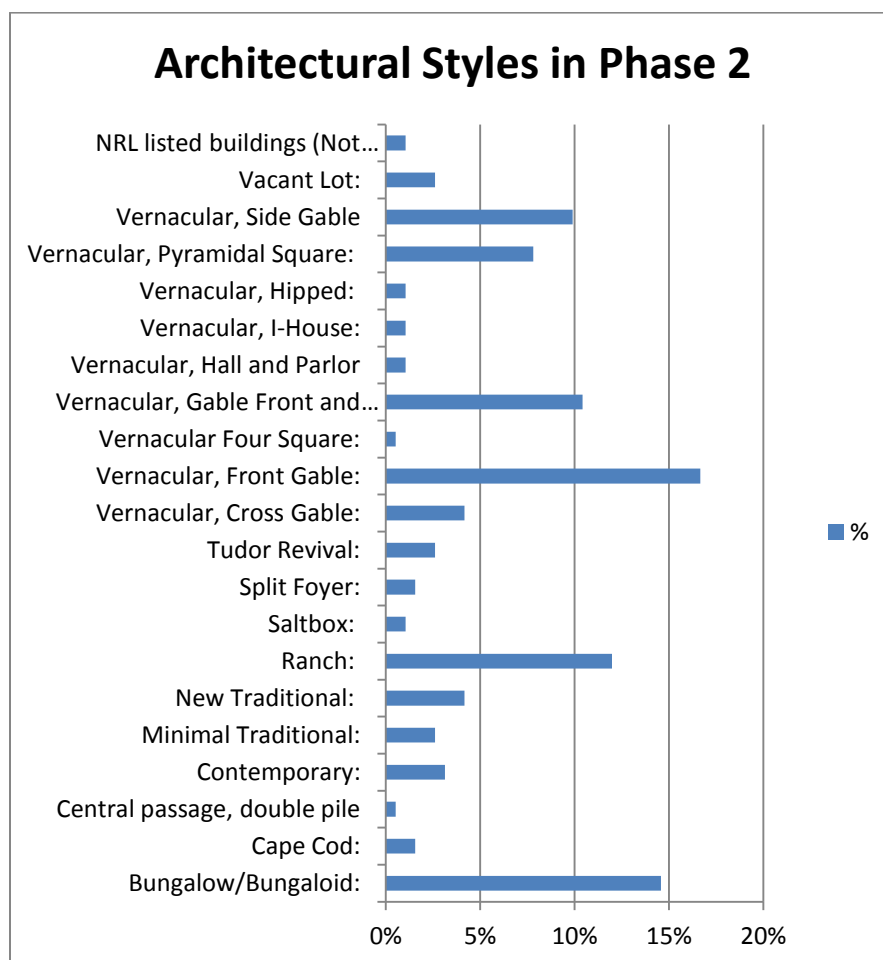
[See Appendix E, Table 3 for more information]

The present built environment reflects residential growth surrounding the former ISCO Factory, 700 W. Second Street. The area remains a primarily single family residence with few two family homes. The following descriptions of architectural resources are based upon McAlester’s “A Field Guide to American

Houses". There are 19 property types identified in the Phase 2 survey area. The Phase 1 survey identified the following styles and types which also appear in Phase 2: <sup>46</sup>

Bungalow/Bungaloid	Vernacular, Foursquare
Minimal Traditional	Vernacular Hall and Parlor [MO German]
Ranch	Vernacular, Massed-Plan, Hipped
Saltbox/Saltbox-esque	Vernacular "I" House
Tudor Revival	Vernacular, Pyramidal Square
Vernacular Cross Gable	Vernacular, Massed-Plan, Side Gable
Vernacular, Front Gable	

In comparison to the Phase 1 survey, styles/types and forms not identified in Phase 2 include: Folk Victorian, Industrial, Hipped Gable, Single Family Townhomes, and Four to Eight-plexes. Newly assessed architectural resources in this phase are comprised of Central Passage-double pile, Gable Front and Wing, Cape Cod, Contemporary, and Split Foyer. The chart below notes the percentage of styles/types within the Phase 2 boundary.



<sup>46</sup> See page 31 of the Phase I, International Shoe Factory HD report (FR-AS-006) for these resource descriptions.



## Early Missouri German Vernacular

### Hall and Parlor

The second earliest architectural form in the Phase 2 area is Hall and Parlor. Only 2 Hall and Parlor properties were identified, making up 1% of the resources surveyed.<sup>47</sup> The earlier example, **639 W. Third St**, represents the Missouri German Vernacular building influence as it was constructed near the street and maintains the brick dentiled cornice. While the home at **244 State Street** retains its simple form, standing seam metal roof and brick chimney, it has replacement vinyl siding, windows, door, and potential porch material alterations.



Figure 116: 39 W. Third St., c1890



Figure 12: 244 State St., c1935

### Central Passage, Double Pile



Figure 13: 221 High St., c1880

The Central Passage, Double Pile form was not identified in Phase 1. There is only 1 example of a Central Passage, Double Pile home in the survey area, making up 1% of the resources surveyed. It is one of three of the lowest represented architectural resource in the neighborhood. This form is identified as a subtype of Property Type B: Vernacular Missouri-German in the MPDF.<sup>48</sup> Common elements include: a rectangular plan, central hall with two rooms on either side, two to two and a half stories tall, and side gabled or hipped roof. Most are one and one-half stories tall, with a five bay façade. The long side of the

house runs parallel to the street with the entry centered on the facade. Few have small early dormers and embellishment of the doorway, such as wood trim or molding. One of the oldest residences in the survey area illustrates this form; **221 High Street** was constructed c1880. The home follows all of the listed elements but has been heavily altered since its construction. Historic 6/6 wood sash windows, weatherboard siding, and ornamental millwork have all been replaced with newer, not-in-kind materials.

<sup>47</sup> 231 Stafford Street is also an example of a MO German Vernacular Hall and Parlor, c1850-60. It is not counted with these architectural resources as it is National Register listed in the Stafford-Olive District.

<sup>48</sup> 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.

### **Saltbox/Saltbox-esque,**

Similar to Phase 1, only 2\_Saltbox-esque properties were identified in the Phase 2 survey area. They make up 1% of the resources surveyed. True saltbox homes feature a one and a half to two story home with a longer slope that extends down the rear of a side gable roof, creating a single story at the back. The home at **714 Edith** is a larger example of the resource. It has been altered several times, as the non-historic front porch was enclosed after the 1992 survey. **202 Fair** is not exactly a true example of the Saltbox style as the roof only conforms to the elements on the southern elevation while the north elevation is a side-gable with a rear wing of the extended saltbox roof. Both of the homes have been altered with replacement vinyl siding, 1/1 vinyl sash windows and added ornamental shutters.



Figure 14: 714 Edith St., c1920



Figure 15: 202 Fair St., c1933

## **National Period**

### **Vernacular, Gable Front and Wing**

The Gable Front and Wing form was not formerly identified in the Phase 1 survey. It appears that several of these forms were misidentified as Cross Gable.<sup>49</sup> There are 20 buildings with this form in the Phase 2 survey area, consisting of 10% of the resources surveyed. From the 1900s to the 1907, this form was the most common architectural prior to the introduction of the ISCO factory. In the 1910s it fell to the second most common right after Pyramidal Square. Gable Front and Wing dwellings became common in rural areas. Typical elements include: two stories with an additional side-gabled wing added at right angles to the gable-front plan. A porch with shed roof was commonly placed within the L made by the two wings. These resources in Phase 2 slightly vary from the typical element in that there are several one-story examples, but the vast majority is one and a half stories. They account for 18 of the 20 resources. Wood frame Gable-Front and Wing with weatherboard or vinyl siding also outnumber the 3 masonry dwellings. Roof forms are primarily front to side gable, though there are 2 examples of gable-front to hipped wing and 1 example of a clipped gable roof, as seen in **206 Fair Street**.

<sup>49</sup> This appears to be the case for 811 Roberts Street, c1910-15.



Figure 16: 705 W. Third St., c1907



Figure 17: 206 Fair St., c1935



Figure 18: 830 Edith St., c1910

### **Vernacular, Front Gable**

There are 32 Front Gable resources in the Phase 2 survey area comprising 17% of the surveyed resources. Similar to Phase 1, this form accounts for the largest architectural resource in the survey area. It was the second leading architectural form from the 1920s to the 1940s following the Bungalow/oid and the fourth overall throughout the decades. The prevalent elements of this form in Phase 2 include: one and one half stories, square to rectangular plan, wood frame and primarily weatherboard or vinyl siding. **335 Rand** is the only example of a masonry resource. At least 16 of the resources have a dropped, centered partial to almost full width porches with paired windows in the gable. Porch roofs are typically hipped. These qualities are seen at **355 Rand St.** Another common feature, seen in at least 9 homes, is dormers centered on both side elevations, as shown in **319 Fair**.



Figure 19: 335 Rand St., c1914



Figure 20: 319 Fair, c1944



Figure 21: 811 Edith St., c1915

### **Vernacular Cross Gable**

There are 8 Cross Gable properties identified within the Phase 2 survey area. They constitute 4% of the resources surveyed. These resources date from 1910 to 1940. Almost all of the resources are wood frame, one and a half stories with a slightly offset center entry, except for **818 Roberts**, which is constructed of cement blocks. The home was constructed in January of 1926 for Adam F. Rau. He owned the adjacent lots where the Rau Contractors and Excavating operated for several years out of 210 High. **251 High St.**, a cross gable home, was constructed by Adam Rau for homeowner Edwin Kappelman in July 1941. The home at **309 Rand St.** is a typical example of the style in the area, which has either vinyl or weatherboard siding and a dropped, hipped roof porch that is partial to almost full width. This is evident in 5 of the resources. The standout of this resource is **222 Fair** since it is the only one-story resource. It has a "T" plan with a cross gable but the front façade has been altered with a with a shed roof addition.





Figure 22: 309 Rand St., c1920



Figure 23: 222 Fair St., c1920



Figure 24: 818 Roberts St., Jan 1926

### Vernacular "I" House

There are 2 examples of I-House resources which accounts for 1% of the resources surveyed in Phase 2. The two examples, 320 High and 719 W. Third, have symmetrical facades with centered, partial width front porches, replacement siding, and contain a rear 2-story ell. The home at **320 High** is a standard example of the form. The two-story home has a side gable roof and a modest two-story porch. **719 W. Third** is not the clearest representation of the form. It is a one and a half-story building with a centered gable and a non-historic front porch. The rear has also had an addition, filling in the ell between the two wings.



Figure 25: 320 High St., Nov. 1914



Figure 26: 719 W. 3rd St., c191

### Vernacular, Foursquare



Figure 27: 805 W. Third St., c1915

The Foursquare is one of three of the lowest represented architectural resource in the neighborhood. There is only 1 Foursquare dwelling, which represents 1% of the resources surveyed. The home at 805 W. Third was constructed in c1915. The home follows the typical principles of the form: 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. The home at **805 W. Third** has a limestone foundation and ornamental shutters, similar to that of 815 W. Second from the Phase 1 survey; however the Phase 2 resource is wood frame and has a centered entry.

### **Vernacular, Massed-Plan, Side Gable**

There are 19 designated Side Gable resources in the survey area, making up 10% of the resources surveyed. This form of architecture developed in the neighborhood from the 1920s to late 1950s. It was the thirds most common form in the 1930s, moving up to the first by the 1940s. The primary elements of this form in the Phase 2 survey area is a wood frame dwelling, primarily one-story (11/19), with concrete foundations and replacement vinyl siding. At least 11 of the resources have a symmetrical façade with the entry in the center; the home at **328 Fair Street** is a perfect example of the earlier version of the home in the neighborhood. The home at **255 Rand Street** is one of a limited amount of historic, purposefully built, multi-family residences. In the late 1940s it housed Connie's Beauty Shoppe that shortly closed a few years after opening.



Figure 28: 328 Fair St., c1930



Figure 29: 255 Rand St., c1935

### **Vernacular, Massed-Plan, Hipped**

There are 2 examples of hipped resources, comprising 1% of the resources surveyed in Phase 2. The bulk of the other hipped roof homes in the survey area were categorized as Pyramidal Square. Both of the examples are frame dwellings with vinyl siding, but they vary greatly in design. The home at **249 Johnson** follows the features present in the Phase 1 hipped homes, in that it has centered hipped dormers on the front and rear elevation and a centered partial width front porch. **610 Roberts** on the other hand has a very low hipped roof and is more akin to a very late version of a vernacular foursquare. This house was built towards the very end of the period of significance with the city assessor's office noting its date of construction as 1960. It did however house a shoe worker, homeowner Robert Straatmann, before the close of the factory.





Figure 30: 249 Johnson St., c1935



Figure 31: 610 Roberts St., 1955-60

### **Vernacular Pyramidal Square**

The hipped building was the fourth most common building form in Phase 1, but as previously noted, many of the hipped homes in Phase 2 were determined to be Pyramidal Square. There are 15 of these resources in the survey area. It is the second highest architectural form constructed in the neighborhood, comprising of 8% of the resources surveyed. The form was the most prominent architectural resource in the 1910s. All of the pyramidal homes in the survey area are one and half story, wood frame dwellings, with 11 of the 15 identified buildings containing a centered three quarter width front porch with a shed roof extended from the primary and a hipped gable centered in the upper story of the front façade. This is represented in the home at **729 W. Third**, which is very similar to the almost identical homes constructed along W. Second Street, 723, 725, and 805 found in Phase 1. Two of the other pyramidal square homes have a centered front gable with both being constructed towards c1910 to c1915. This is illustrated in the home at **629 W. Third Street** which is also the only masonry example.



Figure 32: 729 W. Third St., 1915



Figure 33: 629 W. Third St., c1910



Figure 34: 609 W. Third St., c1930

### **Eclectic Houses**

#### **Tudor Revival**

There are 5 Tudor Revival properties identified within the Phase 2 survey area. It makes up 3% of the resources surveyed. The homes all have a Tudor Cottage appearance. While there are few examples, this resource was the second leading style in the 1940s. These Phase 2 resources all have rectangular plans, side gable roofs, short eaves, and are 1.5 stories. Of the 5 homes, 4 have centered gable projecting bays, primarily with an asymmetrical roofline known as a "cat slide" roof. The home at **303 High St** contains the aforementioned features. The only other version of the Tudor Cottage in the survey area,

**225 High St.**, has a shallow, side right projecting bay but retains the asymmetrical roofline and shallow eaves.



Figure 35: 303 High St., c1950



Figure 36: 225 High St., 1941, April

### **Bungalow/Bungaloid**



Figure 37: 711 W. Third St., c1930



Figure 38: 249 High St., Sept 1924

The second largest architectural resource in the survey area is the bungalow/bungaloid. There are 28 architectural examples of this type, which equates to 15% of the resources surveyed. It is the second largest architectural resource in the survey area, just behind the Vernacular Front gable by 2%. The home rose in popularity, becoming the most prominent styled in the survey area from the 1920s to 1930s. To be more specific, the 28 homes were constructed from 1915 to 1937. All of the homes within this category in the survey area are 1.5 stories with a rectangular plan and side gable roof, with the exception of at least 4 with front facing gable roofs. There are only 6 examples of masonry bungalow/oid homes. The 22 examples with side gable roofs have some form of dormer centered within the upper story of the front façade and a three quarter width to almost full length front porch with a roof extended from the primary. Prominent dormer styles throughout these resources include 10 front gables, 12 sheds, and 2 hipped. The home at **711 W. Third** is an example of a bungaloid with the common porch features of roofs supported by squat wood posts resting on taller brick piers. This is seen in at least of the 16 homes. The noted difference between the bungaloids and bungalows is the retention of wider overhanging eaves and knee brackets within those eaves. The home at **249 High St.** best represents this differentiation. It was constructed in September of 1924 for owner Oscar Young. While the home has had alterations in windows, porch materials, and siding making it non-contributing, it does retain its overall form and stylistic influences of a bungalow.



### **Minimal Traditional**

There are 5 Minimal Traditional resources in the survey area, representing 3% of the resources surveyed. In the phase 2 survey area, this resource was the most popular in the 1950s. The surveyed resources all have compact designs with concrete foundations, asbestos shingle to vinyl siding, a larger window bay consisting of paired windows or picture window, and ornamental shutters. At least 3 of the 5 homes have ornamental shutters. The homes at **238 High** and **323 High** are the 2 examples of side-gabled dwellings while the remaining three have some form of a projecting front gable offset from the center. The modest home at **318 Fair** has asbestos shingles and the aforementioned front gable feature.



Figure 39: 238 High St., c1954



Figure 40: 323 Rand St., c1950



Figure 41: 318 Fair St., c1950

### **Cape Cod**

There are 3 identified Cap Cod resources in the survey area, comprising 2% of the resource surveyed. While the form was not formally identified in Phase 1, it is basically a side gabled home with very little ornamentation. The term is confined to a one to one and a half story building. Technically these homes could fall under the Minimal Traditional style or even Ranch, as they lack the large central chimney and moderately steep pitched roofs seen in a traditional Cap Cod house. These Phase 2 resources were constructed in the late 1940s to early 1950s. All of the homes are very squat in design with a rectangular plan, little to no eave, concrete foundation, and either ornamental shutters or c1950s metal awnings (sometimes both). All of the homes have a slightly centered entry but only **325 High** is truly symmetrical. Two of the homes, **715 W. Third** and **908 James** have central interior chimneys while **325 High** has an exterior chimney.



Figure 42: 325 High St., c1954



Figure 43: 715 W. Third St., c1951



Figure 44: 908 James St., c1943



## Ranch

The Ranch home was the most popular style from the 1960s to the 1980s in the Phase 2 area. This is when the majority of these resources were constructed, with only one constructed both before and after this timeframe. There are 23 Ranch resources, constituting 12% of the resources surveyed. It is the third largest architectural resource in the survey area. 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 were constructed in the late 1960s to '80s and all are wood frame dwellings with side gable roofs. There are only 2 examples of brick veneer Ranch resources. At least 10 of the resources incorporate a garage or carport into the main body of the house; **904 James Street** has a built-in garage on the side left. This was also a common element in Phase 1 Ranch homes. Another common feature is ornamental shutters, with at least 15 homes utilizing them on the front façade. There are 4 examples of ranch homes with a brick or stone veneer dado wall along portions of the front façade. This is evident in **203 Fair** and **827 Edith**, which is an example of a Ranch, Bungalow with its low hipped roof



Figure 45: 904 James St., 1960



Figure 46: 827 Edith St., c1959



Figure 47: 203 Fair St., 1990

## Contemporary

The Contemporary style was not identified in Phase 1. There are 6 Contemporary styled buildings within the Phase 2 survey area, making up 3% of the resources surveyed. These resources represent the mid-century architectural development and later architectural progression of the neighborhood. The style is characterized by low-pitched gabled roof (sometimes flat) with widely overhanging eaves; roof beams commonly exposed; windows generally present in gable ends (or just below roof line in non-gabled facades); built with natural materials (wood, stone, brick, or occasionally concrete bloc); broad expanse of uninterrupted wall surface typically on the front façade; entry door may be recessed or obscured; and are asymmetrical.<sup>50</sup>

The principal representation of this style is located on the 200 block of Rand. Four homes, built from 1956 to 1959, illustrate an architectural style built towards the end of the period of significance [see below images]. The contemporary resources in Phase 2 primarily have square plans, larger bay picture windows, and overhanging eaves. The majority all have ornamental shutters (5/6) with a few featuring brick veneer dado wall on the façade (2/6). Four of the six resources have asymmetrical rooflines that

<sup>50</sup> Virginia and Lee McAlester, *A Field Guide to American Houses (Revised)*, (New York: Alfred A. Knopf, 2013), p630.

incorporate an open carport. The carports are on **238 Rand**, **242 Rand**, **246 Rand**, and **250 Rand's** has since been enclosed.



Figure 48: 238 Rand, c2018



Figure 49: 242 Rand, c2018



Figure 50: 246 Rand, c2018



Figure 51: 250 Rand, c2018

### **Split Foyer**

The Split Foyer was not identified in Phase 1. There are only 3 examples of split foyer style homes in the survey area, constituting 2% of the resources surveyed. Also known as the Split-level, this distinctive form rose to popularity during the 1950s. The primary element of this form is three or more separate levels that are staggered and separated from each other by a partial flight of stairs. The homes in the Phase 2 survey area represent the Bi-level subtype which has two distinct living stories. Bi-levels came later and were widely built from the 1960s into the 1980s. The three representative homes date from the mid 1970s to the mid 1990s. The earlier resources, **329 High** and **250 State**, have slightly larger eaves and pronounced overhangs in the upper levels. The home at **1014 W. Third** could be mistaken for a Ranch, but the added partial story on the right is not separated from the left by a full story. It sits slightly between the two levels.



Figure 52: 329 High St., c1976



Figure 53: 250 State St., c1983



Figure 54: 1014 W 3<sup>rd</sup> St., c1997

### **New Traditional**

There are 8 New Traditional buildings, accounting for 4% of the resources surveyed in Phase 2. They were the most common style in the Phase 2 area during the 1990s, the decade in which they were all constructed. The New Traditional resource was not formerly identified in the Phase 1 survey. It was described in regards to the multi-family dwellings constructed in the in the northeastern section of the Phase 1 boundary. It is important to note that in the Phase 2 survey area, two of the most clear cut examples of multi-family dwellings are the duplexes that employ this style; this includes 247-249 Rand and **251-253 Rand**. The neo-traditional or new traditional style borrows directly from historic forms and styles while using modern, materials. Elements of this style include: front facing garage incorporated into the main body of the house, few or no windows in side facades, porches too shallow to be usable, and built on slap foundation. The large majority are one-story wood frame dwellings employing the elements of the style. All of the homes except for two, **251-253 Rand** being one, have a brick veneer

dado on the front facade. The **306 State Street** utilizes the only other anomalies in that it is the only two story example and the only example without ornamental shutters.



Figure 55: 306 State St., 1986



Figure 56: 251-253 Rand St., 1998

### Garages and Secondary Structures

The spread of the automobile across the United States from 1901 to 1913 reached into the millions by the 1920s due to the affordability created by vehicle assembly lines. This had an impact on the early development of secondary buildings on the western half of Washington. The neighborhood surrounding the Shoe Factory developed around the early part of the 20<sup>th</sup> century, therefore many properties contained garages. Almost every home in Phase 2 has a garage with some retaining their integrity while the home did not. There are 76 garages, 18 to 20 to sheds, 2 mid-sized outbuildings, 3 carports, and 1 pavilion. [See F: Table 4 for Secondary Resources]

#### Garages, Sheds and Carports within the Survey Area:

Style	#	%
1 car garage	39	39%
1 car garage with carport	3	3%
2 car garage	27	27%
2 car garage with carport	2	2%
3 car garage	3	3%
4 car garage	1	1%
Outbuilding	2	2%
Shed	18	18%
Altered Garage/Shed	2	2%
Carport, stand-alone	3	3%
Pavilion	1	1%
<b>TOTAL</b>	<b>101</b>	<b>100%</b>



The construction dates for these listed resources primarily deal in date ranges as there were not many notable building permits. These Secondary resources and structures are split down the middle with potentially 50% built during the period of significance (1907-1960) and 50% built afterwards. Styles of garages within the survey boundary varied but the overwhelming majority are frame (80%) with a front gable roof (57%). Unlike Phase 1, there are no examples of masonry garages in this survey area.

One of the earliest secondary buildings, constructed c1915, is located at **305 Rand Street**. It was marked on the 1926 Sanborn map as a garage, but currently appears to have the function of a shed. The building's details are similar to the earliest garages found in Phase 1; it has vertical board and batten wood siding with hinged, double garage doors. Another early 20th century feature of these garages is concrete parking strips. Also prevalent in the Phase 1 survey area, there are slightly fewer in Phase 2 with only 10 garages currently retaining this driveway. **308 Rand Street**, constructed in October 1934 for owner Emil F. Roehrs, contains an example of this feature.

The side gable frame garage at **236 High Street** was constructed for Ben C. Buhr in March 1937. The garage is an example of the early mid-20<sup>th</sup> century shift towards larger garages. By the late 1940s to 1950s, 1-car and 2-car garages are almost split in quantity. The 1 car garage at **303 High Street** was most likely constructed around the same time as the c1950 Centered Gable, Tudor Cottage dwelling. The contributing resource is an example of a garage retaining its form and integrity while having alterations in siding and overhead door materials.



Figure 57: 305 Rand St., c1915



Figure 58: 263 High St., March 1937

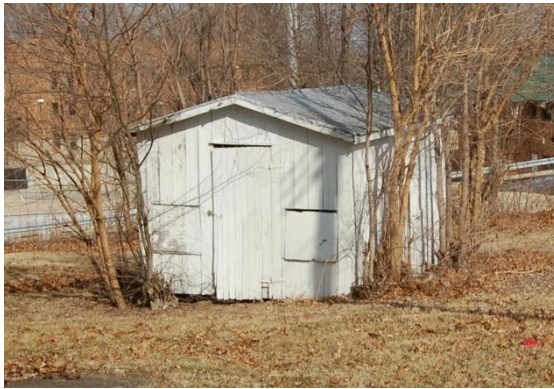


Figure 59: 303 High St., c1950



308 Rand St., Oct 1934

Outside of garages, present secondary resources also include sheds (18-20), standalone carports (3), and a pavilion. Around 6 sheds are noted from the period of significance and were considered significant due to their lack of mobility via concrete foundations. The shed at **907 Esther Street** is an example of an earlier contributing historic shed while **811 Edith Street** represents later, c1980-90, non-contributing modular shed placed on a concrete platform.



907 Esther St, c1940s



811 Edith St., c1980-1990

## Objects



Figure 60: 217 Fair, c2018, covered well head



Figure 61: 1010 W. 3rd Street, c2018, well house/pump

Contrasting from Phase 1, the Phase 2 survey identified 2 objects within the survey boundary. An object is distinguished from buildings and structures as smaller in scale, simply constructed, and designed for a specific location.<sup>51</sup> The two identified objects are small concrete well heads located at homes constructed in the early 20<sup>th</sup> century (c1920-23). The well at 217 Fair, located behind a shed and breezeway, is considered non-contributing as it no longer retains its original well house or pump. The well at 1010 W. 3<sup>rd</sup> has a similar base as 217 Fair but is contributing because it retains its older metal (tin) well house or pump. The dates of construction for the wells are unknown as both residences are outside the purview of the available sanborn maps.<sup>52</sup>

<sup>51</sup> Staff of the National Register of Historic Places, "How to Apply the National Register Criteria for Evaluation Bulletin (NRB 15)" (PDF), (Washington D.C: National Parks Service, U.S. Department of the Interior, 2002), [www.nps.gov/nr/publications/bulletins/nrb15/](http://www.nps.gov/nr/publications/bulletins/nrb15/).

<sup>52</sup> Recent National Park Service guidance state that the concrete well head at 217 Fair could be contributing but further information is needed in order to determine. [per 8-9-18 phone call with MO DNR/SHPO]

## SITES: VACANT LOTS

There are five vacant lots spread out within the Phase 2 survey boundary. Most of these lots (60%) were outside the purview of the available Sanborn Maps, therefore historic buildings and addresses were not identified. This made identification of any previous buildings difficult. The 3 sites assessed as non-contributing previously had extant dwellings, two of which housed International Shoe Factory worker/s.<sup>53</sup> Of the five lots only 2 are considered contributing resources: Parcel #181 High and Parcel #019 Fair streets; both appeared to have remained historically vacant.

**Vacant Lots within the Phase 2 Survey Area**

<b>Survey #</b>	<b>Address #</b>	<b>Street</b>	<b>Status</b>
FR-AS-007-0047	Parcel #017	Fair Street	NC (site)
FR-AS-007-0065	Parcel #019	Fair Street	C (site)
FR-AS-007-0081	Parcel #181	High Street	C (site)
FR-AS-007-0170	806	Roberts Street	NC (site)
FR-AS-007-0173	Parcel #152	Roberts Street	NC (site)

**Parcel #181** along High Street is currently owned by the City of Washington. It is located at the bottom of the City Park, near the Park's Aquatic Complex parking lot. The grassy lot is flanked by roads on three sides. To the rear of the lot is additional city property; a triangular lot houses a small power substation. Historically, the vacant lot is situated on August Noelker's estate which is first illustrated on the 1898 Atlas [A: Fig 4]. The Noelker residence, a c1880 central passage frame dwelling, is located on the adjacent lot at 221 High Street. Throughout the period of significance, no residence is listed at the lot.

**Parcel #019 Fair** on the other hand was difficult to gage. Located on the western side of Fair between 301 and 305 Fair Street, the grassy lot has no indication of prior foundations. Fair Street had several address numbers listed in the directories that are no longer extant. This primarily occurred on the odd or western side of the street with 6 even and 4 odd. Exact locations of those addresses were not determined. Current research has not been able to definitively determine how long the land has been vacant; however, the presumed address (303 Fair) is not listed in any available City Directories from the proposed period of significance of a NR district. The property is currently owned by Harry and Carol Strubberg, who also own the home next door at 305 Fair. While it is possible that this lot has always been used as a side yard for 305 Fair, definitive evidence has not been located. For the purpose of this survey, the lot is considered to be a contributing resource in a potential NR district until proven otherwise.

Three of the vacant lots are considered NC due to demolition of previous structures. They include **Parcel #017 Fair, 806 Roberts, and Parcel #152 Roberts**. Current research has not been able to definitively determine how long the land was vacant; however, there was a structure present at each location during the period of significance. **Parcel #017 Fair** is outside the scope of Sanborn maps, but the 1958 City Directory lists Melvin Monzyk, an ISCO worker, as the resident of a home at 208 Fair, the

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<sup>53</sup> These properties are 806 Roberts and Parcel #017 Fair also known as 208 Fair.

presumptive address of this property. Located between 206 and 210 Fair Street, it is now just assigned a parcel number. Foundation outlines of a primary and secondary building are potentially visible on the June 2004 Google Earth view.

The latter properties, **806 and Parcel #152 Roberts**, both have buildings depicted on the 1926 and 1951 Sanborn maps [A: Fig 8 & 11]. **806 Roberts** had a 1.5-story frame dwelling with a cruciform plan and side left 1-story porch, as well as a 1-story frame garage and 1-story frame outbuilding adjacent to the alley. It was surveyed in 1992 (FR-AS-003-501) and demolished in 2015 due to neglect. The home formerly housed ISCO workers until at least 1948, according to the directories. **Parcel #152** had a 2 story frame, pyramidal roof warehouse that was identified in the 1951 Sanborn map as a “warehouse in a contractor’s yard”. The lot is located between the former Rau Construction Co/Home Builders Supply Co, and R-D Excavating Co. (c1958) at 210 High and Adam F Rau’s home at 818 Roberts.



Figure 62: 806 Roberts, 1992 survey photo, FRAS003-501



Figure 63: 806 Roberts, Google street view, June 2013



Figure 64: 806 Roberts, c2018

## BUSINESSES AND INDUSTRY

Unlike Phase 1, this section of the phased survey is all residential and does not contain many historic or current businesses. The present zoning of the area consists of three residential zones as shown in the City of Washington Zoning Map [A: Fig 18]. There is only one non-residential building which is the institutional, Montessori school at 210 High Street.

### Historic Businesses within Phase 2

(Information provided from research city directories)

Address	Business	Date Listed
249 High	Watkins Products (at home dealer)	1944
255 Rand	Connie's Beauty Shoppe	1948
210 High	R-D EXCAVATING CO (Edward Rau)	1958
210 High	RAU EDW N CONTRACTOR	1958
210 High	HOME BUILDERS SUPPLY CO	1958

### Current Businesses (Institutional) within Phase 2

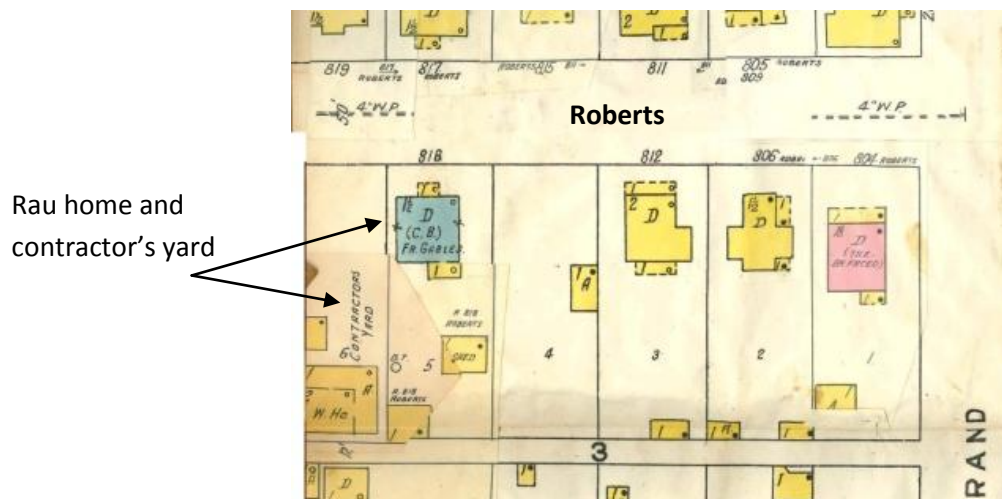
Survey #	Address	Build Date	Style	Business Name
FR-AS-007-0080	210 High St.	c1950-55	Front Gable, shed addition	Washington Montessori School



As previously noted, the area is almost 100% residential with the area zoned as single to two family dwellings [A: Fig 22]. The only exception is one current business, an institution. Located on the SE corner of High and Roberts streets is the Washington Montessori School. The building, constructed c1950-1955, is situated on the alley and faces High Street. It is currently listed as noncontributing due to its loss of integrity caused by alterations. While it is uncertain of the façade's original appearance it is known that this building formerly housed the only primary business historically listed in Phase 2. This was the location of three businesses: R-D EXCAVATING CO, RAU EDW N CONTRACTOR, and HOME BUILDERS SUPPLY CO. as listed in the 1958 city directory. Adam Rau, ran Rau Construction and is listed at 818 Roberts from 1931 till at least the 1958 city directory.<sup>54</sup> The 1951 Sanborn map does not show the business but it does depict Rau's home and a contractor's yard located between the two (currently on parcel #152).



210 High, Washington Montessori School, (photo c2018)



<sup>54</sup> Adam is listed as retired in the 1944 and 1958 directories. Its during the time from 1931 to 1944 that his son Edward Rau took over the family business.



## OTHER FINDINGS

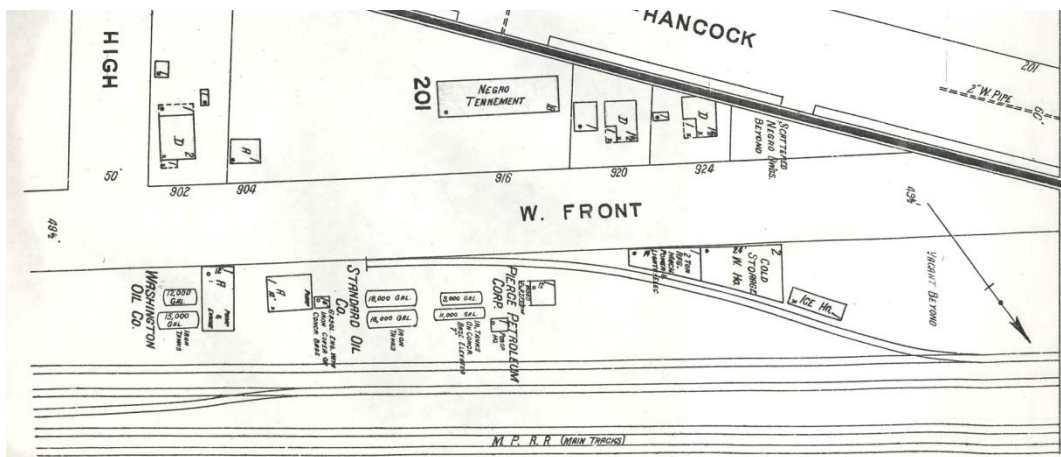
### International Shoe Factory Building Permits

As noted in the methodology, the Washington Historical Society has started to process their building permit collection. International Shoe Factory building permits were identified within the already digitally recorded list. The permits cover the factory's expansions and ancillary buildings. This discovery will help correctly collaborate the dates already listed.

Box #	Folder	Date	Structure Type	Builder	Owner	Street
1	2	Mar. of 1916	Concrete Smoke Stack-115ft High x 5feet wide		Internal Shoe Co.	Roberts St.
1	2	Sept. of 1917	Factory	J. J. Smith	Internal Shoe Co.	Lot 2, Block 4-McLean Addition
1	4	Feb. of 1923	1 Story Brick		International Shoe Co.	2nd and Rand St.
3	4	Feb of 1941	30x40 wood and metal warehouse ext (\$1100)	H. H. Bushmeyer	International Shoe CO.	Robert St.
3	5	Mar of 1942	Frame Warehouse 62x70 (\$4860) (No PERMIT)		International Shoe CO.	

### Phase I African American Enclave

The Phase 1 report's "Other Findings" section identified an African American enclave in the northwestern leg of the Phase 1 survey boundary. Supplementary research material of the area discussed were identified in the 1992 survey but were not identified in Phase 1. During Phase 2, research discovered the 1926 Sanborn map (p8), which depicts this enclave.



The phase 2 survey area was less developed than Phase 1 in the early 1900s.

## RECOMMENDATIONS

The Phase 2 survey area is a direct byproduct of the western expansion of the city spurred on by the International Shoe Factory. The homes of the area exemplify the working to middle class styles present in the early to mid 20<sup>th</sup> century. Today, approximately 97% of the land within the Phase 2 survey area is developed, with the majority of the buildings occupied. During the Phase 2 survey, 192 properties were inventoried. Two additional inventory forms were included as two duplexes were listed on four separate forms, but are only counted as 2 resources. Within the 192 surveyed properties, 2 primary buildings are National Register listed and were not included in the final resource counts. These final resource counts include **185** primary buildings, **97** secondary buildings, **5** sites, **4** structures, and **2** objects.

Within the current survey boundary, 29% of the primary buildings retain sufficient architectural integrity to contribute to a National Register district. Vinyl siding predominates the landscape, covering 57% of the homes and include at least 120 primary buildings with replaced historic windows replaced. With less than the majority of buildings considered contributing, there were no identifiable properties that appeared to be individually edible for listing to the National Register. As noted, two properties are National Register Listed. On its own, Phase 2 would not be eligible for a National Register District due to the loss of integrity; however it is not being considered on its own. It is being considered within an International Shoe Factory Neighborhood HD and the recommendations following the Phase 2 survey include:

### Recommendations

1. Move on to Phase 3 with new Boundary Recommendations and complete the phased survey of the International Shoe Factory Neighborhood.
2. Future analysis of city directories determining where other shoe workers reside.

### 1. **Move on to Phase 3 completing the phased surveys of the International Shoe Factory Neighborhood: Adjusting the Boundary**

Before a boundary can be determined for an International Shoe Factory Historic District it is recommended that the Phase 3 area be surveyed. Phase 1 identified a northern boundary for a proposed National Register district, while Phase 2 proposed eastern and western boundary lines. Phase 3 will define the southern boundary and help solidify the parameters for the middle section. The Phase 2 middle section cannot be properly defined until the close of the survey phases.

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 any additional city directories be compared and analyzed to remedy missing information. The final recommendation is the potential alteration of the Phase 3 boundary lines.

The Phase 2 survey has identified 94 ISCO workers living in the Phase 3 Boundary area. The established boundary for Phase 3 makes sense due to the makeup of ISCO workers; however it includes established historic thoroughfares that have already been surveyed. The western portion along Stafford is also already listed in the Stafford-Olive District, and the section on W. Fifth Street has been previously surveyed. It is also noted that it is not apparent that the eastern and southern leg of the proposed Phase 3 boundary area was sold for the development of the factory. The final observation is that there is a large development of modern apartment complexes just below Horn.

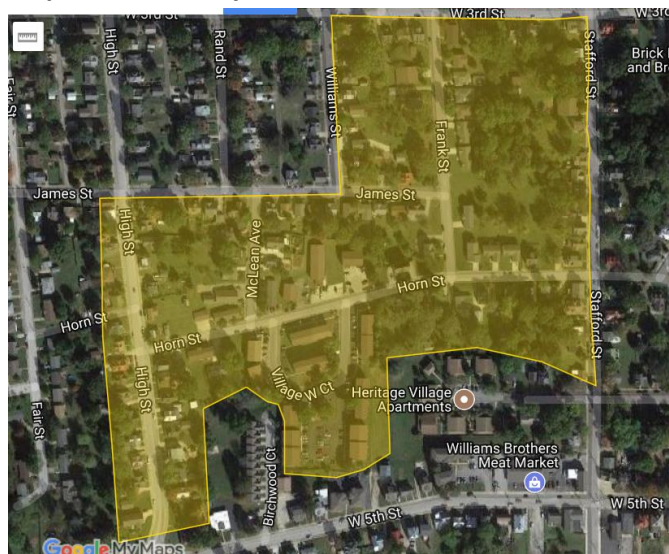
### ISCO Workers in Phase 3 Boundary

(Based on 1931 City Directory)

Street	# of workers	Notes
W Fifth	12	Even side of street: 5(East) Odd side of street: 7 (West)
High	30	
Horn	7	
James	8	
McLean	5	
Stafford	18	(all odd) western half
Williams	14	

It is recommended that a new boundary be developed. (See image below). While sections have been previously surveyed, they were not surveyed in regards to the shoe factory. The biggest detriment to the current Phase 3 boundary area, however, is this new residential development. Even if factory workers resided in these dwellings, they would be considered non-contributing following the methodology of Phases 1 and 2. It is suggested when moving forward, that the large development below Horn and the remaining W. Fifth Street properties be removed from the survey boundary.

### Proposed Boundary Amendment for Phase 3



Note: This boundary recommendation is not reflected in the Appendix A maps, which illustrate the Phased Survey at the conclusion of Phase 1 [See A: Fig 15]

## **2. Future analysis of city directories determining where other shoe workers reside.**

The Phase 1 and 2 built environments are a direct result of the Roberts, Johnson and Rand/International Shoe Company Factory's improvement to the city. In 1931, the city directory lists a population near 3,116 residents. After thorough analysis, 807 shoe factory workers were identified. Only 325 of those workers resided within all three of the phased survey boundaries on the western side of Washington. This leaves a remaining 482 shoe workers with non-identified residences. Phase 2 research illustrates that the ISCO working population decreased within the survey area; Where did workers move to?

In Phase 2, there resided:

1931: 100 out of 807 ISCO workers

1941: 66 out of 559 ISCO workers

1958: 38 out of 596 ISCO workers

It would be interesting to pinpoint where shoe factory workers were living in Washington to discover any other enclaves. A cross comparison of directories would show this throughout the decades. This recommendation is only suggested if there is time permitting in Phase 3 but primarily could be picked up at a later period.

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## Appendix A: Historic Context - Maps & Images

**Figure 1:** International Shoe Factory Neighborhood Phase 2, Context Map. Source: GoogleEarthPro, 10/21/2016. Obtained 6/12/2018.



**Figure 2:** International Shoe Factory Neighborhood Phase 2, Survey Area. Source: GoogleEarthPro, 10/21/2016. (38°33'40.02"N, 91° 1'14.64"W) Obtained 6/12/2018.

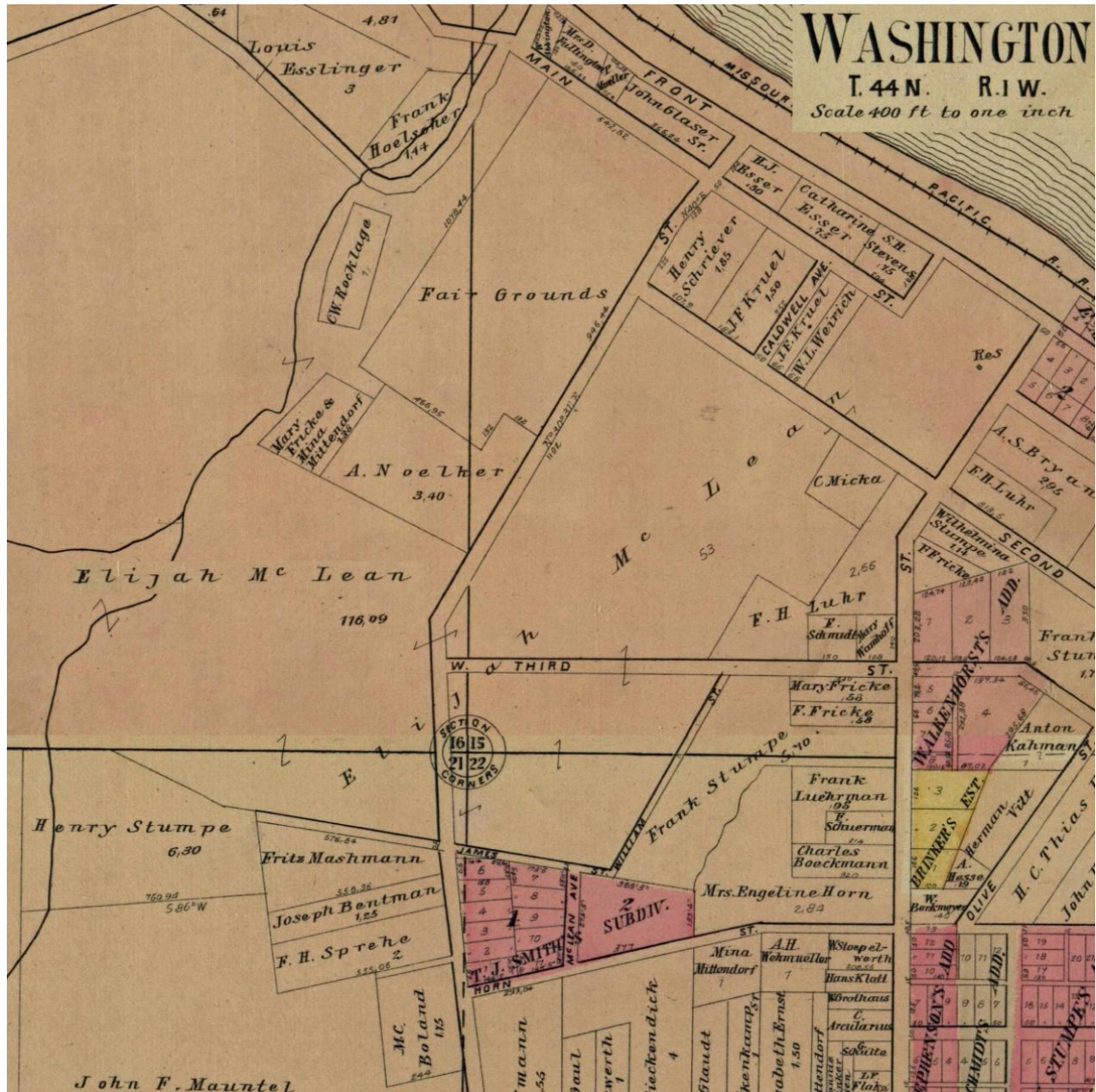




**Figure 3:** Franklin County Atlas Map, 1878. Source: Washington Historical Society, edited by Katie Graebe (Stitched together images from the 1878 atlas, p66).



**Figure 4:** Franklin County Atlas Map, 1898. Source: Washington Historical Society, edited by Katie Graebe (Stitched together images from the 1898 atlas, p30 &34).





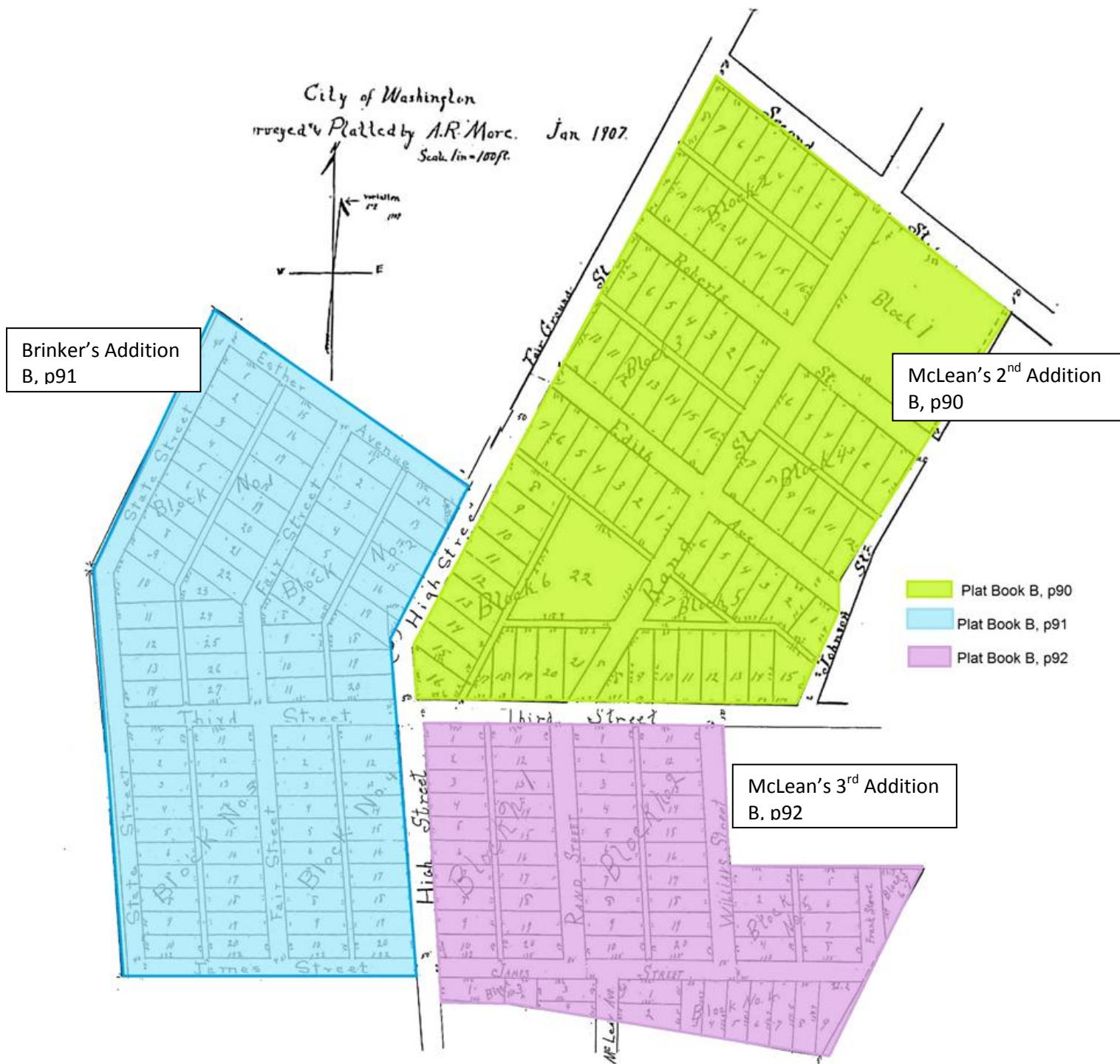
[illegible]



**Figure 6:** 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, c1907. 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.

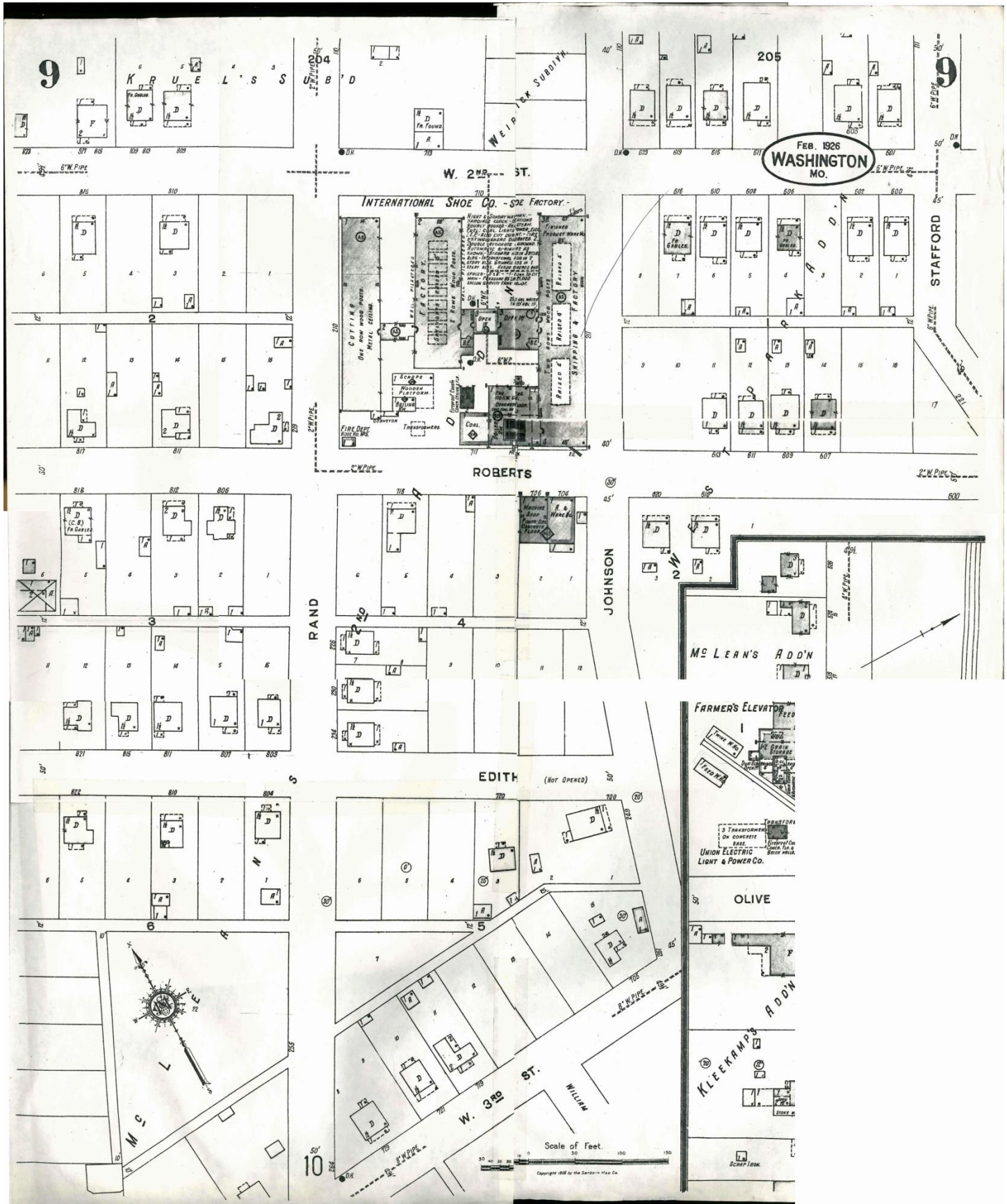


**Figure 7:** Platted additions, Plat Book B, page 90-92 for Warranty Deed WD064-000176, January 14, 1907. (Plats have been stitched together to show full extent of land sold by the McLean Family and Brinkers. All plats reside in the Phase II survey area). Source: Recorder of Deeds Office, Franklin County, Union, MO.

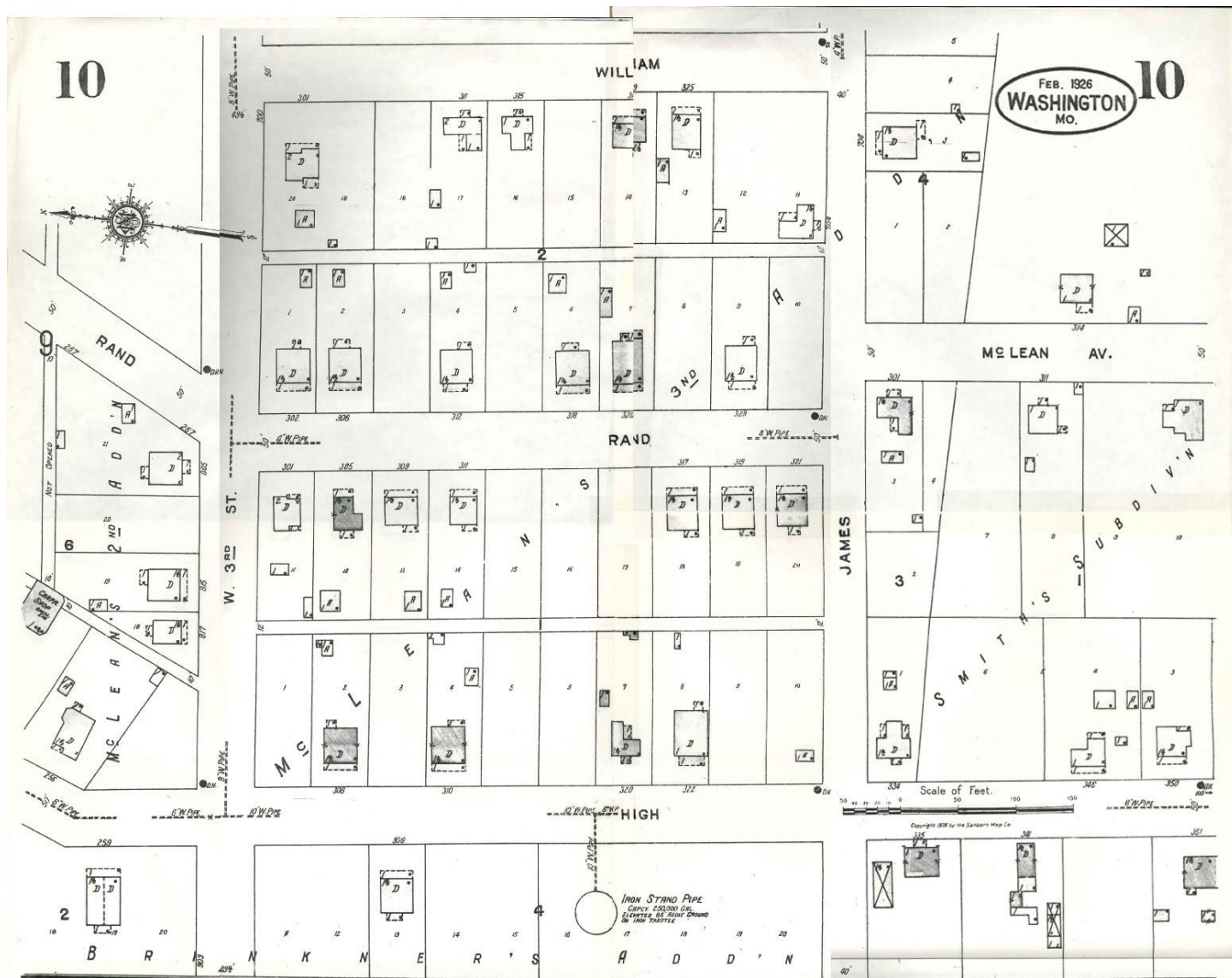




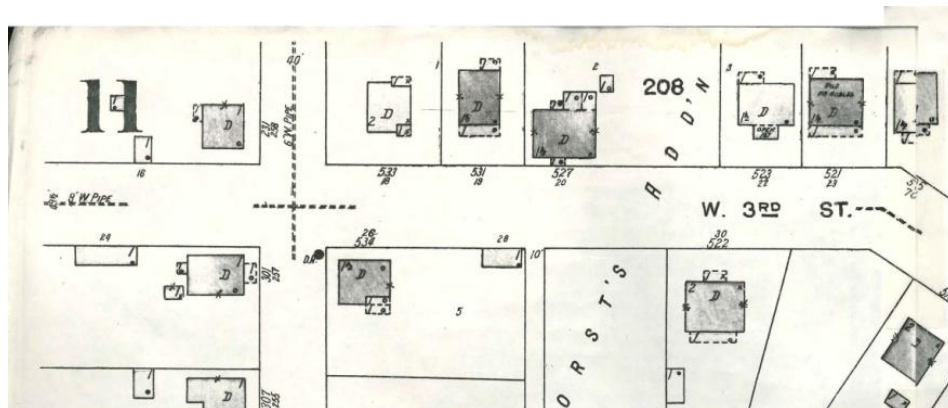
**Figure 8:** 1926 Sanborn Map, P9. Portion of Phase 2 survey area: north. Source: Washington Historical Society (stitched together images of the September 1951 map, edited by Katie Graebe).



**Figure 9:** 1926 Sanborn Map, P10. Portion of Phase 2 survey area: west and south. Source: Washington Historical Society (stitched together images of the September 1951 map, edited by Katie Graebe).



**Figure 10:** 1926 Sanborn Map, P11, Intersection of Stafford and W. 3<sup>rd</sup> Street. Portion of Phase 2 survey area: east. Source: Washington Historical Society. (February 1926 map).



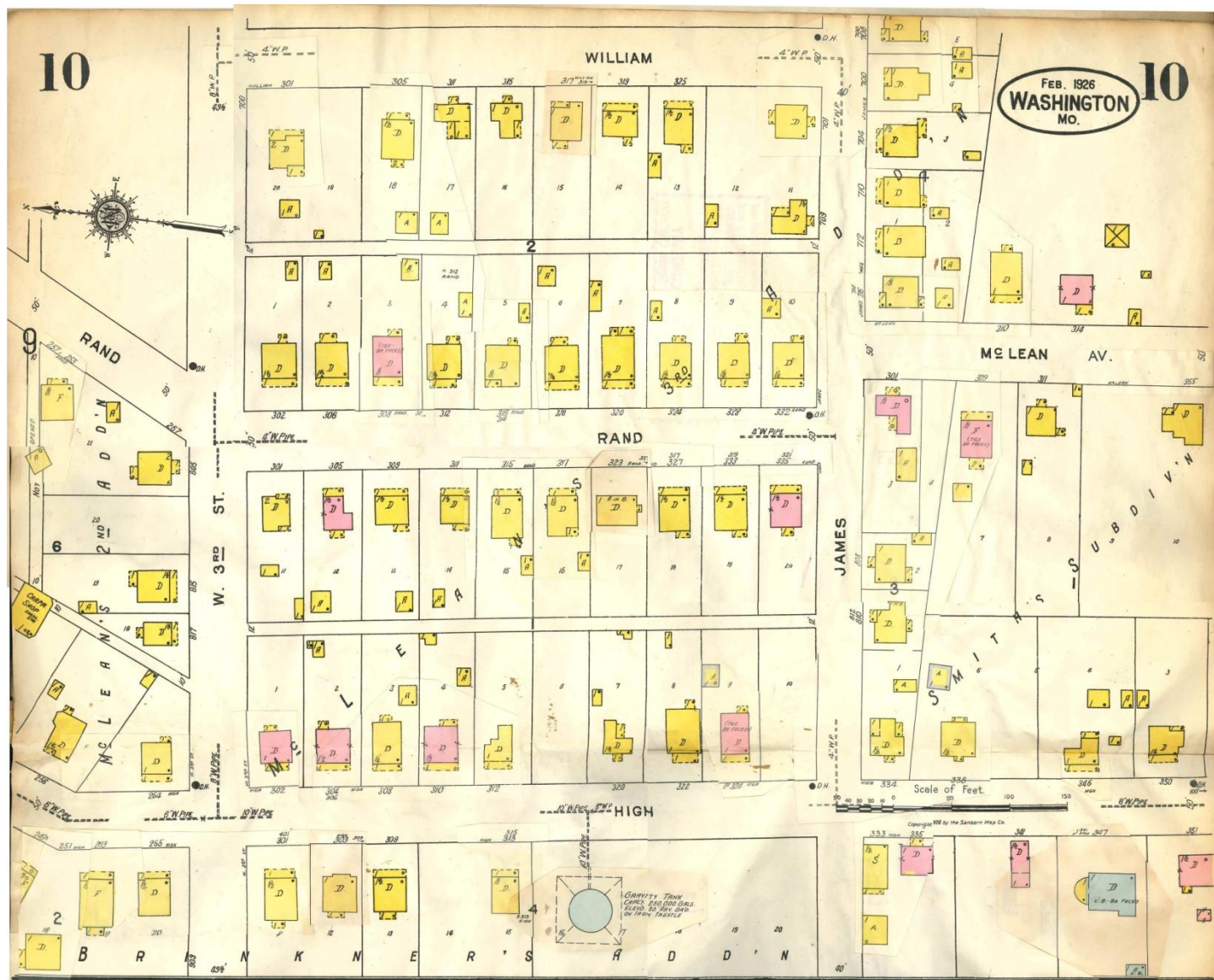


**Figure 11:** 1951 Sanborn Map, Version 2, P9. Portion of Phase 2 survey area: north. Source: Washington Historical Society (stitched together images of the September 1951 map, edited by Katie Graebe).

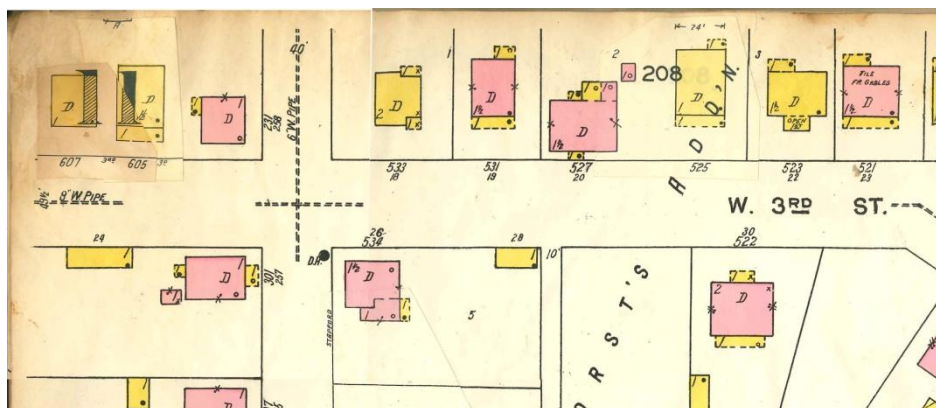




**Figure 12:** 1951 Sanborn Map, Barklage Version, P10. Portion of Phase 2 survey area: west and south. Source: Washington Historical Society (stitched together images of the September 1951 map, edited by Katie Graebe).



**Figure 13:** 1951 Sanborn Map, Barklage Version, P11. Portion of Phase 2 survey area: east. Source: Washington Historical Society, edited by Katie Graebe (September 1951 map).

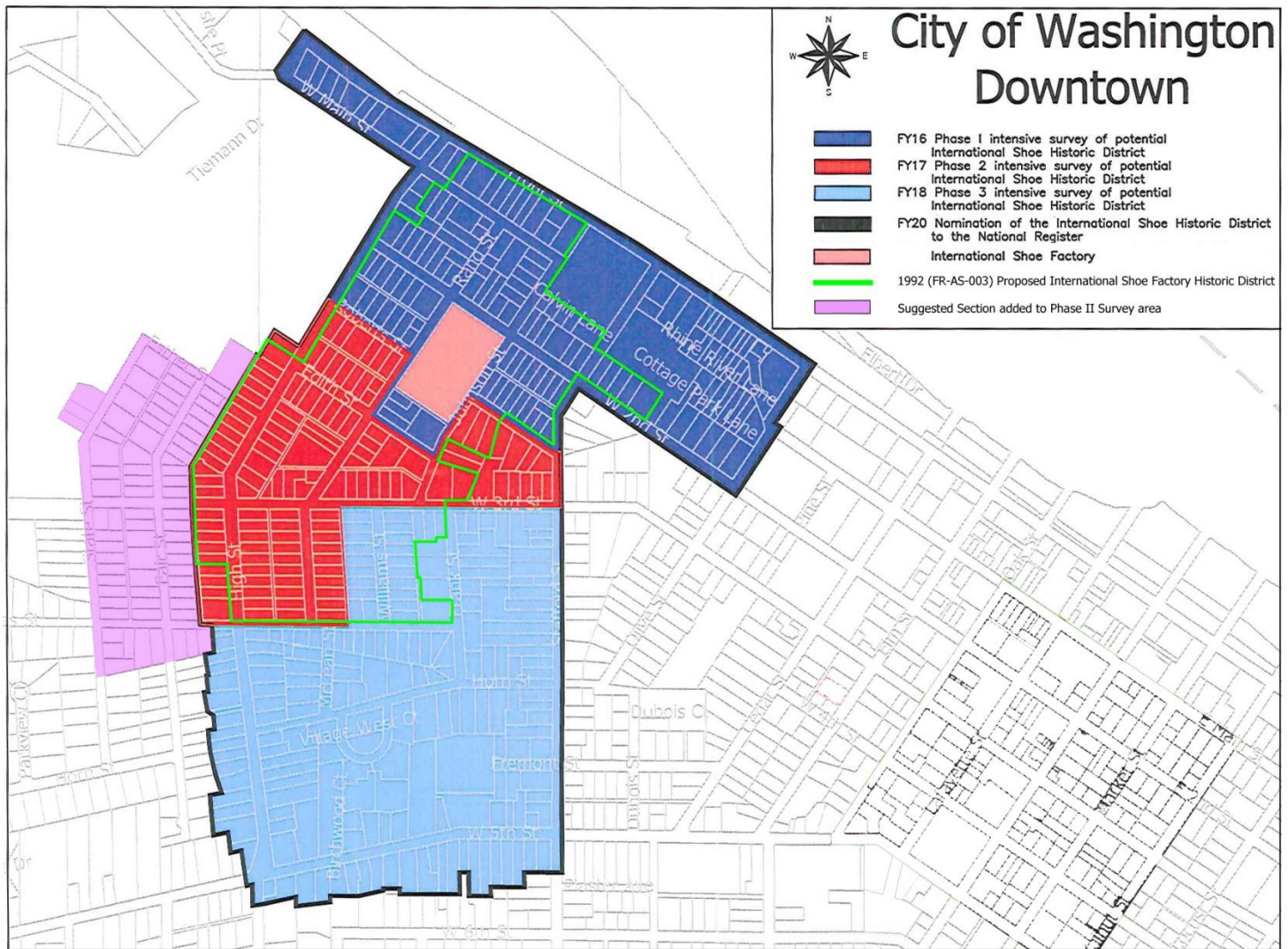


**Figure 14:** Proposed International Shoe Factory Historic District, 1992. Source: Thomason and Associates and Mimi Stiritz. "Survey Report, Phase IV Survey, Washington, Missouri." 28 July 1992. (On file with the Missouri Historic Preservation Office, Jefferson City, MO).

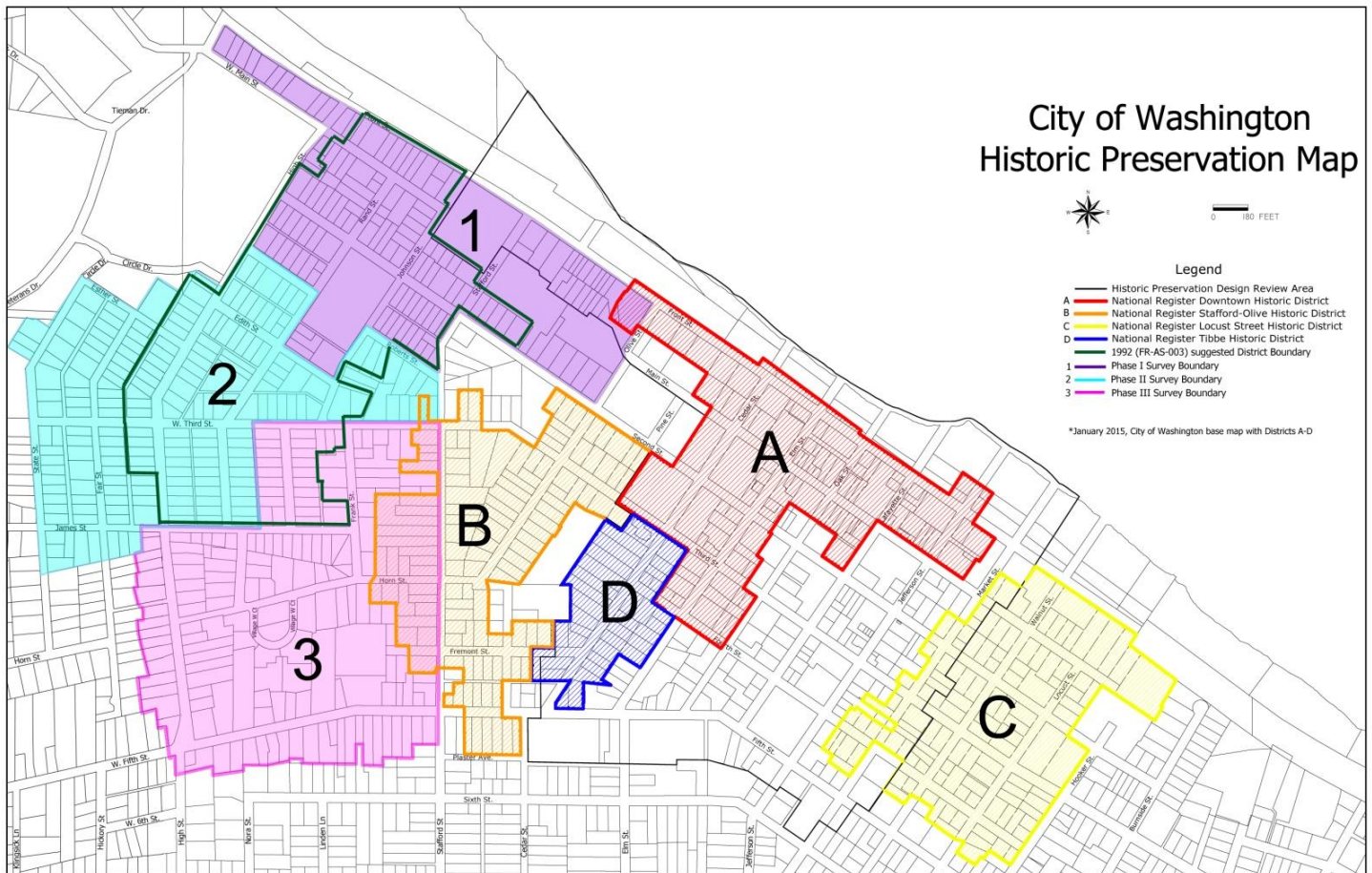




**Figure 15:** City of Washington proposed 'Three Phase Survey' plan of potential International Shoe Factory District.  
 \*Phase 2 survey boundary was amended with suggested survey section (pink) after the Phase 1 survey submission.  
 Source: Sal Maniaci, the City Planner, City of Washington with edits by Katie Graebe, 6/12/2018.

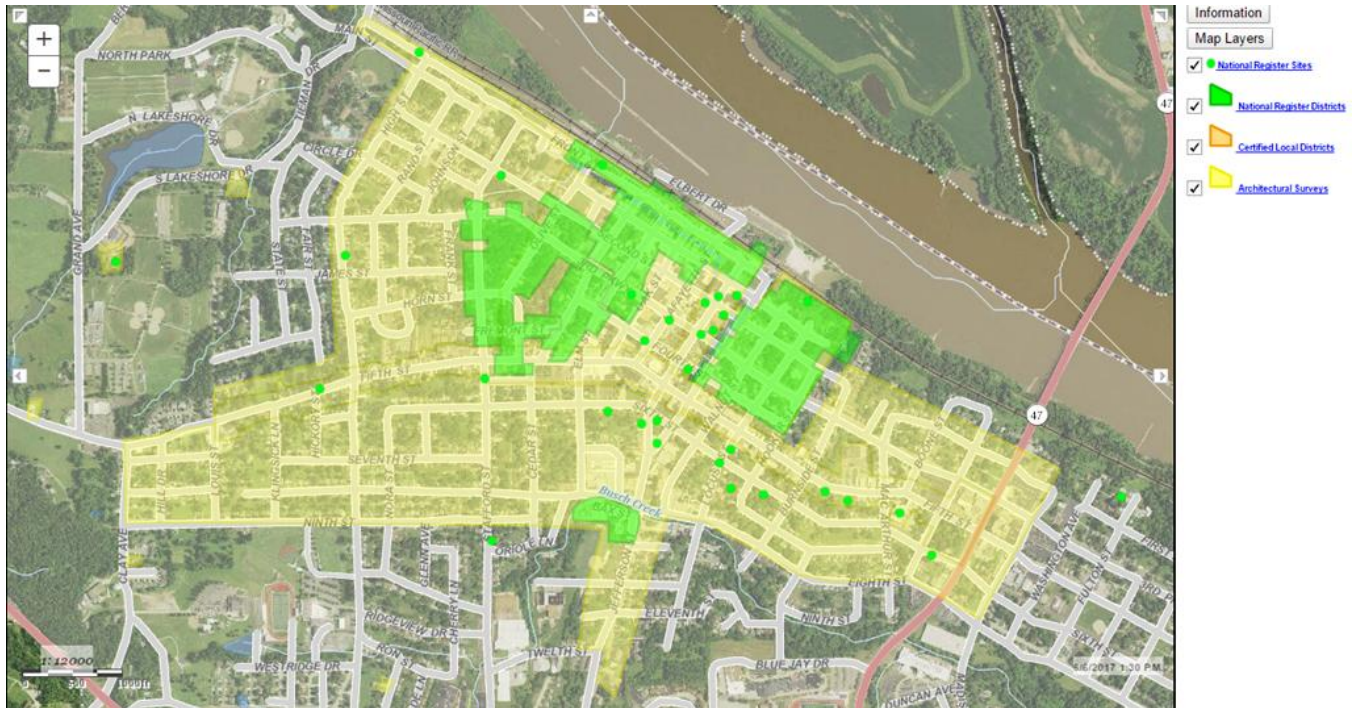


**Figure 16:** The Phased Survey (I, II, II) in relation to preexisting City of Washington National Register Districts.  
 \*Phase 2 survey boundary was amended with suggested survey section (pink) after Phase 1 survey submission.  
 Source: "The City Of Washington, Missouri." Washington Historic Preservation Commission, *Design Review Area Map*, (January 2015) with edits by Katie Graebe. Accessed April 2017, edited 6/12/2018.





**Figure 17:** 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.



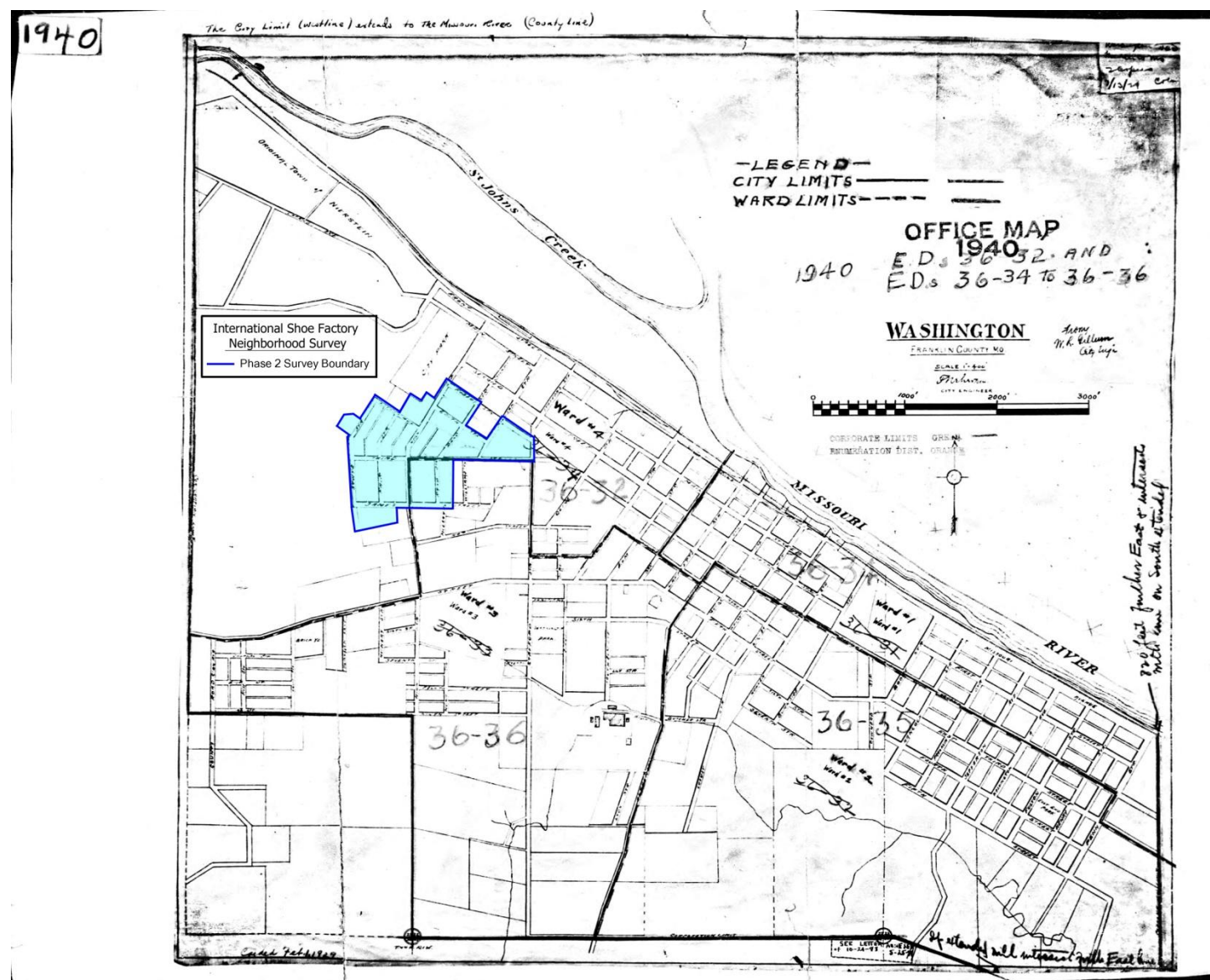
**Figure 18:** Ruger, H., 1869, "Bird's Eye View of the City of Washington", Franklin County, Missouri. Source: Copy in the collections of the Washington Historical Society, Washington, MO.





**Figure 19:** 1940 U.S. Enumeration District Maps and Descriptions, Washington, MO.

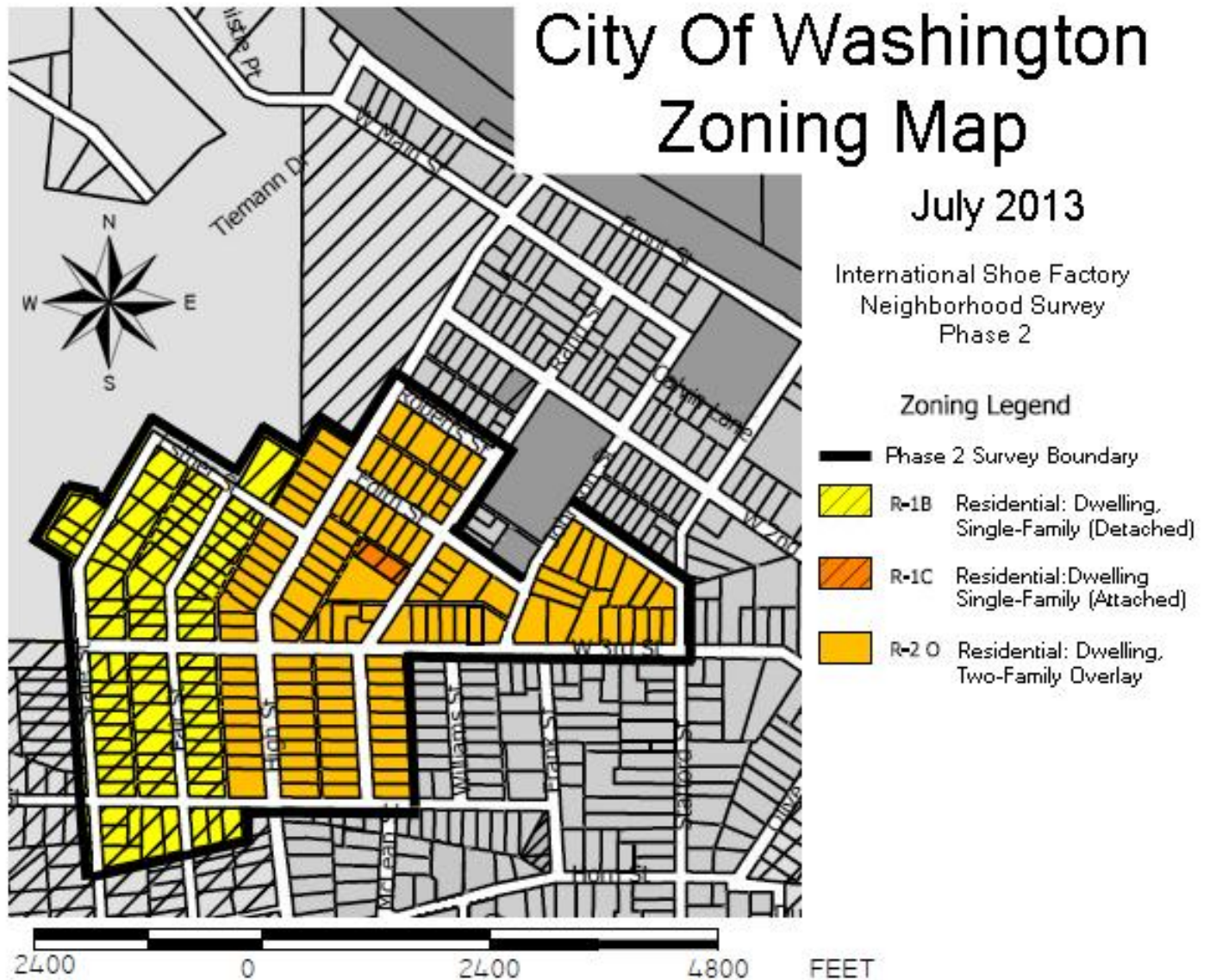
Source: Ancestry.com [database on-line]. Provo, UT: Ancestry.com Operations, Inc., 2012. Original data: United States of America, Bureau of the Census, with edits by Katie Graebe. Accessed June 2017, edited April 2018.



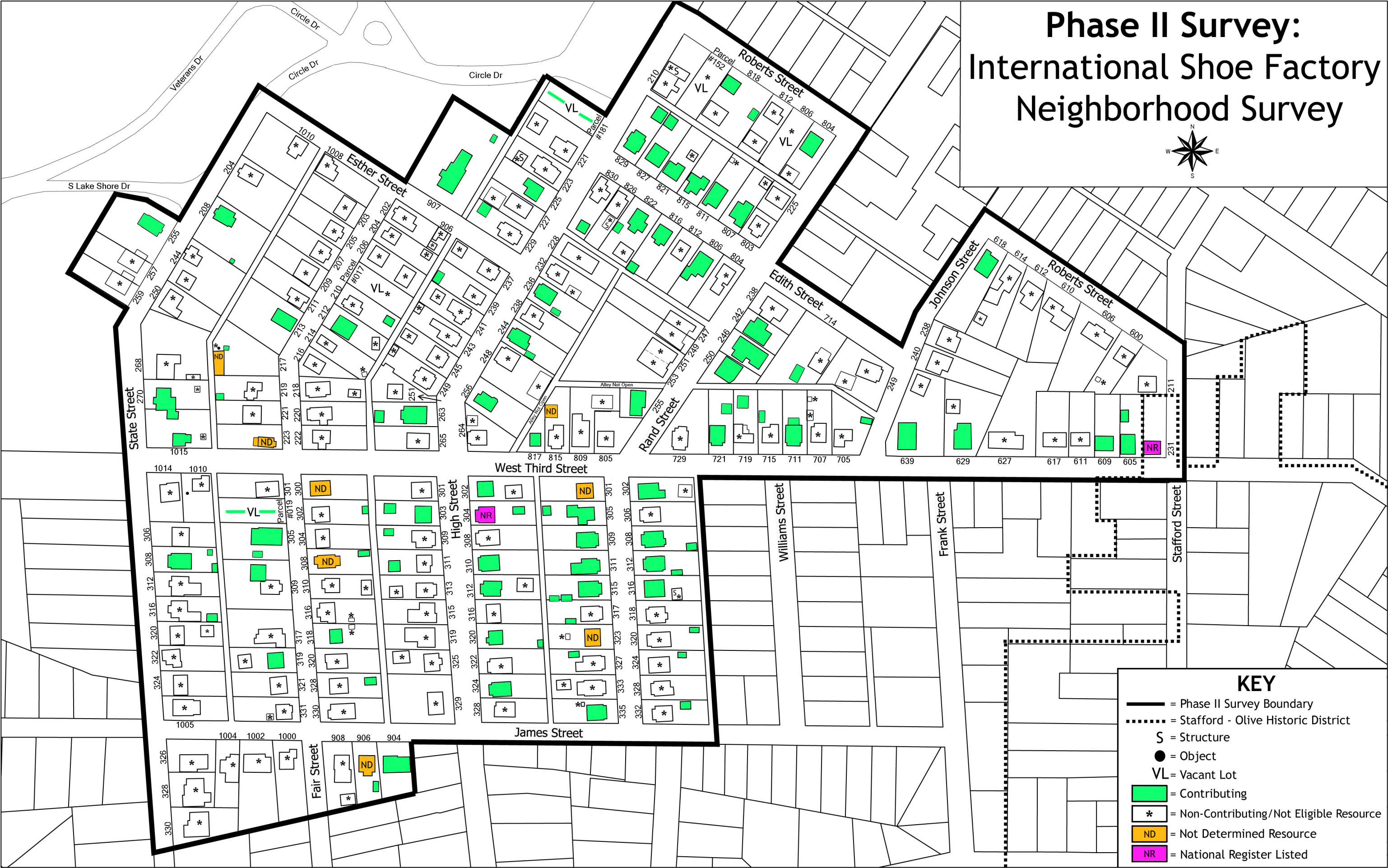
Phase 2 falls primarily within Ward #4 with the southeast survey corner in Ward #3.



**Figure 22:** City of Washington Zoning Map, July 2013. Source: Sal Maniaci, the City Planner, City of Washington.







**Appendix C: TABLE 1, Inventory Resource Data: Status of all buildings within Phase 2 International Shoe Factory Neighborhood District Survey, 2018\***

<b>Survey #</b>	<b>Address #</b>	<b>Street</b>	<b>District Potential Status: No Determined (ND), Not Eligible (NE), NR Listed (L)</b>	<b>Previously Surveyed? Y/N (Year), Survey #</b>
FR-AS-007-0001	605	W THIRD ST	District Potential	Y (FRAS003)
FR-AS-007-0002	609	W THIRD ST	District Potential	N
FR-AS-007-0003	611	W THIRD ST	NE	N
FR-AS-007-0004	617	W THIRD ST	NE	N
FR-AS-007-0005	627	W THIRD ST	NE	N
FR-AS-007-0006	629	W THIRD ST	District Potential	Y (FRAS003)
FR-AS-007-0007	639	W THIRD ST	District Potential	Y (FRAS003)
FR-AS-007-0008	705	W THIRD ST	NE	Y (FRAS003)
FR-AS-007-0009	707	W THIRD ST	NE	Y (FRAS003)
FR-AS-007-0010	711	W THIRD ST	District Potential	Y (FRAS003)
FR-AS-007-0011	715	W THIRD ST	NE	Y (FRAS003)
FR-AS-007-0012	719	W THIRD ST	NE	Y (FRAS003)
FR-AS-007-0013	721	W THIRD ST	District Potential	Y (FRAS003)
FR-AS-007-0014	729	W THIRD ST	NE	Y (FRAS003)
FR-AS-007-0015	805	W THIRD ST	NE	Y (FRAS003)
FR-AS-007-0016	809	W THIRD ST	NE	Y (FRAS003)
FR-AS-007-0017	815	W THIRD ST	NE	Y (FRAS003)
FR-AS-007-0018	817	W THIRD ST	District Potential	Y (FRAS003)
FR-AS-007-0019	1010	W THIRD ST	NE	N
FR-AS-007-0020	1014	W THIRD ST	NE	N
FR-AS-007-0021	1015	W THIRD ST	District Potential	N
FR-AS-007-0022	714	EDITH ST	NE	Y (FRAS003)
FR-AS-007-0023	803	EDITH ST	NE	Y (FRAS003)
FR-AS-007-0024	804	EDITH ST	NE	Y (FRAS003)
FR-AS-007-0025	806	EDITH ST	District Potential	Y (FRAS003)
FR-AS-007-0026	807	EDITH ST	District Potential	Y (FRAS003)
FR-AS-007-0027	811	EDITH ST	District Potential	Y (FRAS003)
FR-AS-007-0028	812	EDITH ST	NE	Y (FRAS003)
FR-AS-007-0029	815	EDITH ST	District Potential	Y (FRAS003)
FR-AS-007-0030	816	EDITH ST	District Potential	Y (FRAS003)
FR-AS-007-0031	821	EDITH ST	District Potential	Y (FRAS003)
FR-AS-007-0032	822	EDITH ST	District Potential	Y (FRAS003)
FR-AS-007-0033	826	EDITH ST	NE	Y (FRAS003)
FR-AS-007-0034	827	EDITH ST	District Potential	Y (FRAS003)
FR-AS-007-0035	829	EDITH ST	District Potential	Y (FRAS003)

FR-AS-007-0036	830	EDITH ST	NE	Y (FRAS003)
FR-AS-007-0037	906	ESTHER AVE	NE	N
FR-AS-007-0038	907	ESTHER AVE	District Potential	N
FR-AS-007-0039	1008	ESTHER ST	NE	N
FR-AS-007-0040	1010	ESTHER ST	NE	N
FR-AS-007-0041	202	FAIR ST	NE	N
FR-AS-007-0042	203	FAIR ST	NE	N
FR-AS-007-0043	204	FAIR ST	NE	N
FR-AS-007-0044	205	FAIR ST	NE	N
FR-AS-007-0045	206	FAIR ST	NE	N
FR-AS-007-0046	207	FAIR ST	NE	N
FR-AS-007-0047	Parcel #17	FAIR ST	NE	N
FR-AS-007-0048	209	FAIR ST	NE	N
FR-AS-007-0049	210	FAIR ST	NE	N
FR-AS-007-0050	211	FAIR ST	NE	N
FR-AS-007-0051	212	FAIR ST	District Potential	N
FR-AS-007-0052	213	FAIR ST	District Potential	N
FR-AS-007-0053	214	FAIR ST	NE	N
FR-AS-007-0054	216	FAIR ST	NE	N
FR-AS-007-0055	217	FAIR ST	ND	N
FR-AS-007-0056	218	FAIR ST	NE	N
FR-AS-007-0057	219	FAIR ST	NE	N
FR-AS-007-0058	220	FAIR ST	NE	N
FR-AS-007-0059	221	FAIR ST	NE	N
FR-AS-007-0060	222	FAIR ST	NE	N
FR-AS-007-0061	223	FAIR ST	ND	N
FR-AS-007-0062	300	FAIR ST	ND	N
FR-AS-007-0063	301	FAIR ST	NE	N
FR-AS-007-0064	302	FAIR ST	NE	N
FR-AS-007-0065	Parcel #19	FAIR ST	District Potential	N
FR-AS-007-0066	304	FAIR ST	NE	N
FR-AS-007-0067	305	FAIR ST	District Potential	N
FR-AS-007-0068	308	FAIR ST	ND	N
FR-AS-007-0069	309	FAIR ST	NE	N
FR-AS-007-0070	310	FAIR ST	NE	N
FR-AS-007-0071	316	FAIR ST	NE	N
FR-AS-007-0072	317	FAIR ST	NE	N
FR-AS-007-0073	318	FAIR ST	District Potential	N
FR-AS-007-0074	319	FAIR ST	District Potential	N
FR-AS-007-0075	320	FAIR ST	NE	N
FR-AS-007-0076	321	FAIR ST	NE	N

FR-AS-007-0077	328	FAIR ST	NE	N
FR-AS-007-0078	330	FAIR ST	NE	N
FR-AS-007-0079	331	FAIR ST	NE	N
FR-AS-007-0080	210	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0081	Parcel 181	HIGH ST	District Potential	N
FR-AS-007-0082	221	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0083	223	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0084	225	HIGH ST	District Potential	Y (FRAS003)
FR-AS-007-0085	227	HIGH ST	NE	N
FR-AS-007-0086	228	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0087	229	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0088	232	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0089	236	HIGH ST	District Potential	Y (FRAS003)
FR-AS-007-0090	237	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0091	238	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0092	239	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0093	241	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0094	243	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0095	244	HIGH ST	District Potential	Y (FRAS003)
FR-AS-007-0096	245	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0097	248	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0098	249	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0099	251	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0100	256	HIGH ST	District Potential	Y (FRAS003)
FR-AS-007-0101	263	HIGH ST	District Potential	Y (FRAS003)
FR-AS-007-0102	264	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0103	265	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0104	301	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0105	302	HIGH ST	District Potential	Y (FRAS003)
FR-AS-007-0106	303	HIGH ST	District Potential	Y (FRAS003)
FR-AS-007-0107	304	HIGH ST	NE/ L- Frank Mense House	Y (FRAS003)
FR-AS-007-0108	308	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0109	309	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0110	310	HIGH ST	District Potential	Y (FRAS003)
FR-AS-007-0111	311	HIGH ST	NE	N
FR-AS-007-0112	312	HIGH ST	District Potential	Y (FRAS003)
FR-AS-007-0113	313	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0114	315	HIGH ST	NE	N
FR-AS-007-0115	316	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0116	319	HIGH ST	NE	N
FR-AS-007-0117	320	HIGH ST	District Potential	Y (FRAS003)

FR-AS-007-0118	322	HIGH ST	NE	Y (FRAS003)
FR-AS-007-0119	324	HIGH ST	District Potential	Y (FRAS003)
FR-AS-007-0120	325	HIGH ST	NE	N
FR-AS-007-0121	328	HIGH ST	NE	N
FR-AS-007-0122	329	HIGH ST	NE	N
FR-AS-007-0123	904	JAMES ST	District Potential	N
FR-AS-007-0124	906	JAMES ST	ND	N
FR-AS-007-0125	908	JAMES ST	NE	N
FR-AS-007-0126	1000	JAMES ST	NE	N
FR-AS-007-0127	1002	JAMES ST	NE	N
FR-AS-007-0128	1004	JAMES ST	NE	N
FR-AS-007-0129	1005	JAMES ST	NE	N
FR-AS-007-0130	238	JOHNSON ST	NE	N
FR-AS-007-0131	240	JOHNSON ST	NE	N
FR-AS-007-0132	249	JOHNSON ST	NE	Y (FRAS003)
FR-AS-007-0133	225	RAND ST	NE	Y (FRAS003)
FR-AS-007-0134	238	RAND ST	NE	Y (FRAS003)
FR-AS-007-0135	242	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0136	246	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0137 FR-AS-007-0138	247-249	RAND ST	NE	N
FR-AS-007-0139	250	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0140 FR-AS-007-0141	251-253	RAND ST	NE	N
FR-AS-007-0142	255	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0143	301	RAND ST	ND	Y (FRAS003)
FR-AS-007-0144	302	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0145	305	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0146	306	RAND ST	NE	Y (FRAS003)
FR-AS-007-0147	308	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0148	309	RAND ST	NE	Y (FRAS003)
FR-AS-007-0149	311	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0150	312	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0151	315	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0152	316	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0153	317	RAND ST	NE	Y (FRAS003)
FR-AS-007-0154	318	RAND ST	NE	Y (FRAS003)
FR-AS-007-0155	320	RAND ST	NE	Y (FRAS003)
FR-AS-007-0156	323	RAND ST	ND	Y (FRAS003)
FR-AS-007-0157	324	RAND ST	NE	Y (FRAS003)
FR-AS-007-0158	327	RAND ST	NE	Y (FRAS003)
FR-AS-007-0159	328	RAND ST	NE	Y (FRAS003)

FR-AS-007-0160	332	RAND ST	NE	Y (FRAS003)
FR-AS-007-0161	333	RAND ST	NE	Y (FRAS003)
FR-AS-007-0162	335	RAND ST	District Potential	Y (FRAS003)
FR-AS-007-0163	600	ROBERTS ST	NE	N
FR-AS-007-0164	606	ROBERTS ST	NE	N
FR-AS-007-0165	610	ROBERTS ST	NE	N
FR-AS-007-0166	612	ROBERTS ST	NE	N
FR-AS-007-0167	614	ROBERTS ST	NE	Y (FRAS003)
FR-AS-007-0168	618	ROBERTS ST	District Potential	Y (FRAS003)
FR-AS-007-0169	804	ROBERTS ST	District Potential	Y (FRAS003)
FR-AS-007-0170	806	ROBERTS ST	NE	Y (FRAS003)
FR-AS-007-0171	812	ROBERTS ST	NE	Y (FRAS003)
FR-AS-007-0172	818	ROBERTS ST	District Potential	Y (FRAS003)
FR-AS-007-0173	Parcel #152	ROBERTS ST	NE	N
FR-AS-007-0174	211	STAFFORD ST	NE	Y (FRAS003)
FR-AS-007-0175	231	STAFFORD ST	NE/L- Stafford-Olive Historic District	Y (FRAS003)
FR-AS-007-0176	204	STATE ST	NE	N
FR-AS-007-0177	208	STATE ST	District Potential	N
FR-AS-007-0178	244	STATE ST	NE	N
FR-AS-007-0179	250	STATE ST	NE	N
FR-AS-007-0180	255	STATE ST	District Potential	N
FR-AS-007-0181	257	STATE ST	NE	N
FR-AS-007-0182	259	STATE ST	NE	N
FR-AS-007-0183	268	STATE ST	NE	N
FR-AS-007-0184	270	STATE ST	District Potential	N
FR-AS-007-0185	306	STATE ST	NE	N
FR-AS-007-0186	308	STATE ST	District Potential	N
FR-AS-007-0187	312	STATE ST	NE	N
FR-AS-007-0188	316	STATE ST	NE	N
FR-AS-007-0189	320	STATE ST	NE	N
FR-AS-007-0190	322	STATE ST	NE	N
FR-AS-007-0191	324	STATE ST	NE	N
FR-AS-007-0192	326	STATE ST	NE	N
FR-AS-007-0193	328	STATE ST	NE	N
FR-AS-007-0194	330	STATE ST	NE	N

#### Survey Forms and Resources:

This table includes all 194 survey forms which takes into account 5 vacant lots, 2 NRL properties and 2 duplexes that were identified and surveyed separately on 4 forms. In regards to the resource count, the duplexes at 247-249 and 251-253 Rand were counted as only 2 resources and the primary buildings at 304 High and 231 Stafford were excluded due to prior National Register listings.



## Appendix D: Table 2, Inventory Resource Data: Properties by Date of Construction

\* = National Register listed properties (individually listed and/or within a district)

SURVEY NO	SITUS	STREET NAME	YEAR BUILT	STATUS	VERNACULAR OR PROPERTY TYPE
FR-AS-007-0175	231	Stafford Street	c. 1850-60, c1900	NE	Hall and Parlor, MO German Vernacular
FR-AS-007-0082	221	High Street	c. 1880	NC	Central passage, double pile
FR-AS-007-0007	639	West 3rd Street	c.1890	C	Hall and Parlor, MO German Vernacular
<b>1900s</b>					
FR-AS-007-0029	815	Edith Street	c. 1900	C	Gable Front and Wing
FR-AS-007-0050	211	Fair Street	c. 1900	NC	Front Gable
FR-AS-007-0061	223	Fair Street	c. 1900	ND	Front Gable
FR-AS-007-0035	829	Edith Street	c. 1905	C	Gable Front and Wing
Roberts, Johnson & Rand Shoe Factory constructed 1907 (Building 1/Seg. A)					
FR-AS-007-0008	705	West 3rd Street	c. 1907	NC	Gable Front and Wing
FR-AS-007-0006	629	West 3rd Street	c. 1910	C	Pyramidal Square
FR-AS-007-0012	719	West 3rd Street	c. 1910	NC	"I-House"
FR-AS-007-0028	812	Edith Street	c. 1910	NC	Cross Gable
FR-AS-007-0036	830	Edith Street	c. 1910	NC	Gable Front and Wing
FR-AS-007-0145	305	Rand Street	c. 1910	C	Gable Front and Wing
FR-AS-007-0154	318	Rand Street	c. 1910	NC	Cross Gable
FR-AS-007-0171	812	Roberts Street	c. 1910	NC	Gable Front and Wing
FR-AS-007-0100	256	High Street	c. 1910	C	Gable Front and Wing
FR-AS-007-0069	309	Fair Street	c. 1910	NC	Front Gable
International Shoe Co. Factory expanded 1914 (Building 2/Seg. B)					
FR-AS-007-0117	320	High Street	1914, Nov	C	"I-House"
FR-AS-007-0032	822	Edith Street	1914	C	Gable Front and Wing
FR-AS-007-0143	301	Rand Street	c. 1914	ND	Gable Front and Wing
FR-AS-007-0162	335	Rand Street	c. 1914	C	Front Gable
FR-AS-007-0017	815	West 3rd Street	1915, April	NC	Front Gable
FR-AS-007-0132	249	Johnson Street	1915, June	NC	Hipped
FR-AS-007-0150	312	Rand Street	1915	C	Pyramidal Square
FR-AS-007-0014	729	West 3rd Street	1915	NC	Pyramidal Square
FR-AS-007-0015	805	West 3rd Street	c. 1915	NC	Four Square
FR-AS-007-0023	803	Edith Street	c. 1915	NC	Pyramidal Square
FR-AS-007-0024	804	Edith Street	c. 1915	NC	Pyramidal Square
FR-AS-007-0027	811	Edith Street	c. 1915	C	Front Gable
FR-AS-007-0031	821	Edith Street	c. 1915	C	Gable Front and Wing

FR-AS-007-0064	302	Fair Street	c. 1915	NC	Pyramidal Square
FR-AS-007-0149	311	Rand Street	c. 1915	C	Pyramidal Square
FR-AS-007-0161	333	Rand Street	c. 1915	NC	Front Gable
FR-AS-007-0097	248	High Street	c. 1915	NC	Pyramidal Square
FR-AS-007-0090	237	High Street	c. 1915-20	NC	Pyramidal Square
FR-AS-007-0110	310	High Street	c. 1915-20	C	Bungaloid
FR-AS-007-0146	306	Rand Street	1916	NC	Pyramidal Square
FR-AS-007-0159	328	Rand Street	1916	NC	Pyramidal Square
FR-AS-007-0104	301	High Street	1919 Feb	NC	Front Gable
<b>1920s</b>					
FR-AS-007-0013	721	West 3rd Street	c. 1920	C	Pyramidal Square
FR-AS-007-0018	817	West 3rd Street	c. 1920	C	Front Gable
FR-AS-007-0019	1010	West 3rd Street	c. 1920	NC	Side Gable
FR-AS-007-0021	1015	West 3rd Street	c. 1920	C	Gable Front and Wing
FR-AS-007-0022	714	Edith Street	c. 1920	NC	Saltbox-esque
FR-AS-007-0060	222	Fair Street	c. 1920	NC	Cross Gable
FR-AS-007-0148	309	Rand Street	c. 1920	NC	Cross Gable
FR-AS-007-0158	327	Rand Street	c. 1920	NC	Front Gable
FR-AS-007-0109	309	High Street	c. 1920-25	NC	Bungaloid
FR-AS-007-0155	320	Rand Street	c. 1922	NC	Front Gable
International Shoe Co. Factory expanded 1923 (Building 3/Seg. C)					
FR-AS-007-0101	263	High Street	1923, Sept.	C	Front Gable
FR-AS-007-0107	304	High Street	1923	NE	Front Gable
FR-AS-007-0055	217	Fair Street	c. 1923	ND	Side Gable
FR-AS-007-0057	219	Fair Street	c. 1923	NC	Gable Front and Wing
FR-AS-007-0026	807	Edith Street	c. 1923	C	Front Gable
FR-AS-007-0098	249	High Street	1924, Sept.	NC	Bungalow
FR-AS-007-0144	302	Rand Street	c. 1924	C	Pyramidal Square
FR-AS-007-0096	245	High Street	1925, Aug.	NC	Bungaloid
FR-AS-007-0089	236	High Street	c. 1925	C	Bungaloid
FR-AS-007-0118	322	High Street	c. 1925	NC	Bungaloid
FR-AS-007-0168	618	Roberts Street	c. 1925	C	Bungalow
FR-AS-007-0188	316	State Street	c. 1925	NC	Side Gable
FR-AS-007-0095	244	High Street	c. 1925	C	Front Gable
FR-AS-007-0088	232	High Street	c. 1925	NC	Front Gable
FR-AS-007-0071	316	Fair Street	c. 1925	NC	Ranch
FR-AS-007-0086	228	High Street	c. 1925	NC	Front Gable
FR-AS-007-0167	614	Roberts Street	c. 1925-30	NC	Bungaloid
FR-AS-007-0094	243	High Street	c. 1925-30	NC	Bungaloid
FR-AS-007-0151	315	Rand Street	1926	C	Front Gable
FR-AS-007-0153	317	Rand Street	1926	NC	Bungaloid

FR-AS-007-0172	818	Roberts Street	1926, Jan	C	Cross Gable
FR-AS-007-0063	301	Fair Street	c. 1926	NC	Bungaloid
FR-AS-007-0092	239	High Street	1927, June	NC	Bungaloid
FR-AS-007-0103	265	High Street	c. 1927-30	NC	Bungaloid
FR-AS-007-0087	229	High Street	1928, Feb	NC	Bungaloid
FR-AS-007-0108	308	High Street	1928, Aug.	NC	Bungaloid
FR-AS-007-0062	300	Fair Street	c. 1928	ND	Front Gable
FR-AS-007-0001	605	West 3rd Street	c. 1929	C	Bungaloid
FR-AS-007-0039	1008	Esther Street	c. 1929	NC	Gable Front and Wing
FR-AS-007-0075	320	Fair Street	c. 1929	NC	Gable Front and Wing
<b>1930s</b>					
FR-AS-007-0002	609	West 3rd Street	c. 1930	C	Pyramidal Square
FR-AS-007-0105	302	High Street	c. 1930	C	Bungaloid
FR-AS-007-0102	264	High Street	c. 1930	NC	Front Gable
FR-AS-007-0070	310	Fair Street	c. 1930	NC	Cross Gable
FR-AS-007-0010	711	West 3rd Street	c. 1930	C	Bungalow
FR-AS-007-0033	826	Edith Street	c. 1930	NC	Bungalow
FR-AS-007-0056	218	Fair Street	c. 1930	NC	Front Gable
FR-AS-007-0058	220	Fair Street	c. 1930	NC	Front Gable
FR-AS-007-0078	330	Fair Street	c. 1930	NC	Side Gable
FR-AS-007-0077	328	Fair Street	c. 1930	NC	Side Gable
FR-AS-007-0112	312	High Street	c. 1930	C	Side Gable
FR-AS-007-0068	308	Fair Street	c. 1930	ND	Front Gable
FR-AS-007-0147	308	Rand Street	c. 1930	C	Bungaloid
FR-AS-007-0157	324	Rand Street	c. 1930	NC	Bungaloid
FR-AS-007-0160	332	Rand Street	c. 1930	NC	Bungaloid
FR-AS-007-0119	324	High Street	c. 1930-35	C	Bungaloid
FR-AS-007-0052	213	Fair Street	c. 1932	C	Bungaloid
FR-AS-007-0124	906	James Street	c. 1932	ND	Side Gable
FR-AS-007-0186	308	State Street	c. 1932	C	Bungalow
FR-AS-007-0040	1010	Esther Street	c. 1933	NC	Front Gable
FR-AS-007-0041	202	Fair Street	c. 1933	NC	Saltbox
FR-AS-007-0053	214	Fair Street	c. 1933	NC	Front Gable
FR-AS-007-0176	204	State Street	c. 1934	NC	Side Gable
FR-AS-007-0037	906	Esther Street	c. 1935	NC	Side Gable
FR-AS-007-0045	206	Fair Street	c. 1935	NC	Gable Front and Wing
FR-AS-007-0113	313	High Street	c. 1935	NC	Front Gable
FR-AS-007-0142	255	Rand Street	c. 1935	C	Side Gable
FR-AS-007-0152	316	Rand Street	c. 1935	C	Gable Front and Wing
FR-AS-007-0178	244	State Street	c. 1935	NC	Hall and Parlor
FR-AS-007-0079	331	Fair Street	c. 1935	NC	Gable Front and Wing

FR-AS-007-0072	317	Fair Street	c. 1936	NC	Front Gable
FR-AS-007-0009	707	West 3rd Street	c. 1936	NC	Tudor Cottage , Side Gable
FR-AS-007-0030	816	Edith Street	1937	C	Bungalow
FR-AS-007-0049	210	Fair Street	c. 1937	NC	Front Gable
FR-AS-007-0169	804	Roberts Street	c. 1938	C	Bungaloid
<b>1940s</b>					
FR-AS-007-0083	223	High Street	1940, May	NC	Cross Gable
FR-AS-007-0025	806	Edith Street	c. 1940	C	Tudor Cottage, Side Gable
FR-AS-007-0043	204	Fair Street	c. 1940	NC	Gable Front and Wing
FR-AS-007-0054	216	Fair Street	c. 1940	NC	Gable Front and Wing
FR-AS-007-0190	322	State Street	c. 1940	NC	Side Gable
FR-AS-007-0084	225	High Street	1941, April	C	Tudor Cottage, Side Gable
FR-AS-007-0099	251	High Street	1941, July	NC	Cross Gable
FR-AS-007-0177	208	State Street	c. 1941	C	Front Gable
International Shoe Co. Factory expanded 1942 (Building G-Warehouse)					
FR-AS-007-0067	305	Fair Street	c. 1942	C	Bungaloid
FR-AS-007-0125	908	James Street	c. 1943	NC	Cape Cod, Side Gable
FR-AS-007-0074	319	Fair Street	c. 1944	C	Front Gable
FR-AS-007-0038	907	Esther Avenue	c. 1945	C	Ranch, Minimal Traditional
FR-AS-007-0133	225	Rand Street	c. 1945-47	NC	Side Gable
FR-AS-007-0180	255	State Street	c. 1946	C	Side Gable
FR-AS-007-0093	241	High Street	c. 1949	NC	Tudor Cottage, Side Gable
FR-AS-007-0046	207	Fair Street	c. 1949	NC	Side Gable
<b>1950s</b>					
FR-AS-007-0044	205	Fair Street	c. 1950	NC	Side Gable
FR-AS-007-0156	323	Rand Street	c. 1950	ND	Minimal Traditional
FR-AS-007-0106	303	High Street	c. 1950	C	Tudor Cottage, Centered Gable
FR-AS-007-0073	318	Fair Street	c. 1950	C	Minimal Traditional
FR-AS-007-0080	210	High Street	c. 1950-55	NC	Front Gable, shed addition
FR-AS-007-0011	715	West 3rd Street	c. 1951	NC	Cape Cod, Side Gable
FR-AS-007-0126	1000	James Street	1953	NC	Pyramidal Square
FR-AS-007-0184	270	State Street	c. 1953	C	Ranch
FR-AS-007-0051	212	Fair Street	c. 1954	C	Minimal Traditional
FR-AS-007-0091	238	High Street	c. 1954	NC	Minimal Traditional
FR-AS-007-0120	325	High Street	c. 1954	NC	Cape Cod, Side Gable
FR-AS-007-0111	311	High Street	c. 1955	NC	Side Gable
FR-AS-007-0174	211	Stafford Street	c. 1955	NC	Minimal Traditional
FR-AS-007-0134	238	Rand Street	c. 1956	NC	Contemporary
FR-AS-007-0136	246	Rand Street	c. 1956	C	Contemporary
FR-AS-007-0139	250	Rand Street	c. 1956	C	Contemporary
FR-AS-007-0003	611	West 3rd Street	c.1958	NC	Ranch

FR-AS-007-0034	827	Edith Street	c. 1959	C	Ranch, Bungalow
FR-AS-007-0135	242	Rand Street	c. 1959	C	Contemporary
FR-AS-007-0183	268	State Street	c. 1959	NC	Ranch
<b>1960s</b>					
FR-AS-007-0123	904	James Street	1960	C	Ranch
FR-AS-007-0165	610	Roberts Street	1960	NC	Hipped
FR-AS-007-0005	627	West 3rd Street	c. 1960	NC	Ranch
FR-AS-007-0129	1005	James Street	c. 1960	NC	Ranch
FR-AS-007-0076	321	Fair Street	c. 1962	NC	Side Gable
FR-AS-007-0085	227	High Street	c1968	NC	Contemporary
<b>1970s</b>					
FR-AS-007-0122	329	High Street	1976	NC	Split Foyer
FR-AS-007-0048	209	Fair Street	1978	NC	Ranch
FR-AS-007-0004	617	West 3rd Street	1979	NC	Ranch
<b>1980s</b>					
FR-AS-007-0016	809	West 3rd Street	1983	NC	Contemporary
FR-AS-007-0179	250	State Street	1983	NC	Split Foyer
FR-AS-007-0066	304	Fair Street	1985	NC	Ranch
FR-AS-007-0115	316	High Street	1985	NC	Ranch
FR-AS-007-0127	1002	James Street	1986	NC	Ranch, Styled
FR-AS-007-0164	606	Roberts Street	1986	NC	Ranch
FR-AS-007-0166	612	Roberts Street	1986	NC	Ranch
FR-AS-007-0185	306	State Street	1986	NC	New Traditional, Side Gable
FR-AS-007-0191	324	State Street	1987	NC	Ranch
FR-AS-007-0130	238	Johnson Street	1988	NC	Ranch
FR-AS-007-0131	240	Johnson Street	1988	NC	Ranch
<b>1990s</b>					
FR-AS-007-0042	203	Fair Street	1990	NC	Ranch
FR-AS-007-0128	1004	James Street	1994	NC	New Traditional, Side Gable
FR-AS-007-0163	600	Roberts Street	1994	NC	Side Gable
FR-AS-007-0192	326	State Street	1994	NC	Side Gable
FR-AS-007-0193	328	State Street	1994	NC	New Traditional, Side Gable
FR-AS-007-0181	257	State Street	1995	NC	New Traditional, Side Gable
FR-AS-007-0182	259	State Street	1995	NC	New Traditional, Side Gable
FR-AS-007-0187	312	State Street	1995	NC	Ranch, Compact
FR-AS-007-0194	330	State Street	1995	NC	New Traditional, Side Gable
FR-AS-007-0137- FR-AS-007-0138	247- 249	Rand Street	1996	NC	New Traditional, Duplex
FR-AS-007-0020	1014	West 3rd Street	1997	NC	Split Foyer
FR-AS-007-0189	320	State Street	1997	NC	Ranch
FR-AS-007-0140- FR-AS-007-0141	251- 253	Rand Street	1998	NC	New Traditional, Duplex



2000s					
FR-AS-007-0121	328	High Street	2002	NC	Front Gable
FR-AS-007-0114	315	High Street	2009	NC	Ranch
FR-AS-007-0116	319	High Street	2009	NC	Front Gable
FR-AS-007-0059	221	Fair Street	2013	NC	Gable Front and Wing
VACANT LOTS					
FR-AS-007-0170	806	Roberts Street	NC		Vacant Lot
FR-AS-007-0173	Parcel #152	Roberts Street	NC		Vacant Lot
FR-AS-007-0047	Parcel #017	Fair Street	NC		Vacant Lot
FR-AS-007-0081	Parcel #181	High Street	C		Vacant Lot
FR-AS-007-0065	Parcel #019	Fair Street	C		Vacant Lot

#### **Survey Forms and Resources:**

This table includes all 194 survey forms which takes into account 5 vacant lots, 2 NRL properties and 2 duplexes that were identified and surveyed separately on 4 forms. In regards to the resource count, the duplexes at 247-249 and 251-253 Rand were counted as only 2 resources and the primary buildings at 304 High and 231 Stafford were excluded due to prior National Register listings.

## Appendix E: Table 3, Inventory Resource Data: Architectural Styles & Vernacular Subtypes

Style	Total	%	Breakdown/Notes	Breakdown Counts
Bungalow/Bungaloid:	28	15%	Bungalow, 1.5 sty Bungaloid, 1.5 sty Hipped (2) Front Gable (3) Side Gable (17)	6 22
Cape Cod:	3	2%	Side Gable, 1.5 sty	3
Central passage, double pile	1	1%	Side Gable, 1.5 sty	1
Contemporary:	6	3%	Gable Front, 1 sty	6
Cross Gable (Vernacular):	8	4%	1.5 sty	7
Four Square:	1	1%	Pyramidal Hipped, 2 sty	1
Front Gable (Vernacular):	32	17%	1 sty 1.5 sty 2 sty	8 23 2
Gable Front and Wing (Vernacular):	20	10%	1 sty 1.5 sty 2 sty	5 12 3
Hall and Parlor (Vernacular):	2	1%	MO German Vernacular	1
Hipped Gable (Vernacular):	2	1%		
I-House (Vernacular):	2	1%	Center Hall, 2-story	2
Minimal Traditional:	5	3%	Side Gable Gable Front and Wing	4 1
New Traditional:	8	4%	Duplex Side Gable Cross Gable (Gable Front & Wing)	2 5 1
Pyramidal Square (Vernacular):	15	8%	Pyramidal Square, Centered Gable	2
Ranch:	23	12%	Centered Gable Cross Gable Hipped Side Gable	1 5 3 14
Saltbox:	2	1%		
Side Gable (Vernacular):	19	10%	1 sty 1.5 sty 2 sty	10 5 2
Split Foyer:	3	2%	Gable on Hip Side Gable Gable Front with Wing	1 1 1
Tudor Revival:	5	3%	Centered Gable, 1.5 sty Side Gable, 1.5 sty	1 4
NRL listed buildings (Not Eligible)	2	1%	Front Gable Hall and Parlor, MO German Vernacular	1 1
Vacant Lot:	5	3%	Historically Vacant Lot	2
<b>Total Resources:</b>	<b>192</b>	<b>100%</b>		

### Building Styles (without breakout notes)

\*the 2 duplexes on Rand (247/249, 251/253) were surveyed on 4 separate forms but were counted as 2 resources, reducing the total number of properties to 192

Style	Total	%
Bungalow/Bungaloid:	28	15%
Cape Cod:	3	2%
Central passage, double pile	1	1%
Contemporary:	6	3%
Minimal Traditional:	5	3%
New Traditional:	8	4%
Ranch:	23	12%
Saltbox:	2	1%
Split Foyer:	3	2%
Tudor Revival:	5	3%
Vernacular, Cross Gable:	8	4%
Vernacular, Front Gable:	32	17%
Vernacular, Four Square:	1	1%
Vernacular, Gable Front and Wing:	20	10%
Vernacular, Hall and Parlor	2	1%
Vernacular, I-House:	2	1%
Vernacular, Hipped:	2	1%
Vernacular, Pyramidal Square:	15	8%
Vernacular, Side Gable	19	10%
Vacant Lot:	5	3%
NRL listed buildings (Not Eligible)	2	1%
<b>Total Resources:</b>	<b>192</b>	<b>100%</b>

#### New Resources

Contemporary  
Split Foyer  
Central passage, double pile  
Gable Front and Wing  
Cape Cod

#### Resources not identified in Phase 2

Folk Victorian  
Industrial  
Hipped Gable  
Multi Family Units: Townhomes /  
Four to Eight-plexes

## List of All Primary Buildings by Vernacular Type/Style

**Survey No** = Non-counted primary resource

SURVEY NO	SITUS	STREET NAME	YEAR BUILT	STATUS	VERNACULAR OR PROPERTY TYPE	PLAN SHAPE	# STORIES
FR-AS-007-0012	719	West 3rd Street	c.1910	NC	"I-House"	Rectangle	2
FR-AS-007-0117	320	High Street	1914, Nov	C	"I-House"	Square	2
FR-AS-007-0067	305	Fair Street	c.1942	C	Bungaloid	Rectangle	1.5
FR-AS-007-0089	236	High Street	c. 1925	C	Bungaloid	Rectangle	1.5
FR-AS-007-0096	245	High Street	1925, Aug.	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0001	605	West 3rd Street	c.1929	C	Bungaloid	Rectangle	1.5
FR-AS-007-0063	301	Fair Street	c.1926	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0094	243	High Street	c1925-30	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0103	265	High Street	C1927-30	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0110	310	High Street	c1915-20	C	Bungaloid	Rectangle	1.5
FR-AS-007-0118	322	High Street	c1925	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0153	317	Rand Street	1926	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0160	332	Rand Street	c1930	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0167	614	Roberts Street	c1925-30	NC	Bungaloid	Square	1.5
FR-AS-007-0169	804	Roberts Street	c1938	C	Bungaloid	Rectangle	1.5
FR-AS-007-0105	302	High Street	c1930	C	Bungaloid	Rectangle	1.5
FR-AS-007-0052	213	Fair Street	c.1932	C	Bungaloid	Rectangle	1.5
FR-AS-007-0087	229	High Street	1928, Feb	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0092	239	High Street	1927, June	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0108	308	High Street	1928, Aug.	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0109	309	High Street	c1920-25	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0119	324	High Street	c1930-35	C	Bungaloid	Rectangle	1.5
FR-AS-007-0147	308	Rand Street	c1930	C	Bungaloid	Rectangle	1.5
FR-AS-007-0157	324	Rand Street	c1930	NC	Bungaloid	Rectangle	1.5
FR-AS-007-0010	711	West 3rd Street	c.1930	C	Bungalow	Rectangle	1.5
FR-AS-007-0098	249	High Street	1924, Sept	NC	Bungalow	Square to Rectangle	1.5
FR-AS-007-0186	308	State Street	c. 1932	C	Bungalow	Rectangle	1.5
FR-AS-007-0030	816	Edith Street	1937	C	Bungalow	Square	1.5
FR-AS-007-0033	826	Edith Street	c1930	NC	Bungalow	Rectangle	1.5
FR-AS-007-0168	618	Roberts Street	c1925	C	Bungalow	Rectangle	1.5
FR-AS-007-0011	715	West 3rd Street	c.1951	NC	Cape Cod, Side Gable	Rectangle	1.5
FR-AS-007-0120	325	High Street	c1954	NC	Cape Cod, Side Gable	Rectangle	1.5
FR-AS-007-0125	908	James Street	c1943	NC	Cape Cod, Side Gable	Rectangle	1.5
FR-AS-007-0082	221	High Street	c1880	NC	Central passage, double pile	Irregular	1.5
FR-AS-007-0085	227	High Street	c1968	NC	Contemporary	Rectangle	1
FR-AS-007-0016	809	West 3rd Street	1983	NC	Contemporary	Rectangle	1
FR-AS-007-0135	242	Rand Street	c1959	C	Contemporary	Rectangle	1
FR-AS-007-0139	250	Rand Street	c1956	C	Contemporary	Rectangle	1
FR-AS-007-0134	238	Rand Street	c1956	NC	Contemporary	Rectangle	1



FR-AS-007-0136	246	Rand Street	c1956	C	Contemporary	Rectangle	1, 2 rear
FR-AS-007-0028	812	Edith Street	c1910	NC	Cross Gable	Rectangle	1.5
FR-AS-007-0060	222	Fair Street	c.1920	NC	Cross Gable	"T"	1
FR-AS-007-0070	310	Fair Street	c. 1930	NC	Cross Gable	Rectangle	1.5
FR-AS-007-0083	223	High Street	1940 May	NC	Cross Gable	"L"	1.5
FR-AS-007-0099	251	High Street	1941, July	NC	Cross Gable	Square	1.5
FR-AS-007-0148	309	Rand Street	c1920	NC	Cross Gable	Square	1.5
FR-AS-007-0154	318	Rand Street	c1910	NC	Cross Gable	Square	1.5
FR-AS-007-0172	818	Roberts Street	1926, Jan	C	Cross Gable	Square	1.5
FR-AS-007-0015	805	West 3rd Street	c. 1915	NC	Four Square	Square	2
FR-AS-007-0069	309	Fair Street	c.1910	NC	Front Gable	Rectangle	1.5
FR-AS-007-0095	244	High Street	c. 1925	C	Front Gable	Rectangle	1.5
FR-AS-007-0102	264	High Street	c. 1930	NC	Front Gable	Rectangle	1.5
FR-AS-007-0017	815	West 3rd Street	1915, April	NC	Front Gable	Rectangle	1.5
FR-AS-007-0018	817	West 3rd Street	c. 1920	C	Front Gable	Rectangle	1.5
FR-AS-007-0026	807	Edith Street	c1923	C	Front Gable	Square	1
FR-AS-007-0027	811	Edith Street	c.1915	C	Front Gable	Rectangle	1.5
FR-AS-007-0040	1010	Esther Street	c1933	NC	Front Gable	Square	1.5
FR-AS-007-0049	210	Fair Street	c.1937	NC	Front Gable	Rectangle	1
FR-AS-007-0050	211	Fair Street	c.1900	NC	Front Gable	Rectangle	1.5
FR-AS-007-0053	214	Fair Street	c.1933	NC	Front Gable	Rectangle	1.5
FR-AS-007-0056	218	Fair Street	c.1930	NC	Front Gable	Rectangle	1.5
FR-AS-007-0058	220	Fair Street	c.1930	NC	Front Gable	Rectangle	1
FR-AS-007-0061	223	Fair Street	c.1900	ND	Front Gable	Rectangle	1
FR-AS-007-0062	300	Fair Street	c.1928	ND	Front Gable	Rectangle	1.5
FR-AS-007-0068	308	Fair Street	c. 1930	ND	Front Gable	Rectangle	1
FR-AS-007-0072	317	Fair Street	c.1936	NC	Front Gable	Rectangle	1.5
FR-AS-007-0074	319	Fair Street	c.1944	C	Front Gable	Rectangle	1.5
FR-AS-007-0086	228	High Street	c. 1925	NC	Front Gable	Rectangle	1.5
FR-AS-007-0088	232	High Street	c. 1925	NC	Front Gable	Rectangle	1.5
FR-AS-007-0101	263	High Street	1923, Sept.	C	Front Gable	Rectangle	1.5
FR-AS-007-0104	301	High Street	1919 Feb	NC	Front Gable	Rectangle	2
FR-AS-007-0113	313	High Street	c1935	NC	Front Gable	Rectangle	1.5
FR-AS-007-0116	319	High Street	2009	NC	Front Gable	"L"	1
FR-AS-007-0121	328	High Street	2002	NC	Front Gable	Rectangle	1, rear 2
FR-AS-007-0151	315	Rand Street	1926	C	Front Gable	Rectangle	1.5
FR-AS-007-0155	320	Rand Street	c1922	NC	Front Gable	Rectangle	1.5
FR-AS-007-0158	327	Rand Street	c1920	NC	Front Gable	Rectangle	1.5
FR-AS-007-0161	333	Rand Street	c1915	NC	Front Gable	Rectangle	1.5
FR-AS-007-0162	335	Rand Street	c1914	C	Front Gable	Rectangle	1.5
FR-AS-007-0177	208	State Street	c.1941	C	Front Gable	Rectangle	1.5
FR-AS-007-0107	304	High Street	1923	NE	Front Gable	Square	1.5
FR-AS-007-0080	210	High Street	c1950-55	NC	Front Gable, shed add.	Rectangle	1
FR-AS-007-0075	320	Fair Street	c. 1929	NC	Gable Front and Wing	Rectangle	1
FR-AS-007-0100	256	High Street	c. 1910	C	Gable Front and Wing	Complex	1.5

FR-AS-007-0008	705	West 3rd Street	c.1907	NC	Gable Front and Wing	"L"	1.5
FR-AS-007-0035	829	Edith Street	c1905	C	Gable Front and Wing	Irregular	1.5
FR-AS-007-0036	830	Edith Street	c1910	NC	Gable Front and Wing	Irregular	2
FR-AS-007-0043	204	Fair Street	c.1940	NC	Gable Front and Wing	"T"	1
FR-AS-007-0045	206	Fair Street	c.1935	NC	Gable Front and Wing	"T"	1.5
FR-AS-007-0054	216	Fair Street	c.1940	NC	Gable Front and Wing	"T"	1
FR-AS-007-0057	219	Fair Street	c.1923	NC	Gable Front and Wing	"T"	1.5
FR-AS-007-0079	331	Fair Street	c.1935	NC	Gable Front and Wing	"T"	1
FR-AS-007-0152	316	Rand Street	c1935	C	Gable Front and Wing	Square	1.5
FR-AS-007-0021	1015	West 3rd Street	c. 1920	C	Gable Front and Wing	"L"	1.5
FR-AS-007-0029	815	Edith Street	c1900	C	Gable Front and Wing	Irregular	1.5
FR-AS-007-0031	821	Edith Street	c1915	C	Gable Front and Wing	"T"	1.5
FR-AS-007-0032	822	Edith Street	1914	C	Gable Front and Wing	Irregular	1.5
FR-AS-007-0039	1008	Esther Street	c1929	NC	Gable Front and Wing	Irregular	1.5
FR-AS-007-0059	221	Fair Street	2013	NC	Gable Front and Wing	Rectangle	1
FR-AS-007-0143	301	Rand Street	c1914	ND	Gable Front and Wing	"T"	2
FR-AS-007-0145	305	Rand Street	c1910	C	Gable Front and Wing	Irregular	1.5
FR-AS-007-0171	812	Roberts Street	c1910	NC	Gable Front and Wing	"L"	2
FR-AS-007-0178	244	State Street	c.1935	NC	Hall and Parlor	Rectangle	1
FR-AS-007-0007	639	West 3rd Street	c.1890	C	Hall and Parlor, MO German Vernacular	Rectangle	1.5
FR-AS-007-0175	231	Stafford Street	c1850-60, c1900	NE	Hall and Parlor, MO German Vernacular	Rectangle	1.5
FR-AS-007-0132	249	Johnson Street	1915, June	NC	Hipped	Rectangle	1.5
FR-AS-007-0165	610	Roberts Street	1960	NC	Hipped	Square	2
FR-AS-007-0073	318	Fair Street	c. 1950	C	Minimal Traditional	Rectangle	1
FR-AS-007-0051	212	Fair Street	c.1954	C	Minimal Traditional	Rectangle	1
FR-AS-007-0156	323	Rand Street	c1950	ND	Minimal Traditional	Rectangle	1.5
FR-AS-007-0174	211	Stafford Street	c1955	NC	Minimal Traditional	Rectangle	1
FR-AS-007-0091	238	High Street	c. 1954	NC	Minimal Traditional	Rectangle	1
FR-AS-007-0137 FR-AS-007-0138	247-249	Rand Street	1996	NC	New Traditional, Duplex	Rectangle	1
FR-AS-007-0140 FR-AS-007-0141	251-253	Rand Street	1998	NC	New Traditional, Duplex	Rectangle	1
FR-AS-007-0128	1004	James Street	1994	NC	New Traditional, Side Gable	Irregular	1
FR-AS-007-0181	257	State Street	1995	NC	New Traditional, Side Gable	Rectangle	1
FR-AS-007-0182	259	State Street	1995	NC	New Traditional, Side Gable	Rectangle	1
FR-AS-007-0185	306	State Street	1986	NC	New Traditional, Side Gable	Rectangle	2
FR-AS-007-0193	328	State Street	1994	NC	New Traditional, Side Gable	Rectangle	1
FR-AS-007-0194	330	State Street	1995	NC	New Traditional, Side Gable	Rectangle	1
FR-AS-007-0006	629	West 3rd Street	c.1910	C	Pyramidal Square	Square	1.5
FR-AS-007-0090	237	High Street	c1915-20	NC	Pyramidal Square	Square	1.5
FR-AS-007-0126	1000	James Street	1953	NC	Pyramidal Square	Rectangle	1

FR-AS-007-0144	302	Rand Street	c1924	C	Pyramidal Square	Square	1.5
FR-AS-007-0146	306	Rand Street	1916	NC	Pyramidal Square	Rectangle	1.5
FR-AS-007-0149	311	Rand Street	c1915	C	Pyramidal Square	Square to Irregular	1.5
FR-AS-007-0150	312	Rand Street	1915	C	Pyramidal Square	Square	1.5
FR-AS-007-0159	328	Rand Street	1916	NC	Pyramidal Square	Square	1.5
FR-AS-007-0002	609	West 3rd Street	c.1930	C	Pyramidal Square	Square	1
FR-AS-007-0013	721	West 3rd Street	c.1920	C	Pyramidal Square	Square	1.5
FR-AS-007-0014	729	West 3rd Street	1915	NC	Pyramidal Square	Square	1.5
FR-AS-007-0023	803	Edith Street	c1915	NC	Pyramidal Square	Square	1.5
FR-AS-007-0024	804	Edith Street	c1915	NC	Pyramidal Square	Square	1.5
FR-AS-007-0064	302	Fair Street	c.1915	NC	Pyramidal Square	Square	1.5
FR-AS-007-0097	248	High Street	c. 1915	NC	Pyramidal Square	Square	1.5
FR-AS-007-0003	611	West 3rd Street	c.1958	NC	Ranch	Rectangle	1
FR-AS-007-0004	617	West 3rd Street	1979	NC	Ranch	Rectangle	1
FR-AS-007-0005	627	West 3rd Street	c.1960	NC	Ranch	Rectangle	1
FR-AS-007-0042	203	Fair Street	1990	NC	Ranch	Rectangle	1
FR-AS-007-0048	209	Fair Street	1978	NC	Ranch	Rectangle	1
FR-AS-007-0071	316	Fair Street	c. 1925	NC	Ranch	Rectangle	1
FR-AS-007-0114	315	High Street	2009	NC	Ranch	"L"	1
FR-AS-007-0115	316	High Street	1985	NC	Ranch	Rectangle	1
FR-AS-007-0123	904	James Street	1960	C	Ranch	Rectangle	1
FR-AS-007-0129	1005	James Street	c1960	NC	Ranch	Rectangle	1
FR-AS-007-0130	238	Johnson Street	1988	NC	Ranch	"L"	1
FR-AS-007-0131	240	Johnson Street	1988	NC	Ranch	"L"	1
FR-AS-007-0164	606	Roberts Street	1986	NC	Ranch	Rectangle	1
FR-AS-007-0166	612	Roberts Street	1986	NC	Ranch	"L"	1 front, 2
FR-AS-007-0183	268	State Street	c. 1959	NC	Ranch	Rectangle	1
FR-AS-007-0189	320	State Street	1997	NC	Ranch	Rectangle	1
FR-AS-007-0191	324	State Street	1987	NC	Ranch	Rectangle	1
FR-AS-007-0066	304	Fair Street	1985	NC	Ranch	Rectangle	1
FR-AS-007-0184	270	State Street	c. 1953	C	Ranch	Rectangle	1
FR-AS-007-0034	827	Edith Street	c1959	C	Ranch, Bungalow	Square	1
FR-AS-007-0187	312	State Street	1995	NC	Ranch, Compact	Rectangle	1
FR-AS-007-0038	907	Esther Avenue	c1945	C	Ranch, Minimal Traditional	Rectangle	1
FR-AS-007-0127	1002	James Street	1986	NC	Ranch, Styled	Rectangle	1
FR-AS-007-0041	202	Fair Street	c.1933	NC	Saltbox	Rectangle	1
FR-AS-007-0022	714	Edith Street	c1920	NC	Saltbox-esque	Rectangle	2
FR-AS-007-0019	1010	West 3rd Street	c. 1920	NC	Side Gable	Rectangle	1.5
FR-AS-007-0037	906	Esther Street	c1935	NC	Side Gable	Square	1
FR-AS-007-0044	205	Fair Street	c. 1950	NC	Side Gable	Rectangle	2
FR-AS-007-0046	207	Fair Street	c. 1949	NC	Side Gable	Rectangle	2
FR-AS-007-0055	217	Fair Street	c.1923	ND	Side Gable	Rectangle	1
FR-AS-007-0076	321	Fair Street	c.1962	NC	Side Gable	Rectangle	1
FR-AS-007-0077	328	Fair Street	c. 1930	NC	Side Gable	Rectangle	1

FR-AS-007-0078	330	Fair Street	c. 1930	NC	Side Gable	Rectangle	1
FR-AS-007-0111	311	High Street	c1955	NC	Side Gable	Rectangle	1.5
FR-AS-007-0112	312	High Street	c1930	C	Side Gable	Rectangle	1
FR-AS-007-0124	906	James Street	c1932	ND	Side Gable	Square	1.5
FR-AS-007-0133	225	Rand Street	c1945-47	NC	Side Gable	Rectangle	1.5
FR-AS-007-0142	255	Rand Street	c1935	C	Side Gable	Irregular	1.5
FR-AS-007-0163	600	Roberts Street	1994	NC	Side Gable	Rectangle	2
FR-AS-007-0176	204	State Street	c.1934	NC	Side Gable	Rectangle	1
FR-AS-007-0180	255	State Street	c. 1946	C	Side Gable	Rectangle	1
FR-AS-007-0188	316	State Street	c.1925	NC	Side Gable	Rectangle	1
FR-AS-007-0190	322	State Street	c.1940	NC	Side Gable	Rectangle	1
FR-AS-007-0192	326	State Street	1994	NC	Side Gable	Rectangle	1
FR-AS-007-0020	1014	West 3rd Street	1997	NC	Split Foyer	"L"	1
FR-AS-007-0122	329	High Street	1976	NC	Split Foyer	Rectangle	1 split level (Bi-Level)
FR-AS-007-0179	250	State Street	1983	NC	Split Foyer	Rectangle	1.5
FR-AS-007-0009	707	West 3rd Street	c.1936	NC	Tudor Cottage , Side Gable	Rectangle	1.5
FR-AS-007-0106	303	High Street	c1950	C	Tudor Cottage, Centered Gable	Rectangle	1.5
FR-AS-007-0084	225	High Street	1941, April	C	Tudor Cottage, Side Gable	Rectangle	1.5
FR-AS-007-0025	806	Edith Street	c1940	C	Tudor Cottage, Side Gable	Rectangle	1.5
FR-AS-007-0093	241	High Street	c1949	NC	Tudor Cottage, Side Gable	Rectangle	1.5
FR-AS-007-0170	806	Roberts Street		NC	Vacant Lot	NA	NA
FR-AS-007-0173	Parcel #152	Roberts Street		NC	Vacant Lot	NA	NA
FR-AS-007-0047	Parcel #017	Fair Street		NC	Vacant Lot	NA	NA
FR-AS-007-0081	Parcel #181	High Street		C	Vacant Lot	NA	NA
FR-AS-007-0065	Parcel #019	Fair Street		C	Vacant Lot	NA	NA



## Appendix F: Table 4, Inventory Resource Data: Secondary Resources

Survey #	Situs	Street	Building (b) Object (o) Structure(s)	Resource Type	Status	Date of Outblg	Form	Roof/Feature
FR-AS-007-0001	605	W THIRD ST	1b	garage, 1-2 car	C	1930	frame	front gable
FR-AS-007-0006	629	W THIRD ST	1b	garage, 2 car	NC	c1980-90s	metal	front gable
FR-AS-007-0007	639	W THIRD ST	1b	garage, 3 car	NC	post1992	frame	side gable
FR-AS-007-0008	705	W THIRD ST	1b	garage, 1 car	C	1944	frame, 2 story	front gable
FR-AS-007-0009	707	W THIRD ST	1b	garage, 1 car	NC	post1992	metal, prefabricated	gambrel
FR-AS-007-0009	707	W THIRD ST	1b	shed	NC	post1992	frame	gambrel
FR-AS-007-0011	715	W THIRD ST	1b	garage, 1 car	C	c1940	frame	front gable
FR-AS-007-0012	719	W THIRD ST	1b	garage, 2 car	C	c1926	frame	front gable
FR-AS-007-0013	721	W THIRD ST	1b	garage, 2 car	C	c1940-50	frame	front gable
FR-AS-007-0016	809	W THIRD ST	1b	garage, 1-2 car & attached carport, side right	NC	c1980-90 (modern)	frame	front gable
FR-AS-007-0017	815	W THIRD ST	1b	garage, 2 car	ND	1921, March	frame	front gable
FR-AS-007-0019	1010	W THIRD ST	1o	well head	C	unknown	concrete well head	pump house
FR-AS-007-0021	1015	W THIRD ST	1b	shed	NC	c1980-90s	metal	side gable
FR-AS-007-0022	714	EDITH ST	1b	garage, 1 car & attached carport	C	c1925	frame	front gable
FR-AS-007-0026	807	EDITH ST	1b	garage, 1 car	NC	c1925	frame	side gable, low
FR-AS-007-0027	811	EDITH ST	1b	shed	NC	c1980-90	metal	gambrel
FR-AS-007-0030	816	EDITH ST	1b	garage, 2 car	C	c1937	frame	shed
FR-AS-007-0031	821	EDITH ST	1b	shed/outbldg (former garage, 1 car)	NC	c1935	frame	front gable
FR-AS-007-0032	822	EDITH ST	1b	garage, 1 car	C	1927 July	frame	front gable
FR-AS-007-0032	822	EDITH ST	1b	garage, 2 car	NC	c1980	frame	side gable
FR-AS-007-0033	826	EDITH ST	1s	carport, 1 car	NC	c1965	frame	shed
FR-AS-007-0034	827	EDITH ST	1b	garage, 2 car	C	c1959-60	CBU	front gable

Survey #	Situs	Street	Category	Resource Type	Status	Date	Form	Roof/Feature
FR-AS-007-0035	829	EDITH ST	1b	garage, 1 car	C	c1930s	frame	pyramid
FR-AS-007-0036	830	EDITH ST	1b	garage, 1 car	C	c1930	frame	front gable
FR-AS-007-0037	906	ESTHER AVE	1b	shed/outbldg	NC	c1980s-present	frame	front gable
FR-AS-007-0038	907	ESTHER AVE	1b	shed	C	c1940s	frame	front gable
FR-AS-007-0043	204	FAIR ST	1b	garage, 1 car	NC	C1980-1990	frame	front gable
FR-AS-007-0045	206	FAIR ST	1b	garage, 3 car	NC	c2000s	frame	front gable
FR-AS-007-0049	210	FAIR ST	1b	garage, 2 car	C	c1940s	frame	front gable
FR-AS-007-0051	212	FAIR ST	1b	garage, 1 car	NC	c1980-early90	frame	front gable
FR-AS-007-0053	214	FAIR ST	1b	shed	NC	c1970-80	metal	front gable
FR-AS-007-0055	217	FAIR ST	1b	shed	C	c1940-50	frame	front gable
FR-AS-007-0055	217	FAIR ST	1o	well head	NC	unknown	concrete well head	No pump house
FR-AS-007-0056	218	FAIR ST	1b	garage, 1 car	NC	post2012	frame	front gable
FR-AS-007-0057	219	FAIR ST	1b	garage, 1 car	C	c1920-30s	frame	front gable
FR-AS-007-0064	302	FAIR ST	1b	shed	C	c1950-60s	frame	front gable
FR-AS-007-0067	305	FAIR ST	1b	garage, 1 car	C	c1950	frame	front gable
FR-AS-007-0068	308	FAIR ST	1b	garage, 1 car	C	c1940-50	frame	front gable
FR-AS-007-0069	309	FAIR ST	1b	garage, 2 car	C	c1950-60	frame	side gable
FR-AS-007-0070	310	FAIR ST	1b	garage, 1 car & carport	NC	c1990-2000	frame	front gable
FR-AS-007-0071	316	FAIR ST	1b	shed	NC	c1990a	metal	front gable
FR-AS-007-0073	318	FAIR ST	1b	shed	NC	c1980-90s	metal	front gable
FR-AS-007-0074	319	FAIR ST	1b	garage, 2 car	NC	c1990-2000	frame	front gable
FR-AS-007-0077	328	FAIR ST	1b	garage, 1 car	C	c1950-60s	frame	front gable
FR-AS-007-0079	331	FAIR ST	1b	shed	NC	post2004	frame	shed
FR-AS-007-0080	210	HIGH ST	1s	pavilion	NC	c1990s	metal post	shed
FR-AS-007-0082	221	HIGH ST	1b	garage, 2 car	NC	c1980	frame	front gable
FR-AS-007-0083	223	HIGH ST	1s	carport, 2 car	NC	1978	metal post, concrete, CBU	front gable
FR-AS-007-0085	227	HIGH ST	1b	garage, 2 car	NC	c1968-70	frame	front gable

Survey #	Situs	Street	Category	Resource Type	Status	Date	Form	Roof/Feature
FR-AS-007-0087	229	HIGH ST	1b	garage, 1 car	C	1944, Sept	frame	front gable
FR-AS-007-0088	232	HIGH ST	1b	garage, 1 car	NC	c1980-90	frame	front gable
FR-AS-007-0089	236	HIGH ST	1b	garage, 1 car	C	1931, July	frame	front gable
FR-AS-007-0090	237	HIGH ST	1b	garage, 2 car	NC	c1991	metal	front gable
FR-AS-007-0092	239	HIGH ST	1b	garage, 1 car	C	c1940-50	CBU	front gable
FR-AS-007-0093	241	HIGH ST	1b	garage, 2 car	NC	1980-90	frame	front gable
FR-AS-007-0094	243	HIGH ST	1b	garage, 1 car	NC	post 1992	frame	front gable
FR-AS-007-0095	244	HIGH ST	1b	garage, 1 car	C	c1935	frame	front gable
FR-AS-007-0096	245	HIGH ST	1b	garage, 2 car	NC	unknown, c1940-50s	CBU	front gable
FR-AS-007-0097	248	HIGH ST	1b	garage, 2 car & attached carport	NC	post 2007	frame	side gable
FR-AS-007-0098	249	HIGH ST	1b	garage, 1 car	NC	post 1992	frame	side gable
FR-AS-007-0101	263	HIGH ST	1b	garage, 2 car	C	1937, March	frame	side gable
FR-AS-007-0102	264	HIGH ST	1b	garage, 2 car	NC	c1950-70 (post1951)	frame	front gable
FR-AS-007-0105	302	HIGH ST	1b	garage, 1 car	NC	c2008	metal	front gable
FR-AS-007-0106	303	HIGH ST	1b	garage, 1 car	C	c1950	frame	front gable
FR-AS-007-0107	304	HIGH ST	1b	garage, 1 car	C	c1950s	frame	front gable
FR-AS-007-0109	309	HIGH ST	1b	garage, 1 car	C	c1930	frame	front gable
FR-AS-007-0111	311	HIGH ST	1b	garage, 2 car	C	c1955	frame	front gable
FR-AS-007-0112	312	HIGH ST	1b	garage, 2 car	NC	C1980-1990	frame	front gable
FR-AS-007-0113	313	HIGH ST	1b	garage, 2 car	NC	c1990	metal	front gable
FR-AS-007-0117	320	HIGH ST	1b	shed	C	1938, Nov	frame	front gable
FR-AS-007-0120	325	HIGH ST	1b	garage, 2 car	NC	c1970-90s	frame	front gable
FR-AS-007-0124	906	JAMES ST	1b	garage, 1 car	C	c1935	frame	front gable
FR-AS-007-0125	908	JAMES ST	1b	garage, 2 car	NC	c1980	frame, 2 story	front gable
FR-AS-007-0132	249	JOHNSON ST	1b	garage, 2 car	NC	post 1992	frame	front gable
FR-AS-007-0144	302	RAND ST	1b	garage, 1 car	NC	c2016	frame	front gable

Survey #	Situs	Street	Category	Resource Type	Status	Date	Form	Roof/Feature
FR-AS-007-0145	305	RAND ST	1b	shed/garage	C	c1915	frame	shed
FR-AS-007-0147	308	RAND ST	1b	garage, 2 car	C	1934, Oct	frame	front gable
FR-AS-007-0150	312	RAND ST	1b	garage, 1 car	C	1941, March	frame	front gable
FR-AS-007-0151	315	RAND ST	1b	garage, 1 car	C	1927, Oct	frame	front gable
FR-AS-007-0151	315	RAND ST	1b	garage, 1 car	C	1936, Sept	frame	shed, steep
FR-AS-007-0152	316	RAND ST	1s	carport, 2 car	NC	2004	metal post	front gable
FR-AS-007-0153	317	RAND ST	1b	garage, 1 car	C	1926, March	frame	front gable
FR-AS-007-0155	320	RAND ST	1b	garage, 1 car	C	1924, Oct	frame	front gable
FR-AS-007-0156	323	RAND ST	1b	shed	NC	post 1992	metal	gambrel
FR-AS-007-0157	324	RAND ST	1b	garage, 1 car	C	c1930	frame	front gable
FR-AS-007-0158	327	RAND ST	1b	garage, 1 car	C	c1945	frame	front gable
FR-AS-007-0160	332	RAND ST	1b	garage, 1 car	C	c1930	frame	front gable
FR-AS-007-0161	333	RAND ST	1b	garage, 1 car	NC	c1990	frame	front gable
FR-AS-007-0162	335	RAND ST	1b	shed	NC	post 1992	metal	front gable
FR-AS-007-0163	600	ROBERTS ST	1b	shed	NC	c1995	frame	front gable
FR-AS-007-0167	614	ROBERTS ST	1b	shed	NC	1975	frame	front gable
FR-AS-007-0169	804	ROBERTS ST	1b	garage, 2 car	NC	2015	frame	front gable
FR-AS-007-0171	812	ROBERTS ST	1b	garage, 4 car	NC	c1984	frame	side gable
FR-AS-007-0172	818	ROBERTS ST	1b	garage, 1 car	C	c1926	frame	front gable
FR-AS-007-0172	818	ROBERTS ST	1b	garage, 3 car	NC	c1990	frame	side gable
FR-AS-007-0177	208	STATE ST	1b	shed	C	unknown, c1950-60	frame	shed
FR-AS-007-0178	244	STATE ST	1b	garage, 2 car	NC	c1980-90	frame, 2 story	side gable
FR-AS-007-0183	268	STATE ST	1b	shed	NC	c1990	metal	front gable
FR-AS-007-0184	270	STATE ST	1b	shed	NC	c1980-90	metal	front gable
FR-AS-007-0186	308	STATE ST	1b	garage, 1 car	C	c1940s	frame	front gable
FR-AS-007-0186	308	STATE ST	1b	shed	C	c1930s	frame	front gable
FR-AS-007-0188	316	STATE ST	1b	garage, 1 car	C	c1930s	frame	front gable
FR-AS-007-0189	320	STATE ST	1b	garage, 2 car	NC	c1997	frame	front gable



## Appendix G: Table 5a, Inventory Resource Data: ISCO Worker Residences, 1931

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

100 ISCO workers out of 807 total workers in Washington resided in the Phase 2 survey area in 1931

100 ISCO workers out of the 199 residents lived in the Phase 2 survey area

Blue Font = address listed in the survey area but no longer extant

Situs	Street	Name	Job	Company
3rd W	605	Unnerstall Otto (Clara)	laster	I S Co
3rd W	629	Hamann Edward (Malinda)	emp	I S Co
3rd W	629	Runge Louis (Mathilda)	insp	I S Co
3rd W	639	Buhr Emil	emp	I S Co
3rd W	639	Buhr John F (Anna)	emp	I S Co
3rd W	639	Buhr Marie	emp	I S Co
3rd W	711	Briggs Harry	emp	I S Co
3rd W	711	Briggs Hazel	emp	I S Co
3rd W	711	Briggs Lawrence (Hazel)	emp	I S Co
3rd W	719	Boland Lawrence (Ada May)	emp	I S Co
3rd W	721	Lawrence Edward	emp	I S Co
3rd W	721	Saak Hulda	emp	I S Co
3rd W	721	Saak Walter	emp	I S Co
3rd W	721	Saar Theekla	emp	I S Co
3rd W	805	McDonald Agnes	emp	I S Co
3rd W	805	Schuhe Hubert	emp	I S Co
3rd W	805.5	Wilson John (Barcie)	emp	I S Co
3rd W	815	Schmitt Frank (Loretta)	insp	I S Co
Edith	803	Ekelkamp Alma	emp	I S Co
Edith	811	Seltz Julius (Lizzie)	emp	I S Co
Edith	815	Kansteiner Henry (Sophie)	emp	I S Co
Edith	815	Moor Charlene	emp	I S Co
Edith	821	Baur Edward (Bell)	emp	I S Co
Edith	821	Baur Sam	emp	I S Co
Edith	821	Ferris Maurice (May)	cutter	I S Co
Edith	822	Hoelscher Henry (Mary)	emp	I S Co
Edith	822	Hoelscher Joe	cutter	I S Co
Edith	822	Hoelscher Marie	emp	I S Co
Edith	830	Schulte Arthur (Della)	emp	I S Co
Edith	830	Schulte Della	emp	I S Co
Edith	830	Vogt Henry A (Wilhelmina)	emp	I S Co
Esther	1000	Caldwell Birdie	emp	I S Co

Esther	1130	Ecklekamp Marie	emp	I S Co
Esther	1130	Ecklekamp Raymond (Marie)	emp	I S Co
Esther	1136	Unnerstall Henry (Clara)	asst eng	I S Co
Fair	244	Martin Clay (Nellie)	pull over	I S Co
Fair	246	Tyree Ed	emp	I S Co ( Int S Co)
Fair	246	Warden Mabel	emp	I S Co (Int Shoe Co)
Fair	246	Weimers Herb (Gertie)	emp	I S Co
Fair	248	Parkinson James	emp	I S Co
Fair	300	Gross Mildred	emp	I S Co
Fair	328	Miller Ray (Loretta)	edge trims	I S Co (Int S Co)
Fair	329	Lause Katherine	side roller	I S Co
Fair	330	Jett Chester (Minnie)	laster	I S Co
Fair	330	Jett Cora	tip setting	I S Co
High	221	Nolker Celie	stitcher	I S Co
High	221	Nolker Henrietta	office	I S Co
High	228	Scheer Esther	gusset stitcher	I S Co
High	228	Steffens Henry (Bertha)	edge setting	I S Co
High	232	Hoemann Elsie	emp	I S Co
High	232	Hoemann Flora	side roeing	I S Co
High	232	Hoemann Fred	laster	I S Co
High	236	Tobben Ben (Agnes)	sole tacker	I S Co
High	239	Nieder Florenz (Sophie)	bed lasting	I S Co
High	243	Ecklekamp Lee (Agnes)	edge trimmer	I S Co ( Int S Co)
High	244	Rosche Victor (Mary)	emp	I S Co
High	245	Koenig Wm (Alvina)	heeler	I S Co
High	248	Nolting Oscar (Laura)	weld butting	I S Co
High	249	Brinkman Anna	emp	I S Co
High	249	Kappelmann Chas (Bertha)	scrap cutter	I S Co
High	249	Kapplermann Elwin	emp	I S Co
High	249	Kapplermann Gladys	emp	I S Co
High	256	Niederholtmeyer Edwin (Sarah)	laster	I S Co
High	263	Rolf Anna	emp	I S Co
High	264	Spradling Florence	vamper	I S Co
High	264	Thater Frank (Thecla)	pull over	I S Co
High	265	Boehmer Emil (Alma)	pull over	I S Co
High	304	Mense Frank (Anna)	heel trimmer	I S Co
High	308	Rehrs Emil (Emlie)	emp	I S Co
High	309	Smith A E (Elizabeth)	emp	I S Co
High	309	Smith Doris	emp	I S Co
High	322	Freie Ed (Cecelia)	emp	I S Co
Johnson	249	Downs Chas H	emp	I S Co

Rand	301	Borgmeyer Anton (Hilda)	emp	I S Co
Rand	305	Pointek Philip (Helen)	emp	I S Co
Rand	308	Bauche Gustave	emp	I S Co
Rand	308	Bauche Mildred	cafeteria	I S Co
Rand	309	Holdmeier Otto (Cecelia)	emp	I S Co
Rand	311	Swoboda Martha	emp	I S Co
Rand	311	Swoboda Paul (Anna)	emp	I S Co
Rand	312	Oberhaus Wm	emp	I S Co
Rand	315	Bunge Walter (Rettie)	cutter	I S Co
Rand	315	Monje Lillie	emp	I S Co
Rand	315	Monje Sylvia	emp	I S Co
Rand	318	Unnerstall Wm (Elizabeth)	emp	I S Co
Rand	320	Bauche Elmer (Nora)	emp	I S Co
Rand	324	Mealer Ruth	steno	I S Co
Rand	328	Noelker Martin J (Minnie)	emp	I S Co
Rand	332	Schroeder Edward W (Mathilda)	emp	I S Co
Roberts	614	Finder Addie	emp	I S Co
Roberts	614	Finder Henry	emp	I S Co
Roberts	614	Finder John Wm	emp	I S Co
Roberts	618	Pearson A R (Ellen)	office mgr	I S Co
Roberts	806	Kluesner Elanor	emp	I S Co
Roberts	806	Lause Louis (Elizabeth)	night watchman	I S Co
Roberts	806	Thorp Opal	emp	I S Co
Roberts	812	Bannon John (Anna)	emp	I S Co
Stafford	231	McDonald John P	emp	I S Co
Stafford	231	McDonald P (Sarah E)	emp	I S Co
State	316	Boston Fay	emp	I S Co

## Appendix H: Table 5b, Inventory Resource Data: ISCO Worker Residences, 1944

Information is based on the **1944** City Directory, residential directory listings

66 ISCO workers out of 550 total workers in Washington resided in the Phase 2 survey area in 1944

66 ISCO workers out of the 291 residents lived in the Phase 2 survey area

Blue Font = address listed in the survey area but no longer extant

Street	Situs	Name	Job	Company	
3rd W	605	Unnerstall Otto D (Clara)	emp	Int Shoe	r 605 W 3 <sup>rd</sup>
3rd W	629	Farris CH (Anna Mae)	emp	Int Shoe	r 629 W 3rd
3rd W	707	Pepmueller Edwin L (Luella)	emp	Int Shoe	r 707 W 3rd
3rd W	719	Whitworth Fred W (Hattie)	emp	Int Shoe	r 719 W 3rd
3rd W	805	Frankenberg Cornelius (Clara)	emp	Int Shoe	r 805 W 3rd
3rd W	815	Sickmann Casper (Rosie)	emp	Int Shoe	r 815 W 3rd
3rd W	815	Sickmann Evelyn Miss	emp	Int Shoe	r 815 W 3rd
3rd W	817	Sickmann Anita Miss	emp	Int Shoe	r 817 W 3rd
Edith	714	Walde Henry (Rose)	emp	Int Shoe	r 714 Edith
Edith	803	Eckelkamp Clemens B (Mary)	emp	Int Shoe	r 803 Edith
Edith	803	Eckelkamp Alma Miss	emp	Int Shoe	r 803 Edith
Edith	804	Mohesky William R (Hazel)	emp	Int Shoe	r 804 Edith
Edith	807	Gildehaus Josephine Miss	emp	Int Shoe	r 807 Edith
Edith	811	Selz Julius (Elizabeth)	emp	Int Shoe	r 811 Edith
Edith	816	Bohle Edwin	emp	Int Shoe	r 816 Edith
Edith	816	Bohle Helen Miss	emp	Int Shoe	r 816 Edith
Edith	821	Adkisson Ira L (Anna)	emp	Int Shoe	r 821 Edith
Edith	821	Adkisson Lillian	emp	Int Shoe	r 821 Edith
Edith	821	Hagedorn Irene Miss	emp	Int Shoe	r 821 Edith
Edith	821	Hagedorn Janet Miss	emp	Int Shoe	r 821 Edith
Edith	821	Hagedorn Mildred Miss	emp	Int Shoe	r 821 Edith
Edith	830	Eads Miss Myrtle	emp	Int Shoe	r 830 Edith
Fair	206	Manhart Cornelius E (Ida)	mach	Int Shoe	r 206 Fair
Fair	210	Wildt Emil J (Caroline)	emp	Int Shoe	r 210 Fair
Fair	246	Holthaus Ray A (Parthenia)	emp	Int Shoe	r 246 Fair
Fair	257	Swoboda F Edgar (Cecilia)	emp	Int Shoe	r 257 Fair
Fair	259	Rennick Dorothy Mrs	emp	Int Shoe	r 259 Fair
Fair	305	Hagedorn Ben H (Minnie)	emp	Int Shoe	r 305 Fair
Fair	308	Hoelscher Edw H (Lilly)	emp	Int Shoe	r 308 Fair
Fair	310	Meyer Henry G (Verna)	emp	Int Shoe	r 310 Fair
Fair	326	Withoelter Oscar W(Martha)	emp	Int Shoe	r 326 Fair
High	223	Mittler Hugo J (Adele)	emp	Int Shoe	r 223 High



High	229	Eckelkamp Lawrence E (Caroline)	emp	Int Shoe	r 229 High
High	236	Tobben Benard J (Agnes)	emp	Int Shoe	r 236 High
High	248	Aholt Verna Miss	emp	Int Shoe	r 248 High
High	249	Kappelmann Chas H (Bertha)	emp	Int Shoe	r 249 High
High	263	Damschroeder Ray F (Martha)	emp	Int Shoe	r 263 High
High	264	Thater Frank A (Thecla)	emp	Int Shoe	r 264 High
High	264	Thater Marcella Miss	emp	Int Shoe	r 264 High
High	264	Thater Paula Miss	emp	Int Shoe	r 264 High
High	264	Thater Pearl Miss	emp	Int Shoe	r 264 High
High	264	Thater Viola Miss	emp	Int Shoe	r 264 High
High	265	Gildehaus Leo (Noami)	emp	Int Shoe	r 265 High
High	308	Meyer Mabel Miss	emp	Int Shoe	r 308 High
High	322	Filla Fritz (Katie)	emp	Int Shoe	r 322 High
High	322	Filla Katie Mrs	emp	Int Shoe	r 322 High
James	908	Nolting Herbert H (Louise)	emp	Int Shoe	r 908 James
Rand	301	Borgmeyer Anton (Hilda)	emp	Int Shoe	r 301 Rand
Rand	302	Horstmann Harry (Marian)	emp	Int Shoe	r 302 Rand
Rand	305	Piontek Rosalie	emp	Int Shoe	r 305 Rand
Rand	306	Wilmesherr Marvin	emp	Int Shoe	r 306 Rand
Rand	308	Roehrs Emil (Amelia)	emp	Int Shoe	r 308 Rand
Rand	311	Swoboda Josephine Miss	emp	Int Shoe	r 311 Rand
Rand	312	Oberhaus William	emp	Int Shoe	r 312 Rand
Rand	312	Oberhaus Walter	emp	Int Shoe	r 312 Rand
Rand	315	Bunge Walter C (Henrietta)	emp	Int Shoe	r 315 Rand
Rand	317	Rettke Gustav L (Ella)	emp	Int Shoe	r 317 Rand
Rand	318	Unnerstall William F (Elizabeth)	emp	Int Shoe	r 318 Rand
Rand	332	Schroeder Edward W (Mathilda)	emp	Int Shoe	r 332 Rand
Rand	332	Bauche William	emp	Int Shoe	r 332 Rand
Rand	335	Meyer Gustav E (Alvina)	emp	Int Shoe	r 335 Rand
Rand	335	Gawer Anita Miss	emp	Int Shoe	r 335 Rand
Roberts	804	Gardner Harry (Emma)	eng	Int Shoe	r 804 Roberts
Roberts	806	Voss Stephen E (Ella)	emp	Int Shoe	r 806 Roberts
State	248	Yenzer Otto J (Katherine)	emp	Int Shoe	r 248 State
State	316	Meyer Nicholas (Ruth)	emp	Int. Shoe	r 316 State

## Appendix I: Table 5c, Inventory Resource Data: ISCO Worker Residences, 1958

Information is based on the **1958** City Directory, residential directory listings

38 ISCO workers out of 317 total workers in Washington resided in the Phase 2 survey area in 1958.

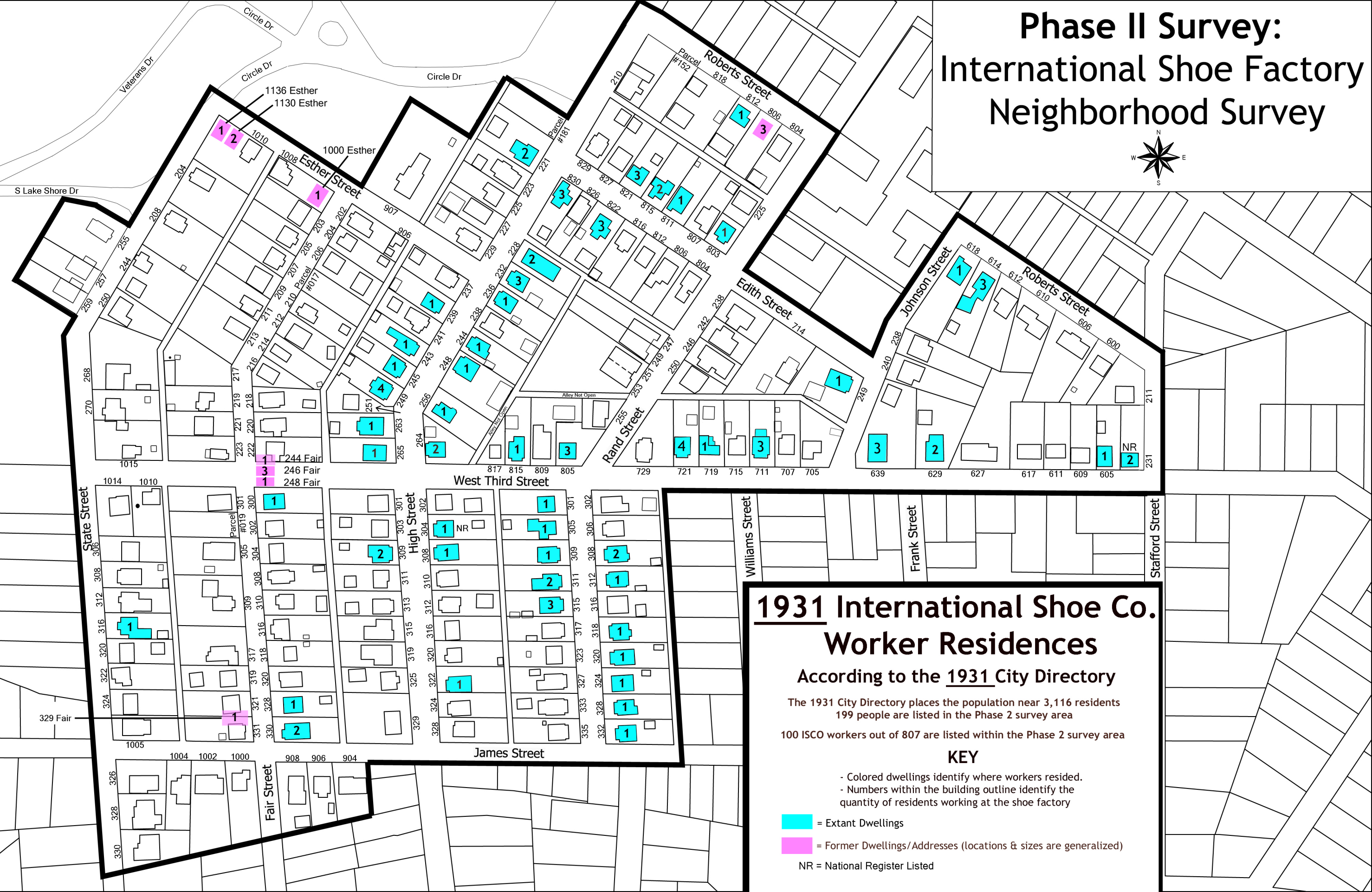
38 ISCO workers out of the 214 residents lived in the Phase 2 survey area

**Blue Font** = address listed in the survey area but no longer extant

Street	Situs	Name	Job	Company	
3rd W	605	Unnerstall Otto D (Clara) *	emp	Intl Shoe	r 605 W 3 <sup>rd</sup> *
3rd W	609	Beck Grace Mrs *	emp	Intl Shoe	r 609 W 3 <sup>rd</sup> *
3rd W	705	Alberworth Joyce Miss	emp ofc	Intl Shoe	r 705 W 3rd
3rd W	715	Strubberg Alvin (Minnie) *	emp	Intl Shoe	r 715 W 3 <sup>rd</sup> *
3rd W	729	Jasper G Raymond (Dorothy) *	emp	Intl Shoe	r 729 W 3rd*
3rd W	817	Mauntel Sylvester (Amelia) *	emp	Intl Shoe	r 817 W 3 <sup>rd</sup> *
Edith	803	Eckelkamp Alma Mrs	emp	Intl Shoe	r 803 Edith
Edith	812	Whitworth John (Elsie)	emp	Intl Shoe Co	r 812 Edith
Edith	815	Owens Alvie (Elsie) *	emp	Intl Shoe	r 815 Edith*
<b>Esther Ave</b>	<b>1136</b>	<b>Maune John (Sophie) *</b>	<b>emp</b>	<b>Intl Shoe</b>	<b>r 1136 Esther*</b>
Fair	204	Schulte Herbert (Emily)	emp	Intl Shoe	r 204 Fair
<b>Fair</b>	<b>208</b>	<b>Monzyk Melvin (Rosemary) *</b>	<b>emp</b>	<b>Intl Shoe</b>	<b>r 208 Fair*</b>
Fair	210	Wildt Sr Emil J (Caroline)	emp	Intl Shoe	r 210 Fair
<b>Fair</b>	<b>245</b>	<b>Konys John Charles (Opal) *</b>	<b>emp</b>	<b>Intl Shoe</b>	<b>r 245 Fair*</b>
<b>Fair</b>	<b>245</b>	<b>Konys John Edward</b>	<b>emp</b>	<b>Intl Shoe</b>	<b>r 245 Fair</b>
<b>Fair</b>	<b>259</b>	<b>Cierpiot Laura</b>	<b>emp</b>	<b>Intl Shoe Co</b>	<b>r 259 Fair</b>
Fair	300	Tyree Edward (Ruby)	emp	Intl Shoe	r 300 Fair*
Fair	318	Moritz Harry (Frances)	emp	Intl Shoe	r 318 Fair
Fair	319	Holtmeyer Everett (Ada) *	instructor and mach	Intl Shoe	r 319 Fair*
Fair	330	Emann Joseph *	emp	Intl Shoe	r 330 Fair*
High	229	Eckelkamp Lawrence (Caroline) *	emp	Intl Shoe	r 229 High*
High	236	Tobben Ben (Agnes) *	emp	Intl Shoe	r 236 High*
High	238	Steinhaus Mrs Patricia *	emp	Intl Shoe	r 238 High*
High	239	Alfermann Rudolph (Clara) *	emp	Intl Shoe Co	r 239 High*
High	264	Thater Frank A Sr (Cheda) *	emp	Intl Shoe	r 264 High*
High	265	Sprick Martha Mrs	emp	Intl Shoe	r 265 High
High	322	Swoboda Julius (Julia)	emp	Intl Shoe	r 322 High
Rand	301	Borgmeyer Anton (Hilda) *	emp	Intl Shoe	r 301 Rand*
Rand	301	Borgmeyer Lois	emp	Intl Shoe Co	r 301 Rand
Rand	317	Rettke Gus L (Ella)	emp	Intl Shoe Co	r 317 Rand
Rand	318	Unnerstall William F (Elizabeth) *	emp	Intl Shoe	r 318 Rand*

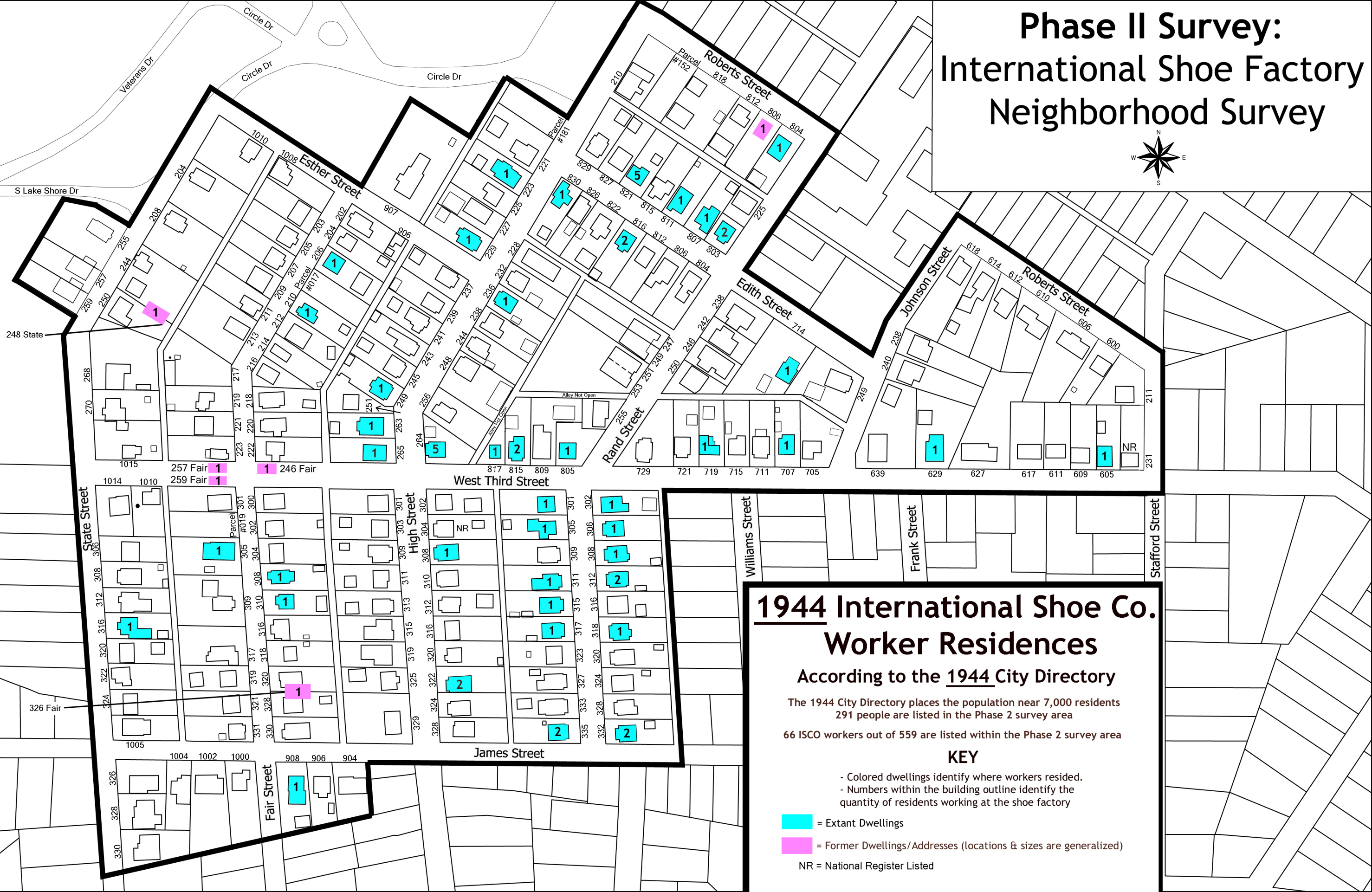
Rand	327	Breeden Tom (Rose) *	emp	Intl Shoe	r 327 Rand*
Rand	332	Schroeder Edward (Mathilda) *	emp	Intl Shoe	r 332 Rand*
Rand	333	Wildt Walter (Adele) *	emp	Intl Shoe	r 333 Rand*
Rand	335	Meyer Gustave (Alvena) *	emp	Intl Shoe	r 335 Rand*
Roberts	610	Straatmann Robert (Margaret) *	emp	Intl Shoe	r 610 Roberts*
Roberts	804	Hornbuckle H D (Tina)	mach	Intl Shoe	r 804 Roberts
State	255	Schelich Frank J (Mary) *	emp	Intl Shoe	r 255 State*

# Phase II Survey: International Shoe Factory Neighborhood Survey





# Phase II Survey: International Shoe Factory Neighborhood Survey





## 1944 International Shoe Co. Worker Residences

According to the 1944 City Directory

The 1944 City Directory places the population near 7,000 residents  
291 people are listed in the Phase 2 survey area

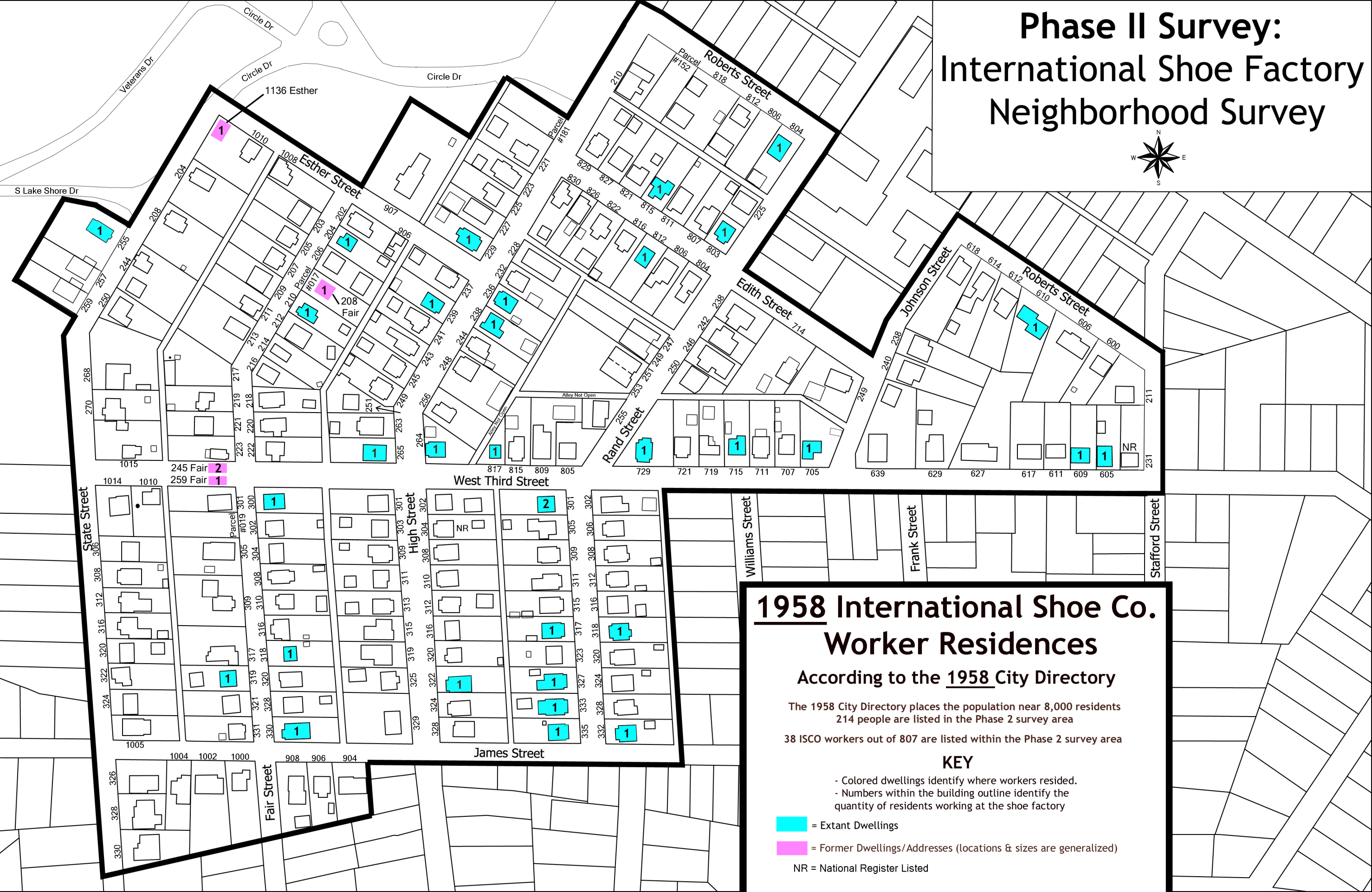
66 ISCO workers out of 559 are listed within the Phase 2 survey area

### KEY

- Colored dwellings identify where workers resided.
  - Numbers within the building outline identify the quantity of residents working at the shoe factory
-  = Extant Dwellings
-  = Former Dwellings/Addresses (locations & sizes are generalized)
- NR = National Register Listed



# Phase II Survey: International Shoe Factory Neighborhood Survey





## 1958 International Shoe Co. Worker Residences

According to the 1958 City Directory

The 1958 City Directory places the population near 8,000 residents  
214 people are listed in the Phase 2 survey area

38 ISCO workers out of 807 are listed within the Phase 2 survey area

### KEY

- Colored dwellings identify where workers resided.
  - Numbers within the building outline identify the quantity of residents working at the shoe factory
-  = Extant Dwellings
-  = Former Dwellings/Addresses (locations & sizes are generalized)

NR = National Register Listed

## **Phase 2 Supplemental Materials**

1. City Documentation for second public meeting
2. Phase 2 Proposed NR Boundary Maps: A & B
3. Phase 3 list of ISCO workers in 1931

Washington Historic Preservation Commission Meeting  
Council Chambers of City Hall  
405 Jefferson Street  
Washington, Missouri 63090

Monday, July 16, 2018 at 6:00 PM

Agenda

Call to Order – Roll Call

Pledge of Allegiance

Approval of Minutes from: Monday, June 18, 2018

New Business

No new business.

Old Business

1. International Shoe Factory Historic District Survey
2. Education
3. Curb Appeal
4. Creating New History Award
5. The Jasper House, 320 Lafayette Street property
6. Budget Report
7. Informational Plaques for Historic Buildings
8. Conferences
9. Calvin Theatre

Other Business

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, August 13, 2018 at 6:00 PM in the Council Chambers of City Hall.

Adjournment

Washington Historic Preservation Commission Meeting  
Council Chambers of City Hall  
405 Jefferson Street  
Washington, Missouri 63090

Monday, July 16, 2018 at 6:00 PM

Minutes

Call to Order – Roll Call

Present

Carolyn Witt, Chairman  
Steve Strubberg, Vice-Chairman  
Bryan Bogue  
Andrew Clary  
Joe Holtmeier, City Council Liaison  
Susan Watermann, City Council Liaison  
Sal Maniaci, City Planner/Economic Developer

Absent

Rick Hopp  
Danielle Grotewiel  
Jamie Holtmeier  
Bridgette Kelch  
Mark Hidritch, City Council Liaison  
John McCreery, Building Official

Pledge of Allegiance

Approval of Minutes from June 18, 2018.

No New Business

Sal Maniaci:

While we are on it, because it will be new business – I don't have it on here. We talked last time about doing a code amendment. A couple of us met last week to talk about our options for that. We decided to a recommendation, if this commission is okay with it, to Planning and Zoning in August. It would make a minor amendment to the Historic Preservation ordinance. It's a small change, but I think it will help us out a little bit. We re-organized the code last March. Historic Preservation used to be in its own chapter and now it is consolidated under the zoning ordinance. If someone doesn't comply with something in the Historic Preservation ordinance, we can now treat it as a zoning violation. It's still mandatory review / voluntary compliance. We talked about getting some teeth in that, but I do think that would be an uphill battle. On this section 400.435 and the one before it – 430, right now in an exemption it says no certificate required for ordinary repair or maintenance. It says to include painting. We are going to remove "to include painting." So if you are painting your building, it is considered a façade improvement and at least they'll have to come to Historic Preservation for a Certificate of Review. Again, it's mandatory review / voluntary compliance, but it at least gets people in here and we can then hand them that color palate that we have. We can they say if you are trying to think of this theme, here are some shades you can go with.



We'll leave the emergency repairs, interior remodeling and located outside the preservation area. We won't touch that. In the Certificate of Review required – we already had this in there: exterior façade improvements and all structures located within the Historic Preservation Design Review area. We are going to add a sentence in there that says: To include the following, but not limited to. It will be roofs (if you are replacing your roof), windows, awnings, painting and doors. Again, it doesn't require a building permit – just like now. I think it will be an education for the public. People may not know. They are going to go in and say they are going to replace their roof. If they are knowledgeable of the building code, they are going to know they don't need a building permit. Now that it's considered part of the zoning code, the zoning administrator – myself, I can send a letter of violation. Even after the fact. Say you paint your building or you replace your roof without getting your Certificate of Review, we can send that letter of violation to bring them in and let them know – here is the process. Here is what you need to go on. There is no punishment to that. They can't go back and take off the roof and redo it. I think it gets the word out. It educates the district. I think that is our best bet right now to make that amendment. If, in the future, we do want to try and get some type of permitting process for those façade improvements – we can go that route. As of right now, we want to take the smaller steps and see if that education process helps us out and gets people in the door for painting, placing awnings and that kind of thing. Those two amendments, we are going to take to P&Z in August. Hopefully that will take us a step in the right direction, without asking for too much.

Steve Strubberg:

Sal, how do the signs come to us now?

Sal Maniaci:

It is a different section of code. We do have our own sign ordinance. It is a different chapter. It specifically says in there, and on the application, are you in a Historic Preservation Design Review area. If so, please attach separate application. They are their own chapter, the signs are. It specifies it in there.

Joe Holtmeier:

Are the building inspectors aware of all this changing in the code?

Sal Maniaci:

We have not brought it up with them, yet. It has to go P&Z. It won't change their process at all. Even though it doesn't require a building permit, they just have to submit the application to our office – and Jamie would then put it on this agenda. Say you are replacing your windows, the building inspector doesn't have to look at it for structural integrity – because the building code still doesn't require a building permit. Since our zoning code requires a Certificate of Review, because it is a façade improvement, they have to at least give us a rendering for us to issue the Certificate of Review.

Joe Holtmeier:

Is there any way we can put all this in a packet? Maybe the building inspector can hand that to them if they are in the historic district. Give them a folder with the application, the color code, the code changes.

Sal Maniaci:

That's a good idea. We have packets we hand out for things like decks and such. Yes, we can do that.

Joe Holtmeier:

We know all the addresses of all of downtown. If any of them come up as the building being sold, give them that packet. If they are selling it, they are going to do some kind of improvement.

Sal Maniaci:

Bridgette is not here, but our Economic Vitality and our Design Committee are actually working on getting a mailing list out – to people who are not fully utilizing their building. I think we could utilize our mailing list of downtown property owners.

Joe Holtmeier:

Anything to help get the word out.

Sal Maniaci:

We have to do a public hearing on it at P&Z and at City Council, so I'm hoping it gets some traction in the paper to let people know we are not adding these architectural guidelines where we're telling you what you can and can't do with your property. It says all exterior façade improvements, but we've never considered painting, roofing and windows as part of it – when really, it should be. We are just trying to let people know if they own a building downtown, they at least have to come in and get a Certificate of Review if you are doing any of those updates.

## Old Business

### 1. International Shoe Factory Historic District Survey

Sal Maniaci:

Kate from Landmarks is here.

Katie Graebe:

I am Katie with Landmarks. I did Phase I and now I am on Phase II. You can see the map behind you, however – it was added on to. The red section is Phase II, but it extends all the way over to State St. and a little bit of properties on James as well. That was added after Phase I, because that section along with the entire middle section was sold for raising the funds for the shoe factory. The majority of the land was sold by McLean and then the Brinker's addition was added into that. This section was 194 properties, individual survey properties thought. There were two duplexes that I surveyed individually, but they are counted as one. Within that, there are five vacant lots. Two of which were where former buildings were located. The other three, it's kind of uncertain. Two for sure. I'm thinking there wasn't one, but it's undetermined. Speaking of alterations and things like that – we had a couple buildings that were not determined. They were not surveyed in the 90's, so it was really hard to say what the original façade was like, or what the original exterior siding was. When we look at buildings, the main thing is – the largest part you see, is the siding. That is your biggest chunk right there. You

look at the window alterations, plus doors, porch and roof. If it was weatherboard before and went to vinyl, it's not as detrimental. Sometimes it's the same profile. But when you are going to asbestos shingles to vinyl, it is a totally different feel. If you lost your weatherboard to vinyl and your windows – you are losing everything. This section was mainly built during the 20's and 40's, but with significant additions after that. In comparison to Phase I, there were more buildings built in the 50's and 60's with lots of ranches. But, it's a vernacular area. You have a lot of shoe factory workers, and workers in general. It's front gable, side gable, and a lot of bungalows as well. Some of the recommendations after this – SHPO wasn't too keen on individual nominations for the area since it is very vernacular. They are not the highest for presentations and styles. The biggest emphasis is to go onto Phase III and to kind of round out where the survey boundary should be. I have a preliminary boundary right now for Phase II, which would somewhat exclude everything past High Street. The majority of the buildings have been altered with vinyl. Windows have been removed and replaced with vinyl. That is kind of a significant chunk on the Western side that doesn't have as many contributing buildings within that area. Then move further South to see what is remaining. If anyone knows anyone that lives in that area and maybe knows what original siding was – or knows anyone who worked at the shoe factory, just to get some stories. I've talked to Marc a lot, with the Historical Society. I'm going to be headed back there again to look at some photos. If anyone knows of a city garage on Rand. I found a couple newspaper articles on it, but there are no definitive....

Joe Holtmeier:

It was a big Quonset hut.

Katie Graebe:

It says on the Sandborn map that it was metal and it was pretty large on a very large lot that now has two 1990's duplexes on it.

Carolyn Witt:

It was called City Shed.

Joe Holtmeier:

It was a work garage/storage/equipment for multiple departments. It went from the alley almost to the last duplex going East. Behind that, it stuck out a little more and was more of a yard.

Kate Graebe:

I was wondering if it could have any association with the shoe factory parking at all, but with the label of City Garage and some the archives I've found – no, not so much. This area is primarily residential as you probably know. There aren't really any individual businesses. There is one institution now, that was formerly Rau Construction – that is now the Montessori school. There was also a beauty shop. Everything else was primarily residential.

Carolyn Witt:

There was a tavern, wasn't there? On Second St.

Kate Graebe:

There was a gas station, tavern and grocery store in Phase I. Phase III has a grocery store just South of James on Rand or High.

Carolyn Witt:

We thank you. There was a long stretch there before we got the grant commitment.

Sal Maniaci:

I got the grant agreement back last week. We did have to amend the boundaries a little bit. It was a little too small for the money we were asking for, so they said let's go ahead – and I took everything out on Stafford because they were.....

Kate Graebe:

Stafford and High had already been surveyed.

Sal Maniaci:

Yes, but I guess it wasn't the complete survey they were looking for. SHPO told me to put it back in, so I did. We are asking for the same amount of money, so it doesn't make a difference to us. We are submitting that out for bids in August, so keep a look out for that. I haven't heard an update on the actual shoe factory building itself. I mentioned last month that we reached out to the owners to see if they would be interested in getting it registered on the national register just by itself – not in a district. It would help with their case if they were trying to sell to a developer who wants to use tax credits. I was told they are in the due diligence period with a potential buyer and that they didn't see a reason to go forward with that if someone was already looking at purchasing it – which I agree, but I haven't heard if they've come to any decision on that yet.

## 2. Education

Nothing new.

## 3. Curb Appeal Award

Carolyn Witt:

Since our curb appeal and creating new history people are not here, I need to get on them, because now is a good time to take pictures. It's beautiful and things are blooming.

## 4. Creating New History Award

Nothing new.

## 5. The Jasper House

Carolyn Witt:

We had a very interesting council meeting. Downtown Washington, and I was here. We came to remind the council because we heard there was a demolition order out on the building. We felt it was timely to come to the city council and remind them that two or three years ago, when this first came up about the building and Downtown Washington had presented a program talking about what the potential was for that building and the history that was involved. Also, at that time we had a serious person who was considering purchasing. There was serious money. We were told that they would eventually get an appraisal on the building, so then we would be able to have some idea of how much it was worth and if someone was interested in buying and developing it – there would be an amount. There was also a lot of concern that the city specifically had bought it for a purpose and that there was a lot of discussion pro and con, but that's where it was left. As all of you know, it has been on our agenda for the last three years – every time we meet. I would ask the council people and they generally had very little to say because nothing was being done. There was a specific council person who was somewhat not interested in pursuing it. While we kept bringing it up, it kept not going anywhere. When this business came up about the demolition. It was in a closed session, but despite the fact that it was in a closed session – 48 hours after a vote, it would have been made public. Also, it would be on our agenda. To get a demolition permit, they'd have to come before us. While this may have been a surprise to some of the city councilman that we were aware of this and came to discuss it – we did. Thankfully, Susan and Gretchen stepped up. What we were being told was that it was inhabitable, it was not salvageable – our response was that we didn't hear that. Nothing came to us. The last we heard was that this was going to go out to bid. We are grateful Susan stepped up because we needed a voice. Between Susan and Gretchen, several motions were made that they follow through and put it out for bid. The general consensus from Downtown Washington and myself representing you guys was that if no one bid on it, there was no interest for development. Nobody wanted to step up and do anything with the property, then we would realize that demolition was the thing that was going to happen. We wanted to at least have the opportunity. As Bridgette has said, downtown development is hot. We've got a lot going on. Living downtown has become more than just cool, it's hot – so to speak. There is that potential. Susan called me and we talked about – apparently the downtown organization was interested in putting certain restrictions on this. So somebody couldn't buy it and turn it into a parking lot. Or they couldn't buy it and sit on it just for speculation. Apparently, there has been more discussion about that.

Joe Holtmeier:

There are some things we can do, and somethings we can't do. I think we are going to discuss that later on. I think we are still going to give the opportunity to put it out for bid, we just have to decide on a price.

Susan Watermann:

Decide on a price. My understanding, and Sal may know more about this, is we have to discuss what we can and can't follow through with.



Sal Maniaci:

Right. We have recommendation for executive session tonight on what type of bid restrictions and we have sent those to Mark Piontek, as well. The concern is that a developer won't be able to get financing for it if there are too many restrictions/risks. I think we did find a good compromise there where, if someone wanted to develop it, they could get financing. I think there are two items tonight for executive session and that should be one of them.

Carolyn Witt:

I know we are not in concrete about that. We, and I speak somewhat for Downtown as well as for us, want to have some flexibility in whatever development could happen. Also, as I mentioned to Susan today at a design & economic vitality meeting – I personally would hate to see it a non-producing parking lot. Even if we don't have an interest in saving the building, that could be a prime lot for infill. We have lots of infill these days. You don't have to have as high-end infill as we've been having, but you could have an in-fill where it would be tax generating. Anything to generate tax for the city is a good thing, versus a parking lot – which sits there. I would not be adverse, if no one is interested in the building – I think that should be one of our options. We, as downtown and the Historic Preservation Commission, have a concern that the city doesn't put a \$150,000 price tag on it that prices it to the point where nobody is going to step up. You may not want to do your \$50,000 – which is what the assessment was, but you don't want to price it out of the market. You are not going to get the money back that was spent when it was bought by the city. They spent a lot of money on that property.

Sal Maniaci:

Yeah, it was tied to other properties as well.

Carolyn Witt:

Exactly, but it was very high-end. They spent a lot of money on that and this is not the time to try and get that back. If you would take those concerns tonight.

Susan Watermann:

I have a question. The person that was interested back two or three years ago, that's the person that then went on to buy that property just down the block, correct?

Carolyn Witt:

Correct. She, at the time, also tried to bid on Elijah McLean's. She had money that she wanted to invest somewhere. Elijah McLean's – she had funding, but it wasn't the 2.5 million. It was a viable offer, but the owner was out of town and it never went through. Then she turned towards this property. When that went on and on, she had the opportunity to buy Buck Stanley's house – so she moved on. That particular person is probably no longer interested in that property. That doesn't mean there aren't others that might be out there.

Joe Holtmeier:

We just have to do what we said and give the opportunity.

Carolyn Witt:

Exactly – and I think that is all we’re asking. We’re grateful for that. Councils can change, but you need to honor the history. This was put forth and maybe you’ve changed your mind, but let’s revisit this. We are very grateful for that opportunity.

6. Budget Report

Sal Maniaci:

Our third of fourth payment for Landmarks was \$6,000. We paid that on June 29th and we owe them \$6,000 more to complete the contract. We won’t get an invoice for that until they submit the final survey. Hard copy to us and the digital copy to the state.

Carolyn Witt:

I very gratefully received a check, which will help pay for my registration, a tour and the hotel at the National Alliance of Historic Preservation Commission – which starts Wednesday in Des Moines. So I leave tomorrow for that.

7. Information Plaques

Nothing new.

8. Conferences

Nothing new.

9. The Calvin

Nothing new.

Other Business

Carolyn Witt:

I heard there is going to be a renovation of City Hall coming up, next year?

Sal Maniaci:

In the Capital Improvement Budget was, I think, \$500,000 for energy efficiency remodels. I think the smartest way is to do that as one of the first projects. Then it saves energy costs. That was going to be one of the priorities of our first projects. Department heads are meeting tomorrow to talk about how those are on.

Carolyn Witt:

We have something to put forward to you. In that, I’m sure, will be energy efficient windows. We think that if you notice, a lot of the windows had been lowered and bricked in. We think the building should be returned to its historic state. That is an opportunity.

Sal Maniaci:

I brought that up to day, actually, because I knew that was going to be a request from the commission. It will have to come before you guys anyway. When we were doing this code amendment draft, there is a whole section in there on municipal improvements being reviewed before this commission. I let public works know that today. At our August meeting, we will be reviewing the Oak Street overlay. Which is the sidewalks and curbs to make sure they match. In that area we want the vertical curb. Normally, it's to review pavers and that kind of thing, but there aren't any pavers on Oak.

Joe Holtmeier:

There is a way to do the tall windows and not lose your ceiling height like it is now. Jesuit Hall is a good example. What they did is just put a façade around the inside and vented it up so you still go the light, but you maintain your ceiling without tearing out the whole place.

Carolyn Witt:

It would give us the opportunity to be a good example. This is what we are pushing. The historic correctness, where it's doable. If we could do this, this would be a very good thing for city hall to support us in our request. The other business I have – Downtown Washington received the NAP Grant, which is Neighborhood Assistance Program. You get tax credits that you sell and then with the money you make from that – you have low interest loans for façade improvements, which includes all those things you just talked about. Roofs, windows, awnings, brick, tuck pointing – all that sort of thing. If downtown makes these low interest loans to help somebody do that, then as the money is repaid – that money can be spent in other ways.

Sal Maniaci:

Downtown doesn't have to pay it back.

Carolyn Witt:

Right, they don't have to pay it back. The design committee – we have awning grants, sign, façade, lighting. Which is open to people. It's matching. If we had more funding for that, we would be able to do more grants. That money might funnel down into that and allow more of that to go on. Also, the tax credits are 70% and this is the kind of thing that people are really interested in. I'm sitting next to someone who has bought those and used them.

Bryan Bogue:

It's a great program. I think we'll have no problem selling them.

Andrew Clary:

How much do we get, because usually it's a block.

Carolyn Witt:

They asked for 500,000 and they ended up with 250. That is typical with the government. With your budget for the city, you always pad it – because they are always going to tell you to cut it. The idea is when we requested this, with a budget – there is a bunch of stuff we can live without. What we really wanted was the 250 and we are very happy to get that. You have to shoot high. We had applied for this about six times. We persevered.

Bryan Bogue:

This program is a great deal of funding. This could make a huge difference in the appearance.

Andrew Clary:

How soon do we have access to them now?

Carolyn Witt:

They are going to make an announcement at the end of the week, I think. They are going to set up an account.

Bryan Bogue:

They will be available 2018 thought. They will be available this year.

Carolyn Witt:

We're excited because this has such potential and can affect so much.

Andrew Clary:

Can any of the conditions from the loans that we would have to make as far as the interest rate and duration....

Bryan Bogue:

There are some limitations, but I think there's a committee that will set those up and work with a local bank to make it all happen. We don't have all that yet.

Carolyn Witt:

We try to move our things like that around so we work with all the banks. That way everyone gets an opportunity. This has a lot of long range potential. It's not something we have to pay back and once we have that money out being used and it comes back – we can put it out to other things.

Andrew Clary:

I'm just worried they are not going to last very long.

Carolyn Witt:

That's true. Missouri Main Street had 70% and it was a two-year program and they sold them all the first year. There's nothing left. Bridgette was saying that somebody had requested one and she called around to a bunch of people trying to find if anybody had any left. They go. This is a really good thing.

Sal Maniaci:

The next meeting, we will have to move. There is a training in here. I was going to just move this meeting upstairs, but it's a sunshine law training and I need to go to that anyway. Unless you guys don't want to meet in August, we can meet in September or we can move it to another date. It's up to you. A lot of boards don't meet in August because of the fair.

Bryan Bogue:

We've skipped August quite a few times before.

Carolyn Witt:

If I have a motion about what you want to...

Bryan Bogue:

I make the motion we skip August and if there are any reviews that need to be done, we just do them via email.

Sal Maniaci:

That's why I was glad I got the recommendation to move forward with the code revision today, because now I don't have to worry about that.

Carolyn Witt:

Is there a second?

Andrew Clary:

I'll second.

Carolyn Witt:

All those in favor, signify by saying I. Opposed? It passes. So we will meet September 17<sup>th</sup>.

Steve Strubberg made a motion to adjourn and Andrew Clary seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:45 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, September 17, 2018 at 6:00 PM in the Council Chambers of City Hall.



## **International Shoe Factory HD Survey: Phase 2**

The Phase 2 survey area is roughly bounded by Roberts and Esther streets (north), Stafford Street (east), James and W. 3rd streets (south), and State Street (west). The primary focus of this section of the survey pertained to single family residences located on land sold to raise the funds for the Shoe Factory.

Similar to Phase 1, the period of significance was 1907-1960 for the shoe factory's date of operation was applied to the properties within the survey area, and it followed **Criterion A** for Community Planning and Development with emphasis on industry.

### **Phase 2 Coverage:**

- 194 properties were surveyed leading to:
  - o 185 primary resources (homes, 1 institution)
  - o 97 secondary resources (garages, sheds, etc.)
  - o 2 objects (wellheads)
  - o 4 structures (carports, pavilion, etc.)
  - o 5 sites (vacant lots)
  - o 2 properties within the survey area are already listed on the National Register (304 High independently and 231 Stafford within the Stafford-Olive District) and
  - o 2 duplexes were surveyed separately into four forms but are counted as two resources
- Of the 185 counted primary resources, 146 were constructed during the operation of the Shoe Factory (1907-1960).
- Major residential development occurred from 1920 to 1940 (40% - 74 buildings)
- Primarily single family dwellings (90% - 167 buildings)
- Primary architectural style includes: Vernacular, Front Gable (17%), Bungalows/Bungaloids (15%), Ranch (12%), and Gable Front and Wing (10%)

The Phase 2 Survey Report preliminary recommendations are being reviewed but will include moving on to Phase 3 of the phased survey for the potential International Shoe Factory Neighborhood District with boundary recommendations.

### **Phase 2 Needs:**

- Residents with knowledge of the area, especially pertaining to dates of construction or original exterior materials
- Former International Shoe Factory workers and their stories, especially those who lived in the area.
- Any information on the City Garage, located at 249 Rand Street, between Edith and W Third.

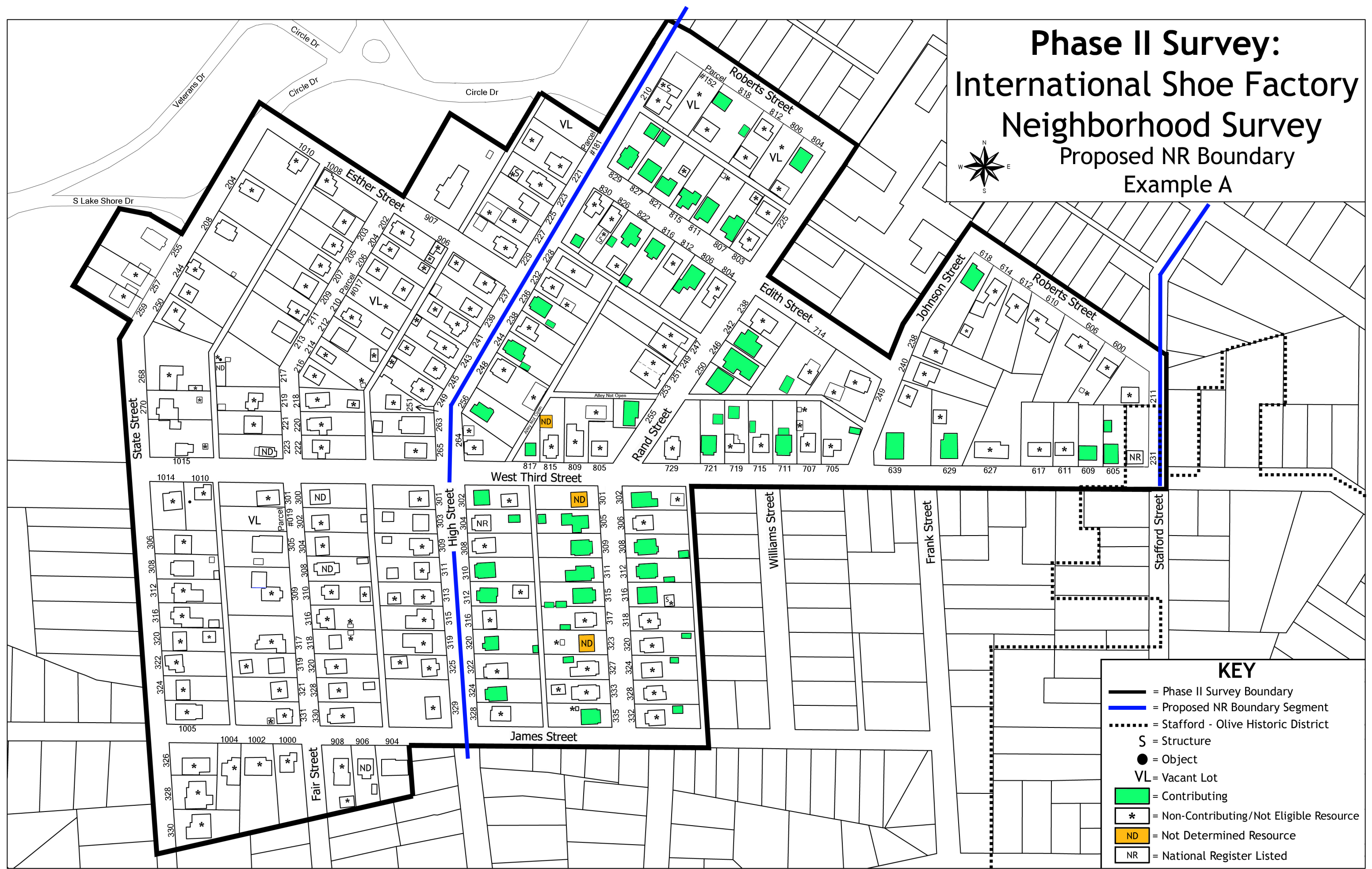


# LANDMARKS

ASSOCIATION of SAINT LOUIS

911 Washington Ave., Suite 170 | 314-421-6474

# Phase II Survey: International Shoe Factory Neighborhood Survey Proposed NR Boundary Example A

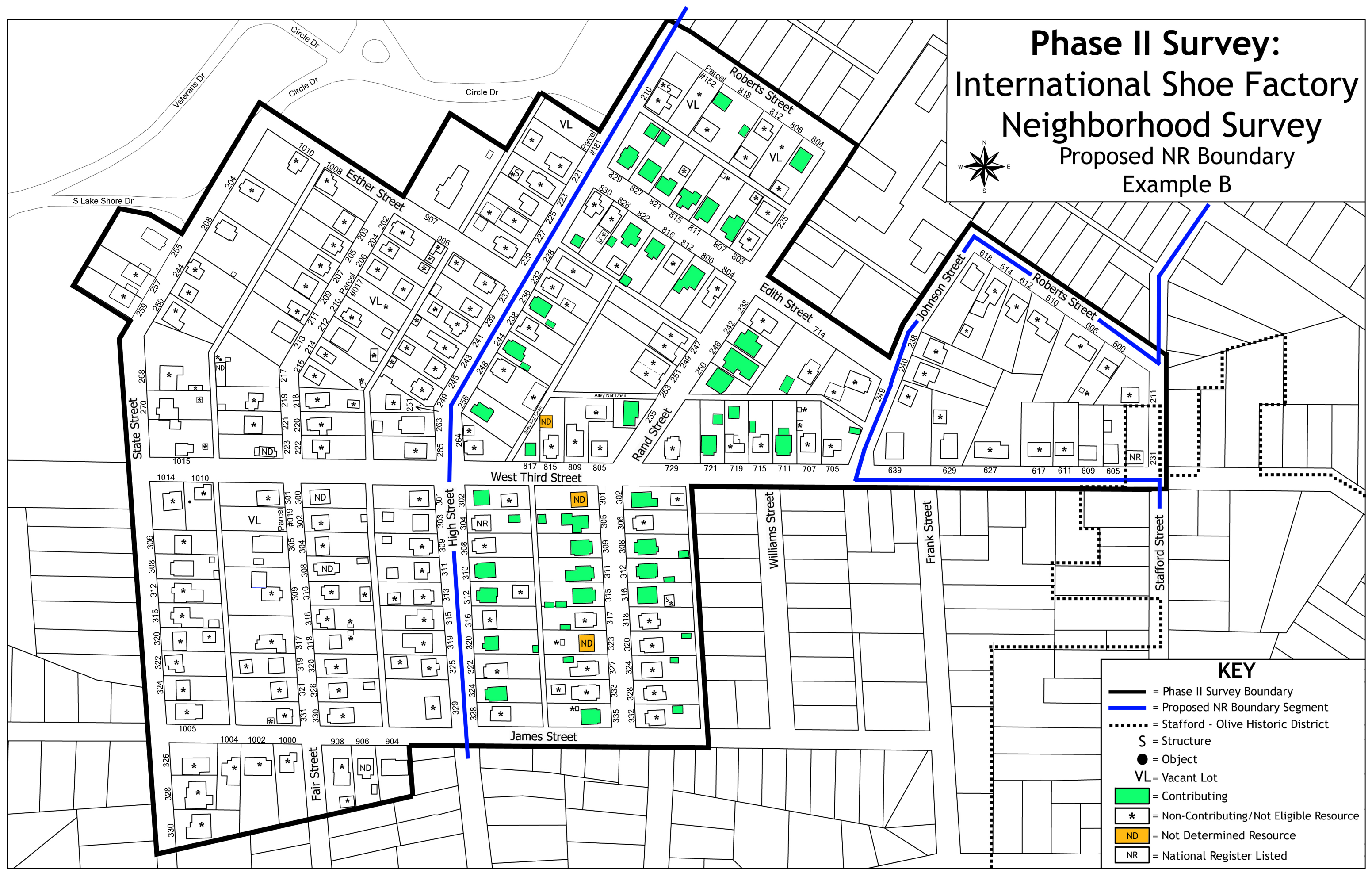


## KEY

- = Phase II Survey Boundary
- = Proposed NR Boundary Segment
- = Stafford - Olive Historic District
- S = Structure
- = Object
- VL = Vacant Lot
- = Contributing
- \* = Non-Contributing/Not Eligible Resource
- = Not Determined Resource
- NR = National Register Listed



# Phase II Survey: International Shoe Factory Neighborhood Survey Proposed NR Boundary Example B



## KEY

- = Phase II Survey Boundary
- = Proposed NR Boundary Segment
- = Stafford - Olive Historic District
- S = Structure
- = Object
- VL = Vacant Lot
- = Contributing
- \* = Non-Contributing/Not Eligible Resource
- ND = Not Determined Resource
- NR = National Register Listed

### Supplementary Materials: Phase 3 list of ISCO workers in 1931

A total of 807 International Shoe employees are listed out of the 3,116 people noted in the 1931 resident directory. There are 94 workers located in the potential Phase 3 survey boundary.

Resident	Job	Business	Locale	Situs	Street
Hoelscher Edmund (Gertrude)	emp	I S Co	r	606	5th W
Branson Erwin (Margaret)	emp	I S Co	r	609	5th W
Ronsick Eugene	emp	I S Co	r	609	5th W
Glaser Emil (Clara J)	emp	I S Co	r	628	5th W
Peirick Hermann	emp	I S Co	r	718	5th W
Willenbrink Marie	emp	I S Co	r	718	5th W
Philipp Elizabeth	emp	I S Co	r	725	5th W
Philipp Florence	emp	I S Co	r	725	5th W
Bullington Goldie	emp	I S Co	r	731	5th W
Fleer Elmer (Goldie)	emp	I S Co	r	735	5th W
Wilmesher Adele	emp	I S Co	r	812	5th W
Sickman Lawrence (Agnes)	emp	I S Co	r	819	5th W
Bauche Wm	emp	I S Co	r	334	High
Voss Emily	stitcher	I S Co	r	350	High
Voss Katherine	shiner	I S Co	r	350	High
Dudenhoeffer Sophie	emp	I S Co	r	354	High
Lamb Della	emp	I S Co	r	354	High
Mestemacher Clarence	emp	I S Co	r	355	High
Neihr Herman (Emma)	emp	I S Co	r	357	High
Martin Chris(Mary)	emp	I S Co	r	358	High
Brown Chester	emp	I S Co	r	404	High
Hilke Emil (Laura)	heeler	I S Co	r	406	High
Hillermann Pete (Marie)	cutter	I S Co	r	409	High
Himmelberg Albert	emp	I S Co	r	410	High
Himmelberg Elmer	emp	I S Co	r	410	High
Himmelberg Herbert	emp	I S Co	r	410	High
Himmelberg John (Alvira)	emp	I S Co	r	410	High
Himmelberg Raymond	emp	I S Co	r	410	High
Baumann Alfred (Anna)	heeler	I S Co	r	414	High
Berghorn Hilda	emp	I S Co	r	415	High
Berghorn Lillian	emp	I S Co	r	415	High
Ohse Walter	emp	I S Co	r	415	High
Holdrneir Frank (Anna)	emp	I S Co	r	416	High
Tesmer Gillmore	emp	I S Co	r	416	High
Uhlenbrock Everett	emp	I S Co	r	420	High
Uhlenbrock Henry (Emily)	emp	I S Co	r	420	High

Riegel Ben (Elizabeth)	emp	I S Co	r	421	High
Riegel Howard	emp	I S Co	r	421	High
Riegel Leona	emp	I S Co	r	421	High
Kosulic P J (Florence)	emp	I S Co	r	424	High
Wolff C A (Bertha)	emp	I S Co	r	427	High
Wolff Mildred	emp	I S Co	r	427	High
Even Harold	emp	I S Co	r	516	Horn
Even Theresa Mrs	emp	I S Co	r	516	Horn
Straatmann Henry (Mary)	emp	I S Co	r	615	Horn
Gerritsen Clarence	emp	I S Co	r	630	Horn
Gerritsen Joseph (Louise)	emp	I S Co	r	630	Horn
Gerritsen Raymond	emp	I S Co	r	630	Horn
HelmWm (Jane)	emp	I S Co	r	631	Horn
Helling Albert	emp	I S Co	r	710	James
Marquart Henry (Anna)	emp	I S Co	r	710	James
Lohmeyer Martin (Angela)	emp	I S Co	r	712	James
Mincemeyer Henry (Ida)	emp	I S Co	r	716	James
Pinnell Edna	emp	I S Co	r	808	James
Pinnell O E (Addie)	emp	I S Co	r	808	James
Pinnell Richard	emp	I S Co	r	808	James
Rector Sadie	emp	I S Co	r	808	James
Brehe Alice	emp	I S Co	r	301	McLean
Price Etolia	emp	I S Co	r	301	McLean
Kirnniel Herman (Lydia)	emp	I S Co	r	309	McLean
Hettenhaus Geo (Martha)	emp	I S Co	r	310	McLean
Maune Fred (Elizabeth)	emp	I S Co	r	311	McLean
Watermann Celia	emp	I S Co	r	307	Stafford
Griffin Joe (Rosalie)	emp	I S Co	r	325	Stafford
Withoelter Gustave	emp	I S Co	r	335	Stafford
Meyer Alphonse	emp	I S Co	r	341	Stafford
Meyer Andrew	emp	I S Co	r	341	Stafford
Meyer August	emp	I S Co	r	341	Stafford
Meyer John	emp	I S Co	r	341	Stafford
Meyer Joseph	emp	I S Co	r	341	Stafford
Lause Adelle	emp	I S Co	r	405	Stafford
Lause Joseph G (Anna)	emp	I S Co	r	405	Stafford
Lause Raymond	emp	I S Co	r	405	Stafford
Voss Steve	emp	I S Co	r	405	Stafford
Holtgrieve Madeline	emp	I S Co	r	415	Stafford
Evert Ed J (Sophie)	fore pack dept	I S Co	r	437	Stafford



Mueller Olinda	emp	I S Co	r	439	Stafford
Monzyk Esther	emp	I S Co	r	515	Stafford
Eggert Frank (Lillie)	emp	I S Co	r	521	Stafford
Huether Chas (Virginia)	cutter	I S Co	r	531	Stafford
Amos Argus	cutter	I S Co	r	300	Williams
Dennler Carl (wid Lone)	cutter	I S Co	r	300	Williams
Krekemeyer Ed (Marjorie)	emp	I S Co	r	300	Williams
Klemm Otto (Sophie)	emp	I S Co	r	301	Williams
Callahan Mike (Emma)	emp	I S Co	r	302	Williams
Jacobs George	emp	I S Co	r	311	Williams
Noelker Vincent (Maud)	emp	I S Co	r	315	Williams
Buttermiller Oscar	emp	I S Co	r	319	Williams
Klingsick Geo	emp	I S Co	r	319	Williams
O'Brein Pat	emp	I S Co	r	319	Williams
Pohlmann Emil	emp	I S Co	r	319	Williams
Pohlmann Martin	emp	I S Co	r	319	Williams
Grothaus Isabell	emp	I S Co	r	324	Williams
Ayers Julius (Elizabeth)	emp	I S Co	r	325	Williams