

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

1 Name of Property

historic name St. Charles Historic District (Boundary Increase III)

other names/site number _____

2 Location

street & number 100-300 Blocks of North Main Street [N/A] not for publication

city or town St. Charles [N/A] vicinity

state Missouri code MO county St. Charles code MO zip code 63301

3 State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [XX] 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 [XX] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [XX] locally.
(See continuation sheet for additional comments [])

Claire F. Blackwell 4 Sept 96
Signature of certifying official/Title Date

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

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title _____

State or Federal agency and bureau _____

4 National Park Service Certification

I hereby certify that the property is:

- [] 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 [].

Signature of the Keeper _____

Date _____

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	41	8	buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	41	8	Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

Commerce/specialty store
 Domestic/single dwelling
 Recreation/Culture/music facility

Current Functions

Commerce/specialty store
 Domestic/single dwelling
 Commerce

7. Description

Architectural Classification

Greek Revival
 Italianate
 Late 19th & 20th Century Revivals

Materials

foundation stone
 walls brick
 roof asphalt
 other terra cotta
 cast iron

Narrative Description

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

8 Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

Architecture

Periods of Significance

ca. 1855 - 1946

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Groves, Albert B./
Haverkamp, Frank and Adolph

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

10 Geographical Data

Acreage of Property 9 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	718840	4295420			

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 Mary M. Stirtz
organization _____ date June 7, 1996
street & number 12 Wydown Terrace telephone 314-721-6289
city or town St. Louis state MO zip code 63105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional Items

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

Property Owner

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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Continuation Sheet

Section 7 Page 1

St. Charles Historic District (Boundary Increase III)
St. Charles County, MO

The St. Charles Historic District - Boundary Increase #3 consists of 41 contributing and 8 non-contributing buildings located in six city blocks along North Main Street which are contiguous to the northern boundary (Jefferson Street) of Boundary Increase #2 (listed in the National Register in 1991). Constructed circa 1855 to 1946, the buildings are all brick construction, one, two, and three stories high, and are articulated in a variety of national styles which were popular in Missouri during the period of their construction. The styles include Greek Revival, Italianate, Second Empire, Classical Revival, Craftsman, Art Deco, and Moderne. The majority of the buildings were constructed for mixed use as house-stores combining commercial first story storefronts with residential upper stories. A few buildings were erected solely for commercial purposes.

The proposed Boundary Increase #3 is the result of a 1987-88 Survey of the St. Charles Downtown Area funded by the Missouri Department of Natural Resources. The 1988 Survey Report recommended amending the St. Charles Historic District (listed in the National Register in 1970) to include adjacent Main Street blocks north to Adams Street as they were an integral part of the historic development of St. Charles's primary commercial corridor, and because the architectural styles, scale, size and materials of the buildings were consistent with those represented in the original district. The recent (1991-92) opening of a pedestrian mall (installed 1978-79) which closed North Main Street to vehicular traffic between Jefferson and Adams Streets has restored the historic character of the streetscape and stimulated commercial activity and rehabilitation of buildings.

The buildings within the boundary increase generally have been well maintained and are occupied as retail stores, antique shops, restaurants, offices, and residential 2nd floors. The majority exhibit a high degree of integrity, retaining such features as original cornices, cast iron lintels and storefronts, and ornamental detailing. Although many storefronts have been altered over the years, they maintain the overall character of the design and the function.

BLOCK 32 (Photos #1, #2)

101 N. Main (Photo # 1, foreground). 1860 Greek Revival 2-story, 3-bay brick house-store with a front of about 17 feet; 2nd story shaped stone lintels on primary (east) and south elevations; 2nd story door in center bay; glazed storefront. Originally 3 stories

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high as shown in the 1869 Bird's Eye View; reduced to 2 stories by the tornado of 1876. Built by Ludwig Meyer (c.1805-1874), a jeweler and organ builder who emigrated from Hannover, Germany in 1834 and purchased the 41 foot lot in 1838; Meyer served on the first Board of Directors of the St. Charles Mutual Fire Insurance Co., established in 1860. Meyer heirs operated a jewelry store here as late as 1966.

103 N. Main (Photo #1, 2nd from left). 1874 Greek Revival 2-story, 3-bay house-store fronting about 19 feet; 2nd story shaped stone window lintels and a door in the center bay; glazed storefront. Built as residence and rental property by Ludwig Meyer who also constructed the adjoining building on the south. Occupied as tailor shop on 1886 and 1893 Sanborn maps, and as wallpaper store on 1900 and 1909 maps. Construction date verified by contract with specifications for construction of the building.

105 N. Main (Photo #1, 3rd from left) ca.1867 Greek Revival 3-story, 3-bay brick house-store with cast iron window lintels on upper stories; cast iron storefront; 2nd story door in center bay; galvanized iron ornamental cornice. Built by grocer Henry B. Denker, a native of Hannover, Germany, who purchased the 20' lot for \$1575 in 1867 from John Weber.

107 N. Main (Photo #1, 4th from left) ca.1870 Greek Revival 2-story, 3-bay house-store with cast iron 2nd story lintels and 2nd story center bay door; cast iron storefront; galvanized iron ornamental cornice; Built by grocer Henry B. Denker, a native of Hannover, Germany, who bought the lot in 1867 for \$1575 from his father-in-law Ludwig Meyer, owner of 101 N. Main.

115 N. Main (Photo #1, 5th from left) ca. 1865 Greek Revival 2-story, 3-bay house-store; 2nd story stone window lintels. Built by Henry F. Pieper, a grocer and farm implement dealer, partner of neighbor Henry B. Denker. Pieper bought the 23' lot for \$1265 in 1865; he served terms as treasurer for the city and the county from 1868 to 1884.

123 N. Main (Photo #1, 6th from left) Non-contributing building with a 1959 facade sheathing an historic building, the 1907 St. Charles Savings Bank.

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125 N. Main (Photo #2 foreground) Non-contributing 2-story brick building erected 1985-86; facade designed with varied storefronts.

147-149 N. Main (Photo #2, 2nd from left) ca. 1925 Craftsman 1-story, brick commercial building with shaped parapet and tile false roof/canopy; terra cotta trim on end-pier panels. Built for Emil Weil's, The Palace Clothing Store, men's and boys' wear.

BLOCK 33 (Photo #3)

201 N. Main (Photo #3, foreground) 1867 Italianate 3-story commercial building with a 44 foot frontage on Main St. First story storefront sheltered by a 1-story wood porch. Recessed round-arched second story and segmentally-arched 3rd story windows; modillioned wood cornice. Built for rental retail and offices by Francis Oberkoetter (b.1819), a shoemaker who emigrated from Hannover in 1842.

205 N. Main (Photo #3, 2nd from left) ca. 1865 Greek Revival/Second Empire 2-story, 4-bay brick house-store with 2nd story flat stone lintels and sills; ca. 1880 addition of a dormered mansard retaining original iron roof cresting. Probably built as rental property by Seaton W. Norris of Henderson, Kentucky, who purchased the 26-foot lot in 1858 for \$1000; his heirs sold the building in 1879 to Daniel Cavanagh of St. Louis. In 1882 Cavanagh conveyed it to Irish-born Kate A. Kemper (wife of Henry) who operated a milliner's shop there for many years.

213 N. Main (Photo #3, 3rd from left) ca. 1880 Italianate 2-story, 4-bay brick house-store with cast iron storefront and 2nd story arched stone window hoods; wood bracketed cornice. Built by J. H. and W.A. Bode, publishers of 2 German newspapers, the St. Charles Demokrat and Der Friedensbote. The building was known as the "Democrat Building". The Bodes's deed for purchase of the lot in July, 1879 showed the footprint of the "house to be erected". On the 1886 Sanborn map an oven shown at the rear of the building housed the bakery of Gustav Huckler from Hannover; he purchased the property in 1884 for \$5000. Charles E. Meyer acquired the building in 1899 for use as a drug store.

215 N. Main (Photo #3, 4th from left) ca. 1865 Greek Revival 2-story, 3-bay brick house-store with cast iron lintels on 2nd story windows; brick dentil cornice; single pedimented dormer. Built by Valentine Zerr, a shoemaker from Alsace, who purchased the 26-foot lot in 1864 for \$1250. In 1909 Zerr heirs began leasing the

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building to the Bell Telephone Co. (at \$40 per month); the company bought the property in 1928 and sold it in 1957.

221 N. Main (Photo #3, 5th from left) ca.1880 Italianate 2-story, 4-bay brick house-store with elaborated stone window surrounds on 2nd story and stone quoining; bracketed wood cornice; dormered mansard. Fully glazed storefront; doorway and interior stairs in south bay to upper stories. Built by Henry Pfeiffer (c.1830-1885), a confectioner from Braunschweig, Germany, whose family continued the business after Henry's death in 1885.

223-25 N. Main (Photo #3, 6th from left) ca. 1930 Craftsman/Art Deco 1-story, 2-bay yellow glazed brick store; shaped parapet with speckled glazed terra cotta coping and polychrome Art Deco center medallion; frosted glass transom above double storefront with recessed entrances. Occupied by Frank Ahmann News 1929-39.

231-33 N. Main Non-contributing building with 1979 facade covering historic building.

BLOCK 34 (Photo #4, #5)

301-07 N.Main (Photo #4 foreground) ca.1920 Craftsman 2-story, 7-bay commercial building. Cast iron storefront (Banner Cast Iron, St.Louis) with full-facade transom of leaded opalescent glass; 2nd story of speckled buff brick with green glazed brick accents and large windows featuring leaded transoms as in first story. Deep bracketed canopy above windows. Built by Steinbrinker Furniture Co.

311 N.Main (Photo #4, 2nd from left) 1880 Italianate 2-story, 5-bay commercial building and 2nd floor opera house seating 700. Ornamental cast iron storefront; tall 2nd story windows embellished with carved stone hoods; bracketed cornice; dormered mansard roof. Built by dry goods merchants John C. Mittelberger of Virginia (c.1817-1882) and son John N. Mittelberger, born in St. Charles. They purchased the 47 foot lot in 1873 for \$2350.

315 N. Main (Photo #4, 3rd from left) ca.1875-1880 Italianate/Second Empire 2-story, 4-bay brick house-store with dormered mansard; ca. 1925 textured yellow brick facade with soldier course brick lintels on 2nd story windows and north-bay door; glazed storefront with recessed primary entrance and north-bay door to interior stairs. Built as rental property by shoe

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manufacturer Adam Angert from Hesse Darmstadt who purchased the lot in 1864 for \$1000 and still owned it at his death in 1899. Robert Darnell, Photographer, occupied the second story in the 1890s.

319 N. Main (Photo #4, 4th from left) ca.1870 Italianate 2-story, 3-bay brick house-store; full-width glazed storefront with transom and deep recessed primary entrance; north-bay door to interior stairs; 2nd story segmentally arched windows with wood sills; corbelled brick cornice with shaped parapet featuring a center glazed roundel. Built by Johannpeter family, Prussian furniture makers and carpenters. Purchased by optician Dr. Westphal in 1898.

323 N. Main (Photo #4, 5th from left) ca.1870 Italianate 2-st., 3-bay brick house-store; storefront with recessed entrance; 2nd story segmentally arched windows; corbelled brick cornice; entry door to interior stairs in north bay. Part of the north half of Block 34 purchased in 1858 by prominent St. Louis attorney Britton A. Hill (1816-1888) who leased out lots, usually with a condition that lessee build on the lot. Sold to Bettie Miller in 1887.

329 N. Main (Photo #4, 5th from left) ca. 1895 Italianate 2-story, 3-bay brick house-store; first story storefront; door entry to interior stairs in south bay; interior of store features coved tin ceiling. Part of the Britton A. Hill tract (see 323 N. Main) which was sold in 1887 to Ida Davenport; owned by Bettie Miller in 1905.

331-35 N. Main (Photo #5, 3rd from right) Non-contributing 2-story, 6-bay double storefront with c. 1950 brick facing on primary facade. North (alley) elevation reveals historic old brick wall with segmentally arched windows. 1867 lease from Britton A. Hill to tailor Louis Eiserer stipulated that lessee construct a brick building; in the 1890s the Post Office was located in the south half of the building.

339-41 N. Main (Photo #5, 2nd from right) ca.1945 Craftsman/Moderne facade on a 2-story, 4-bay buff brick commercial and residential building with soldier course brick window lintels on 2nd story; stepped brick parapet; Occupied by Samuel Rosenblum Clothing Store from the 1930s into the 1980s. The building may date to an 1867 land lease from Britton A. Hill to James Allen carrying a stipulation to erect a brick building on the lot.

343 N. Main (Photo #5, foreground) 1863 2 story, 3-bay brick house-store; side-gabled roof with high, shaped-parapet on primary

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facade; cast iron storefront with fluted columns and ornamental capitals partially visible; 2nd story segmentally arched openings with center-bay door. Lot leased by Britton A. Hill to Frank F. Flohr in 1863 with the condition that Flohr erect a "good and substantial brick building" on the lot. Annual ground rent of \$112.50 for the first ten years of the 80 year lease. In 1863, Flohr insured his "2-story brick warehouse" for \$1000; in 1865, he sold his land lease and building to Ezra Overall for \$3000 who still owned it in 1885.

BLOCK 9 (Photo #6)

340 N. Main (Photo #6, 4th from right)) ca.1862-65 Italianate 2-story, 7-bay brick commercial building fronting about 51 feet on N. Main constructed as two buildings: the north half was acquired first by Henry Angert in 1862 and the hotel erected thereon known as the "Galt House"; Angert purchased the south half in 1865 where he constructed his grocery. First story boarded with partially visible cast iron front; segmentally arched 2nd story windows on primary and north elevations. (Counted as two contributing buildings)

334 N. Main (Photo #6, 3rd from right) ca. 1875 2-story, 4-bay brick house-store; glazed storefront; front gabled roof with parapet and loading door in gable peak; first story, south bay entry to interior stairs. Built by cigar manufacturer John B. Schutten, born in Hannover, who purchased the 30 ft.lot for \$1770 in 1874.

330 N. Main (Photo #3, 2nd from right) ca. 1890 2-story, 4-bay commercial building; cast iron store front; 2nd story stone lintel window heads; corbelled brick cornice with steep pediment/parapet above; north bay entry to interior stairs. Built by Hannoverian J.H. Bode, (publisher of the German newspaper, The St. Charles Demokrat), who purchased the 35-foot lot in 1889 for \$2000.

324 N. Main (Photo #2, foreground) Non-contributing 1-story commercial building with new facade sheathing historic ca. 1890 building.

308 N. Main ca.1900 2-story, 3-bay brick house-store; storefront with recessed entrance; 2nd story fenestration features large tripart center window under segmental arch flanked by narrow windows headed with jack arches; corbeled brick cornice under low shaped parapet with brickwork. Probably built by tobacco

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manufacturer S.H. Wright who acquired the lot from Alfred Stonebraker's estate in 1898 for \$2000; when property sold for \$9000 in 1900, tobacco manufacturer Robert B. Dula was the grantor and Charles Herboth of St. Louis, the grantee.

302 N. Main Non-contributing one story sheathed building.

300 N. Main (Photo #7, 7th from right) ca. 1905 Classical Revival 2-story, 3-bay brick house-store with cut-away corner entry supported by cast iron column; white terra cotta trim on 2nd story flat arches, cornice and coping on shaped parapet; north bay entry to interior stairs. Vinke Brothers Drug Store.

BLOCK 10 (Photos #7, #8)

228-30 N. Main (Photo #7, 6th from right) ca. 1870-75 Italianate 2-story, 4-bay brick house-store; wood-framed storefront; 2nd-story round-arched windows on primary and north (side) elevations; elaborate wood bracketed cornice on 3 elevations. The north half of the building was the home of the Union Savings Bank in the 1880s and 1890s; 1886 and 1893 Sanborn maps show the south half occupied as offices.

220-22 N. Main (Photo #7, 5th from right) 1906 Classical/Renaissance Revival style 2-story, 5-bay commercial building fronting about 66 feet on Main Street. Cast iron storefront by Union Iron Foundry (St. Louis) with leaded glass transom of ornamental pressed glass; ornamental galvanized iron employed for 2nd story window pediments and mullions, and for cornice; interior iron support columns. Built by William H. Rechtern for his clothing store (the "Red Store", located in the south 2 bays) and for lessee, the Bruns Machine Co. (hardware, stoves etc.) which occupied the north 3 bays. Known as the "Central Building" after the 1860s Central Flour Mill which previously occupied the site and provided the stone and brick arched foundations for the present 1906 building. The 2nd story of the south 2 bays housed fraternal lodges in the early 20th century including the Eagles and Improved Order of the Red Men.

218 N. Main (Photo #7, 4th from right) ca. 1920 Craftsman 1-story brick commercial building; textured red brick shaped parapet above glazed storefront with recessed entrance. Appears to be a new front on an older building: fluted cast iron columns are visible behind the present storefront.

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216 N. Main (Photo #7, 3rd from right) ca.1905 Classical Revival 2-story, 4-bay brick house-store; 2nd story flat arches; ornamental sheet metal cornice; separate north bay entry to interior stairs to 2nd floor; storefront altered so that principal entrance to first story is now through 212 N. Main. Built by Frank Bezenberger, agent for Pacific & American Express Co. whose offices were located here; he bought the property in 1904 for \$2300.

212 N. Main (Photo #7, 2nd from right) 1871 Greek Revival 2-story, 3-bay brick house-store; 2nd story windows feature shaped stone lintels and wood sills; dentilled brick cornice; paired parapeted chimneys on side-gabled roof; cast iron piers intact on remodeled storefront. Built by Hannoverian jeweler Ludwig Meyer who acquired the 22 ft. lot in 1866 for \$2500, and paid Prussian carpenters Haverkamp & Bro.(Frank and Adolf) \$3797 in 1871 for construction of the house. The house was the home of Meyer's daughter, Catherine Holtschneider, who inherited it in 1874 after her father's death. Her husband, Charles Holtschneider, was a Prussian cigar maker who advertised the opening of his new store in November 1871; the building was still owned by the family in the 1920s.

208 N. Main (Photo #7, foreground, & #8, 3rd from right) ca.1905 Revival style 1-story commercial building; fully glazed storefront with recessed entrance; deep ornamental sheet metal cornice supported by green glazed brick piers. Occupied by Schultze Plumbing in the early 20th century.

204 N. Main (Photo #8, 2nd from right) Non-contributing 2-story, 4-bay building with new (ca.1950) brick facade covering an historic building.

200 N. Main (Photo #8, foreground) ca.1905 Classical Revival 3-story, 3-bay house-store with speckled buff brick primary facade; 2nd and 3rd story windows with gauged brick flat arches and stone sill courses edged with egg and dart banding; corbeled brick cornice; glazed storefront framed by brick piers with stone bases and capitals. Appears to be a remodeling of a 2-story stone building owned by the Schneider (also Snyder) family into the early 20th century; Magdalena Schneider insured a "2-story rock house" in 1866 for \$2000, and Sanborn maps confirm; her husband Philip J. bought the lot in 1848. In 1899, ownership passed to son John Snyder (sheriff from 1884-1902). Union Savings Bank located here in the early 20th century.

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BLOCK 11 (Photos #9, #10, #11)

142 N. Main (Photo #9, 3rd from right) ca.1865 Greek Revival 2-story plus mansard, 3-bay brick house-store; first story glazed storefront; 2nd story windows on primary and north elevations feature cast iron sills and pedimented lintels; dormered mansard historic addition. Built by August Marten, a Prussian merchant, (partner in the St.Charles Woolen Factory at S. Main & Boonslick), who sold it in 1866 to Henry Hensiek, a grocer from Hannover. Marten served on the first Board of the St. Charles Mutual Fire Insurance Co., founded in 1860.

138 N. Main (Photo #9, 2nd from right) ca.1868 Greek Revival 2-story, 4-bay house-store; c. 1940 glazed storefront with recessed entry; separate door to interior stairway in north bay; interior iron support columns in first story room; 2nd story windows with cast iron lintels and sills; basement features ca. 5 1/2 foot high brick pier and arch support wall running the E-W length of the building. Built as investment property by Edward F. Gut, a Bavarian merchant who resided in adjacent Block 12 on S. Main, and purchased the lot in 1867 for \$2700. August Shahlberg, jeweler, rented the building in the 1880s and 90s, and bought it in 1906 for \$6000. In 1920, jeweler Milton Meyer (grandson of jeweler Ludwig Meyer (see 101 N. Main) purchased the property for \$6250.

132-34-36 N. Main (Photo #9, foreground) ca.1865 Greek Revival 2-story, 7-bay brick row house-stores with cast iron storefront and 2nd story cast iron window lintels and sills; brick dentil cornice; side-gabled roof with 2 dormers; interior vestibule and stairs to 2nd story at 134 door. Farmer George Becker (from Hesse Darmstadt) purchased the 51-foot lot on which the two-building row stands in 1863; in 1866 Becker insured his 2 brick buildings: the 2-story, 4-bay north building for \$2800 and the south 3-bay house (then only one-story) for \$1200; in 1869 he added a 2nd story to the south building. In 1876 Becker leased the north part to John & Anderson Wolf for their saloon; their 1880 lease (\$62 per month) also included the first floor of the south building, but the stairhall between the buildings was reserved for common use to tenants. Becker heirs owned the property until 1917. In 1924, the property was conveyed for \$10,000 to William Schulte who constructed a 1-story brick bowling alley at the rear of the building.

120-24 N. Main (Photo #10, 3rd from right) 1896 Revival style 2 1/2 story, 4-bay commercial building; fully glazed storefront with recessed entrance; storefront transom boarded; curved brick end-

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piers on stone bases feature "1896" date-stone and stone capitals; deep brickwork cornice (partially boarded) embellished with ornamental pressed brick; brick trim above 2nd story windows. Built by Theodore Klinger, son of Wurtemberg miller George Klinger whose mid-19th century flour mill previously stood on the same lot. Occupied by Ringe-Barklage Hardware Co.

118 N. Main (Photo #10, 2nd from right) Non-contributing 2-story, 2-bay brick building with ca.1950 brick facade covering parapeted front of an historic building; exposed original 19th century north (alley) elevation with segmentally arched windows and tall chimneys.

114-16 N. Main (Photo #10, foreground) ca. 1940 Craftsman style 1-story commercial building with shaped brick parapet of variegated buff/yellow glazed brick; horizontal band of variegated brown/ochre glazed brick. Entrance bays at north and south ends of wood-framed storefront.

104 N. Main (Photo #11, 2nd from right) 1946 Moderne 2-story, 4-bay brick building which filled in part of the lumber yard lot formerly occupied by the Hackmann Lumber Co. Known as the Denwol Building which was occupied as a drugstore and radio shop on the first story and housed doctors' offices on the second. Minor 1979 additions of applied wood Classical detailing on the facade.

100 N. Main (Photo #11, right foreground) 1911 Classical Revival 2-story brick First National Bank building designed by prominent St. Louis architect Albert B. Groves; primary entrance marked by 2-story fluted cast stone columns; classically detailed entrance and spandrel above; original cornice partially removed; north section features entrance with simple stone entablature and Craftsman brick patterning on spandrel between 1st and 2nd stories.

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The St. Charles Historic District Boundary Increase #3 is eligible for listing in the National Register under Criterion C and is significant in the following are: ARCHITECTURE: Constructed between ca.1855 and 1946, the buildings are good representative examples of the major national styles popular in Missouri during the 19th and early 20th centuries, including Greek Revival, Italianate, Second Empire, 19th/20th Century Revival Styles, Craftsman, and Art Deco/Moderne. District buildings are unified by similar set-backs, size, scale and proportion, and are distinguished by the quality of their local brick masonry construction and fine craftsmanship exhibited in ornamental brick, stone, terra cotta, cast iron, sheet metal and wood. Buildings within Boundary Increase #3 make strong contributions to the tout ensemble of the St.Charles Historic District and are worthy complements to many contemporary buildings in that district.

BACKGROUND:

North and South Main Street early developed as St.Charles' primary commercial and institutional center, beginning with an 18th century French trading post and Catholic church. It was here that Americans who flooded into St. Charles during the first two decades of the 19th century mainly settled and made their strongest commercial imprint on the old French village. Between 1821 and 1826, Missouri's first state capitol was located in the building at 208-14 South Main; by the mid-19th century, a county courthouse had been erected on the site of the present-day Post Office Building at 119 South Main, along with a Masonic Lodge at 122 S.Main and a City Market at 101 S. Main. German immigration to St. Charles during the 1840s and 50s dramatically swelled the population, stimulating commerce and creating a building boon. Although by the mid-19th century blocks north of Jefferson were not as densely populated and built-up as those further south along the street, brisk building activity in the post-Civil War era brought larger, more impressive buildings and shifted the center of commerce north of Jefferson. Not uncommonly merchants who were located on South Main looked northward where they speculatively built, bought land, or sometimes moved to blocks north of Jefferson.

ARCHITECTURE

Similar to numerous buildings in the St.Charles Historic District, several in Boundary Increase #3 (Photos #1, #9) are typical of Missouri vernacular Greek Revival featuring dormered side-gabled roofs, simple brick dentil or wood cornices, flat or shaped stone window lintels (sometimes executed in cast iron), and storefronts frequently framed in cast iron. Introduced in the late 1850s, Greek

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Revival satisfied the tastes of merchants for some time. For example, in 1860, Hannoverian jeweler Ludwig Meyer replaced his first ca.1838 1-story frame building with a new stone-linteled Greek Revival house-store at 101 N. Main (Photo # 1, first left); in 1874 Meyer filled in the north half of his lot with a matching 2-story house-store (Photo #1, 2nd from left) constructed by Prussian carpenters Frank and Adolf Haverkamp who, in 1871, had erected a similar building for Meyer at 212 N. Main. (Meyer's son, Augustus, constructed another example on the south west corner of South Main and Madison Streets.) The Meyer buildings also illustrate a common 2nd story facade feature of a center-bay door which historic photos reveal originally opened to a deep frame porch, later replaced by cast iron balconies.

Concurrent with Greek Revival, the newer Italianate mode began to appear in the post-Civil war years. Several buildings within Boundary Increase #3 exhibit hallmarks of the Italianate style (such as bracketed cornices of wood or corbeled brick, and round or segmentally arched windows) which are characteristic of commercial buildings statewide in the last quarter of the 19th century. The 1867 Oberkoetter Building at 201 N. Main (Photo #3, left foreground) is an impressive early example, but typical features are also found in the more modest ca.1880 Democrat Building at 213 N. Main (Photo # 3, 3rd from left). The 1880 Opera House (Photo #4, 2nd from left) is perhaps the most enriched example with an ornamental cast iron storefront, carved stone window hoods and elaborate cornice. A few Italianate buildings such as 221 N. Main (Photo #3, 5th from left) exhibit a Second Empire mansard roof; some mansards, however, are additions to earlier buildings (Photo #9, 3rd from right), and were probably constructed following extensive tornado damage to N. Main Street buildings in 1876.

Shaped parapets rising above flat or side-gabled roofs are prominent facade features characteristic of latter 19th century 2-story commercial buildings (Photos #5, #6) as well as early 20th century 1-story storefronts (Photo #7) which otherwise may have few style traits. Sometimes, as in 320 N. Main (Photo #6, 2nd from right) Revival style detailing accents the design.

Classical Revival became the most popular of the Revival styles on Main Street during the late 19th and early 20th centuries. The style was favored for institutional buildings such as the 1908 Post Office and the 1911 sheriff's house located in Boundary Increase #2, and the 1911 First National Bank Building in Boundary Increase

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#3 (Photo #11, right foreground). Variants of Classical Revival, however, were also employed for commercial buildings such as the ca.1905 facade of the house-store at 200 N. Main (later Union Savings Bank) (Photo #8, foreground) and the 1906 Central Building at 220-22 N. Main (Photo #7, 5th from right) featuring pedimented windows.

By the second decade of the 20th century, the Craftsman style was the most fashionable commercial image on Main Street. The Steinbrinker Furniture Co. Building at 305-09 N. Main (Photo #4, foreground) is a particularly fine example of the style featuring opalescent glass transoms, decorative brickwork and a deep bracketed canopy. More modest but typical 1-story examples are found at 147-49 N. Main (Photo #2) with a tile canopy/roof, and 218 N. Main (Photo #7, 5th from right) with its shaped parapet. During the 1930s and 1940s the Craftsman style evolved and fused with Art Deco/Moderne features such as are found at 225 N. Main with its Deco polychrome terra cotta medallion ornament, or at 114-16 N. Main (Photo #10, right foreground), a streamlined glazed brick storefront with horizontal brick banding.

The blocks along N. Main continued to develop as the primary retail center of commerce in the post-World War II era, warranting new construction and renovation of older buildings. The opening in 1946 of the 2-story brick Denwol Building at 104 N. Main (Photo #11, 2nd from right) brought the first major new construction on Main Street; its smooth modernistic wall surfaces became a model for the refacing of historic old brick buildings on N. Main such as 118 (Photo #10, 2nd from right, designated non-contributing.)

By 1960, Main Street prosperity was in decline as competition increased from new shopping centers (with acres of parking) located on the outskirts of the city. Urban Renewal plans were under serious discussion by the end of the 1960s. In 1972, approval of a federal grant financed construction of a four-block pedestrian mall between Madison and Adams Streets despite strong objections from merchants who predicted that the mall would kill already diminishing business. Completed in 1979, the mall construction included kiosks, fountains, and a playground along with trees and park benches. Also recommended on a voluntary basis was the facelifting of historic buildings to fit what James H. Quackenbush, Director of the Land Clearance for Redevelopment Authority, identified as the new "image of the mall", a uniform turn-of-the-century styling. An early response to the proposed "historic" new

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look came from owners of the Denwol Building who, in 1979, added minor touches of wood Classical detailing to their 1946 building so that the "newest building on the block [would] look like one of the oldest."

Scarcely more than eight years after the mall opened, one-fourth of the storefronts were reported vacant. Surviving but distressed merchants petitioned City Hall in 1987 to reopen North Main Street following the successful example of the reopening of the 100 block of South Main in 1985. Deconstruction began in 1991. As rapidly as the closure of the streets stifled commerce, the opening of the mall streets revitalized business, attracting new merchants, offices, and on-going rehabilitation of historic buildings.

9. Major Bibliographical References

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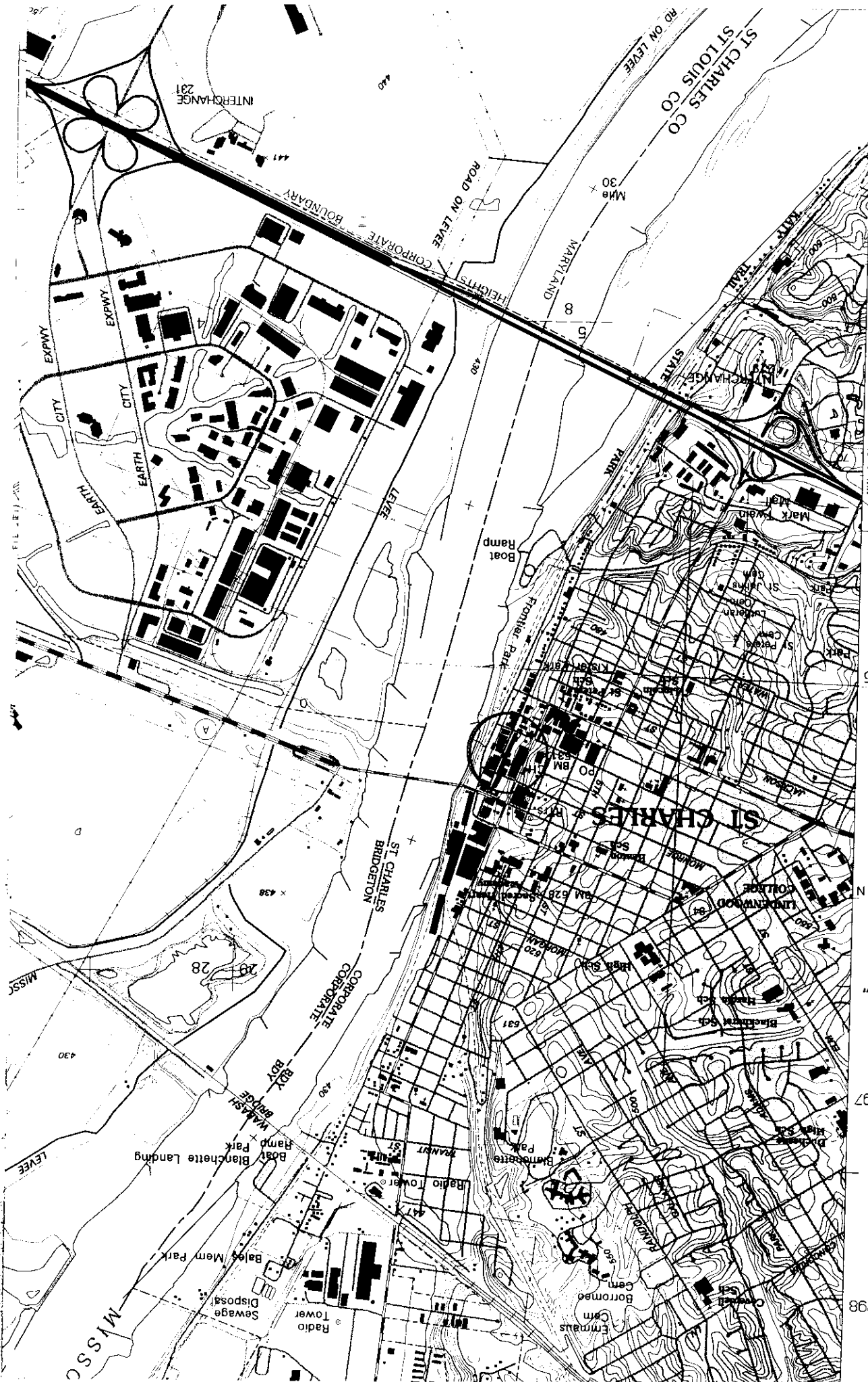
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U. S. Federal Census 1850, 1860, 1870, 1880.

10. Geographical Data

Verbal Boundary Description: Beginning at the northeast corner of the intersection of the rights-of-way of Riverside Drive and Jefferson Street, proceed west along the north right-of-way of Jefferson Street, across North Main Street, to the rear property line of 101 North Main Street; then proceed north along the rear property lines of 101-107 North Main Street, following the property line of 107 North Main Street to the east line of the alley which runs north between North Main Street and Second Street; then proceed north along the east line of the alley, crossing Washington Street and Monroe Street, to the intersection of the alley and the south right-of-way of Adams Street; then proceed east along the south right-of-way of Adams Street, crossing North Main Street, to the intersection of the south right-of-way of Adams Street with the west right-of-way of Riverside Drive; then proceed south along the west right-of-way of Riverside Drive, across Monroe Street and continue along the rear property lines of 230-200 North Main Street and across Washington Street; then proceed east along the south right-of-way of Washington Street to the intersection of the south right-of-way of Washington Street and the west right-of-way of Riverside Drive; then proceed south along the west right-of-way of Riverside Drive to the point of beginning.

Boundary Justification: Boundaries were determined on the south by the north boundary of the St. Charles Historic District; on the north and west by a decline in contributing resources; and on the east by vacant land. The boundary includes the three block section of North Main Street which had been converted to a pedestrian mall in 1979. The pedestrian mall, which included kiosks, fountains, a playground, benches, and trees, represented a substantial loss of integrity to the affected commercial area; design, setting, and association were particularly compromised. Beginning in 1991, the mall was removed from this section of North Main Street, which again assumed its historic appearance and its compatibility with the remainder of the historic district.



ST. CHARLES HISTORIC DISTRICT (BOUNDARY INCREASE III)
 ST. CHARLES COUNTY, MO
 15/718840/4295420

28° 45' 00" N
 4292
 4293
 1 46 N
 0' FALLON 11 MI.
 ST. PETERS 7 MI.
 FEET
 1 070 000
 4295
 1 47 N
 47' 30"
 4297
 4298

S.T. CHARLES HISTORIC DISTRICT - BOUNDARY INCREASE # 3

SECOND STREET

ADAMS STREET

MONROE STREET

WASHINGTON STREET

JEFFERSON STREET

N. MAIN STREET

DRIVE

RIVERSIDE

County Courts Building *

Saint Charles City Hall *

1863
c. 1945
*
c. 1895
c. 1870
c. 1870
c. 1875
OPERA HOUSE
c. 1880
c. 1920

c. 1862
GALE HOTEL
c. 1865
c. 1875
c. 1890
*
c. 1900
*
c. 1905

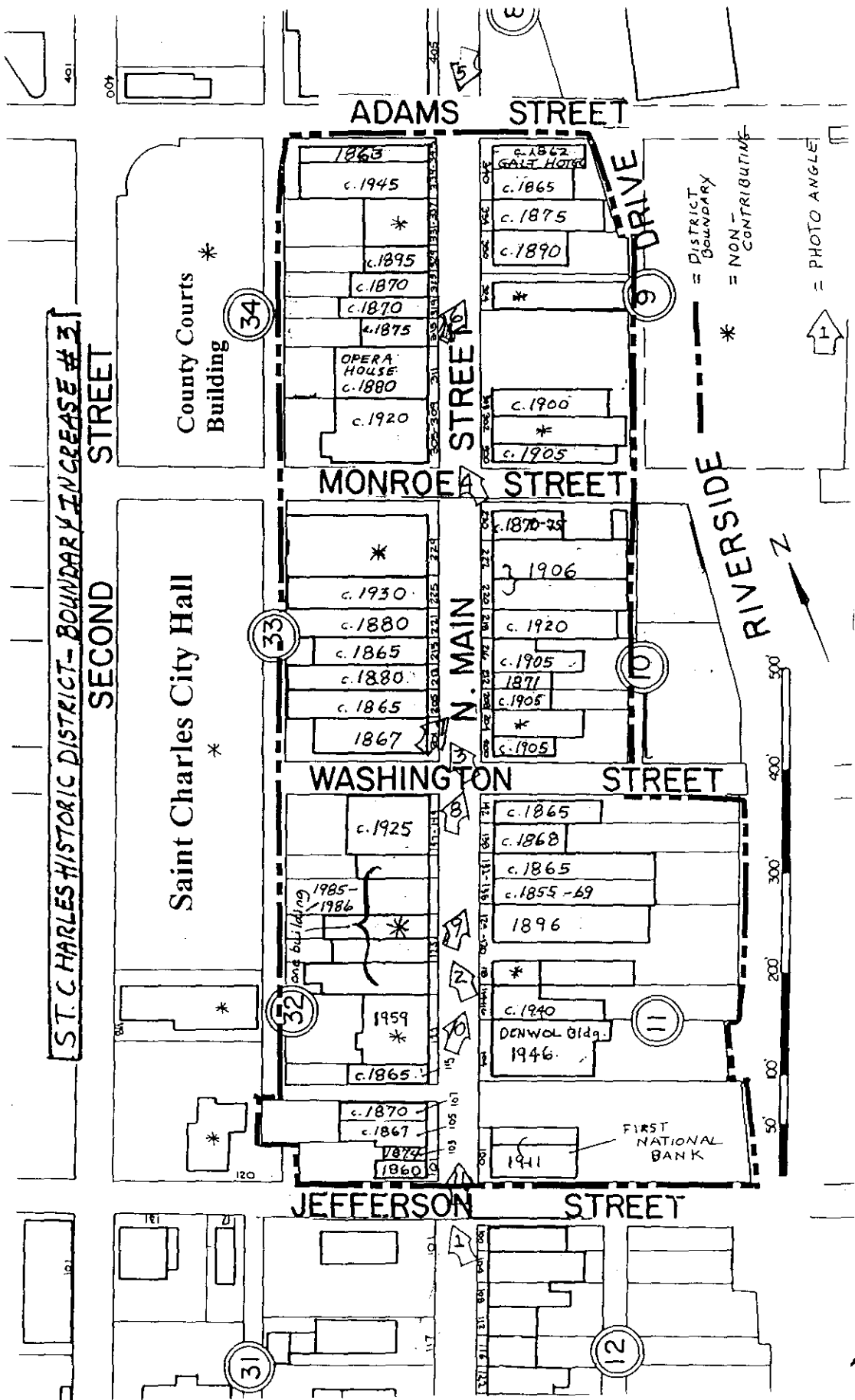
*
c. 1930
c. 1880
c. 1865
c. 1880
c. 1865
1867

c. 1870-23
1906
c. 1920
c. 1905
1871
c. 1905
*
c. 1905

c. 1925
1985-1986
*
1959
*
c. 1865
c. 1870
c. 1867
1877
1860

c. 1865
c. 1868
c. 1865
c. 1855-69
1896
*
c. 1940
DENWOL Bldg.
1946
1941
FIRST NATIONAL BANK

= DISTRICT BOUNDARY
* = NON-CONTRIBUTING
= PHOTO ANGLE



① Streetscape, westside 100 Block N. MAIN
ST. CHARLES Historic District (Bd Incr. #3)

② ST. CHARLES, MO

③ MARY STIRITZ

④ May 1996

⑤ City Hall, St. Charles, MO

⑥ camera facing Northwest

⑦ # 1



- ① Streetscape, west side N. MAIN (125, left foreground)
- ② St. Charles, MO
- ③ MARY Stiritz
- ④ May 1996
- ⑤ City Hall, St. Charles, MO
- ⑥ camera facing northwest
- ⑦ #2



- ① Streetscape, 200 BLK N. MAIN (west side)
- ② St Charles, MO
- ③ MARY Stiritz
- ④ MAY 1996
- ⑤ City Hall, St. Charles, MO
- ⑥ CAMERA facing Northwest
- ⑦ #3



① Streetscape, west side N. MAIN
305-09 left foreground
St. Charles Historic Distr. (Bd. Incr. #3)

② St Charles, MO

③ MARY STIRITZ

④ MAY 1996

⑤ City Hall, St. Charles, MO

⑥ camera facing northwest

⑦ #9



① Streetscape, westside 300 BLK. N. MAIN
from the corner of ADAMS ST.
ST. CHARLES Historic Distr. (Bd. Incr. #3)

② St Charles, MO

③ MARY STIRITZ

④ MAY 1996

⑤ City Hall, St. Charles, MO

⑥ camera facing southwest

⑦ #5



- ① streetscape, eastside 300 BLK. N. MAIN
St. Charles Hist. Distr. (Bd. INCR. # 3)
- ② St. Charles, MO
- ③ MARY Stivitz
- ④ MAY 1996
- ⑤ City Hall, St. Charles, MO
- ⑥ CAMERA facing northeast
- ⑦ #6



- ① Streetscape eastside 200 BLK. N. MAIN
208, right foregrd
St. Charles Historic Distr. (Bd. Incr. #3)
- ② St. Charles, MO
- ③ Mary Stiritz
- ④ May 1996
- ⑤ City Hall, St. Charles, MO
- ⑥ Camera facing northeast
- ⑦ #7



- ① Streetscape, eastside 200 Bk. N. MAIN
(200, right foreground)
St. Charles Historic Distr. (Bd. Incr. #3)
- ② St. Charles, MO
- ③ MARY STIRITZ
- ④ MAY 1996
- ⑤ City Hall, St. Charles, MO
- ⑥ camera facing northeast
- ⑦ #8



- ① Streetscape, eastside 100 BLK N. MAIN
132-36 foregrd
ST. CHARLES Historic Distr. (Bd. INCR. #3)
- ② St. Charles, MO
- ③ MARY STIRITZ
- ④ MAY 1996
- ⑤ City Hall, St Charles, MO
- ⑥ camera facing Northeast
- ⑦ #9



① Streetscape, east side 100 BLK N. MAIN
St. Charles Historic Distr. (Bd. Incr. #3)

② St. Charles, MO

③ ANARY STIRITZ

④ MAY 1996

⑤ City Hall, St. Charles, MO

⑥ Camera facing North east

⑦ # 10



- ① Streetscape from the corner of
Jefferson & N. MAIN
St. Charles Historic Distr. (Bd. Incr. #3)
- ② St. Charles, MO
- ③ MARY Stilitz
- ④ May 1996
- ⑤ City Hall, St. Charles, MO
- ⑥ Camera facing North
- ⑦ #11

