

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Raaf, Joseph, House

other names/site number _____

2. Location

street & number 602 Jefferson Street [N/A] not for publication

city or town Washington [N/A] vicinity

state Missouri code MO county Franklin code 071 zip code 63090

3. State/Federal Agency Certification

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


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

8 August 2000
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

[] entered in the National Register.
See continuation sheet [].

[] determined eligible for the
National Register.

See continuation sheet [].
[] determined not eligible for the
National Register.

[] removed from the National
Register.

[] other, (explain:)

See continuation sheet [].

Number of Resources within Property

Noncontributing

2 0 buildings

0 0 sites

0 0 structures

0 0 objects

2 0 Total

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Current Functions

Domestic: single dwelling

7. Description

Materials

foundation stone

walls brick

asbestos

concrete block

roof metal

asphalt

other

See continuation sheet [].

See continuation sheet [x].

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8. Statement of Significance

Applicable National Register Criteria

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

See continuation sheet [x].

Areas of Significance

Architecture

Period of Significance

ca. 1896-ca. 1940

Significant Dates

ca. 1896

ca. 1916

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Raaf, Joseph

9. Major Bibliographic References

Bibliography

See continuation sheet [x].

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☒ Other:

Name of repository:

Washington Historical Society, Washington, MO

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Historic Resources of Washington, Missouri

10. Geographical DataAcreage of Property less than one acre**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	672120	4269620			

C. Zone	Easting	Northing	D. Zone	Easting	Northing
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☐ See continuation sheet**Verbal Boundary Description**

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

Boundary Justification

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

11. Form Prepared By

name/title Becky L. Snider, Ph.D.
organization Private Consultant date March, 2000
street & number 1008 Sunset Drive telephone 573-256-1105
city or town Columbia state Missouri zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional Items**

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

Property Owner

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

name Kevin & Brenda Peters
street & number 4 Le Caro Lane telephone (636) 239-9066
city or town Washington state MO zip code 63090

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7. Description, continued.

Summary:

The Joseph Raaf house is located at 602 Jefferson Street in Washington, Franklin County, Missouri. It is a one and one-half story Narrow Gabled Ell house with a stone foundation, brick walls and a gable roof. It has a three bay asymmetrical facade, segmental arched window and door openings, and a full width front porch. The Raaf house is representative of Property Type E: Gabled Ell: Narrow Gabled Ell Subtype, and meets the registration requirements set forth in the Multiple Property Submission cover document "Historic Resources of Washington, Missouri." The main part of the house was built ca. 1896; a one story brick rear ell, which replaced the original back porch, was in place by 1916. A one story frame addition, which more than doubled the size of the rear ell, appears to have been constructed around 1940. The period of significance thus runs from ca 1896, the year the house was constructed, to ca. 1940, the date by which both the rear ell and frame addition were in place.

The Raaf house is very much intact and is in excellent condition. The original form and patterns of fenestration are little changed, and the house appears today much as it has throughout its 104 year history. The interior also is very much intact. Much of the original door and window trim, the early or original four panel doors, the fireplace mantels, and the wood floors are in place and in excellent condition. A gable-roofed concrete block outbuilding, which appears to date to the mid-twentieth century, sits to the northeast of the house. It is a contributing building and the only other resource on the property. The Raaf house is one of the more intact Narrow Gabled Ell houses in the study group, and it is a fine example of the blending of a popular twentieth century house form with Victorian and Missouri-German detailing.

Elaboration:

The Raaf house is located on the southeast corner of the intersection of Jefferson and East Sixth Street just a few blocks south of the downtown area. It faces west and sits close to the sidewalk on a fairly level triangular-shaped lot. Nearby houses date from the 1870s to the 1920s.

The house sits on a stone foundation, and has brick walls and a gable roof with standing-seam metal roofing. All of the doors and windows are topped with brick segmental arches. The house has an L-shaped plan. The front door is located in the front facing gable and the cross gable is located towards the rear of the house. The three-bay facade

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features a side bay entrance and two equally spaced double hung windows. (See Photo Nos. 1, 2, 5) The front door, which is topped by a single light rectangular transom, is early or original, as are the one-over-one windows. The full width front porch has a shed roof with a small cross gable over the front door, square wooden posts with millwork trim and a simple wooden balustrade. A one-over-one double hung window is centered in the upper gable end.

The original rear elevation of the Raaf house is partially covered by the early rear ell and frame additions. (See Photo Nos 3, 4) The brick rear ell, which is placed off center, has segmental arched window and door openings and a flat roof. On the north side of the rear ell, a shed roofed porch shelters the back door and a tall window. The window appears to have been the original back door to the house. The frame addition, which is located on the south side of the rear ell, has asbestos siding and a shed roof. It contains the exterior entrance to the basement. The large concrete block outbuilding behind the house, has a front facing gable roof, two-over-two wooden windows, a chimney in the south gable end, and hinged garage doors on the north elevation. (See Figure One and Photo No. 9.)

The interior of the Raaf house is very much intact and in excellent condition. Throughout the house, the doors and windows retain their original grooved trim and bull's eye corner blocks. (See Photo Nos. 6, 7.) The early or original wood floors and four panel doors are also in place. The front door opens to a hallway which contains the stairs to the upper floors. The staircase, railing, turned balusters, and carved newel post are all original. (See Photo Nos. 7, 8) Doors in the side of the hallway lead to a bedroom and the dining room; a door at the back leads to the living room. (See Figure Two) The room at the front of the house, which is currently used as a bedroom, was probably originally the living room or the parlor. The early or original fireplace and mantel is still in place in this room and in the dining room. The fireplace in the bedroom has a tiled front, and the tall mantel has beaded trim, wooden columns and an arched mirror. The kitchen is located in the rear ell, behind the living room. The room currently used as the living room may have been the kitchen before the rear ell was added. The stairs to the basement are located beneath the stairs to the second floor and are accessed via a door in the spandrel of the stairs. The second floor has two bedrooms and one bath. (See Figure Three) The window and door trim on the second floor is plainer than the first floor, but it is just as intact.

Overall, the Raaf house appears today much as it did when Joseph Raaf owned it. It is very much intact, both inside and out, and continues to function, as it has since it was constructed, as a single family dwelling.

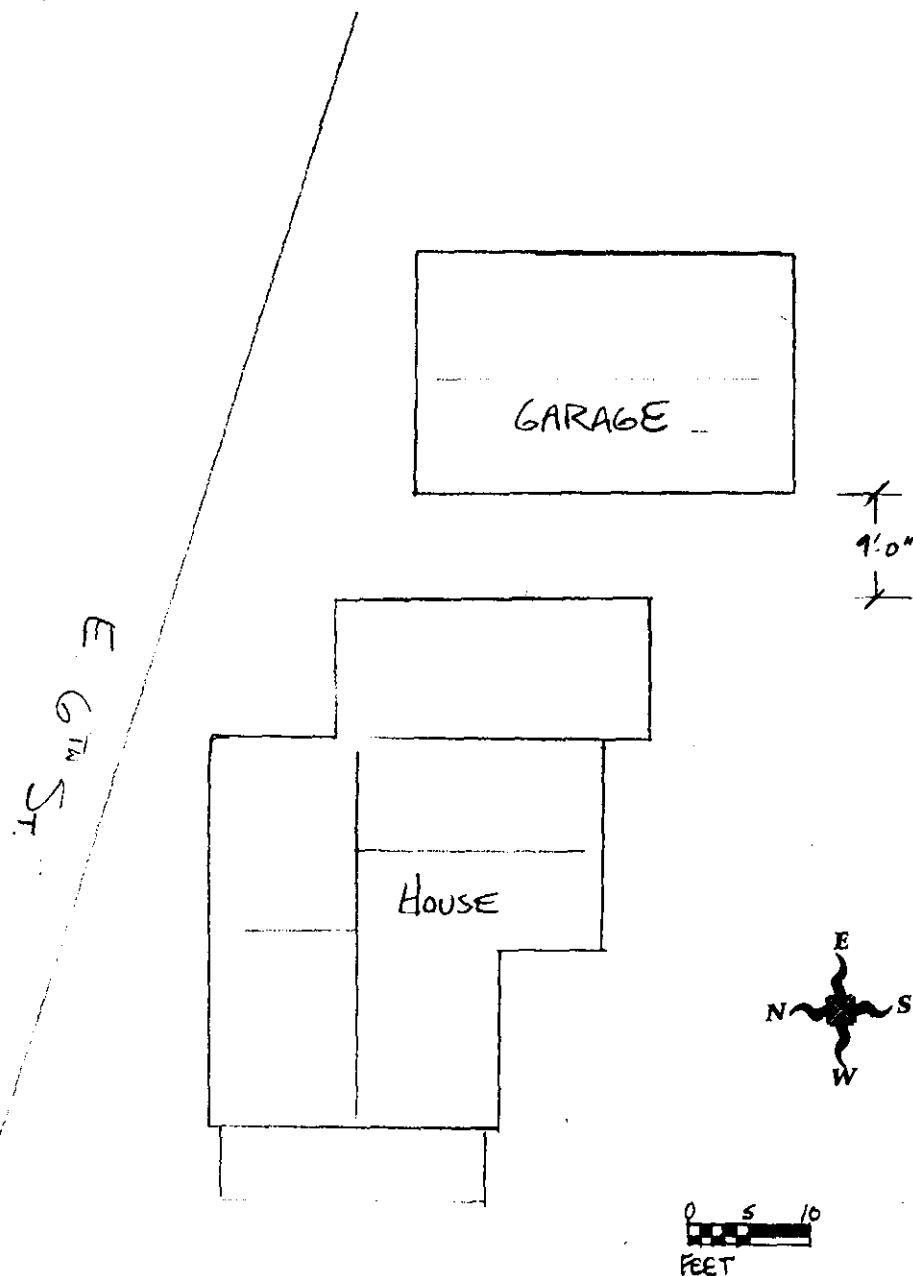
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Figure One - Site Plan. Drawn by Becky Snider



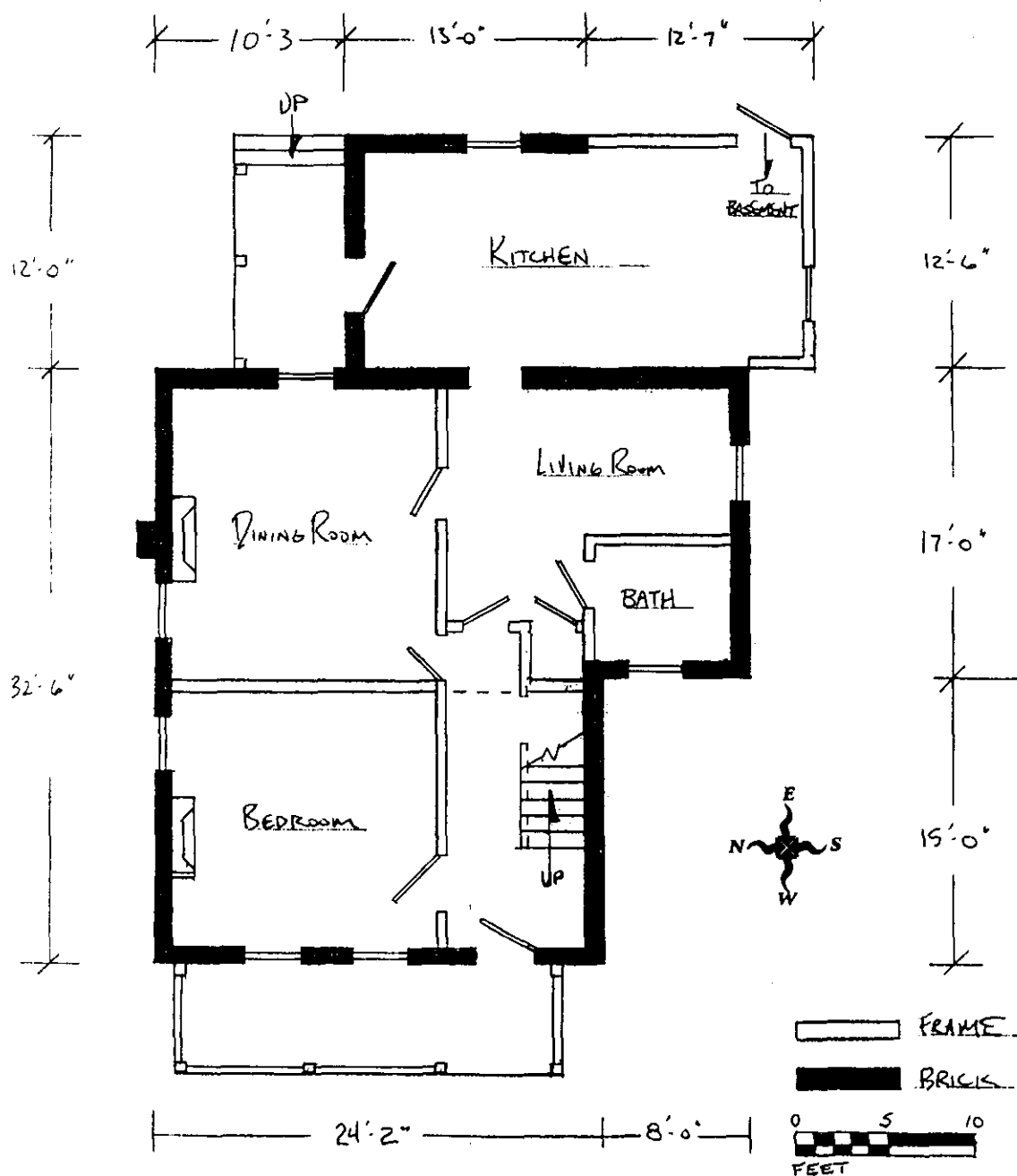
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Figure Two - First Floor Plan. Drawn by Becky Snider



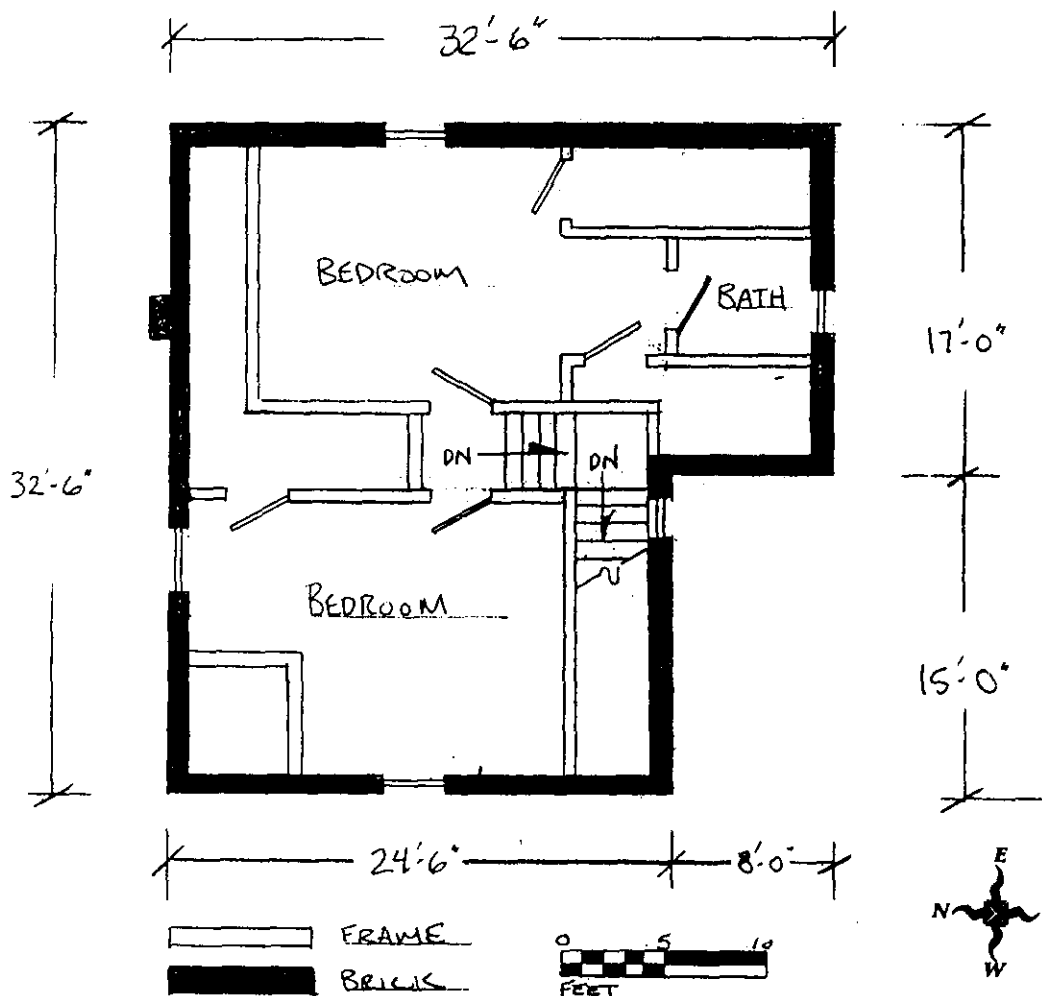
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Figure Three - Second Floor Plan. Drawn by Becky Snider



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Summary:

The Joseph Raaf house, located at 602 Jefferson Street, is an intact representative example of Property Type E: Gabled Ell: Narrow Gabled Ell Subtype. It meets the registration requirements set forth in the MPS cover document "Historic Resources of Washington, Missouri." and falls under the historic context "Architectural Development: 1839-1950." As such, the Raaf house is significant under Criterion C in the area of ARCHITECTURE. The one and one-half story brick house is typical in plan, massing, materials and detailing of Narrow Gabled Ell dwellings in Washington.

The house was built ca. 1896 by or for Joseph Raaf, a Washington builder and lumber dealer who was in the construction industry in Washington for more than thirty years. The house was owned by Raaf until 1919 and appears to have served as his family home. The house is still a residence today, and appears much as it did when it was constructed by Raaf. The period of significance runs from ca. 1896, the year the house was constructed to ca. 1940, the approximate date of the latest addition. Both the house and the garage are contributing buildings, and they are the only resources on the property. The Raaf house is highly intact, both inside and out, and retains integrity of location, design, setting, materials, workmanship, feeling and association.

Elaboration:

Typical of the Narrow Gabled Ell property type discussed in the MPS cover document, the Raaf house has a three room, L-shaped plan, and it is oriented so that the narrow gabled end is facing the street. It is likely that the house plans were purchased from an architectural pattern book company; there are several other houses in Washington with very similar plans. The Raaf house is one of the earliest examples of the Narrow Gabled Ell form in the study group. It has brick walls and segmental-arched windows and doors, design elements which reflect Washington's vernacular Missouri-German building traditions. Although most Missouri-German traditions were largely abandoned by the twentieth century in Washington, those features continued to appear on Washington houses well into the 1920s and were particularly prevalent on Narrow Gabled Ell houses in town. However, like many late nineteenth century houses in town, the Raaf house also has been embellished with Victorian detailing. The porch and interior trim are all Victorian in design.

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According to the 1919 Atlas of Franklin County, Joseph Raaf moved to Washington in 1888 began his career as a carpenter and house builder in Washington.¹ The same year, he married Libby Fisse.² A notice in the February 2, 1896 issue of Die Washingtoner Post announced Joseph Raaf's intention to build a house on his lot on Jefferson Street; it is likely that the house was built that same year. Raaf's carpenter shop was located just north of his house, across Sixth Street. (See Figure Three) In 1906, Raaf opened his own lumber yard on the same site as his carpenter shop. (See Figure Four) He continued in the lumber business until 1921 when he retired and sold his lumberyard to Oscar F. Schulte and Frank Lohmeyer.³ Articles in the local newspaper, however, indicated that Raaf continued in the contracting business in a supervisory capacity for several more years.⁴ Raaf owned and lived with his family in the house on Jefferson Street until 1919 when he sold it to Paul Wunderlich.

Overall, the Raaf house is an excellent example of the Narrow Gabled Ell subtype in Washington, a popular twentieth century house form which was often given Victorian detailing. It also demonstrates the longevity of Missouri-German building traditions in Washington. It is very much intact and is in excellent condition.

¹ Ogle, Geo A.& Co. Standard Atlas of Franklin County, Missouri. Chicago: Geo. A. Ogle & Co, 1919, p. 76.

² Die Washingtoner Post, September 6, 1888. (as noted in the Kiel Files p. 31936, Washington Historical Society, Washington, Missouri).

³ Newspaper clipping dated May 20, 1921 (Kiel Files, p. 31945. Washington Historical Society, Washington, Missouri).

⁴ Kiel Files, p. 31944-31945 Washington Historical Society, Washington, Missouri.

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Figure Four: Map of Washington, Sanborn Fire Insurance Company, 1908, p. 6.

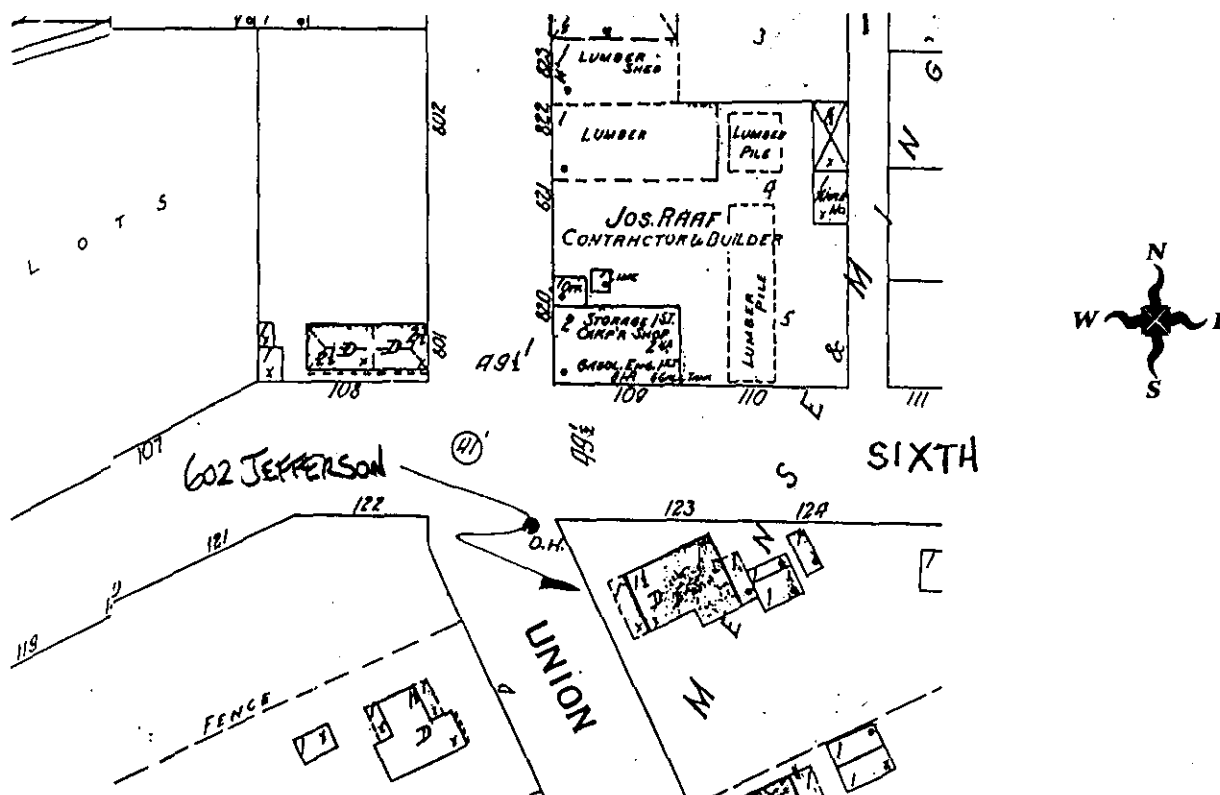


Figure Five: Advertisement from the Washington Observer March 16, 1906. (Kiel Files p. 31939, Washington Historical Society, Washington, MO).

New Lumber Yard.

I have opened up a Lumber Yard just north of my shop and will carry a full line of all kinds of lumber, shingles, laths, sashes, doors, blinds and mouldings. My Motto will be "Quick Sales and Small Profits." I invite the public to call on me when in need of anything in my line.

Observer 3-16-06

Joe Raaf, Washington, Mo.

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Chronology - From Land Tax Assessment Books, City Directories, Franklin County Atlases, Sanborn Fire Insurance Maps and Washington Historical Society Collections

1895 Tax Assessment - J. A. Powers Estate, Mense and Mings Add. Block 2, Lots 1, 2 \$185

1896 - A notice in the February 2 issue of Die Washingtoner Post announced Joseph Raaf's intention to build a house on his lot on Jefferson Street.

ca. 1896 House Built.

1899 Tax Assessment - Jos. Raaf, Mense and Mings Add. Block 2, Lots 1, 2 \$660.

1908 Sanborn - The house is shown with back porch and two one story outbuildings.

1916 Sanborn - The brick rear ell addition had been built by this year. There is a small back porch on the south side of the rear ell. The two outbuildings are still in place.

1919 - Washington Observer, July 4, 1919 - Joseph Raaf sold the property to Paul Wunderlich of Beaufort and the same day, purchased a residence on East Fifth Street.

1922 Directory - Paul Wunderlich

1926 Sanborn - The outbuilding closest to the house has been expanded and the other early outbuilding is gone.

1931 Directory - Wm. Haberberger owns the property.

ca. 1940 - The concrete block outbuilding and frame rear addition were probably in place by this year.

1940 Directory - Edward F. Peters, Edmund Lecure

1951 Directory - E. F. Peters

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SOURCES:

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

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

Die Washingtoner Post, September 6, 1888, February 14, 1896. (Kiel Files p. 31936-31945, Washington Historical Society, Washington, MO).

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

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

Ogle, Geo A. & Co. Standard Atlas of Franklin County, Missouri. Chicago: Geo A. Ogle & Co, 1919

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

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

Washington Observer, August 24, 1906, July 4, 1919. (Kiel Files p. 31937-31945, Washington Historical Society, Washington, MO).

Washington Historical Society. Kiel Files. Washington, MO.

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Raaf, Joseph, House
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Historic Resources of Washington, Missouri

10. Geographical Data

Verbal Boundary Description:

The property is parcel number 10-5-22-0-1-014-463-000 of Franklin County Tax Map 57-10-5-22-1. The map was prepared by Walker and Associates, with aerial photos taken 3-10-96, scale 1"= 100'. Copies of the map are available at Washington City Hall and the Franklin County Assessor's Office in Union, MO. The property is also known as Lot 1 and part of Lot 2 in Block 2 of Mense and Mings Addition to the city of Washington, Franklin County, Missouri.

Boundary Justification:

The boundaries encompass all of the property currently associated with the building.

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Photographs

The following information is the same for all photographs:

Raaf, Joseph, House
Washington, Franklin County, Missouri
Debbie Sheals & Becky Snider
December, 1999
Negatives on file with the State Historic Preservation Office
101 East High Street
P. O. Box 176
Jefferson City, MO 65102

List of Photographs

Camera Angles are indicated on the Photo Key Map

1. Front (west) elevation, facing northeast.
2. West and north elevations, facing southeast.
3. North and east elevations, facing south.
4. East and south elevations, facing northwest.
5. South and west elevations, facing north.
6. Living room door and trim detailing.
7. Entrance hall.
8. Newel post and staircase.
9. Garage, facing south.

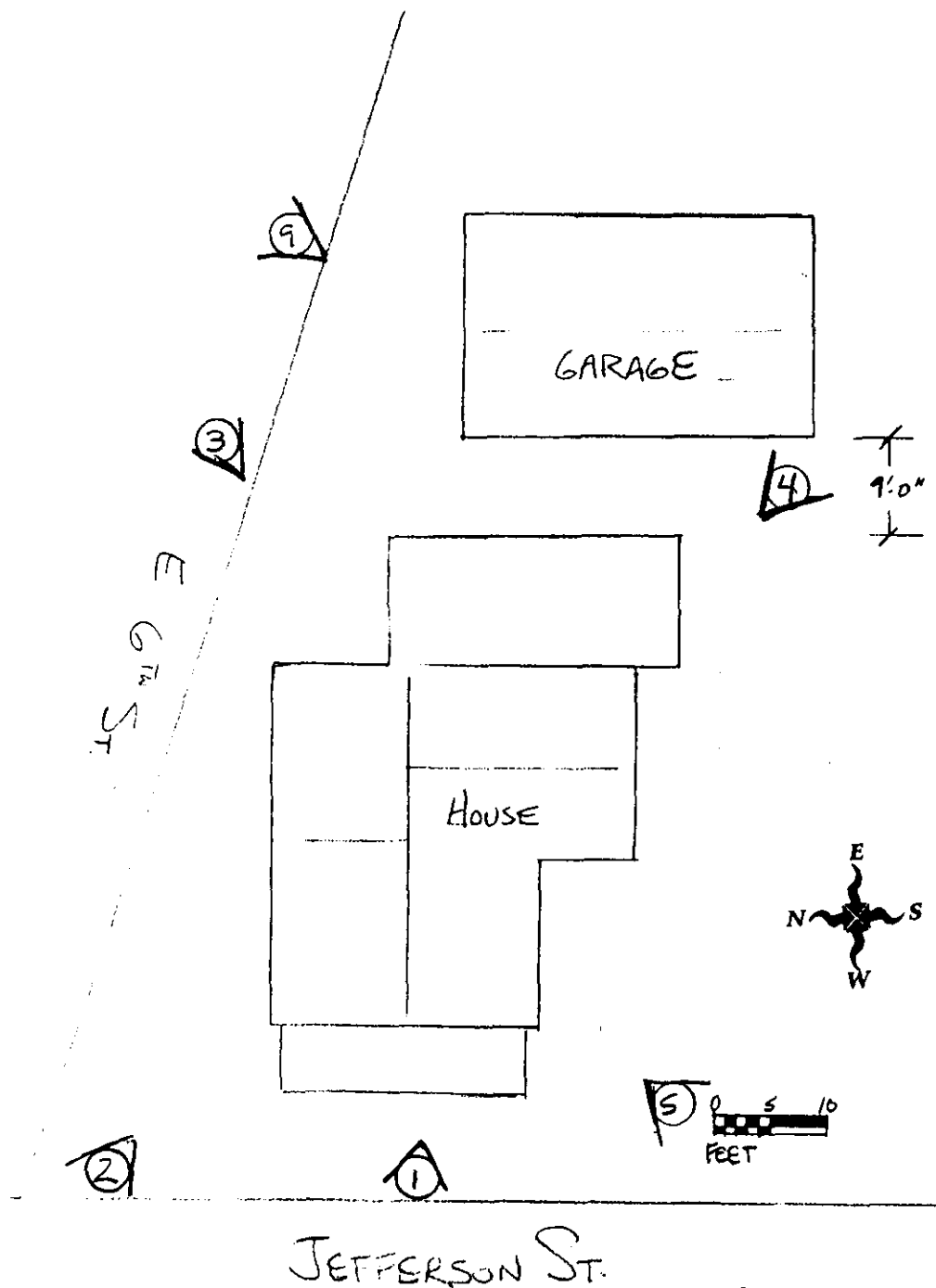
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Figure Six. Photo Key Map. Site Map. Drawn by Becky Snider.



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Figure Seven. Photo Key Map. First Floor. Drawn by Becky Snider.

