

**ARCHITECTURAL/HISTORICAL SURVEY  
OF THE  
MID-TOWN & COMMONS NEIGHBORHOODS  
SAINT CHARLES, MISSOURI**

**FINAL REPORT**

**For the Fiscal Year 2010 Historic Preservation Fund Grant**

**Project Number 29-10-21932-025**

**Submitted to the**

**SAINT CHARLES LANDMARKS BOARD**

City of Saint Charles

200 N. Second Street

SAINT CHARLES, MISSOURI 63301

**Prepared by**

**KAREN BODE BAXTER AND RUTH KEENOY**

**Karen Bode Baxter, Preservation Specialist**

**5811 Delor Street**

**Saint Louis, Missouri 63109**

**(314) 353-0593**

**August 31, 2011**

This project has been funded with the assistance of a matching grant-in-aid from the State of Missouri, Department of Natural Resources, State Historic Preservation Office, P.O. Box 176, Jefferson City, Missouri 65102, as the authorized representative of the United States Department of the Interior, National Park Service.

The opinions expressed herein are not necessarily those of the State Historic Preservation Office of Missouri.



# TABLE OF CONTENTS

<b>I.</b>	<b>BACKGROUND</b>	
A.	RATIONALE BEHIND HISTORIC PRESERVATION PLANNING ACTIVITIES	v
B.	IMPACT OF PRESERVATION ACTIVITY	vi
C.	PARTICIPATION IN THE PROJECT	viii
<b>II.</b>	<b>SCOPE OF THE CURRENT SURVEY PROJECT</b>	
A.	SURVEY AREA	1
B.	OBJECTIVES	3
C.	METHODOLOGY	5
<b>III.</b>	<b>SURVEY RESULTS</b>	
A.	ANALYSIS TECHNIQUES	9
B.	INDIVIDUAL ELIGIBILITY	10
C.	HISTORIC DISTRICT POTENTIAL	17
D.	HISTORIC CONTEXT FOR THE MID-TOWN AND COMMONS NEIGHBORHOOD	42
<b>IV.</b>	<b>RECOMMENDATIONS</b>	
A.	PUBLIC EDUCATION	61
B.	ADDITIONAL SURVEY AND NOMINATION TO THE NATIONAL REGISTER	63
C.	OTHER SUGGESTED PROJECTS	63
<b>V.</b>	<b>SELECTED BIBLIOGRAPHY</b>	65
<b>VI.</b>	<b>APPENDICES</b>	<b>FOLLOWING 70</b>
A.	MASTER LIST OF ALL BUILDINGS WITH STATUS IN POTENTIAL DISTRICT	
B.	LIST OF ALL BUILDINGS BY ARCHITECTURAL STYLE	
C.	LIST OF ALL BUILDINGS BY DATE OF CONSTRUCTION	
<b>TABLES</b>		
	BUILDINGS WITH IDENTIFIED ARCHITECTS/DESIGNERS AND BUILDERS	18
	BUILDING STYLISTIC INFLUENCES	19
	PERIODS OF CONSTRUCTION	39
	NUMBER OF RESOURCES IN THE HISTORIC DISTRICT	41
<b>MAPS</b>		
	PROPOSED PHASES: HISTORIC/ARCHITECTURAL SURVEY OF THE SAINT CHARLES MID-TOWN AND COMMON NEIGHBORHOODS	xi
	PHASE 1: HISTORIC/ARCHITECTURAL SURVEY OF THE SAINT CHARLES MID-TOWN AND COMMON NEIGHBORHOODS	15
	1869 BIRD’S EYE VIEW MAP WITH SURVEY AREA OUTLINED	49



## **BACKGROUND**

### **A. RATIONALE BEHIND HISTORIC PRESERVATION PLANNING ACTIVITIES**

The historic preservation movement has changed immensely during the last fifty years. At both the state and national level, attitudes have evolved to recognize both the importance of outstanding buildings as well as more commonplace designs in the development of the visual landscape that makes each community unique. While the National Register of Historic Places used to be viewed as a roster of a few notable buildings, now it is often viewed as an important planning tool designed to help local city officials identify historic resources so that community planning can incorporate the preservation of these resources into the future of the community. At one time, the focus was on individual sites, but now many communities recognize the importance of identifying entire historic districts with numerous resources, some more notable than others, but each dependent upon the others to provide the historic environment and the sense of place that a lone building cannot provide.

Across the nation and across Missouri, community after community has recognized both the tangible economic benefits and the less tangible emotional benefits of historic preservation. Neighborhoods ranging from the large houses of the local elite to the row of working class cottages have found that historic preservation activities can encourage revitalization of deteriorated building stock, preserve or even revive neighborhoods, improve pride of place, decrease crime, and maintain or even increase property values. Many commercial districts have experienced similar benefits and have enjoyed the additional economic benefits of historic preservation, promoting their historic buildings and districts to draw customers and tourists into their businesses. Historic properties in Missouri have available historic tax credits that help recoup up to 25 percent of the cost of making substantial renovations to historic buildings, including private residences. When combined with federal credits, commercial rehabilitation projects can recoup up to 45 percent of that cost, making it feasible to reinvest in these older buildings.

While thirty years ago, historic preservation was more often viewed as the effort of just a few, today it is popularly recognized as a part of the newest major growth area in our nation's economy--the restoration and recycling business sector. Smart investors are looking to restoration/rehabilitation as a means of saving natural resources as well as a means of making money. No longer is progress equated only with demolition and new construction. New construction is most frequently relegated to the far perimeter of metropolitan areas, often beyond easy commuting distances, and requires significant investment of resources, both in terms of building materials and in creating the infrastructure to support these new buildings (roads, utilities, schools, etc.). Renovating old buildings and adapting them to meet modern standards and uses has become an important means of recycling and maintaining our existing building stock (which saves natural resources), rather than allowing these buildings and their neighborhoods to deteriorate and go to waste. Demolition of local historic buildings is now viewed as a waste of resources as well as a loss for future generations.

No longer do people assume that historic buildings are only found in other places, such as Charleston, Williamsburg, or San Francisco, and local citizens are beginning to recognize that their own community has a physical historical legacy of which they can be equally proud. Increasing numbers prefer to live in older homes; they appreciate the unique architectural features and quality craftsmanship found in older buildings; and they recognize the value of maintaining historic neighborhoods. Historic business districts, especially when coupled with surrounding historic neighborhoods, create an ambiance that attracts additional visitors to the community as well as additional revenue to local businesses. School children are

learning about their own local history by visiting historic buildings and participating in other projects organized by local preservationists.

Neighborhoods have found that the designation of historic districts can serve as an important tool in their community's arsenal of defense against inroads from neighboring blighted areas, to help maintain and enhance property values, and as an incentive to help enhance the quality of life in their community. Recognition as a historic district serves as a marketing tool to attract property owners who appreciate historic buildings and as a signal to potential investors that the neighborhood is committed to its continued viability. Historic designation increases the awareness of the architectural qualities and historic value of properties and enhances the pride of local residents and property owners, encouraging better maintenance of the building stock. In turn, this frequently leads to a greater sense of community pride and involvement by property owners and residents.

Historic district designation also increases the regional awareness of the qualities and character of the neighborhood and the entire community. Previously the historic properties might have been ignored or mistakenly lumped into the image of surrounding blighted areas. Historic designation helps to improve the image of the neighborhood with surrounding businesses, institutions, and governmental agencies that may be planning activities in the area. Businesses and institutions consider quality of life in making decisions about expansion or location, and historic districts are frequently viewed as an asset in these decisions. Governmental agencies recognize the importance of historic districts and try to consider the impact of proposed activities or changes to the infrastructure (such as road construction, location of governmental services, etc.) on historic resources. Both state and federal government agencies use historic designation as a means of prioritizing eligibility for certain programs (especially in the eligibility for financial incentives for renovating buildings). This recognition may attract new businesses or services to the area, encourage reinvestment in the neighborhood and surrounding area, and help maintain the local job base, as well as help protect the neighborhood from institutional apathy or misconceptions that could threaten the continued viability of the district. Tourists to major historic attractions form their first impressions of their visit by the historic neighborhoods surrounding the attraction and designated historic districts and their subsequent preservation efforts near major attractions often enhance the visitor's experience and expand the local economic benefits of tourism.

## **B. IMPACT OF PRESERVATION ACTIVITY**

Saint Charles has a deep commitment to preserving its historical legacy, which dates back to the earliest exploration and settlement west of the Mississippi River and encompasses major events in our state's and nation's development. The community's preservation activities began a half century ago, in the early 1960s, with the fledgling efforts to save the building that housed the first state capitol for Missouri and subsequent efforts to save the buildings that formed the core of Saint Charles' original commercial district along Main Street. The creation of special zoning and an architectural review board helped ensure that work on historic buildings in the oldest section of Saint Charles focused on the preservation of these resources. At the same time, work began in gathering the history of the community and researching the history of most significant and oldest historic buildings, primarily in the blocks along the riverfront, especially Main Street. Within a decade, these early efforts had already met with major success—funding and state maintenance and interpretation of the First State Capitol of Missouri had been secured, along with its listing in the National Register of Historic Places. By 1970, the first portion of the Main Street Historic District was listed in the National Register of Historic Places. Since then, four additional sections of Main Street have been added to the National Register along with four houses and the entire Frenchtown neighborhood, as well as several of the community's significant institutional buildings (the Old City Hall, Lindenwood Hall, the Saint Charles Odd Fellows Hall and the African Church). During the 1970s, the community began making great strides in the preservation and restoration of its Main Street buildings (the website [preservationjournal.org](http://preservationjournal.org) is meticulously compiling the history of this preservation activity building by building).

By the 1990s, the historic character of the downtown as well as the adjacent residential neighborhood became the foundation of its major tourism and convention industry. In 1998 the zoning ordinance was rewritten with a focus on the preservation and recognition of the historic districts and in 1999, the city became a Certified Local Government, accepting the responsibilities to continue to engage in preservation planning activities. The 2002 Comprehensive Plan's vision statement reinforced this effort "to preserve and enhance our rich architectural heritage." In 2008, Saint Charles was honored as the host site for the annual Missouri Statewide Historic Preservation Conference, which showcased its half-century of preservation progress; and Saint Charles was recognized nationally as a "Preserve America City." These efforts greatly enhanced the quality of life in Saint Charles and transformed Saint Charles' future, making it a major tourist destination in Missouri, one based upon its heritage and built environment.

Having said this, and recognizing the leadership of Saint Charles in Missouri's historic preservation efforts, until recently the focus of local preservation has not extended beyond the original focus, the oldest portions of Saint Charles in the blocks paralleling the riverfront. The building legacy in Saint Charles does not terminate with Second Street or with those buildings constructed in the nineteenth century, because the community continued to grow and develop its built environment throughout the twentieth century as well. The city's consistent prosperity has resulted in an extensive historic building stock, especially of residences built well into the twentieth century (prior to 1960). Ironically, new buildings constructed in Saint Charles at the time that its preservation movement was in its infancy are now potentially eligible for listing in the National Register of Historic Places. The building stock of the first half of the twentieth century also provides important insights into the historical development and architectural heritage of Saint Charles.

In fact, the continued economic vitality and development of Saint Charles has created pressure on this historic legacy, especially in the neighborhoods directly west of the areas already recognized as historic districts since these are older neighborhoods, close to the governmental center of the community where there is a great deal of pressure to demolish smaller and antiquated buildings for new commercial facilities and additional parking areas. With continuing pressure for development, Saint Charles' leaders realized that preserving their community's physical assets is an important component in maintaining quality of life. It is one of the reasons that they have initiated systematic preservation planning activities of the older residential neighborhoods.

Saint Charles is positioned to benefit from historic preservation activities in the Mid-Town and Commons neighborhoods, which will serve to enhance the image of the entire community. Positioned as the entrance from the highways into the historic downtown, the survey area has faced some serious decline, demolition and deterioration (and subsequent redevelopment pressure), which affects the community's image with tourists as well as prospective residents, businesses, government agencies, and the general public. For many, this is the first impression of Saint Charles when they are traveling to visit the historic Main Street, to participate in the many events along the riverfront, or to utilize the county and city government offices. This is seen as the historic heart of a community which has grown into one of the St. Louis region's largest suburbs. The recognition of the historic architecture and character of Saint Charles focuses attention on this community, especially its historic business district and its historic neighborhoods, which help distinguish it from neighboring suburbs, most of which do not have these historic assets.

For a number of reasons, the City of Saint Charles selected the Mid-Town and Commons neighborhoods as its next objective in providing a systematic survey and historic district designation for all of the historic neighborhoods in their community. Not only is this one of the most visible neighborhoods, it is also one of the older residential areas in the community, outside of those already listed in the National Register and it had already been partially surveyed in 1988. The city realizes that the impact on the community's image and potential development will best be served by getting the analysis of historic significance as quickly as possible, even if that means that the actual National Register designations are delayed while completing the survey on the entire neighborhood. This new survey also provides an important addition to the Missouri Cultural Resources Inventory at the State Historic Preservation Office and it will have a very positive impact on local historic preservation efforts, including the city's efforts to further their preservation planning and review compliance, while ultimately leading to a historic district designation.

This project forms the first step in a four-prong survey that will lead to the preparation of a nomination of a historic district as well as provide a careful evaluation that will also help the Landmarks Board further encourage preservation planning in the neighborhoods by identifying which properties are considered key structures for potential nomination and preservation, as well as each structure's contribution to potential district(s). The inventory of buildings logs important property data, describes architectural features, notes specific building histories, and assesses each structure's architectural and historical merits as well as contribution to a potential district. By recording information on properties of questionable historic integrity, it is hoped that the inventory will encourage historic rehabilitation projects which will enhance the appearance of the neighborhood and potentially strengthen the historic district designation. The project has already started to help the Landmarks Board in its efforts to increase the community's appreciation of its more recent history as well as enhance local efforts to preserve the physical legacy of their past for the future.

While preservation activities and even designation as a historic district do not always result in positive economic benefits, Saint Charles will be more likely to benefit because most of its current problems stem from misperceptions about the neighborhoods or lack of tools to encourage homeowners in their efforts to maintain the quality of the housing stock. It already has many of the assets that most communities are actively pursuing: community pride, good employment opportunities, transportation connections, quality building stock, well maintained infrastructure, concerned and committed public officials, and quality of life. In addition, the historic tax credits currently available in Missouri will provide their homeowners and landlords (upon completion of the proposed historic district nomination) a very attractive incentive to encourage major upgrades and improvements to the older building stock. The Missouri Historic Tax Credit program has already enhanced property values drastically in other historic neighborhoods in the metropolitan area and in the Saint Charles Main Street Historic District; it led to a construction boom that has visually and physically improved many homes and entire neighborhoods throughout the region. While not every improvement project will qualify for this program, those that do are often the buildings in the most need of maintenance, which serves to improve the whole neighborhood and to encourage other improvement projects. Historic preservation activities, especially a historic district designation, should help publicize their merits, improve property values and, in turn, increase the attraction of the neighborhood and the entire community to current and future residents as well as tourists visiting this historic town.

### **C. PARTICIPATION IN THE PROJECT**

Saint Charles has a long legacy of preservation planning activities, but most of these occurred prior to 1996 when the last major boundary increase to the Saint Charles [Main Street] Historic District was completed, but recent recognition of the community's successful preservation efforts and the new staff in the City's planning department encouraged the Saint Charles Landmarks Board to successfully apply for a matching grant from the Historic Preservation Fund to initiate a multi-phased project to initiate a survey of a major section of the community's historic residential area, the neighborhoods known as Mid-Town and the Commons, with the intention to develop a large historic district nomination at the end of this multi-year survey process. To make this both manageable and financially feasible, the project was divided into four separate surveys, of which the current survey constitutes Phase 1. Also, city staff committed significant time to participate in the survey activities, to supplement the work of the paid historic preservation consultant.

Once notified that Saint Charles would receive the Historic Preservation Fund grant in 2010, the City solicited proposals from professionals who met the Secretary of the Interior's requirements and who were listed on the State's consultant list as qualified in history or architectural history. After careful consideration, the Saint Charles Landmarks Board selected Karen Bode Baxter to serve as the consultant on this project. She meets the Secretary of the Interior's Professional Qualifications for both historian and architectural historian, an asset for this current project. She has almost 30 years of experience with historic surveys and National Register of Historic Places nominations, having successfully prepared more than 80 National Register nominations, including 16 district nominations in Missouri, Iowa, and Oklahoma. She had recently completed surveys for two north St. Louis County suburbs, Pasadena Hills and Ferguson.



Baxter also has had nearly 20 years of experience working with volunteers and community leaders, training them to conduct survey activities. She has worked extensively with property owners, especially in St. Louis, in their efforts to complete historic rehabilitation projects, both on houses and large scale commercial projects, providing technical advice on rehabilitation techniques, working with them to get the properties listed in the National Register, and assisting them with applications for historic tax credits. Two other professional historians assisted Baxter on this project: Tim Maloney, an historian and lawyer, has worked for Baxter on surveys, nominations and historic tax credit applications since 1998. Ruth Keenoy also meets the Secretary of the Interior's Professional Qualifications as an historian with more than 15 years of experience, including partnering with Baxter on several nominations and MPDF submissions, including recent projects for Ferguson. Since Keenoy is now employed by Landmarks Association of St. Louis, Baxter subcontracted with that organization for Keenoy's services on the Saint Charles survey project.

Recognizing the difficulty in gathering adequate volunteers to assist with fieldwork for the survey, the grant was written with the idea that city staff would provide the additional resources needed in conjunction with the professional consultant, Karen Bode Baxter and her associates. As a result, for the current survey, Brenda Rubach, the new city planner assigned to the Saint Charles Landmarks Board, was designated to not only supervise the grant project, but also to provide much of the groundwork for the survey. She completed (and labeled) the building and streetscape photography, undertook the visual inspections of each building to identify its physical features, gathered ownership information from county records, and reviewed historic maps (and the assessor's records) to determine the probable date of construction of each building. She also entered this data into the Missouri Architectural/Historic Inventory forms with the ACCESS database. Chuck Lovelace, another city staff member, prepared the maps of the survey area and Anne Burch Freand took the responsibility of owner notification. City staff also provided the names and contact information for each of the property owners and was responsible for the final compilation, duplication and distribution of the project report and inventory forms.

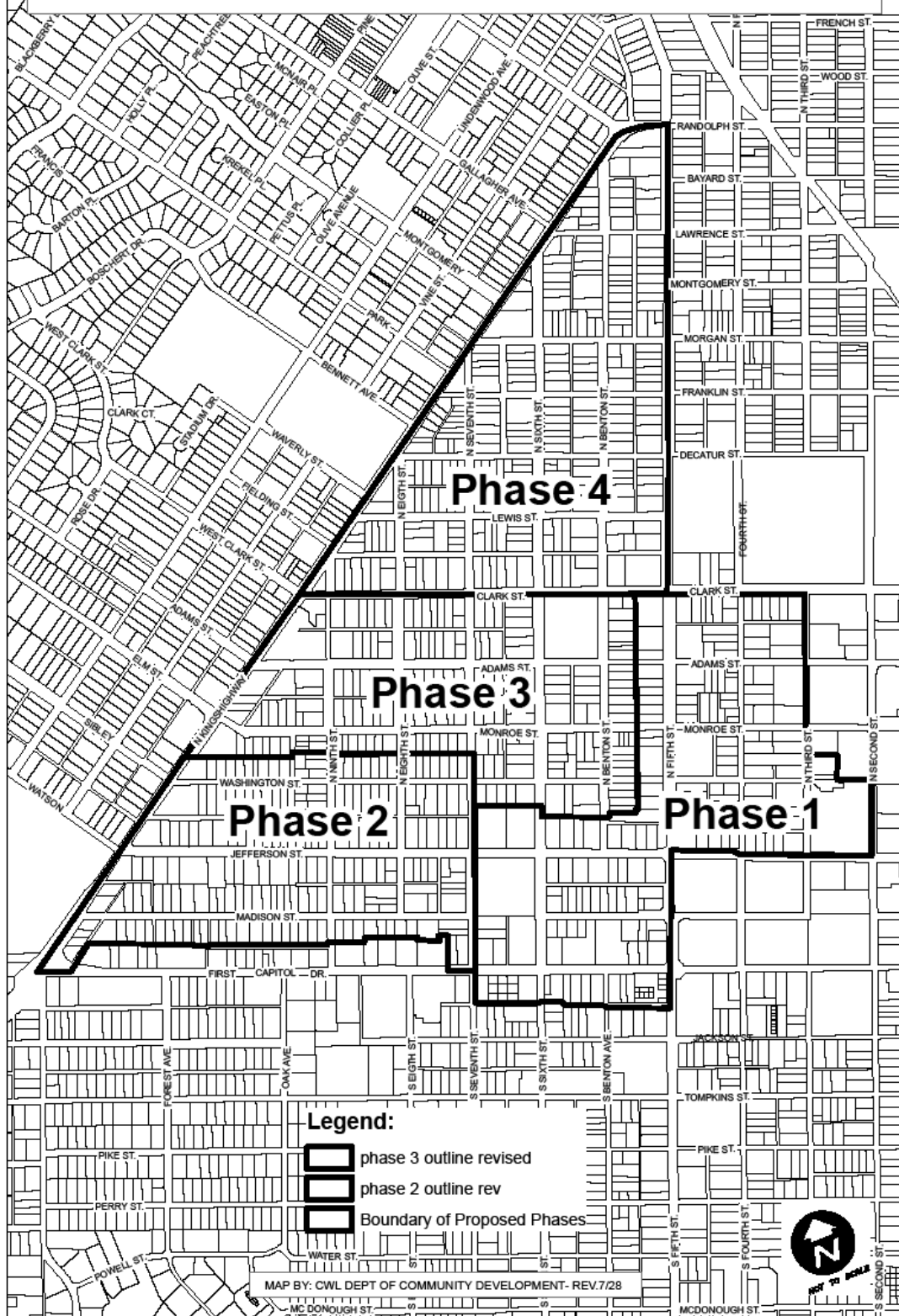
Baxter organized and carried out the intensive survey project's activities that resulted in the completion of the inventory and this report. She was responsible for coordinating staff members completing various components of the project, organizing the survey activities, interpreting the research materials gathered on the community and on each property, evaluating the eligibility of the properties, and preparing the inventory documents. It was her responsibility to ensure that all work followed the *Secretary of the Interior's Standards and Guidelines* when completing project activities. On July 19, 2010 she made a presentation at a public meeting with approximately 40 participants, including the Saint Charles Landmarks Board, city officials, and neighborhood residents to outline the scope of the project and solicit cooperation. At that meeting, she addressed the concerns about the benefits and ramifications of completing historic inventories and National Register nominations. She will conduct another public meeting at the end of this project to present the survey results.

Baxter utilized a team of professionals to help complete the survey. Sara Bularzik had developed the ACCESS database for the Architectural/Historical Inventory Forms for Baxter and Lynn Josse updated the database because of the State Historic Preservation Office's recent revisions to the form. Ruth Keenoy conducted historical research to develop the historic context for the survey area, while Tim Maloney researched each of the buildings to help determine the construction date, identify the first occupants or original ownership that provided the information for the short narrative significance statements on each property. Sheila Findall helped complete city directory research on each property and assisted with proofreading, database management and collation of statistics for this survey. Since city staff input the basic information into the inventory forms for each building, Baxter was then responsible for reviewing this information, making corrections to comply with the formatting requirements, and completing each inventory form, including the narrative descriptions and histories as well as the assessments about the potential eligibility for listing in the National Register. She was also responsible for the compilation of this final report, utilizing and editing the historic context developed by Keenoy.

The work of city planner, Brenda Rubach was especially critical to the successful completion of the survey. Local historians and proud property owners (who supplied historic information they had already gathered

on specific properties), and other city staff members were also critical to this process. While they are not all identified individually in this report, their assistance was vital to the success of this project.

**Proposed Phases: Historic/Architectural Survey of the St. Charles Mid-Town and Commons Neighborhoods**





## SCOPE OF THE CURRENT SURVEY PROJECT

### A. SURVEY AREA

The City of Saint Charles was established by French fur traders from Canada who settled near the banks of the Missouri River in 1769. When the territory became part of the United States, the small settlement became the launching point for the Lewis and Clark expedition of the Louisiana Purchase in 1804 and the community grew rapidly as the trailhead and supply point for tens of thousands of explorers and pioneers heading up the Missouri River to connect to trails across the American West, including the Santa Fe and Oregon trails. From 1821 to 1826, Saint Charles served as Missouri's first state capital, and one of its major preservation achievements has been the restoration of the First State Capitol. In 1849 the city incorporated as the town continued to grow. In the late nineteenth century, railroads arrived and major industry, in the form of the American Car and Foundry thrived. In the twentieth century, the community continued to grow, becoming one of the region's most attractive residential communities, as well as an important business center. By 2010, the population exceeded 65,000 and the community had spent nearly thirty years with an active preservation movement that had created a major tourism industry for the 130 businesses housed in its numerous restored buildings along the riverfront in the historic central business district. With its easy access to St. Louis and Lambert Airport, the community has become one of the most attractive bedroom communities within metropolitan St. Louis.

Historically, the commercial development concentrated along the west banks of the Missouri River, what is now the known as Historic Main Street (technically listed as the Saint Charles Historic District, NR listed 9/22/70, with boundary increases listed 6/4/87, 5/1/91, and 10/10/96)). Early residential areas were located directly west on the blocks west of Main Street (which parallels the river) and in the area north of the business district. As the community grew, residential development continued to move west and by the mid-twentieth century Fifth Street had become commercialized, serving as an arterial street connecting to Interstate 70. One of the community's older residential areas is located straddling Fifth Street in the five blocks west of the historic central business district. This is the subject area for the current survey project, an area often referred to as the Mid-Town and Commons neighborhoods, which began development after the Civil War and continued to have significant construction well into the twentieth century, remaining one of the town's most prominent neighborhoods until suburban development skyrocketed after World War II. The survey is divided into four phases and the current project encompasses the first phase of this project. The current survey project consists of an asymmetrical area that is basically two overlapping rectangular areas, connected at Fifth Street. The boundaries of the survey are generally the properties bounded by Clark and Jefferson Streets on the north, Fifth and Seventh Streets on the west, First Capitol Drive and Jefferson Street on the south and Fifth, Third and Second Streets on the east.

Although primarily residential, it also includes several historic commercial buildings and major religious institutions as well as the historic Saint Charles County Courthouse. Residential development appears to consist primarily of mid- nineteenth to early twentieth century, single family homes. Residences are both frame and masonry buildings that reflect the popular styles of their era and most appear to be more vernacular designs, rather than commissions by architects. Their size is varied, reflective of the middle and upper-middle class character of the community.

All of the residential buildings were built prior to 1957 and the neighborhood always incorporated a variety of commercial buildings (small stores, taverns, offices, etc.) to serve the neighborhood, and the area still retains most of its historic buildings. Pressure to provide adequate infrastructure for the major institutions in the neighborhood, whether that is the historically significant Lutheran Church, a major bank, or businesses associated with the courthouse, has also resulted in the redevelopment of several properties with new construction as well as the conversion of historic residences into offices (often with significant exterior alterations), but this kind of new construction was all being done to continue to serve the neighborhood and it was all completed by 1965 (including the school for the Immanuel Lutheran Church, a mainstay of the community, the chapel for the Baue Funeral Home, another major institution in the neighborhood and the

First State Bank being completed at that time to fill in the block at Fifth and Washington where a major fire had destroyed the historic Methodist church building a decade earlier). By the late 1960s, the focus of development had changed to one that concentrated on new commercial enterprises (such as strip commercial centers) positioned to take advantage of the automotive traffic along the major arterial streets (Fifth Street and First Capitol Drive)—often demolishing historic buildings and focusing on a larger market area, not the neighborhood's needs. Beginning in 1968, major construction began having a negative affect on the historic character and architectural integrity of the neighborhood, especially along First Capitol Drive, which became the focus of commercial development in the 1980s, and along North Third, where pressure for parking lots to serve the city and county offices have resulted in significant demolition in recent years.

This current survey of the architectural and historical resources in Saint Charles' Mid-Town and Commons neighborhoods builds upon the preservation planning that has resulted in the listing of the historic commercial district (with 3 boundary increases) and a major residential district (Frenchtown Historic District, NR listed 3/14/91), as well as preservation activities that encouraged the renovation and restoration of historic buildings along Main Street and on historic homes scattered throughout the community. However, within the boundaries of the current survey, the City has not yet completed extensive historic survey work (although some buildings were identified in a 1988 survey completed by Mimi Stiritz) and the only property listed in the National Register is the African Church, (NR listed 11/21/80) built by slaves ca. 1855 to serve the black members of the Methodist Episcopal Church in Saint Charles. Since this is one of the older residential areas in the city limits, and one that seems threatened by development, it is appropriate for the City of Saint Charles to focus its attention on this area. This should encourage the preservation of one of the community's most significant residential areas, one that serves as an entrance and forms a buffer and historic context for Historic Main Street, attracting tens of thousands of visitors each year.

As a result of this project, the 179 properties in this Phase 1 survey of the Mid-Town and Commons neighborhoods were photographed and evaluated for their architectural and historic significance. Each building has been assessed both for its status, or contribution, to the potential historic district (which would need to incorporate at least one or two additional phases of the survey before being submitted for listing in the National Register) and for its potential for individual listing on the National Register of Historic Places. The neighborhood developed between 1838 and 1968, although a few additional buildings date as late as 1997 (mostly at the periphery of the neighborhood). Until the future phases of the neighborhood survey are completed it is difficult to identify a specific period of significance for the district, but it appears it may extend from 1838 through at least the mid-1960s, although with this phase it seems to extend only to 1961. Most of the primary resources are private residences (59 of the 107 private residences include separate garages or carriage houses), but the area also includes 14 multi-family buildings (5 apartment buildings, 9 duplex residences or single family residences that took in a boarder) and a military academy that became a tavern/boarding house by 1860. The neighborhood also includes the Saint Charles County Courthouse, 2 school buildings (a college now used as apartments and the other the Immanuel Lutheran School), 4 church buildings, 25 commercial properties (plus 1 lot utilized historically as a used car lot (still in that use with its historic sign and a sales hut), 4 service stations, 2 properties with detached garages (missing the historic houses), 2 empty lots, 1 lot developed into a neighborhood playground and 13 other parking lots within the neighborhood. Of all of these resources, only 1 is currently listed on the National Register (the African Church, but 11 more appear to be individually eligible (the courthouse, 6 single family residences, 1 service station, and 3 other commercial buildings including the building originally used as a military school but used as a tavern/boarding house since 1860). In addition, of the 160 primary buildings, 113 would be contributing to the proposed historic district, even though the vast majority are not individually eligible, but 47 primary buildings would not be contributing to the proposed historic district, either due to alterations or because they are too new.

More than half of the buildings are made of brick, including almost all of the pre-1900 buildings. While some of the oldest buildings are the Gothic Revival churches and a couple of Adamesque commercial buildings, most of the oldest buildings were vernacular interpretations of Adamesque or Georgian designs, but by 1880 the residences generally reflect the Italianate, early Colonial Revival, or Late Victorian stylistic influences popular in the late nineteenth century (mostly vernacular interpretations known as Folk

Victorian, although there are a few Queen Anne style residences). These styles remained popular into the early twentieth century, but increasingly, during the first decades of the twentieth century, new homes were designed as Craftsman bungalows, modest Tudor Revival cottages, or the twentieth century Colonial Revival variants (usually Cape Cod or Georgian Revival designs). While most houses are more modest designs, throughout the development of the neighborhood there are larger and more elaborate houses as well, Georgian, Queen Anne, and one large Richardsonian Romanesque design (now part of the funeral home) that was highlighted in McAlester's *Field Guide to American Houses*. Commercial buildings were usually more functional in design, but institutional buildings are some of the most distinctive designs in the neighborhood, starting with the large Gothic Revival churches and culminating in the Mid-Century Modern Immanuel Lutheran School and Baue Funeral Chapel as well as a Colonial Revival bank building. The evolution of styles is reflective of the slow development of the neighborhood. Most appear to be more vernacular interpretations of popular styles, rather than commissions by architects and their size is varied, reflective of the working and middle class character of the neighborhood. The one major exception is the Neo-Classical design for the courthouse by noted architect Jerome Legg.

## **B. OBJECTIVES**

Saint Charles has a deep commitment to the preservation of its historic business district and historic neighborhoods. The community already recognizes the benefits of historic preservation to both the quality of life in the older sections of their community and the impact of historic preservation on the local economy since heritage tourism is a major industry in Saint Charles. To date, most of the focus in historic preservation has been on the blocks parallel to the riverfront (the commercial district) and in the Frenchtown residential district already listed on the National Register of Historic Places. The public's awareness of the significance of the historic buildings found throughout the Mid-Town and Commons neighborhoods is limited and much of this area is threatened by development.

In an effort to identify all of the historic buildings as well as the boundaries of historic districts that would potentially be eligible for listing in the National Register, the City of Saint Charles has undertaken a multi-phased intensive survey with this current project being the first phase (the eastern and southern portions) of the Mid-Town and Commons survey area. Saint Charles plans to continue to survey additional sections of these neighborhoods after the current survey project is complete. These boundaries have been chosen because they incorporate one of the principal areas that have historically been associated with Saint Charles' early residential growth in the area directly west of the historic commercial district, a neighborhood that appears to retain much of its historic integrity and serves as an entrance into the community's prominent historic riverfront district, the focus of its heritage tourism efforts.

The first phase of the intensive survey of this residential neighborhood in Saint Charles encompassed both archival research and field survey under the direction of the architectural historian/historian contracted for this project, Karen Bode Baxter. She and her associates, including historians, Ruth Keenoy and Timothy P. Maloney, and research assistant, Sheila Findall worked with city staff members under the direction of City Planner, Brenda Rubach. They compiled information about each of the 179 properties within the survey area, including its architectural characteristics, historic integrity and ownership. All properties were photographed initially and basic information recorded in an ACCESS database that is formatted for the Missouri Architectural/Historic Inventory form. Those properties that were identified as having been built less than 50 years ago, or that have been so modified as to lose their historic integrity were at least minimally recorded to clarify the reason for their exclusion from the intensive survey.

City staff gathered basic information about the building features and construction date of the buildings. Baxter then completed the inventory of these properties, evaluating each structure for both its architectural and historical significance. Then, each structure was determined to be eligible or ineligible for individual listing in the National Register. At the same time, a determination was made about the potential for a district nomination and each structure's contribution to any potential historic district.

Whether or not a potential district was identified, each property was separately recorded in the ACCESS database of the Missouri Architectural/Historic Inventory forms. Information pertinent to a potential historic district listing is incorporated into this final narrative report, describing property types and

historical information about the neighborhood. By doing the survey in this manner, it provided an easily accessible format for documenting each property and a method which could be used to simplify the city's planning process by allowing computerized storage (and duplication of the inventory forms upon demand) and ready access to critical eligibility evaluations as needed by various city departments as well as the Saint Charles Landmarks Board. The master copies of the final documents (including the inventory forms, photographs and final report) and digital copies of these documents (as well as all other photographs taken in the survey) will be retained for use by the City of Saint Charles, along with a digital copy of the Access database so that the information gathered in this survey can be expanded to incorporate future surveys. The Missouri State Historic Preservation Office will receive printed copies of the inventory forms, photographs, and the final report on this project, as well as digital copies of the photographs and other documents as required by the grant contract.

The intensive survey was designed to encompass archival research, field survey, architectural evaluations, and photography (archival quality black and white photos) of each resource to determine the historic district potential of the area and to identify individually eligible historic properties. The focus of the survey project was on:

- ◆ creating an inventory of all the resources
- ◆ gathering specific historical documentation on each building
- ◆ noting physical characteristics of each property
- ◆ assessing each resource's potential for individual eligibility to the National Register of Historic Places
- ◆ evaluating each resource for both its architectural and historical significance
- ◆ determining each resource's contribution to a proposed historic district
- ◆ recording each property separately on Missouri Historic Inventory Forms and creating a computer database of these forms for local and county use

Early in the project, the potential for a historic district became evident, especially when considered as a component in conjunction with the remainder of the neighborhood to the north and west. After Ruth Keenoy had completed most of her research on the neighborhood's historical development and after the initial building photography had been completed, Baxter made her initial eligibility assessments. Michelle Diedrich and Roger Maseran with the State Historic Preservation office reviewed these assessments and the photographs of the neighborhood. Discussions by the consultant with SHPO and city planning staff reached the conclusion that most of this initial survey area (Phase 1) could constitute a component in a single historic district nomination as long as the nomination incorporates at least Phase 2 of the survey area (the area directly west). Such a district could be later supplemented with further surveys and a boundary increase nomination to include other areas associated with the Mid-Town and Common neighborhoods, especially the area to the north (Phase 3 and 4). The specific boundaries of a district nomination were only evaluated for the area within Phase 1 at this time.

Information pertinent to a potential historic district listing was incorporated into a final narrative report, outlining architectural and historic contexts, describing property types, proposing and delineating district boundaries and providing a selected bibliography, maps, and lists to identify all resources as either contributing or non-contributing to the potential historic district. The final report also makes recommendations to the Saint Charles Landmarks Board for its future preservation projects.

With completion of this survey project, the Saint Charles Landmarks Board has taken the crucial first step toward preparing a later nomination of a historic district for this large historic neighborhood—collecting most of the necessary information about each property and providing an evaluation of the historical integrity and significance of each property within the Phase 1 survey area. In addition, this report evaluated the potential for historic district designation, precisely identifying proposed district boundaries (for the Phase 1 section) and incorporating the major components, descriptions, lists, and evaluations of significance utilized in completing a National Register of Historic Places district nomination. For the first



time, Saint Charles has a thorough evaluation of the eligibility of every resource within this area of the city as well as an identified historic district, a valuable tool with a variety of uses both in preservation planning and community development, and one that can serve as a basis for future preservation projects in the community.

This careful evaluation should help the Saint Charles Landmarks Board further encourage preservation of this historic residential area by identifying which properties are considered key resources for potential nomination individually as well as each resource's contribution to the potential district nomination. Since it includes information on properties of questionable historic integrity, the inventory could encourage historic rehabilitation projects that would strengthen the subsequent district nomination. Logging information on newer buildings and open lots eliminated the need to prepare this information when a district nomination is completed. The project should help the Commission in its efforts to increase the community's appreciation of its history as well as enhance local efforts to preserve the physical legacy of Saint Charles' past.

## **B. METHODOLOGY**

The research design for this project was based on standard cultural resources survey methods and the consultant's 30 years of experience in historic preservation and surveys in the field. The survey conformed to procedures outlined in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, the State Historic Preservation Office's "Minimum Guidelines for Professional Surveys of Historic Properties," and the Secretary of the Interior's Standards and Guidelines. Evaluations utilized the criteria established in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. The Missouri Architectural/Historic Inventory forms were completed utilizing the ACCESS database developed originally for Baxter by Sara Bularzik and updated by Lynn Josse to accommodate changes to the inventory forms instituted by the State in 2010. The database compilation followed guidelines set by the state. In addition to entering property information from the County Assessor's records for each property, descriptions and historic information for each property, mapping and photographs were assembled for each of the completed inventory forms as well as for the final report. The street facades of all properties were photographed utilizing digital photographs and photo logs prepared according to the state's guidelines. Some of these digital images will be used at the public meeting at the end of this project and in the presentation of a later district nomination before the Missouri Advisory Council on Historic Preservation.

The consultant on this survey, Karen Bode Baxter, meets the "Secretary of the Interior's Professional Qualifications Standards" for both historian and architectural historian and was responsible for the supervision of historical research, interpretation, evaluation of the properties, and the preparation of the final inventory. She worked closely with a Saint Charles City Planner, Brenda Rubach, to ensure that city staff met the Secretary of the Interior's Standards and Guidelines when completing project activities. Community involvement was important for the success of this survey and, as such, the Saint Charles city staff was responsible for assembling information on specific properties from the historic maps, city government's files and county ownership records, in addition to preparing maps of the survey area, providing ownership information on each property, documenting current building conditions/features, arranging public meetings, and printing the final documents.

City Planner, Brenda Rubach was also responsible for photographing each structure and taking streetscape photographs as well. She assumed the responsibility of completing the initial building assessments to identify building features and alterations, conducting an on-site, exterior inspection of each structure to describe the architectural features and materials on each building. Brenda Rubach also assembled the information on each property in the database. Other city staff members also helped with the project, including Anne Burch Freand and Chuck Lovelace, to prepare the maps necessary to identify individual buildings on properties, to delineate the survey area and potential districts, and to be used to illustrate the final report.

The majority of the research was completed by Baxter and her associates, conducting the necessary research in the city directories, area newspapers and other archival materials. They completed other field

research, photocopied research materials and helped compile the database and prepare the historic context that is incorporated in this final narrative report. Baxter reviewed the SHPO office archives for any properties previously surveyed and for any nominations of properties to the National Register and analyzed the information gathered by city staff on individual buildings. On July 19, 2010, Baxter conducted an orientation session with the Saint Charles Landmarks Board, neighborhood residents, other interested citizens and community leaders to outline the process and solicit cooperation. She also conducted training and planning sessions with city staff members. A second public meeting will be held at the conclusion of the project to present the results and recommendations to the community; it is scheduled for July 18, 2011.

Both archival and field work were involved in this architectural and historical survey of the area. Archival work by Baxter and her associates concentrated on collecting pertinent information about the development of the neighborhood, files of local newspapers, maps, recorded interviews, and photograph collections. Most of this information will be found locally or is available on-line. They gathered historical information and any historic photographs of the properties in the neighborhood from the city library and the Saint Charles County Historical Society, the Frenchtown Museum's archives, the archival collections at the Missouri History Museum, the Western History Collection, and the Mercantile Library. In addition, the collections of the State Historical Society of Missouri and the Missouri Cultural Resource Inventory (in the State Historic Preservation Office) were examined by the consultant for information pertinent to the history of the area and for specific building histories. Using the Secretary of the Interior's Standards of Identification, Baxter assessed the information gathered by the City staff in their on-site inspections and research in the assessor's files and historic maps to determine the dates of construction and to describe each building as well as to determine its level of architectural significance. Research collected about each property was evaluated by Baxter and her associates to prepare a short historical overview of each property and to assess each building's historical significance. Baxter used these evaluations as the basis of this final narrative report, which evaluated the historic and architectural significance of the Phase 1 survey area of the Mid-Town and Commons neighborhoods in Saint Charles and the likelihood for listing as historic district(s) on the National Register of Historic Places.

The survey consisted of six major components:

- **ARCHIVAL AND FIELD RESEARCH** to use in evaluating each property's relationship to identified historic contexts, representative property types, and the integrity of the individual buildings as well as the district as a whole
- **PHOTOGRAPHIC DOCUMENTATION** of each of these buildings in the intensive survey area as well as streetscape views throughout the neighborhood with digital photography
- **EVALUATION OF EACH PROPERTY** to identify buildings with architectural merit and/or historical significance and to determine each property's individual eligibility to the National Register
- **IDENTIFICATION OF POTENTIAL HISTORIC DISTRICT(S)** with boundaries identified and each structure evaluated for its contribution to the potential district(s)
- **RECORDATION OF EACH HISTORIC STRUCTURE** within the Phase 1 intensive survey area utilizing the appropriate Missouri Architectural/Historic Inventory Forms with all pertinent line items completed, including the evaluations and photographs listed above
- **COMPLETION OF THIS FINAL REPORT** to review the research design, describe the survey's methodology, summarize the project's findings and make recommendations for nominations to the National Register of Historic Places. It provides an historic context for the evaluation of the resources, a description and analysis of property types as well as other materials, ranging from lists of sites to various maps which were incorporated into the report to aid in planning and use of the survey documents

The work for this project officially began in July 2010 after the preservation consultant, Karen Bode Baxter finalized her contract with the City of Saint Charles to complete this survey project. Michelle Diedrich and

Roger Maserang in the State Historic Preservation Office supervised the satisfactory completion of this Historic Preservation Fund grant project, reading the drafts and providing advice to the commission and the consultant as needed. Throughout the survey, Baxter coordinated her work progress with Brenda Rubach, a city planner.

Missouri Architectural/Historic Inventory Forms comprised the majority of this project. In addition to the information entered on the forms, each property file contains a black and white print of a current photograph. When available, copies of historic documents pertinent to the particular building were stored with the city's copy of the inventory form. The bibliography on a specific inventory form listed resources utilized to complete the current evaluations (which included the city directory research, the city's address files, the assessor's files, the fire insurance and other historic maps, some county deed research, and any the 1988 inventory forms). The city's file copy also includes the digital files of all photographs taken during this survey.

Each Missouri Historic Inventory Form includes the following information for each individual property within the study area and for the proposed historic district as a whole:

- ◆ National Register status and **DETERMINATION OF ELIGIBILITY** both individually and within a potential district's boundaries (assuming the district is the larger area defined as at least the first three phases of the Mid-Town and Commons Neighborhood survey)
- ◆ **HISTORIC NAME** of the property (usually the first owner, or lacking that name, the oldest known name associated with the property)
- ◆ **OTHER NAMES** that have been utilized for the property including current businesses
- ◆ **CURRENT STREET ADDRESS** and any alternative addresses ever found associated with this property
- ◆ **NAMES OF ARCHITECTS, CONTRACTORS, AND BUILDERS** when known for the property as well as biographical information on these individuals
- ◆ National Register's **CLASSIFICATION** of the property, including its **CATEGORIZATION** and evaluation status as **CONTRIBUTING OR NONCONTRIBUTING RESOURCES**
- ◆ The property's **INCLUSION ON PREVIOUS HISTORIC SURVEYS**
- ◆ Historic and current **FUNCTIONS** of the property (i.e., apartment building)
- ◆ **DESCRIPTION** of the original and current physical characteristics of the property
- ◆ **DATE OF CONSTRUCTION** (or the span of years if the exact year is unknown) and **OTHER SIGNIFICANT DATES** in the building's history (such as major renovations or additions and the dates of occupancy by significant historic persons) as well as discussion of documentation utilized in determining this date
- ◆ **EVALUATION OF THE SIGNIFICANCE** of the property, listing areas of significance, applicable National Register criteria, and a narrative statement of the significance of the property individually and as part of the historic district, including any historical information known about the specific property (such as biographical information on the first or significant occupants)

- ◆ Identification of **AREAS NEEDING ADDITIONAL HISTORICAL RESEARCH** to clarify information known about the specific property
- ◆ **FACTORS AFFECTING THE HISTORIC APPEARANCE** of the resource and its potential eligibility to the National Register
- ◆ **DOCUMENTATION** utilized in dating the building and evaluating its architectural integrity and historical significance

To supplement these individual evaluations, the final project report:

- ◆ **REVIEWS THE RESEARCH DESIGN** utilized in this study
- ◆ **SUMMARIZES THE RESULTS** of the survey area **FOR ARCHITECTURAL AND HISTORICAL SIGNIFICANCE** as required for listing of a historic district in the National Register of Historic Places
- ◆ **REVIEWS THE RESULTS** of the properties in the survey area **FOR THEIR POTENTIAL INDIVIDUAL ELIGIBILITY** to the National Register of Historic Places
- ◆ **EVALUATES THE POTENTIAL FOR A HISTORIC DISTRICT NOMINATION** to the National Register of Historic Places
- ◆ **LISTS THE CONTRIBUTION TO A POTENTIAL HISTORIC DISTRICT** of each property within the project area
- ◆ **LISTS PROPERTIES** within the project area by date of construction and architectural classification
- ◆ **LISTS THE ARCHITECTS AND BUILDERS** that were identified with the community's development
- ◆ **PROVIDES MAPS** to delineate boundaries of the study area and to define boundaries of a proposed district (within the Phase 1 survey area, but realizing the nomination of a district will need to incorporate at least the Phase 2 survey area) as well as to visually identify eligibility status of each surveyed building in the proposed district
- ◆ **MAKES RECOMMENDATIONS FOR FUTURE SAINT CHARLES LANDMARKS BOARD ACTIVITIES** to educate property owners and the general public about the merits of historic district designation, preservation techniques, and listing in the National Register of Historic Places
- ◆ **ENCOURAGES THE DEVELOPMENT OF HISTORIC REHABILITATION PROJECTS** within the potential historic district

## SURVEY RESULTS

### A. ANALYSIS TECHNIQUES

For a number of reasons, the Mid-Town and Commons Neighborhoods in Saint Charles needs to be carefully evaluated for eligibility to the National Register of Historic Places. Beyond the community's desire to utilize historic preservation planning tools to help maintain the quality of life and caliber of the building stock, it was thought that it probably contained at least one potential historic district as well as a number of individually eligible buildings. Conducting the intensive survey of Phase 1 of this area served as a first step in this planning and it required the assessment of each resource (whether a principal building or outbuilding) for three separate eligibility tests for listing in the National Register of Historic Places:

- ◆ the relationship and contribution of the resource within the collective context of the community and entire neighborhood (since that will be the basis of any historic district nomination, not just the Phase 1 survey area) and the historic themes and visual qualities which helped define the entire neighborhood as both unique and significant in the history of Saint Charles
- ◆ individual eligibility based upon the architectural significance and integrity of the resource's historic design
- ◆ individual eligibility based upon the history of the resource and its significance in the development of the community

The criteria utilized in these analyses conformed to the standards established in *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* and the *National Register Bulletin: Historic Residential Suburbs*. Each analysis formed a separate step in the process of determining both the potential for a historic district, the status of each resource within the potential district, and the individual eligibility of each resource.

This also utilized a combination of the information gathered during the survey:

- ◆ visual evidence of the historic integrity of each resource
- ◆ physical evaluation of the construction and current condition of each building
- ◆ archival research on the history of each resource
- ◆ historical research on the development of Saint Charles
- ◆ evaluation of the visual qualities and physical associations between the properties

While the determinations of architectural significance relied heavily on the visual and physical evaluation of the individual buildings, the archival research (especially the historic photographs, historic plats and Bird's Eye View, fire insurance maps, city directories, and land transfer records) proved especially useful in determining the actual construction dates and whether or not alterations had occurred. Visual evidence often provided the first clues about the historical significance of a resource, although the archival research and study of Saint Charles' history served as the primary means of determining the history of a particular resource and its relationship with the historical development of the community. Each of these resources had to be carefully evaluated, making comparisons between individual buildings, the neighborhood, and the community as a whole to determine both the contribution of individual buildings within the proposed historic residential district and the significance of the district as a whole.

### Property Types

The survey included 245 different resources, which represent a variety of property types. These include:

- ◆ 160 primary buildings:
  - ◆ 108 single family residences (1 of which served as the town's first public library for many years)
  - ◆ 14 multi-family residences
  - ◆ 1 military school/boarding house
  - ◆ 1 county courthouse
  - ◆ 4 church buildings (including 1 fellowship hall)
  - ◆ 2 school buildings (an early college building and a Lutheran school)
  - ◆ 25 commercial buildings
  - ◆ 4 service stations
  - ◆ 1 dairy processing plant
- ◆ 19 sites in the form of:
  - ◆ 4 open lots (1 historically undeveloped, 1 historically used for a used car operation, the 2 with the buildings demolished—one now a playground)
  - ◆ 11 separate former building lots that are now developed as parking lots
  - ◆ 2 lots developed as parking lots that were originally the open lot (side yards) for the adjacent property (and building) but are now separate legal parcels
  - ◆ 2 lots upon which the house was demolished that still retain detached garages
- ◆ 70 outbuildings/structures
  - ◆ 61 secondary buildings (garages, carriage houses)
  - ◆ 2 gasoline pump/canopies
  - ◆ 1 car wash
  - ◆ 1 hut (on a used car lot)
  - ◆ 1 historic sign
  - ◆ 4 monuments (on the courthouse property)

## **B. INDIVIDUAL ELIGIBILITY**

Because most residences in the Mid-Town and Commons neighborhoods were vernacular interpretations of popular styles, only 11 buildings, just 6.8 percent of all of the principal buildings, were identified as potentially eligible for individual listing in the National Register of Historic Places besides the African Church which is already listed. The most prominent of these is the Saint Charles County Courthouse, a Neo-classical design by architect, Jerome Legg. The other potentially eligible properties include 6 private residences as well as 4 commercial buildings (one of which was originally a military school). These are:

- ◆ Wayne Monument Company and Residence (409 Clark St.), a circa 1889 Late Victorian half commercial and half residential building
- ◆ Saint Charles Public Library (572 Jefferson), a circa 1880 house that was converted into the first and only public library in town from 1931 through 1982
- ◆ Koenig Brothers Building (519 First Capitol Dr.), a circa 1907 commercial building with residential above
- ◆ Schibi, Charles and Wilhelmina, House (566 First Capitol Dr.), a 1908-09 Colonial Revival single family house
- ◆ Saint Charles Military School; Washington House (571 First Capitol Dr.), a circa 1860 Adamesque institutional housing and hotel

- ◆ Rechtern, William H. and Anna, House (302 Jefferson St.), an 1895 Queen Anne single family house
- ◆ Jefferson St. Presbyterian Church Parsonage (556 Jefferson St.), a circa 1890 Italianate house
- ◆ Powell, Ludwell E. and Ann, House (608 Jefferson St.), an 1838 Georgian single family house
- ◆ Saint Charles County Courthouse (100 North 3<sup>rd</sup> St.), a 1903 Neo-Classical government courthouse
- ◆ Denker, Henry B., House; American Legion (200 North 3<sup>rd</sup> St.), a circa 1890 Queen Anne single family house
- ◆ Pieper, Henry F. and Caroline B., House (125 North 5<sup>th</sup> St.), a circa 1890 Richardsonian Romanesque single family house

### **Identification of the Criteria for Eligibility**

The National Register of Historic Places has established 4 different criteria for eligibility:

- ◆ Properties significant due to their association with events (Criterion A)
- ◆ Properties associated with persons important in the history of the community, state, or nation (Criterion B)
- ◆ Properties significant for their design or construction methods (Criterion C)
- ◆ Properties which have the ability to yield important information about prehistory or history (Criterion D)

Usually in residential districts, Criteria A, B and/or C form the basis for determining eligibility of both the district and individual properties—this was the case in the Phase 1 Survey of the Mid-Town and Commons neighborhoods. In evaluating individual resources, it is conceivable that they could be eligible solely under more than one criterion. While they are all potentially individually eligible under Criterion C for their architectural merits, some may be significant under Criterion A: Exploration and Settlement or under Community Planning and Development for their role in the early development of the community (such as the Ludwell and Ann Powell House (608 Jefferson) and the Saint Charles Military Academy) while the African Church is significant under Criterion A: Ethnic History for its association with the African-Americans and slaves within this community, and others may also be significant under Ethnic History for their importance to the German immigrant community that was a mainstay of Saint Charles from its earliest development. A few residences were associated with significant persons in Saint Charles (Criterion B), especially the homes at 608 Jefferson (at different times the home of Ludwell Powell, the first mayor and Dr. French Strother, an early president of Lindenwood College) and 566 First Capitol Drive, the home of Charles Schibi, who owned one of the community's important industries (the brewery). On any of these buildings, their exteriors appear to retain the historic integrity necessary to be individually eligible, but interior integrity has not been evaluated. The Powell House and the Saint Charles County Courthouse are both significant under Criterion C as the work of a master architect and the courthouse is also significant under Criterion A: Politics/Government as an important component in the government of the area. One of the commercial buildings, Wayne Monument Company appears to be eligible under Criterion A: Commerce. Another significant building, the c. 1880 house at 572 Jefferson which became the first Saint Charles Public Library in 1931, has had a large garage addition added along the Sixth Street side of the

building, but because of its historical significance is probably still individually eligible for listing under Criterion A: Education as long as the interior retains its integrity from that period in its history.

Some buildings that were significant in the development of the neighborhood are not individually eligible because of their alterations, although in some of those cases, the buildings still retain enough integrity to contribute to the historic district. Most notably, the Immanuel Lutheran Church (115 S. Sixth) and School (120 S. Seventh) have both had additions even though this religious complex is still the most striking landmark in the neighborhood and it played a very significant role in the early development of the community, especially the German immigrants who helped build the town. Others, like the Moehlenkamp grocery building at 501 First Capitol Drive (which was one of the largest early retail businesses in the neighborhood) might have been individually eligible (in this case under Criterion A: Commerce), but recent alterations have affected the historic integrity and as such it is only a contributing building in the proposed district. Others that might have been individually eligible because of their significance in the development of the neighborhood have had enough alterations that they are not eligible individually and are currently not even contributing to a proposed historic district, most notably the dairy (521 Madison Street) and the automotive dealership (546 First Capitol Drive). In both cases the alterations might be reversible.

These evaluations of individual eligibility were based upon the National Register's guidelines. To be considered individually eligible for the National Register of Historic Places under Criterion A, properties must be associated with events that have made a contribution to the broad patterns of either local, state or national history. The term "event" as defined by the National Register of Historic Places not only applies to specific past occurrences but also to historic trends or patterns of events that made a significant contribution to the development of the community, the state, or the nation. Mere association with historic events or trends is not enough to qualify for eligibility to the National Register of Historic Places under Criterion A. The property's specific association must be significant and the property must also retain its historic integrity, the essential physical features that made up its character or appearance during the period of its association with the event or historic pattern.

Besides retaining the distinctive architectural features from the period associated with the significance of a property, establishing a case for Criterion B requires that the property be associated with a significant person in Saint Charles' history, someone who made distinctive contributions to the community's history (such as one of the early leaders, like Ludwell Powell), not just every leading businessman's residence. In addition, the building must be evaluated to determine whether it is the best representation of that person's significance during the period in which that significance occurred. For example, birthplaces usually are not eligible because the person did not do anything significant as a baby or child. This requirement would require the identification of all associated properties (such as business enterprises), entailing survey and evaluation of resources outside the project area to verify eligibility under Criterion B. Such potential Criterion B significance was noted on individual inventory forms, but may be conditional upon additional research and evaluation, unless the property was also eligible under Criteria A and C (in other words, the historic or architectural significance).

Evaluating the resources in Phase 1 of the Mid-Town and Commons Neighborhoods for the potential to be nominated individually to the National Register of Historic Places based upon their architectural significance (Criterion C) first required a basic analysis of the architectural characteristics of residential construction in Saint Charles and their significance in the Mid-Town and Commons Neighborhoods' development. According to the National Register of Historic Places' registration guidelines, properties could be considered eligible for listing under Criterion C, the category that "applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork," and such significance need only relate to the local community's architectural heritage, not national or state levels of significance. To be eligible under Criterion C, a property must meet at least one of the following requirements:

- ◆ Embody distinctive characteristics of a type, period, or method of construction
- ◆ Represent the work of a master



- ◆ Possess high artistic value
- ◆ Represent a significant and distinguishable entity whose components may lack individual distinction

The 11 resources were determined to be potentially individually eligible under Criterion C, in part because of the striking distinction between these properties and the rest of the architecture in the neighborhood. The great variety of other architectural designs in the neighborhood, many of which are quite attractive, could not be easily distinguished as unique or superior and were not identified as individually eligible for that reason. While these 11 resources have distinctive design features and are good examples of their styles, only 2 of their designers have been identified. In fact, designers of most buildings in Saint Charles have not been identified.

Few of the properties in the Phase 1 Survey of the Mid-Town and Commons Neighborhoods could be associated with the “work of a master,” meaning a locally (at least) significant architect or builder. Two identified architects on the individually eligible buildings (Powell’s house and the courthouse), Stephen Hill and Jerome Legg, respectively, are both recognized regionally, not just locally for their designs. Normally the architect/designer need only be locally significant. With further research, a few other buildings within the neighborhood could be identified as individually eligible for their association with a particular builder/architect.

Although 6 of the residential buildings have been identified as individually eligible, most of the residential buildings in Phase 1 lack the distinction in their designs to support individual nomination to the National Register of Historic Places. There are also other examples of these designs elsewhere in the community, making it even more difficult to justify individual eligibility for any one of these buildings.

### **Evaluation of Character Defining Features**

Beyond being simply representative of a distinctive type, method or period of construction, a building must retain enough of the characteristics that made it distinctive to be considered individually eligible for the National Register. Distinctive features in the Mid-Town and Commons Neighborhoods examples usually included:

- ◆ the shape and details at the roof line
- ◆ overall massing of the building as it appears from the street
- ◆ the window patterns (especially the size of framing and the number of panes or lights in each sash of the windows, and the stained or leaded glass designs)
- ◆ treatment of the entries, porches, and garages
- ◆ major decorative elements (such as the detailing of porches or front door patterns)
- ◆ the wall materials (such as wood siding or decorative masonry patterns)

Many of the buildings in the Mid-Town and Commons Neighborhoods retain a great deal of their architectural integrity, but integrity is increasingly threatened by major renovations, done either in the name of energy efficiency and low maintenance (replacement windows and siding), or to convert (or combine) houses into commercial offices with major exterior alterations. The features most often changed were windows and siding. Windows were often replaced with modern thermal windows, changing the pattern, size or material from the originals. In contrast, individually eligible buildings retain the vast majority of their distinctive features.

If only minor changes had been made to the front facade, the view most evident to the public and the identifying feature of most buildings’ architectural design, the building could still retain enough of its architectural integrity to be eligible for the National Register of Historic Places. As a rule of thumb, buildings can often be considered eligible for the National Register if the original owner or the builder, or those associated with it during its period of significance, would recognize the building today. The definition of “minor changes” to the exterior facade varies from building to building because the assessment must be

made in the context of the features that made the building distinctive. In general, one or two minor modifications, such as replacing windows with similarly proportioned windows, or removing minimal porch elements (such as steps or brackets), or even an addition that does not change the overall massing would not necessarily impede the eligibility of a building as long as its distinctive and dominant features were intact.

On the other hand, alterations that change the scale, proportion, and major distinctive details of the exterior can seriously impact the architectural integrity of the original design, making these properties ineligible for listing in the National Register of Historic Places. In the Mid-Town and Commons Neighborhoods, to varying degrees, alterations have been made to many of the buildings, including: vinyl siding and stucco panels covering the original masonry or replacing wood clapboards (and in some cases covering the adjacent window trim), new windows without the multi-panes of the originals and additions that drastically changed the scale and proportion of the original design. Such changes impeded the eligibility of several of the buildings in the district, even some that are otherwise significant to the history of the area. This is an indication of the importance that the visual appearance and architectural integrity have in determining a residential building's ultimate eligibility to the National Register of Historic Places.

Compared with historic districts, individual eligibility requires the resource to retain a higher degree of historic integrity. In other words, few alterations should have been made to the exterior since the period of significance. The period of significance for individually eligible buildings is tied to the time period in which the building was significant. Historic integrity is identified as design features and changes that occurred during the period of significance. The property should retain significant interior features as well. Interior assessments were outside the scope of the current survey and the identification of individual eligibility did not incorporate interior evaluations, which could affect the determination of eligibility.

Because the National Register of Historic Places normally only considers properties older than 50 years of age as eligible for listing (except in very rare instances), alterations that are less than 50 years old have not yet gained historical significance. Decisions about which older alterations add to historic integrity are based upon scholarly research and judgments about the design quality of the alterations. While some more recent alterations may also achieve National Register significance as they reach the 50-year point, it will generally be the enduring quality of the designs that impact that determination. In some cases, alterations may actually allow a building to deteriorate (such as replacement siding or encapsulation of soffits and exterior window framing that could hide on going damage from a moisture problem). In some instances, the simple removal of these more recent elements may expose enough of the historic design to make the building eligible for the National Register of Historic Places.

## Phase 1: Historic/ Architectural Survey of the St. Charles Mid-Town and Commons Neighborhoods





## **C. HISTORIC DISTRICT POTENTIAL**

The Phase 1 Survey determined that the Mid-Town and Commons Neighborhoods likely represent the best collections of late-nineteenth and early twentieth century residential properties in Saint Charles. These neighborhoods are significant in understanding the community's development patterns, especially the transition from its early settlement through the major developments in the post-World War II era. The neighborhoods developed over a long period of time, from 1838 to early 1960s, but development pressures beginning in the late 1960s have led to the demolition of older buildings in favor of new commercial buildings catering to the automobile traffic on the major arterial streets (Fifth and First Capitol), threatening the historic integrity of the neighborhoods as a whole.

As the town transformed from the territorial capital of Missouri into a prosperous and established community, the building designs, spacing, and materials changed from modest and functional workingman's cottages to larger buildings reflecting the stylistic influences of the era. The oldest buildings were generally simple Adamesque or vernacular brick buildings reflective of the masonry craftsmanship of the German immigrants that settled in the community in the mid-nineteenth century. By the late nineteenth and early twentieth centuries, Late Victorian designs became popular with the neighborhood residents, and in the early twentieth century the modest Colonial Revival and Craftsman bungalows became popular with the working class neighborhood that had developed near the business district along Main Street and the factories along the nearby riverfront. Since buildings continued to be built throughout the period from 1838-1961, twentieth-century revival styles and the more modern stylistic influences grew in popularity. Commercial and institutional buildings were always part of the development, from the early churches, taverns, and groceries, but the proximity to the downtown meant that there were few service businesses in the neighborhoods. The earliest commercial buildings were difficult to distinguish from Adamesque residential designs, but institutional designs such as Gothic Revival churches were prominent features in the skyline. As the neighborhoods developed, and with the growing dependence on the automobile in the early twentieth century, detached garages were incorporated into the residential properties and businesses began to cater to the needs of the automobile (including service stations and small dealerships).

Because the National Register recognizes the changes that occur during the period of significance as significant to the evaluation, some of the building alterations, rather than (or in addition to) their original design, are now significant (for example, the Italian Renaissance third story added to what had been a simple 1838 brick college building or the Modernist chapel added to the funeral home housed in a prominent Richardsonian house). It is the very evolution of building types and styles which characterizes these neighborhoods and make their preservation important since it provides a physical reminder of the development of this community. These neighborhoods depict not just Saint Charles as the territorial capital of Missouri or a settlement along the riverfront, but also a burgeoning industrial community in the late nineteenth and early twentieth century as well as a successful county seat town in the twentieth century. The neighborhoods are at the heart of this successful community whose quality of life and physical appearance created the image that made the community attractive to the many suburbanites that moved to Saint Charles' new subdivisions after World War II.

### **Evaluation of Resources within the Proposed Historic District**

To be listed on the National Register of Historic Places, a district must represent a significant and distinguishable entity although many of a district's individual components may lack individual distinction for their physical design or construction or in their associations with significant events in the area's history. Rather, a district derives its importance from being a unified entity—it is the interrelationship of its resources that conveys a visual sense of an overall historic environment.

As such, the district can comprise features that lack individual distinction and are not considered individually eligible outside the context of a district nomination, in addition to some individually distinctive features as focal points. Only 11 of the properties within the Phase 1 survey area appear to be individually

eligible for listing in the National Register in addition to the African Church that is already listed in the National Register [see discussion of individual eligibility for the addresses of these properties], including some of the most prominent architectural designs in the community (the courthouse, the Ludwell and Ann Powell House, and the Jefferson Street Presbyterian Church) as well as 5 other residences and 3 commercial buildings, one of which initially served as a military academy on the eve of the Civil War, but has been a tavern since 1860 (exclusive of Prohibition years of course), possibly the longest tavern in operation in the state. Besides these individually eligible buildings, the proposed district includes several other significant buildings: the early college building for Saint Charles College, the Saint Charles Dairy Company (an important industry), and the Immanuel Lutheran Church and School (which were the focus of the German immigrant community and still serve as major visual landmarks for the neighborhood). Most properties, however, are not considered individually distinctive, partly because they are less notable for their architectural designs or were commercial businesses that served the neighborhoods (such as automotive repair shops and grocery businesses), but they still contribute to the overall character of the proposed district. Some buildings have lost some minor visual integrity or lack significant architectural merit, but most “contribute” to the overall historic environment in the district by increasing its visual impact.

Of the buildings in the propose district, most are contributing under Criterion C (for their architectural merits). Most of these designs do not have identified architects, which is not uncommon in residential historic districts (either because their names are lost to the recorded history or because they were simply stock plans purchased by the builder or homeowner). In most cases, the contractors’ or builders’ names are also lost to history. Below are listed those that have been identified.

## BUILDINGS WITH IDENTIFIED ARCHITECTS/DESIGNERS AND BUILDERS/CONTRACTORS

### ARCHITECTS/DESIGNERS

Stephen Hill	Johann Hermann Sandfort
Ludwell and Ann House	561 Jefferson Street
608 Jefferson Street	
	Johann Heinrich Stumberg
Jerome Legg	Immanuel Lutheran Church
Saint Charles County Courthouse	115 S. Sixth Street
100 N. Third Street	
	Elmer Wind Group
Hermann Heinrich Sandfort	Immanuel Lutheran Fellowship Hall
571 Jefferson Street	203 S. Sixth Street

### BUILDERS/CONTRACTORS

Greise and Weile	Nicholas Pelligreen
Immanuel Lutheran Church	Saint Charles County Courthouse
115 S. Sixth Street	(finishes and interior)
	100 N. Third Street
Henry Ehlmann and Sons, Contractors	J. W. Thompson
Anna Hackman House	Saint Charles County Courthouse
320 Monroe Street	(foundation and stone walls)
	100 N. Third Street

The proposed district is distinguished by a mixture of mid-to-late-nineteenth and early to mid-twentieth century stylistic designs, or influences. Many of the earliest buildings are vernacular designs, simple side gabled one story buildings or, at the most, simple Adamesque two story brick buildings. The earliest buildings also include the large Georgian home of Ludwell and Ann Powell and the Gothic Revival Immanuel Lutheran Church. Those built in the late nineteenth century and first decade of the twentieth century were Italianate, Folk Victorian, Queen Anne and Colonial Revival designs or more vernacular buildings that at best could be described by their plan shape, gable front or side gabled. In the first decades of the twentieth century, variations of the Colonial Revival designs became increasing popular along with the Craftsman designs, but a few homes were also modest Prairie or Tudor Revival designs and some of the newest homes are Minimal Traditional designs. Institutional buildings were usually the most distinctive designs in the neighborhood: the Neo-classical courthouse, Gothic Revival churches, the Mid-Century Modern Immanuel Lutheran School, and the Colonial Revival bank building. House designs range from more modest cottages to larger, elaborate examples of some styles, providing a wide variety of designs, no two of which are identical. The discussion of specific stylistic features is based upon the consultant's knowledge of building styles and the following studies: Virginia and Lee McAlester's *A Field Guide to American Houses*, and John J.-G. Blumenson's *Identifying American Architecture*. Appendix B: List of All Buildings by Architectural Style itemizes each building by its predominant stylistic influence. Below is the tabulation of the major styles and the dates of their appearance in the neighborhood.

### BUILDING STYLISTIC INFLUENCES

#### EARLY REPUBLIC

1	Georgian	(1838)
5	Adamesque	(1842-1886)

#### LATE VICTORIAN

9	Late Victorian	(1879-1917)
17	Folk Victorian	(1870-1909)
5	Queen Anne	(1880-1908)
5	Italianate	(1837-1908)
2	Richardsonian Romanesque	(1885-1890)

#### LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:

2	Gothic Revival	(1867-1872)
1	Neoclassical	(1903)
1	Italian Renaissance	(1917-1929)
5	Tudor Revival	(1926-1942)

#### Colonial Revival:

23	Colonial Revival:	(1865-1965)
1	Georgian Revival	(1921-1925)
3	Cape Cod	(1940-1957)
3	Neo-Colonial Revival	(1948-1997)

#### LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS

2	Prairie	(1916-1929)
18	Craftsman	(1880-1930)

#### MODERN MOVEMENT

4	Modern	(1947-1978)
2	Minimal Traditional	(1922-1951)
1	Neo-Eclectic	(1973)

#### VERNACULAR

53	No Style Identifiable	(1855-1997)
----	-----------------------	-------------

### **Early Republic Building Styles**

The earliest styles found in the neighborhood predated the Civil War and are generally identified as Early Republic buildings. In Saint Charles, these are generally functional in design, brick, 2.5 stories tall, side gabled variations of the Adams, with parapets on each side. Their simple renditions of this style is commonly called Adamesque. They generally have brick detailing on the facade that was designed to emulate dentil molding. Most doubled as commercial buildings by the late nineteenth century, if not originally. Because of the commercial use, the first floor of the facade was often updated to accommodate a more modern storefront while the upper level retained the symmetrical multipaned, sashed windows on the facade, as seen in the building at 571 Jefferson (below), built in 1842.



While the neighborhood originally had many other Early Republic buildings, many were simpler vernacular designs and others were replaced with later buildings as the community developed after the Civil War. Ironically, the oldest identified building in the neighborhood is also one of the most elaborate houses, a Georgian style residence, which was built with an upper floor ballroom, the Powell House at 608 Jefferson (below). Although similar to the Adamesque designs, Georgian designs more often had a formal cornice on the facade. This example also has a small gabled portico over the main entry with a transom over the door.





### Late Victorian Styles

Following the Civil War, Late Victorian era stylistic movements grew in popularity, but in this neighborhood in Saint Charles only three of these styles were identified: Italianate, Queen Anne, and Richardsonian Romanesque styles, along with house designs that utilize the stylistic elements of the Late Victorian era without falling into one of the high style classifications, what McAlester calls Folk Victorian. Many could only be identified by the broader category of Late Victorian. Named for the long reign of Britain's Queen Victoria, most of the Victorian styles were popular in American architecture from 1860 to 1900, but in Saint Charles this basic style remained popular into the first decade of the twentieth century.

Because rapid industrialization and the growth of railroads led to drastic changes in house design and construction, the balloon frame and wire nails replaced heavy timbers and solid masonry construction, which in turn allowed house shapes to become more elaborate and less box-like since it simplified construction of corners, wall extensions, and roof overhangs. Industrialization led to the mass production of housing components, doors, windows, siding, roofing, and even the decorative detailing like brackets, porch supports and window hoods. As a result, Victorian era houses are most noted for their extravagant use of complex shapes and elaborate detailing. While the more elaborate examples of any of these styles would be those homes built for the wealthier residents, this neighborhood was generally a workingclass neighborhood and as a result, the detailing is often less elaborate. Generally, the Late Victorian buildings in this neighborhood were a mixture of frame buildings, resting on stone foundations and brick houses. Often it was the complex roof forms, such as the house at 125 N. Fourth below, that readily identified the building as a Late Victorian building in this neighborhood.



While many of these Late Victorian houses probably originally had metal or wood shingled roofs, now these are replaced with modern asphalt shingles. Most windows in these homes were wood sashed windows originally, in a variety of sizes (and some with transoms). While some are one-over-one sashes, the more popular choice, especially for the Italianate and Folk Victorian houses (as well as secondary elevations), was the two-over-two sashes. In some cases, it was the round arched windows and asymmetrical design that distinguishes the building as Late Victorian, such as Waye Monument Company (business and residence) at 409 Clark (shown at the top of the next page).



### ***Folk Victorian***

Those houses that could be specifically identified as Folk Victorian designs utilized a variety of vernacular house forms, whether one or two stories, and most often could be identified in this neighborhood by the applied porches with spindlework detailing, delicate turned porch posts, lace-like spandrels, and jig-saw cut trim to dress up the building. While usually less elaborate than the Victorian styles they are attempting to mimic, the details are inspired by Queen Anne or Italianate styles. Most of the detailing is located on the porch, cornice line, or gable ends. Numerous examples exist throughout the neighborhood, although many appear to be missing pieces of the decorative detailing, especially the shaped shingles in the gable ends or the spandrels or spindlework friezes on the porches. Saint Charles' Folk Victorian residences include larger examples, like this simple design at 316 Jefferson (below), with only the spindlework porch identifying it as Folk Victorian.



Many of the Folk Victorians are simple workman's cottages, such as this Gabled-Ell house at 135 N. Fourth (following page), that were simply dressed up its façade with some lace-like decorative shingles and sunburst millwork in the gable end and the spindlework porch.



While many of these Folk Victorian residences were frame houses, which offered the opportunity to utilize a variety of millwork on the exterior walls, a number were brick houses, which depended more often on the complex rooflines and asymmetrical plans along with elaborate porch details, such as the house at 331 N. Fifth (below).



### ***Italianate***

One of the distinctive Late Victorian styles found in the Mid-Town and Commons neighborhoods of Saint Charles was the Italianate style, which dominated residential architecture in the Midwest following the Civil War and through the 1880s. It was a Romantic era interpretation of Medieval precedents, but in this Saint Charles neighborhood there are only a few examples of this style. These examples are brick



buildings, usually with elaborate brick cornices and lower pitched roofs as well as tall and narrow windows often with round arched tops. Most Italianate houses had one-over-one or two-over-two sashed windows and in many cases the windows at the front porch extended completely to the porch floor, although they were still sashed windows. Some Italianate designs featured a square tower, cupola, or widow's walk and some of the examples in this neighborhood may have had a cupola or widow's walk that has since been removed. In contrast, entries are usually more restrained than on other Late Victorian designs, with simpler wood paneled doors, and smaller, less prominent porches. Porch supports were elaborately shaped slender posts with brackets. House plans and shapes are generally asymmetrical, but not always, since Italianate style houses are more closely defined by the decorative elements. Most Italianate designs are larger homes, one of the reasons so few are found in this neighborhood. The house at 556 Jefferson (below) is the most elaborate and intact example of the Italianate style in the neighborhood.



This neighborhood includes a mixture of commercial buildings as well and on at least one remain example at 516 First Capitol Drive (below), there is some evidence of Italianate stylistic influences, the brick quoining at the corners and the round arched window hoods.



### ***Queen Anne***

Since most houses in the neighborhood were built for workmen, rather than the wealthier members of Saint Charles' business community, there are few examples of the most elaborate Late Victorian styles, but there are five houses that were identified as Queen Anne designs. Queen Anne houses are generally noted for their steeply pitched, complex and irregularly shaped roofs usually a hipped roof with a front-facing gable, textured wall treatments usually in the form of contrasting sections of clapboard and shaped shingles (often fishscale or diamond patterns)—all designed to avoid a smooth-walled appearance. While nationally, most are frame designs, in this neighborhood, four of the five are brick residences. They also feature partial or full width porches that extend around onto at least one side wall. In this Saint Charles neighborhood, some Queen Anne residences feature a tall corner tower, but most do not have towers, just the characteristic hipped roof with cross gabled bays, such as the one frame Queen Anne house at 307 N. Fifth (below).



As is characteristic elsewhere, most of Saint Charles' Queen Anne designs feature spindlework or lace-like ornamentation in the gables, wall overhangs, and as a frieze below the porch ceiling as well as delicate turned porch supports often with cutwork brackets, such as the example at 404 Jefferson (below).





### ***Richardsonian Romanesque***

Richardsonian Romanesque, another Late Victorian style that is commonly associated with the larger homes of wealthier residents is less common nationally and despite the fact that this neighborhood is generally a workingclass neighborhood, there are two large examples of this style, one now part of the Baue Funeral Home was actually featured in McAlester's *Field Guide* (620 Jefferson), while the other was the home of a leading merchant, Henry Pieper at 125 N. Fifth (below). The style is named for noted architect H. H. Richardson. Like other Late Victorian designs, they are noted for their asymmetrical designs, steeply pitched roofs, usually with round towers with conical roofs. They are always masonry buildings, usually with some rough-faced stonework as that forming the lower wall of the Pieper House. The design is also noted for its use of textured brick to highlight wall surfaces and wide round arched openings



### **Late Nineteenth and Early Twentieth Century Revival Styles**

At the end of the nineteenth century, the trend toward copying earlier period styles grew in popularity. These styles drew heavily upon ancient and Renaissance era classical styles and other Medieval European designs, as well as styles popular in Colonial America, but unlike the preceding Victorian era, these increasingly popular period revival houses stressed relatively pure copies of these traditions as opposed to the stylistic mixtures that dominated the Victorian era. This movement began with European-trained architects who designed landmark period houses for their wealthy clients, usually in the Italian Renaissance, Chateausque, Beaux Arts, Tudor, or Colonial Revival styles but their popularity gained momentum, especially after the 1893 Columbian Exposition in Chicago which stressed correct historical interpretations of European styles. These styles remained the dominant styles through the 1930s in communities across the United States. As was true across the nation, in Saint Charles, the most popular of these styles would be the variants of the Colonial Revival style, which remained the dominant style of domestic building nationwide during the first half of the twentieth century, but there are a few examples of the Gothic Revival, Neoclassical, Italian Renaissance and Tudor Revival styles.

### ***Colonial Revival***

As the name implies, Colonial Revival style buildings drew upon the colonial American designs, which in turn were brought by the initial settlers on the Atlantic seaboard from their homes in Europe. The Georgian and Adams styles formed the basis for this revival with post-medieval English and Dutch Colonial influences evident as well. While the Philadelphia Centennial of 1876 sparked an interest in our colonial architectural heritage, McKim, Meade, White and Bigelow are credited with popularizing the revival of colonial designs after 1877 when they took a widely publicized tour through New England to study original Georgian and Adams buildings. The increasingly popular Colonial Revival designs were not usually

historically accurate copies, rather they used the details on colonial examples as inspiration. Colonial Revival houses continued to be extremely popular for more than a half-century, with an evolving series of forms. Numerous examples were built (or part of a remodeling effort) in Saint Charles, generally starting around 1900 with renovations to older homes and extending into the 1950s. Later examples found in Saint Charles include a few Cape Cod (one story, side gabled roof) homes and a few best identified as Neo-Colonial Revival given their modern forms with a few of the common Colonial Revival details (multipaned windows and columns, predominantly).

Identified most easily in Saint Charles by the detailing on the porches or the basic house form, Colonial Revival residential designs have an accentuated front entry sometimes crowned with a decorative pediment and supported by flanking pilasters or even a pediment porch roof supported slender columns, sometimes in pairs. Often the doorways have fanlights and flanking sidelights. The entry detailing varies widely but is always drawn from some form of classical ornamentation with a pediment, entablature (often with a rectangular transom), or fanlight over the entry door. Windows themselves are usually doublehung sashes, usually multipaned in the top or both sashes (six over six being the most common configuration) and sometimes made with a taller lower sash (resulting in a six over nine configuration). Although not found in the colonial precedents, bay windows are associated with the Colonial Revival style. In many of the examples of Colonial Revival residential designs in this neighborhood, however, the windows were simple one over one sashed windows. In some cases, the windows are grouped in pairs and they often have shutters. Besides the use of classical column forms and pedimented entries, Colonial Revival buildings could have other classically inspired details: Palladian style windows, cornice box returns that emulate broken pediments in the gable ends, pilasters and smaller pediments on dormers, modillions or dentils in frieze-like boxed cornices at the roofline, oval windows, and decorative urns on top of pediments or to accentuate the turned balusters on porches. As a contrast to these embellishments, Colonial Revival designs have simple wall finishes, unlike the preceding Victorian era designs, and most of the Saint Charles' examples are either brick or frame buildings and are more restrained, and less likely to be heavily embellished, in keeping with the middle class character of the community.

In the earliest examples of this style in Saint Charles, they are probably older homes that were updated with Colonial Revival detailing, especially porches, such as the circa 1865 brick house at 568 Madison (below, left) that has a colonnaded porch added between 1909 and 1917. It was during that same time period that the house at 211 N. Third (below, right) was remodeled from what was probably a simple Adamesque brick house to one with a full width colonnaded porch with a broad pediment wall dormer with French doors and a bay window on the second floor facade.



In the late nineteenth century and extending into the first decade of the twentieth century, the Colonial Revival style was also heavily influenced by both the Queen Anne style—thus the Queen Anne free classic variant and the earliest examples of the Colonial Revival style with its asymmetrical form are closely related. Although there are not many examples of this early Colonial Revival form, the 1908-1909 Schibi House at 566 First Capitol Drive (photo following) shares many of the basic asymmetrical plan features (including the wrap-around porch) as Queen Anne houses although its simple brick wall treatments and porch details define it as Colonial Revival.



In Saint Charles, a number of the early twentieth century designs were a symmetrical hipped roof variant of Colonial Revival houses utilized a popular vernacular house form, the American Four Square, embellishing them with full width colonnaded porches. Most were originally clapboard, like the one at 317 N. Fifth (below left) but there were a few that were brick homes, like the house at 533 Jefferson (below right).



With newer, cheaper printing methods developed by the turn of the century, books published with extensive photographs and measured drawings of colonial buildings encouraged a better popular understanding of the prototypes upon which Colonial Revival residential designs were based and as a result, later Colonial Revival designs, especially those built after 1915, more closely resemble early colonial buildings. While Saint Charles has an actual Georgian house (the Powell House at 608 Jefferson), it also has one example of what regionally an extremely popular revival of this style, the house at 121 N. Fifth (following page) which also has the characteristic symmetrical facade with the multipaned windows and the Colonial Revival stylized barrel vault pediment over the entry. While regionally extremely popular, this is only example of the Georgian Revival in this neighborhood, probably because most of its middle class residents had already built their homes before this variation of Colonial Revival gained in popularity in the 1920s and 1930s.



Unlike many other variants of Colonial Revival, Georgia Revival houses do not have large front porches, rather than usually had an entry stoop leading to the entry with its pediment or entablature.



The Great Depression and World War II both strained building construction and post-World War II examples of the Colonial Revival style were often simpler in detail, merely referencing the colonial house with simple detailing. Smaller, side gabled, Cape Cod designs, which were primarily one or one and one-half stories tall (usually with front dormers) became increasingly popular with builders since they provided a classically detailed alternative for a modest house design. Most Cape Cod houses are basically symmetrical with an entry stoop leading up to the entry door (as seen in the house at 557 Madison below), and some had simple pilasters and an entablature or pediment. There are three examples in this neighborhood, with two built on the eve of World War II and the other finished after the war.



While one of the oldest commercial buildings in the neighborhood, the building at the corner of First Capitol Drive and Fifth Street (following page, left) has some Colonial Revival features (including a Palladian style window in the gable end) these were mostly not part of its original construction (1870-1886) but with the 1893-1900 addition. In the post-World War II era, the fascination with Colonial Williamsburg, as well as the continuing popularity of the Colonial Revival style in residential buildings inspired commercial designers to utilize Colonial Revival features on their buildings as well. Besides the 1965 bank

building at 206 N. Fifth, which was built in 1965, most other commercial buildings were built in the 1990s, well after the period of significance of the district, utilizing what is best termed as Neo-Colonial Revival stylistic treatments, often emulating the early Georgian residences.



### ***Gothic Revival***

The oldest of the late nineteenth and early twentieth century revival styles found in this neighborhood, the Gothic Revival style was always a popular style for churches and two of the neighborhood churches were designed in this style in the decade following the Civil War. What was originally the Jefferson Street Presbyterian Church at 550 Jefferson (below, left) and the Immanuel Lutheran Church at 115 S. Sixth (below, right) are two of the most distinctive buildings in the neighborhood and have always served as neighborhood landmarks.



Referencing the Medieval designs, Gothic Revival first became popular in the United States in residential designs, but fell out of favor with the Civil War. Its rebirth in popularity after the war was a result of the writings of English critic, John Ruskin, who emphasized the continental, rather than the English examples, and the style came to be applied primarily to public and religious buildings. Like these two examples in Saint Charles, Gothic Revival designs are readily identified by their steeply pitched, gabled roofs, the pointed-arch (Gothic) windows, tracery windows, and other features that are reminiscent of Medieval castles (battlements, buttresses, clustered chimney pots, pinnacles, clover-like foil details, shaped parapets, and decorative vergeboards or gable end detailing). What was originally the Jefferson Street Presbyterian Church was struck by lightening in 1911 and the tower was rebuilt, removing the upper portion of the ninety-foot tall spire on the southeast corner, where it has been for nearly a century.

### ***Italian Renaissance***

Another revival style developed in the 1880s out of the revival in the interest in Italian Renaissance domestic buildings and, like other revival styles popular in the late nineteenth and early twentieth centuries, it more closely mimicked its European precedents than did the earlier Italianate style since many American architects had visited Italy and technological advancements provided reasonable access to photographs of these model buildings. Unlike earlier Italianate houses, which tended to be wood framed structures, Italian Renaissance designs more closely mimicked the precedents by utilizing stucco or masonry walls. Known for its low-pitched, hipped roof with its broad eaves and decorative brackets, there is only one example of the Italian Renaissance style in this Saint Charles neighborhood and it is a much older building built in 1838 as Saint Charles College that was remodeled as the Ira Paul Apartments in 1917-1929 with an upper floor addition (including its Italian Renaissance style roof). Located at 117 N. Third (below), it has the symmetry of design, the multipaned windows and the stucco walls (which were also added over the original brick) that distinguish it as an Italian Renaissance design.



### ***Neoclassicism***

Neoclassicism is another revival style, in this case based on ancient Greek and Roman architecture. Interest in classical architectural models dates from the World's Columbian Exposition in Chicago in 1893 where the planners of the fair mandated a classical theme that resulted in a series of monumental colonnaded buildings around the central court which was widely photographed and attended. While the style is most commonly associated with public, institutional, and commercial buildings, the smaller pavilions at the fair were more domestic in scale, inspiring many residential designs around the nation, especially for a community's more affluent residents. With its formal symmetry and dominant, full height porch or portico supported by classical Corinthian or Ionic columns, these imposing buildings were generally more ornate than their colonial era, Classical Revival or Greek Revival prototypes, in part because of the mass production techniques of the industrial revolution that could provide prefabricated columns and decorative



details in plaster or composite materials, eliminating the need for highly skilled stone masons. The portico is the most distinguishing feature of this style, but the doorways were usually equally as elaborate with decorative surrounds of fluted pilasters or sidelights topped by a pediment. Windows often had a much more pronounced lintel or decorative window hood that drew upon classical details such as a broken pediment or keystone flat lintel.

The formality and monumental presence of this style was extremely popular throughout the country during the first half of the twentieth century, but not nearly as popular in residential designs as the closely related Colonial Revival homes of the same period, precisely because it was only appropriate for the most imposing residences. Since this neighborhood in Saint Charles is primarily middle and working class residences, there are no Neoclassical style houses, although the 1917-1929 addition to the Powell House at 608 Jefferson, with its colonnaded, two story portico facing Sixth Street is inspired by the Neoclassical style. As is common with this style, in Saint Charles, its use was reserved for the design of major public buildings and the most notable example in the community is the Saint Charles County Courthouse, located on the eastern edge of the neighborhood. Neoclassicism is readily identified by its symmetry and monumental proportions with walls that are usually finished with smooth stone, but the 1900-1905 Saint Charles County Courthouse (below) is an unusual example of this style because of its use of rusticated limestone blocks. Designed by noted St. Louis architect Jerome Bibb Legg, the courthouse is perched on the top of the bluff looking down upon the historic commercial district and riverfront, adding to its monumental appearance. Its symmetry of design with porticos on all four elevations, the use of an attic story, formal pediments above the entry bays, the colonnaded dome, and entablature-like cornice treatments are all characteristic of the Neoclassical style.



### ***Tudor Revival***

Unlike the other Period Revival styles in Saint Charles, the Tudor Revival designs gained popularity later in the first half of the twentieth century and is most closely associated with residences built in the 1920s through the 1940s. The style is not precisely a revival of historic Tudor (early sixteenth century) English houses but is more loosely based on a variety of Medieval English examples that range from large manor houses to small thatched roof cottages. The American expression of this style focused on several key elements, especially the very steeply pitched roof with one or more cross gables of various sizes, often overlapping with eave lines of varying heights. Small dormers and projecting bays often add to the varied roofline and the appearance of a complex footprint. Like most other houses in this neighborhood, the Tudor Revival designs are generally the smaller cottages, not large manor-style residences, and the ornamentation was more restrained. Most are masonry, although one is mostly stucco with brick accents. While tile or

slate roofs (or modern simulations of slate or tile) are commonly found on Tudor Revival houses throughout the metropolitan area, in this neighborhood, because most of these houses were designed as modest middle class residences, they usually adopted the less expensive, new roofing material—the three tab asphalt composition shingle. In some cases, efforts were made to emulate old thatched roofs, like the curved roofline of the house at 200 N. Fourth (below, right). Decorative wall finishes were designed to evoke the Medieval precedents, usually with a mixture of a multitude of materials, such as patterned brickwork, rock-faced stonework scattered on the façade (like in the house at 412 Adams, below, left) and seeming to emerge from the ground, stucco, and false half timbering. End wall chimneys, asymmetrical in shape and often embellished with additional decorative brick or stonework were commonly prominently placed on or near the façade and designed with several shafts and decorative chimney pots, even when the chimneys do not correspond to any working fireplaces but were simply used as flues or even just an exterior decorative element. Tall, narrow, multipaned or leaded glass windows, often metal casements as well as doublehung sashes were common and often in a variety of sizes and irregularly placed on the walls. Unlike other period revival houses or the earlier Victorian era designs, Tudor Revival houses do not usually have porches, at the most they had decorative stoops and the entries are minimized, often little more than a slightly recessed round arched opening with doors (also frequently round arched top) designed to look like they were made of wood planks with hand forged hardware. In some cases, the doorways are positioned in a small projecting bay that forms a small entry vestibule.



### **Late Nineteenth and Early Twentieth Century American Movements**

Unlike the Colonial and Tudor Revival styles or even the styles popular during the Victorian era, the Craftsman and Prairie style designs have no direct historical precedents and could be argued to be truly American in origin. They became popular in the first decade of the twentieth century and examples were especially popular in this neighborhood prior to 1930. Both styles spread rapidly in popularity in part because of the popularity of pattern books which often sold pre-cut packages of lumber and detailing (such as those offered by Sears, Roebuck and Company as well as through a wide number of lumberyards), technological advancements which were made possible by the mass-production techniques, the convenient transportation provided by the rail transport network, and the advances in the printing industries that made cheaper publications with abundant use of illustrations and photographs to market the products and plans. Local builders could easily adapt and promote some stock plans that were easy to modify and finish with different exterior details.

In addition, the Craftsman bungalows and the vernacular Prairie designs, the versions most popularly adopted in Saint Charles, often utilized similar building shapes and detailing, which emphasized clean lines, and a minimum of ornamentation, with only variations in a few key elements distinguishing the two styles, usually the roof shape and the treatments of the eaves, as well as the detailing on the porch supports and wall finishes. Both feature low pitched roofs with wide overhanging eaves that were lower in height than earlier house styles since they often did not have the as much floor to ceiling height as earlier house

styles. Besides the overhanging eaves, porches, wings, and other details emphasize the horizontal lines of the designs. While other roofing materials might have been used, asphalt shingles was most likely the original roofing material. Both styles generally have doublehung sashed windows with muntin patterns in the upper sash only, which could be a multipaned grid but these windows are more likely to be divided into three or four vertical lights, or into a diamond pattern or other design on the upper sashes. Massive square posts or battered piers supported the corners of the porches and many had masonry half-wall height railings, with the piers and railings extending to the ground level, rather than to the porch floor.

### ***Prairie***

Prairie School designs were initially developed by a group of Chicago architects, of which Frank Lloyd Wright's early work is most closely associated and synonymous with this style. Throughout the Midwest, numerous local architects designed good examples of Prairie School houses and its vernacular form spread throughout the country because of pattern books. In its vernacular interpretations, of which there are only two examples in this neighborhood, Prairie houses share many of the same basic forms as Craftsman bungalows, since these designs also emphasized the craft in the finish details, simplifying elements to their basic form. The primary distinctions that differentiate Prairie from Craftsman bungalows are the very shallow pitched hipped roof with enclosed wide eaves (to create more of a horizontal cap to the building) and other exterior treatments that emphasize the horizontal lines of the design. Unlike Craftsman houses, the porch piers are generally more rectangular, not battered, such as the example at 127 N. Fifth (below) and the porches utilized materials and detailing continuous with the main house, creating a porch that is not as much of an appendage in its appearance. In some Prairie houses, porches are missing from the façade design or the prominence of the entry minimized, as is the case on the house at 125 S. Fifth, but because of recent alterations many of its other Prairie features have been removed and the house is no longer retains its architectural integrity. While most Prairie designs are one story, some two story houses, as is the case in both of the local examples, utilizing roof forms, window patterns, and wall treatments influenced by the Prairie style.



### ***Craftsman***

Craftsman houses were inspired by the work of Greene and Greene, two California brothers who practiced in Pasadena in the late nineteenth and early twentieth century. By 1903, they were designing simple Craftsman style bungalows which quickly grew into commissions for exceptional landmark examples, often termed "ultimate bungalows." There were several influences on this style, especially the English Arts and Crafts movement, Oriental wooden architecture, as well as the Greenes' early training in manual arts and the coincidental rise of what would be termed Mission or Arts and Crafts furnishings, with its simple, functional lines that emphasized straight lines and less refined products and materials. Their residences as well a similar residences by other architects were given extensive publicity in both architectural magazines and the women's magazines of that era and the style was popularized in a large number of pattern books



and by companies offering complete pre-cut packages of lumber and detailing that could be assembled by local labor. The primary distinctions that differentiate Craftsman from Prairie School vernacular forms are that Craftsman houses are generally (although not always), gabled roofed and usually have exposed rafters often with rafter tails extending beyond the edge of the roof with notched or shaped ends to create a repetitious pattern along the sides of the roof. The gable ends usually have false beams or knee braces. Also, porch materials often contrast with the main body of the house, such as rock-faced stone porch piers and walls set against clapboard or brick façades of the house. In Saint Charles, these vary widely, including examples with battered piers that extend as corner supports at the porch roof down to the ground instead of to the porch floor.

The term bungalow is usually associated with one story Craftsman houses as well as shallow pitched one and one half story houses. Some are quite simple in design, while others seem to glorify in the distinctive Craftsman detailing: exposed rafter tails, knee braces, and various shaped dormers as well as a wide variety of porch supports usually based upon some boxed shape (sometimes tapered) rather than columns or turned posts like earlier styles. In this neighborhood, most of these designs were one or one and one-half story bungalows, generally side gabled, but a few were two stories in height, utilizing vernacular gable front house forms. Most of these homes are masonry, predominantly brick although a few are stucco or partially stucco (false half-timbered) and a good number are frame structures, with lap siding, including the example at 104 N. Fourth (below top left) that has alternating row heights on the lap siding. In this neighborhood, most of the Craftsman houses were built with a sloping side gable, usually incorporating a full width porch, such as the example at 512 Jefferson (below top right). These had a prominent, front facing dormer to create more room on the second floor. However, the distinguishing details of Craftsman designs are also found on vernacular house plans, such as the gable front plan, which were well adapted to both simple one story houses (such as 306 N. Fifth, below bottom left) and to the larger two story houses (like 412 Monroe, below bottom right).



In addition to the eighteen Craftsman residences in the neighborhood, there is a small corner market that was designed with Craftsman stylistic details as part of the neighborhood. This simple, two-story, corner building has a simple storefront display window and doorway with an “awning” provided by a Craftsman style shed roof with exposed rafters and large knee braces supports, a feature repeated over the apartment entries. Located at 301 N. Fourth (below), the plan incorporates residential space on the second floor and utilized other Craftsman details with the vertical lights in the windows and the tall panel entry doors.



### **Modern Movement**

By 1920, modern architecture began to impact residential designs. Proponents of modern architecture argued for rationalism and utility in design—spaces that suit their functions, designed defined by their structural systems, utilizing contemporary products. Design theory discouraged the arbitrary use of symmetry or extraneous ornament. In reality, most homeowners were conservative and eschewed radical new designs, but the principals would be applied more readily to space planning on the interiors and in the use of materials.

### ***Minimal Traditional***

Primarily popular during the 1930s and through the early 1950s, Minimal Traditional houses took existing popular styles, especially the Tudor Revival and Cape Cod forms to come up with a compromise that incorporated modern amenities and eliminated decorative details. Minimal Traditional houses will have little eave overhang, often with overlapping gables that merge together on the façade, a simple entry stoop to the simple paneled door, and a lower pitched roof and horizontal profile (often only one story or at the most one and one-half story in height) with the foundation kept low to the ground. Windows might be multi-paned or simple one over one doublehung sashed windows. These are asymmetrical designs and this is often accentuated by off-centered, often solitary dormers and by the façade windows, with one being a large picture window (sometimes flanked by narrow sashes similar to the Chicago style window). Not only is there minimal decorative detailing on the exterior, the windows and doors often have very minimal face trim if any. Extremely popular in developing suburbs throughout this region of Missouri, there are only a few examples of the Minimal Traditional design in this neighborhood, in part because much of the neighborhood had already been built by this time (see the example built at 323 N. Fourth, following page).





### ***Modern Commercial Designs***

Like elsewhere in the Missouri, in this Saint Charles neighborhood, the principals of modern architecture were more readily applied to commercial or public buildings, not residential designs. Between 1947 and 1961, there were four distinctly Modern buildings constructed in this neighborhood, each reflective of different Modern stylistic trends. One popular movement became known as Streamline Modern; it was heavily influenced by the streamlined industrial design of ships, automobiles, airplanes and even appliances—thus the common name, Streamline Modern is noted for its smooth walls, flat roofs and horizontal banding, often with rounded corners to continue the streamline appearance onto the adjacent elevations, as is the case in the service station at the corner of First Capitol and S. Fifth Street (below left). Also focusing on its smooth, unadorned stucco walls, the simple Modern chapel that was added to the Baue Funeral Home at 620 Jefferson (below right) utilized an arched recessed niche—a regional design phenomenon that introduced an arch shape in new buildings designed in the early 1960s, referencing the local popularity of Eero Saarinen’s design for the Jefferson National Memorial, the Gateway Arch.



A great example of the Modernist architectural trends occurring after World War II, the new school building was completed in 1952 at 120 S. Seventh (following page, left) for the Immanuel Lutheran Church, which had been a focus of neighborhood life and the German ethnic experience in Saint Charles for nearly a century. Its rectilinear design features, flat roof and horizontal banding created by the flat canopies at the second and third floor levels and banding of aluminum framed windows surrounding the classroom wing as well as the unadorned brick walls are basic features of many Modern designs. Even the Schumpe Motors Building at 415 N. Fifth (following page, right), which was originally an auto dealership, utilized these same basic principals with its continuous bank of aluminum framed plate glass display

window panels below the broad, flat canopy that terminates in a distinctive permastone corner tower-like feature.



The preponderance of houses, though, are more functional and simple in design, some of which could only be identified by their plan shape and some of which could best be identified as vernacular designs. Because so many could only be identified by plan shape, that information was included on the inventory forms as a way of identifying building forms in the neighborhood. The most popular house plans in the nineteenth and early twentieth century were the 16 one or two-story side gabled houses, the 7 two-story hipped residences, and the 7 gable front designs. In the early twentieth century, there were a significant number of bungalows (11), of which some had distinctive Craftsman features, but others did not, and there were 7 Four Square houses, of which some had Colonial Revival porches and other features.

Commercial buildings were generally designed more for function than style, with the earliest commercial buildings barely distinguishable from residential designs, since they were simple, two story side gabled, Adamesque brick buildings, but by the late nineteenth century, 4 two-part commercial storefronts were added to the neighborhoods. In the twentieth century, the commercial buildings were often one-part commercial buildings (such as the 2 car dealerships with storefront showrooms), 3 service stations, and in the late twentieth century, commercial designs were basically more identified by function, such as convenience store or commercial strip center, without any distinguishable stylistic features.

Many of the buildings in the neighborhoods are also significant under Criterion A for their importance in the historical development of the community, including its commercial development, education, and the German immigrant community. A few buildings in the district may also be contributing under Criterion B (association with significant persons in the history of the community), usually because their original owners were connected with the early development of the community. (See the discussion of Criterion B in the section on individual eligibility). Appendix A: Master List of All Buildings lists each building in order by address and its assessment as either contributing or noncontributing within the potential district. The individual Missouri Historic Inventory forms explain this evaluation of each building and under which criterion a particular property is significant. However, the significance of the district as a whole is best described as Criterion A: Community Planning and Development, Ethnic History, and Exploration/Settlement as well as Criterion C: Architecture.

Most buildings were completed between 1838 and 1961. It appears that after 1961, the purposes behind new construction in the neighborhood shifted, but later phases of the survey may or may not substantiate that period of significance. Earlier buildings were usually designed as a function of the neighborhood (either residential in design or institutional or commercial buildings designed primarily to serve the immediate neighborhood), but by the 1960s buildings were being demolished to make way for businesses

that were simply locating along the major arterial streets—convenient for a generation traveling by automobile and living in the broader Saint Charles community, not just the neighborhood.

In examining the 1869 Bird’s Eye View of Saint Charles, the fire insurance maps and dates of construction of the 160 extant principal buildings, it became clear that the neighborhood grew steadily. Before the Civil War, the progression of building construction was scattered throughout the entire neighborhood, not focusing on one area, initially with only a few buildings per block, except for the blocks between Fifth and Seventh along Jefferson and Madison, in close proximity to the German (now Immanuel) Lutheran Church. By 1869 there were at least 126 buildings (there are 160 today) shown on the Bird’s Eye View within the Phase 1 survey area, many of these very simple residential buildings that were replaced (or had major additions) in the late nineteenth and early twentieth century. As development continued, homes were built closer together, some larger parcels were subdivided, the earliest buildings were replaced with more substantial or “modern” buildings and commercial development began to concentrate along First Capitol Drive, Jefferson Street and Fifth Street.

There was a spike in construction in the 1880s and 1890s, which coincided with the success of the early industrial development of Saint Charles, especially what became the American Car and Foundry Company (makers of railroad cars), which was within walking distance of the homes being built since it was located north, along the riverfront. There was another spike in construction, this time associated with the prosperity of the community and the adoption of the automobile, which connected Saint Charles more readily to St. Louis, especially with the construction of Saint Charles Rock Road and Highway 40. Construction slowed with the onset of the Great Depression and never regained the momentum it had before 1930, but by then, much of the property had been developed and subsequent construction concentrated on filling-in vacant lots or rebuilding properties to replace the antiquated housing stock or to better serve the neighborhood. It was only after 1961 that the focus of development shifted away from housing and commercial designs focused not on serving the neighborhood, but on convenience of the automobile consumer utilizing the major arterial streets (First Capitol and Fifth Streets). Appendix C lists all buildings by date of construction and the chart below tabulates these periods of construction.

#### PERIODS OF CONSTRUCTION

#	%	Years Built
2	1.2	1838
3	1.9	1855-60
6	3.8	1865-69
5	3.1	1870s
11	6.9	1880s
28	17.5	1890s
30	18.8	1900s
13	8.1	1910s
25	15.6	1920s
5	3.1	1930s
10	6.2	1940s
5	3.1	1950s
3	1.9	1960s
6	3.8	1970s
6	3.8	1980s
2	1.2	1990s

Buildings built by 1959 were evaluated (when the survey and inventory forms were completed) as potentially contributing to the historic district and within the period of significance of the development of the entire Mid-Town and Commons Neighborhoods. However, in evaluating the periods of construction and development patterns for this final report, it became evident that at least one major addition (the chapel addition in 1961 to the Baue Funeral Home) and potentially a building finished in 1965, might also part of

this same pattern of development, not part of the commercial pressures that developed in the late 1960s (and continuing today) that has led to the demolition of perfectly good older buildings just to provide a new business building for the convenience of the automobile community. After 1965, the stylistic traditions, materials, massing, and spacing of buildings (especially the setbacks to accommodate parking) that characterized the historical development of the neighborhood changed. As such, if and when an historic district nomination is prepared, and whenever design review requests are being considered, the changes that occurred to buildings in the early 1960s might need to be re-evaluated as potentially contributing to the historic character of the building. Especially after further phases of the survey are completed, this may result in some buildings being re-evaluated when the period of significance is defined for the entire neighborhood, since some recent changes may have occurred during that period of time.

Historic districts can also contain resources that do not contribute to the significance of the district, either because they have been so altered that they no longer have historic integrity or they do not fit within the period of significance for the district, but the district as a whole cannot have lost its overall historic integrity as a result. In the case of the Mid-Town and Commons Neighborhoods, especially the Phase 1 survey area, less than 29 percent (47 of the 160 primary buildings) are considered noncontributing to the historic character of the proposed district (and there are 13 lots/parking lots that are also noncontributing). Most are noncontributing to the historic district because of alterations to the exterior that appear to have significantly changed the visual character or massing of the original design; but 17 are simply too new, having been built after 1961. Development pressures, but also alterations (such as new siding and windows which often have meant the older buildings have lost too much of their historic integrity) have already resulted in 33 percent of the 179 properties of the buildings being noncontributing to the historic district. Even if the boundaries of an historic district nomination excludes the buildings on the perimeter of the survey area (300-400 block of N. Third, the properties clustered at the 100 block of S. Fifth, and the south side of the 600 block of First Capitol), which would remove 6 parking lots and 9 primary buildings (all noncontributing), that would still leave 28 percent noncontributing to the historic district.

Normally, districts which approach having 30 percent of their primary buildings counted as noncontributing have lost too much historic integrity to be listed in the National Register. Given the fact that the subject area is barely above that threshold at this time and since a district nomination will not be prepared until at least Phases 2 and 3 in the Mid-Town neighborhoods have been completed, it is especially critical that the design review guidelines already in place be carefully applied to future alterations to historic residences. Whether projected plans presented to the Saint Charles Landmarks Board are demolition for new construction requests, plans for unsympathetic additions or renovation techniques that will result in the loss of historic integrity, they should be carefully considered because their potential impact on the viability of the entire district. It is very possible that could mean that there is no longer a viable option of listing the area as an historic district, which would impact not just that one property's value, but the value of all of the properties in the neighborhood and result in a continuing decline of the neighborhood. This in turn could impact the entire community since this neighborhood is the visual entrance to the city and county's governmental centers, and the historic Main Street area—a major tourist attraction (and an important component in the local economy).

The Saint Charles Landmarks Board is encouraged to work with any owners considering renovations to try to ensure that renovations are complementary to the historic design and integrity. Then, improvements will maintain their status as contributing buildings in the historic district and as assets to the community. The Board is also encouraged to review the inventory forms and reasons why properties are currently identified as noncontributing since it is possible that with public education and specific encouragement, some property owners might remove features that hide historic materials, which could mean that some properties now identified as noncontributing could be re-evaluated as contributing.

The Phase 1: Historic/Architectural Survey of the Saint Charles Mid-Town and Commons Neighborhoods Map (page 15) helps to better visualize which buildings contribute to the potential district and which would be considered noncontributing properties within the proposed historic district's boundaries. Appendix C: Master List of All Buildings lists each building by address with its contributing or non-contributing status in the district (a checkmark in the District column means contributing). The map, the inventory forms and the table assumed district eligibility of the entire Phase 1 survey area, rather than the reduced boundaries

that are being suggested as a result of the analysis in this report. The table below shows the number of contributing and non-contributing resources by property type:

#### NUMBER OF RESOURCES IN THE HISTORIC DISTRICT

<u>Total of Property Type</u>	<u>Contributing</u>	<u>Non-Contributing</u>
Primary Buildings	113	47
Detached garages/outbuildings/structures	39	25
Monuments	2	2
Detached garages on lots where residence demolished	1	1
Sites (parking lots, empty lots)	(4)	(15)
TOTALS	155 (159)	75 (90)

The boundaries of the entire Mid-Town and Commons Neighborhoods survey area (all four Phases) are defined by major arterial streets, except in Phase 1, which incorporates the block with the courthouse and the one house on the east side of N. Third directly north of the courthouse. From there the boundaries extended north along Third to Clark, then over to North Fifth. From there the boundaries of the entire neighborhood extend north along Fifth up to Kingshighway then southwest along Kingshighway down to First Capitol Drive, then east to South Seventh (which is the western boundary of the Phase 1 survey) but at that point the boundary dips south to include properties on the south side of First Capitol Drive east as far as South Fifth, then north to Jefferson Street, where the boundaries extend east back to the courthouse block. It is easier to see this on the map included at the beginning of this report (page xi).

The boundaries for the proposed historic district cannot be precisely defined until the entire area has been surveyed, but for those areas on the periphery of the survey area in Phase 1 (those areas not adjacent to one of the later survey areas), it appears that the boundaries need to be modified slightly to exclude the large areas that have been converted to parking lots or recent commercial businesses. This would exclude the 300 and 400 block of North Third, the properties adjacent to the 100 block of South Fifth (addressed as 505 and 515 Jefferson, 512-530 Madison and 125-145 South Fifth), and the south side of the 600 block of First Capitol Drive. This too is easier to see by referring this to the map on page 15.

Because of the important role of this neighborhood in the historical development of Saint Charles, it appears the district would be eligible under Criterion A for Exploration/Settlement, Community Planning and Development, and Ethnic History. Because of its distinctive architectural character and the design of buildings in this district, representative of residential designs popular in Saint Charles in the mid-to-late nineteenth through the mid-twentieth century, the district would also be eligible under Criterion C.

It appears that the neighborhood currently does possess the needed concentration, linkages, continuity of features and significance to meet the requirements established by the National Register of Historic Places for eligibility as a historic district, utilizing the boundaries suggested above and a period of significance extending from the currently suggested period of 1838 through 1961. For this Phase 1 survey area, the larger district nomination would incorporate a total of 160 buildings, including all of the 11 individually eligible buildings in the neighborhood (as well as the one listed property). This would include 101 other primary historic resources that are not individually eligible but do contribute to the integrity and significance of the district and it would involve 47 noncontributing primary resources. In addition, there are 70 secondary buildings and structures (detached garages/outbuildings, 4 monuments and an historic sign), 42 of which are contributing to the proposed district.

## D. HISTORIC CONTEXT FOR THE PHASE 1 SURVEY AREA

The following pages provide historic context for the survey area and illustrate its role in exploration/settlement, community planning and development, and ethnic history (NR Criterion A) as well as its architectural significance (Criterion C).

### Saint Charles, Earliest Days through the Civil War

The archaeological record indicates that the region surrounding Saint Charles County was occupied by Native Americans for many thousands of years prior to the arrival of Europeans. Although these people developed very rich, elaborate, and enduring societies, for reasons still not understood, they appear to have abandoned most of eastern Missouri around AD. 1400.<sup>1</sup> In the historic period, the area became an open territory used for hunting and trapping by various groups of Illini to the east of the Mississippi River, the Fox and Sauk in southeastern Iowa, the Osage and Missouri in the western reaches of the state, and the Sioux on the upper Missouri River.

French explorers, missionaries, and *coureurs de bois* were the first Europeans to utilize the region. They were attracted by the rich animal resources that could be exploited for the lucrative fur market, and by the presence of lead and iron ores. While some attempts were made to establish permanent communities west of the Mississippi in the French period, most French colonists originally settled east of the river at outposts like Cahokia, Kaskaskia, and Prairie du Rocher, which were all established at the turn of the seventeenth century. It was not until the mid-eighteenth century that a group of *habitants* crossed the river and established a community at Ste. Genevieve, and in 1764 the trading post of St. Louis was founded.

Saint Charles, originally known as Les Petites Cotes, was arguably the third French community founded in present day Missouri. In 1768, Louis Blanchette and a small group of French and Creole hunters began the settlement as a base of operations for activities related to the fur trade.<sup>2</sup> By that time, due to the outcome of the French and Indian War, France had been forced to surrender its lands in Canada and the Illinois Country (east of the Mississippi) to Great Britain. Devastated by war debt, they also bartered their land west of the river to the empire of Spain. Preferring to live under Spanish authority rather than submit to their traditional enemy Britain, many French colonists moved west across the river into Spanish territory. Les Petites Cotes was rechristened San Carlos de Misuri, the origin of the modern name; and it began to serve as a Spanish military outpost tied into the larger political organization of the region. Its Commandant answered to the Territorial Lieutenant Governor in St. Louis, who in turn reported to the Governor at New Orleans; and New Orleans took its orders from Madrid. Under the Spanish regime, Blanchette was appointed Commandant of the Saint Charles post, a position he held until 1791.

For the most part, Spanish authorities recognized the improbability of populating their new territory with immigrants from Spain. Instead, they viewed Upper Louisiana as an important geographical buffer between their British enemies in Canada and their colonies in the Southwest and Mexico. These southern colonies already had substantial Spanish settlements and boasted rich mines and lucrative trade networks.

Despite the initial influx of French colonial settlers following the Treaty of Paris, the population of Upper Louisiana in the early days of the Spanish regime remained insufficient to deter British incursion and interference with trade and Native American groups. In a bid to increase settlement and make the province more profitable, Spanish authorities began a policy of enticing American settlers into the territory. By the 1790s, many Americans in frontier areas like western Kentucky were becoming increasingly dissatisfied with their new government. Frequently, taxation and other “intrusions” into people’s lives and affairs had increased since the end of the Revolution and the American assumption of power. In addition, under the American regime, wealthy land speculators began to appropriate lands from earlier settlers through the manipulation of loans, surveys, courts and, generally speaking, a bureaucracy few of the early pioneers could successfully navigate.

---

<sup>1</sup> Tim Pauketat, *Cahokia Ancient America’s Great City on the Mississippi* (New York: Penguin Group, 2009), 124.

<sup>2</sup> James Neal Primm, *The Lion of the Valley, St. Louis, Missouri* (Boulder, Colorado: Pruett Publishing, 1981), 62.

In 1796, the Spanish authorities began circulating advertisements throughout Kentucky, the Ohio Country, and other areas of what was then the American West, proclaiming that settlers who relocated to Spanish territory would be given land for free and would pay no property taxes.<sup>3</sup> Americans responded rapidly to the generous terms and arrived in substantial numbers. Rather than balk at the tide of settlers flowing out of the country, the American government was largely pleased with the idea. Though the Spanish were obviously manipulating American settlers to create a buffer against English attack and to try to make the territory self sufficient, Thomas Jefferson believed that it would be the United States who would have the last laugh. Knowing the fierce and tenacious nature of American frontiersmen and anticipating a Louisiana where the Spanish were hopelessly outnumbered, Jefferson wrote of the Spanish terms “I wish a hundred thousand of our inhabitants would accept . . . it may be the means of delivering to us peaceably what may otherwise cost a war.”<sup>4</sup> Among the Americans who responded to the enticements of the Spanish were some of the earliest American settlers who settled in Saint Charles County, including the Boone, Callaway, and Zumwalt families who arrived between 1798 and 1799.

By the late eighteenth century, the area was at the western fringe of North American settlement. Saint Charles and the region known as “The Forks” (a reference to the land north of the Missouri and west of the Mississippi Rivers) were sparsely populated. Between the powerful Osage to the west, and surrounded on every other side by the territories of the Sauk and Fox, Sioux, Kickapoo, Potawatomie, Ioway, Shawnee, Oto, Miami, and others, settlers in the Saint Charles area were located in a vulnerable position. Relations with Native Americans were often unpredictable and as land-hungry Americans pushed further into the frontier, they found themselves increasingly at odds with Native American groups (like the Osage) who feared losing their land, and Native American groups (like the Shawnee) who had already been displaced. The situation was further complicated by the various European conflicts and political powers that manipulated policy, economics, and violence to further their interests on the North American frontier.

Generally speaking, early American settlers moved into the interior of the district where they lived in scattered farmsteads on land grants received from the Spanish government. In contrast, the earlier French inhabitants lived clustered together in villages such as Saint Charles, Portage de Sioux, and Florissant. Early tax records bear out this culturally-related settlement pattern. The distribution of French and American settlers (based on surnames) calculated for the Saint Charles District in 1804 (based on tax rolls) demonstrates that 92.1% of French households lived in the village of Saint Charles while 90.2% of American households lived on dispersed farms.<sup>5</sup>

The French preference for semi-communal living stemmed both from long held cultural tradition as well as from a legitimate need for protection. French families typically had large, linear agricultural tracts grouped together in “common fields” that were located just outside the community. Each tract was of relatively equal size and crossed similar landforms, resulting in a fairly equitable distribution of land among families. Livestock grazed in another large communal tract known as the “commons” which was also available for hunting and gathering resources like nuts, berries, and firewood.<sup>6</sup> Saint Charles in the eighteenth and early nineteenth century operated within this French colonial pattern of land use. Remnants of this organization can still be seen clearly in maps such as the c. 1850 atlas hanging at the Saint Charles Historical Society.<sup>7</sup> This map clearly shows the Saint Charles Common Field (Prairie Basse), the Prairie Haute Common Field, and the Cul de Sac Common Field, divided into long narrow strips, each owned by a different resident.

During Louis Blanchette’s tenure as Commandant of Saint Charles, from 1769 until 1791, the hamlet grew to include approximately a dozen houses, most probably of palisade, *poteaux en terre* construction. The walls of the homes would have been constructed of vertical logs plastered over or whitewashed with the gaps between filled with a mixture of stones and mortar. A typical French Colonial house of this time in the

---

<sup>3</sup> John M. Farragher, *Daniel Boone: The Life and Legend of an American Pioneer* (New York: Owl Book, Henry Holt and Company, 1992), 274.

<sup>4</sup> *Ibid*, 275.

<sup>5</sup> Greg Waselkov, *Zumwalt’s Fort: An Archaeological Study of Frontier Process in Missouri* (Columbia, Missouri: Missouri Archaeologist, v.40, 1979), 15.

<sup>6</sup> Charles E. Peterson, *Colonial St. Louis: Building a Creole Capital* (The Patrice Press: Tucson, Arizona, 1993), 6-9.

<sup>7</sup> Map of the City of Saint Charles c. 1850, Saint Charles Historical Society, no publisher.



region would have had a steep “French Hip” roof covered with cedar shingles and a gallery porch on one or more sides. If other contemporary French communities such as Ste. Genevieve and St. Louis can be taken as examples, settlers in the town lived on fairly large lots with a variety of outbuildings and gardens. Lots would have been separated by vertical palisades of rot-resistant cedar or mulberry logs. Because properties abutted one another, the walls surrounding each lot also formed a continuous palisade wall surrounding the community. The streets would have been laid out, as were all towns warranted under the Spanish regime, on a grid according to political specifications.<sup>8</sup>

From 1792 until 1804, Charles Taillon served as Commandant. While Saint Charles had originally been founded for purposes related to the fur trade, it quickly became an important producer of agricultural products. The fertile lands of the Missouri River Valley provided a reliable harvest, making the area attractive to settlers interested in farming. By 1796, Saint Charles produced one-quarter of the territory’s wheat and one-fifth of its tobacco. By 1800, the population had increased to 614 residents, including 39 slaves.<sup>9</sup> An undated plat in the archives of the Saint Charles Historical Society represents the original town survey, likely dating to the early nineteenth century. This map demonstrates that most of the land within the boundaries of the current architectural survey area was not yet part of the town, and that one block (#69) of the survey area was privately owned. This block is where the county courthouse currently stands, owned in the early 1800s by Pierre Lavbre. At that time, the town extended west from the river to Fourth Street and south from Bainbridge to Bourbon Street. Portions of the current survey area (east of Fourth Street) were part of the original town, though as stated previously the area remained vacant in the early 1800s.

In 1800, Spain returned Louisiana to France; Saint Charles and its residents became French subjects. Soon afterward in 1803, the United States purchased the Louisiana Territory from France, and Saint Charles became American soil. In March of 1804, the Spanish Lieutenant governor, acting as the agent of France, surrendered Upper Louisiana to American Captain Amos Stoddard at St. Louis.<sup>10</sup> Two months later, William Clark, along with the Corps of Discovery, arrived in Saint Charles where the group camped for a week to await Meriwether Lewis’ arrival from St. Louis. On May 21, the expedition departed Saint Charles for the uncharted American interior.

At the time of the Louisiana Purchase, relations with Native Americans in the area were tense. Though not common, violent (and well publicized) encounters between Indians and settlers did occur. Between 1805 and 1808, there were approximately ten white settlers killed in incidents in Saint Charles County (the number of Native American casualties was not recorded).<sup>11</sup> This violence stemmed as much from tensions between white settlers and Native Americans as it did from pressures between the Native American groups themselves. It is difficult to gauge the level of conflict through historical reports because stories of violent encounters with Indians were used as political tools. Politicians and private citizens alike who advocated Indian removal policies cited and potentially amplified incidents to further their arguments. In addition, well-publicized accounts of atrocities were effective in mobilizing militia, securing federal military support, and providing leverage in negotiations with Native American leaders.

In addition to tensions between settlers and Native Americans, the acquisition of Louisiana by the United States also generated conflict with Great Britain. The highly lucrative fur trade resulted in fierce competition for control of land, trade, and resources; the two countries were continually maneuvering for the upper hand. As antagonism increased in the years prior to the War of 1812, Indians allied with British interests on the Upper Missouri River and raided American settlements in Louisiana with increasing frequency. American hunters were ambushed in deadly encounters, and families living on isolated farmsteads were occasionally murdered and mutilated by bands of warriors. Various Native American groups, who in many cases had already been displaced several times and were all too familiar with the voracious American appetite for land, readily joined the British in an attempt to dampen American enthusiasm for the West. In response, American militia companies as well as the occasional regular soldiers

---

<sup>8</sup> Peterson, 7.

<sup>9</sup> Primm, 62.

<sup>10</sup> Primm, 72-73.

<sup>11</sup> Paul R. Hollrah, *History of Saint Charles County, Missouri (1765-1885)* (Saint Charles Historical Society: Saint Charles, Missouri, 1997), 150.



launched punitive raids against Indian settlements to the north. A brutal though irregular state of war existed in the region long before Britain and the United States came to official blows.

In 1808, Secretary of War Henry Dearborn authorized a militia of 100,000 soldiers to be raised; a mere 377 of them would come from and protect the Louisiana Territory.<sup>12</sup> Territorial Governor Meriwether Lewis announced the call for volunteers in the *Missouri Gazette* on November 28 of that year.<sup>13</sup> In addition, he called for the residents of the exposed western districts such as Saint Charles to organize a system of forts, blockhouses, and stockades for their mutual protection.<sup>14</sup> The political situation with Great Britain became increasingly unstable, and Meriwether Lewis died in 1809. Afterward, Benjamin Howard assumed control of the Missouri Territory.<sup>15</sup>

Howard built upon Lewis' initial steps to protect Missouri's citizens from British and Indian attacks. He toured the countryside with his new appointee William Clark, Brigadier General of the territorial militia, selecting and inspecting sites for fortifications. Despite the progress of the militia as a fighting force and the erection of a network of forts, many Missourians were too afraid of Indian aggression to leave their homes and farms went un-worked. In the autumn of 1811, a party of Americans was ambushed while hunting about forty miles north of Saint Charles; three were killed. Later that winter, a family of eight living on an isolated farm near Clarksville was murdered.<sup>16</sup> Not pursuing a traditional military victory, the Native Americans who were allies with the British preferred to attack soft targets like farmsteads and small hunting parties.<sup>17</sup>

The nature of the settlements and the economy of the area made the Saint Charles District extremely vulnerable to this type of guerilla warfare. Focusing their attacks on civilians, Native Americans were able to severely damage the economy of the area and substantially reduce enthusiasm for settlement through the effective use of terror. Widely scattered but vicious attacks kept the populace on edge and brought immigration to a standstill. The *Missouri Gazette* advised people to tend their fields in groups and to post sentinels.<sup>18</sup> Saint Charles County resident Solomon Zumwalt confirmed this practice in his remembrance of the wartime years:

the settlers would fort for a while and there would be none killed for a while, they would move from the forts to their farms and someone would be killed then they would fort again . . . during that war, neighbors would collect to tend their corn, while they worked, some of them stood guard.<sup>19</sup>

Despite the unpredictable situation on the ground, the Saint Charles region was making progress toward stability and statehood. In 1809 the town was incorporated, and in 1811, the Territory of Missouri was created by an act of Congress, separating the area from the larger Territory of Louisiana. As a result, residents gained representation in the federal government and were empowered to govern themselves through the creation of a territorial legislature, the first of which included four representatives from the District of Saint Charles.<sup>20</sup>

Gradually, through the efforts of the militia, the Indian threat was pushed farther from the settled towns in the region. Saint Charles itself was never directly attacked during the conflict. Though the war smoldered on until 1816 in Missouri, the primary impact that it had on Saint Charles was to stop the stream of American immigrants that had been moving into and through the area from the east. Farmers, craftsmen,

---

<sup>12</sup> R. Douglas Hurt, *Nathan Boone and the American Frontier*. (University of Missouri Press: Columbia, Missouri, 1998), 78.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid, 79.

<sup>15</sup> Ibid, 78.

<sup>16</sup> Eugenia Learned James and Vivian K. McClarty Eds., *Three Generations in the Span of a Continent* (State Historical Society of Missouri, Missouri Historical Review: Jefferson City, Missouri, 1954, v.XLVII, n. 4), 259.

<sup>17</sup> Ibid, 261.

<sup>18</sup> Hurt, 92.

<sup>19</sup> James and McClarty, 261.

<sup>20</sup> Steve Ehlmann, *Crossroads: A History of Saint Charles County, Missouri* (Lindenwood University Press: Saint Charles, Missouri, 2004), 36.

and merchants in Saint Charles and the surrounding region suffered economic losses as west-bound migrants diminished; and the economy began to wane. The end of the war, however; sparked the beginning of a second and much larger wave of American migration into the Missouri Territory. Finalization of peace in 1816 confirmed to the country that the lands west of the Mississippi River were indeed again open for business; and wagons poured once again across the river, passing through Saint Charles toward the Booneslick region and areas further west. In contrast with the frontier economy of hunting, trapping, and small-scale farming which dominated the Saint Charles District prior to the War of 1812, the new migration of Americans represented the arrival of an agrarian and increasingly diversified capitalist economy.

Territorial Governor William Clark organized the District of Saint Charles in 1812. This district, very different from the Saint Charles County of today, had vast and poorly defined boundaries. Stretching from the Missouri River (south) to British territory (north) and from the Mississippi River (east) to the Pacific Ocean (west), the District of Saint Charles was more of a concept than a discreet, governable unit. In 1816, smaller counties began to be carved out of the region, eventually creating the landscape of Missouri that we recognize today. Saint Charles was granted its current geographical dimensions in 1818.

By 1818, two toll ferries connected Saint Charles with St. Louis County. In 1819, the first steamboat docked at the town, ushering in what would become a period of increased prosperity and trade.<sup>21</sup> The advent of the steamboat era struck a blow against the French character of the town as many of the Frenchmen who resided there were involved in traditional keelboat or *bateaux* trade. Steamboats reduced shipping costs and transport times whereas older and less-efficient means of conveying commodities became increasingly untenable.<sup>22</sup> In 1821, Missouri was admitted as a state, and Saint Charles was chosen as the temporary capital. The first state legislature met in extant buildings southeast of the survey area. This continued from 1821 until 1826, when the capital was moved to Jefferson City. As the population grew, transportation networks improved, governance was formalized, and Saint Charles continued in its transition from a frontier outpost to a civic and mercantile center.

Between 1816 to about 1830, the vast majority of Saint Charles' growth was due to the arrival of American immigrants, primarily from the Upland South. These individuals brought a new culture to the area that had previously been dominated by French customs and the Roman Catholic Church. Without the governmental support that the church received under the Spanish, Catholic institutions, including Saint Charles Borromeo Church, fell upon hard times. Dedicated in 1791, Saint Charles Borromeo Church was a mainstay of the region's French and Creole communities. With the influx of non-Catholic settlers and the evaporation of governmental support for an official religion, the foundation of the church was shaken. Of the 26 priests who resided and worked in the Mississippi Valley in 1803, 22 (including Father Luzon of Saint Charles Borromeo) left their positions for communities still under Spanish governance.<sup>23</sup>

American settlers brought Protestant faiths such as Presbyterian and Methodist, and descendants of these congregations continue to occupy churches in the survey area today. Additionally, the first chartered Methodist College west of the Mississippi River (Saint Charles College) was founded c. 1835 in the survey area. The primary building of this institution stands in altered form at 117 N. Third Street.<sup>24</sup> Many Americans also brought slaves, a phenomenon that had existed, but had not been common in the pre-territorial period. The number of slaves in Saint Charles County steadily increased. Missouri's federal census of 1850 ranked the county twenty-first (of 114 counties) in relation to its number of slaves.<sup>25</sup> Though most of the county's slaveholding population lived on farms, there were enslaved people living in the township of Saint Charles. One of the earliest homes in the survey area, a Georgian Revival style home owned by Colonel Ludwell Powell at 608 Jefferson, was built in part by slave labor. Powell was the first mayor of Saint Charles. His house, located at the northwest corner of Sixth and Jefferson, was constructed in 1838 to plans by architect Stephen Hill. When the home was recorded by the Federal Writers Project

---

<sup>21</sup> David B. Crampton, *Old Saint Charles Bridge*, Historic American Engineering Record - HAER No. MO-30 (December 1989), 2.

<sup>22</sup> Ehlmann, 73-74.

<sup>23</sup> Ehlmann, 26.

<sup>24</sup> Workers of the Writers' Program of the Works Progress Administration, *Missouri, The WPA Guide to the Show Me State* (Missouri Historical Society Press: St. Louis, Missouri, 1998), 266.

<sup>25</sup> Ibid, 56.

during the late 1930s, the original brick slave quarters remained intact on the property (which is no longer the case today).<sup>26</sup>

While Missouri never had a true slave-based economy, the state supported a substantial number of slaves, particularly in the hemp and tobacco producing counties along the Missouri River that became known as Little Dixie. Saint Charles County was not considered part of Little Dixie, but the region did produce a substantial tobacco crop that relied (at least partially) on slave labor. Under Spanish control, slaves and free blacks alike had been afforded rights and were granted relatively more autonomy than under the American regime that followed. By the early-to-mid 1800s, Saint Charles County required passes for slaves traveling alone, and the township employed a slave patrol. This more coercive and restrictive model of slavery is a clear indication of the Americanization of the area.

Beginning in the 1830s, a substantial amount of population growth in Saint Charles was attributed to German immigration. Much of this immigration can be attributed to an influential book entitled *Report on a Journey to the Western States of North America* by Gottfried Duden. Originally published in 1829, the text promoted Missouri and the land along the Missouri River in particular as an excellent location for Germans to settle. Duden himself lived for approximately four years in nearby Warren County during the 1820s. His book specifically referenced Saint Charles and the fertility of the region's farmland. Many Germans moved into the town of Saint Charles where they had a major impact on everything from commerce and political life to the physical appearance of the town's buildings.

German settlers began arriving on a large scale by the early 1830s, and the population of the county nearly doubled in that decade. From 1810 to 1830, the population of the Saint Charles district/county increased from 3,505 to 4,320; between 1830 and 1840 it increased to 7,911.<sup>27</sup> By 1860, the population had more than doubled again. The large leaps in population during this period can be attributed largely to German migration. By the mid-1860s, approximately half of the county's population was of German extraction.<sup>28</sup> While the rapid influx of German immigrants caused tension with Americans in the area, it also played an important role in the architectural, economic, and social development of the region and town. German settlers were frequently skilled craftsmen and farmers who arrived with money, ready to start farms or go into business. They were usually educated and politically active, a characteristic that led to their decisive influence in Saint Charles during the Civil War.

German building traditions had a major impact on the physical appearance of Saint Charles beginning in the mid-nineteenth century. Prior to German influences, builders (in Saint Charles) relied on log, plaster, and stone methods of construction. German masons and brick makers soon began to leave their marks on the town's architecture. Prince Maximilian zu Wied, who travelled through Saint Charles in 1832, described the town as "consisting of about 300 houses . . . [with a] massive church. . . . Most of the houses are built of wood, but a modern part of the place is brick." In 1834, the explorer Edmund Flagg described the town and noticed that things had changed in that brief two year interval. Now, French Colonial and other log vernacular architecture styles were in the minority with "modern" brick structures dominating the town. Flagg's impression was of a village running parallel to the river in a long line "...of neat edifices chiefly brick with a few ruinous old structures of logs and plastering, relics of French or Spanish taste and dominion."<sup>29</sup>

According to Charles Van Ravenswaay, brick making in Saint Charles began prior to 1820, but it was not until the period of German migration that the material came to dominate construction in the area.<sup>30</sup> According to Van Ravenswaay, German farmers living in the uplands surrounding Saint Charles conceived of sturdy brick homes and outbuildings as status symbols. In Saint Charles, brick quickly became and

---

<sup>26</sup> Workers of the Writers' Program of the Works Progress Administration, 265. Of note, street addresses have been renumbered since this publication was first issued; the address in the book (620 Jefferson) is currently identified as 608 Jefferson.

<sup>27</sup> Hollrah, 141-142.

<sup>28</sup> Ehlmann, 82.

<sup>29</sup> Workers of the Writers' Program of the Works Progress Administration 264.

<sup>30</sup> Charles van Ravenswaay, *The Arts and Architecture of German Settlements in Missouri*, (Columbia, Missouri: University of Missouri Press, 1977), 221.

remained the preferred building material well into the twentieth century.<sup>31</sup> In 1850, four full-time brick-makers resided in Saint Charles; by 1860, that number jumped to twenty-two.<sup>32</sup> In the 1850 census, men listed as brickmasons or bricklayers were predominantly German, and six of the seven tradesmen listed were born in Germany.<sup>33</sup> This pattern remained similar in the 1860 census, which indicated that seven of eight brickmasons in Saint Charles were of German extraction; the eighth was a sixteen-year old American apprentice.<sup>34</sup>

By 1860, the architectural transition from a ramshackle French frontier settlement to a bustling town dominated by Americans and Germans (and their building traditions) was complete. Saint Charles was the primary center of commerce for the surrounding county and supported 2,315 residents.<sup>35</sup> The town was connected to the North Missouri Railroad, had a busy river port, and boasted a steam mill, tobacco factory, bag factory, rope walk, and brewery; as well as a thriving downtown commercial district.<sup>36</sup> Though printed several years after the war, the 1869 Bird's Eye map is a fairly good representation of the town during Civil War period.<sup>37</sup> The map illustrates a vast majority of residential buildings of one- and two-stories, most with side-gabled roofs and chimneys typically situated at gable ends and frequently paired and/or connected by a parapet wall. Side-gable plan housing and chimney placement is consistent with what Van Ravenswaay termed as the "German Classical Vernacular Style."<sup>38</sup> This Bird's Eye Map showed a few buildings at the time with obvious French characteristics, such as gallery porches or raised first-floor entries, though there was a concentration of four such houses on the east side of Seventh Street between First Capitol Drive and Madison Street (in the survey area) that no longer exists.

As seen in the Bird's Eye View published in 1869 (following page), the town exhibited a diffuse settlement pattern that did not stretch much beyond Seventh Street (to the west). The survey area was known at that time as "The Hill" and did contain one dense concentration of housing bounded by the west side of Sixth Street and the west side of Fifth Street between Jefferson and Madison Streets. This is the immediate vicinity of St. Paul's Evangelical and Immanuel Lutheran churches, indicating that perhaps these blocks formed a German enclave. An 1875 Brink plat map supports this theory, illustrating a high concentration of German names as landowners in the area. Much of the remaining survey area is dominated by blocks with a scattering of houses and substantial open space. Block #69, for example, holds two one-story buildings and what appears to be a shed labeled as "county offices." Across the street to the west is the extant Saint Charles College building, which stands alone on its block. The block further west, bounded by Washington, Jefferson, Fourth and Fifth Streets, is unimproved and has the appearance of a natural dissected upland.

---

<sup>31</sup> Ibid.

<sup>32</sup> Ibid, 223.

<sup>33</sup> Ibid, 225.

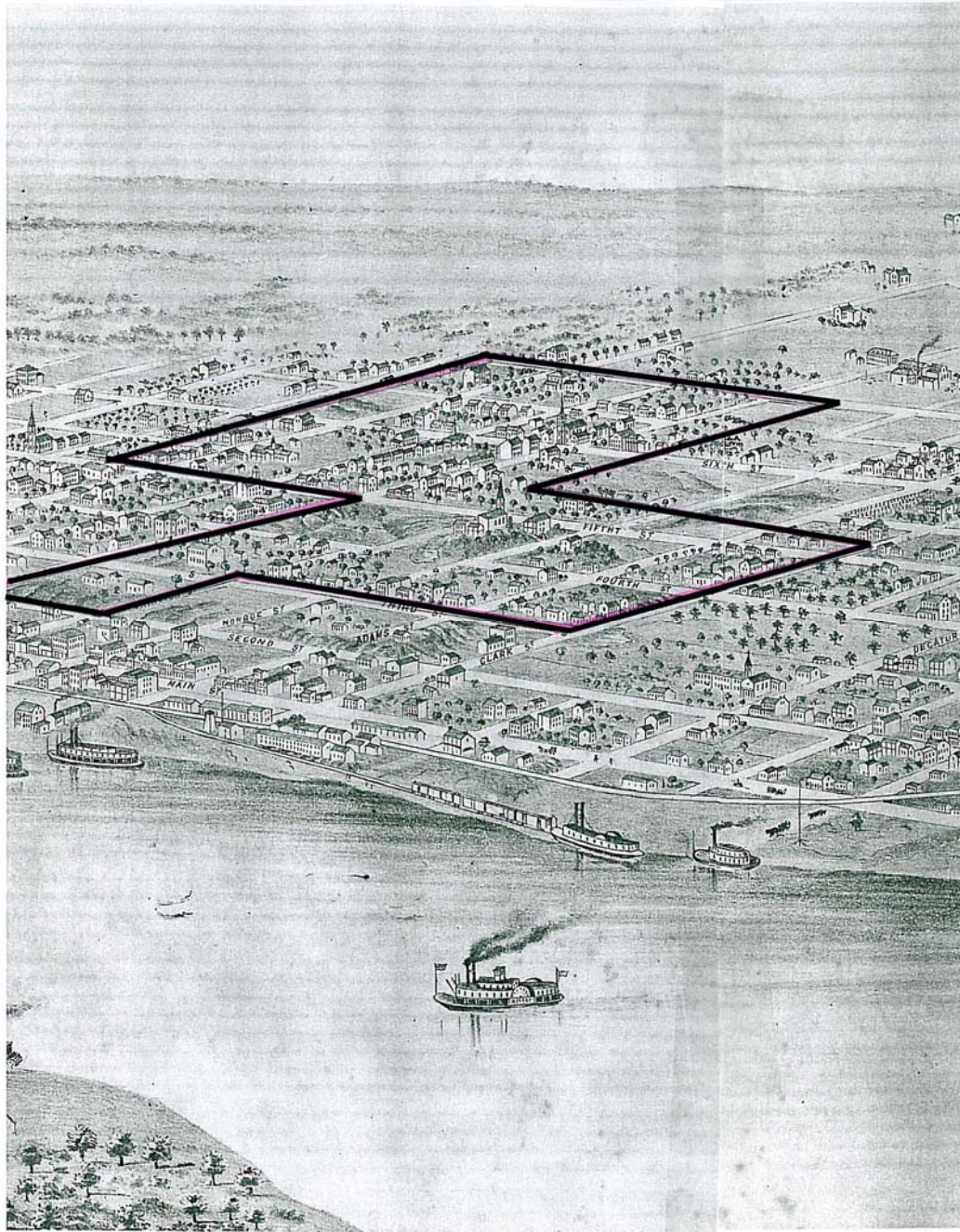
<sup>34</sup> Ibid.

<sup>35</sup> U.S. Census, 1860.

<sup>36</sup> Robert E. Hannon, *St. Louis, its Neighborhoods and Neighbors, Landmarks and Milestones* (St. Louis Regional Commerce and Growth Administration: St. Louis, Missouri, 1986), 210.

<sup>37</sup> A. Ruger, *A Birds Eye Map of Saint Charles Missouri*, 1869.

<sup>38</sup> Van Ravenswaay, 226-236.



**Figure 1. Historic 1869 Bird's Eye View of Saint Charles with the Phase 1 Survey area outlined.**

One of the two German churches illustrated on the 1875 plat map (in the survey area) survives today – the Immanuel Lutheran Church at 115 North Sixth Street. Many German settlers who moved to Saint Charles were Lutherans, a denomination that had hitherto been unknown in the town. Immanuel Lutheran Church grew out of a congregation formed in 1847. The congregation constructed its initial church on the same site in 1849. The present edifice was erected in 1867.<sup>39</sup> In 1873, the church added a school (demolished and

<sup>39</sup> John Buse, *In His Own Hand: A Historical Scrapbook of Saint Charles County, Missouri* (Self Published: Saint Charles, Missouri, 1998), 79.

replaced by the present school building). In 1865, St. Paul's Evangelical Protestant congregation (also comprised of German immigrants) purchased property at the northeast corner of Fifth and Washington Streets. A church was constructed on the site in 1873.<sup>40</sup> This building survived until 1953 (used in the twentieth century by a Methodist congregation), when it was destroyed by an explosion.

As noted previously, Germans had a major political impact on the Saint Charles community, particularly during the Civil War era. Germans generally disliked the practice of slavery, a position that was firmly rooted in liberal ideology, religion, view on economics, and politics. This predisposition resulted in strong support for moderate candidates like Stephen Douglas, as well as radical candidates like Lincoln during the election of 1860. For decades leading up to this fateful election, German settlers had been pushing against the presence of slavery in their midst. While some voted on their feelings, others unapologetically worked for abolition. *Der Saint Charles Demokrat*, a German language newspaper that began publication in 1852, printed anti-slavery editorials; and some Germans became actively involved in helping slaves to escape. At the same time, "native" Missourians in Saint Charles were primarily descendents of immigrants from the Upland South and many owned slaves. These individuals tended to associate with the Democratic Party and viewed the rapidly growing German population as a threat to the state's political character and to their culture. Ideological differences between Germans and Americans led to a local schism when the Civil War erupted.

One of the earliest buildings in the survey area dates to the antebellum period, with its origins in the era leading up to the conflict. The AME church at 554 Madison Street was constructed c. 1855-1859 as a place of worship and school for slaves. Saint Charles' first Mayor, the aforementioned Ludwell Powell (who was a slave owner), attended the building's dedication in his official capacity. While in many parts of the country, teaching a slave to read was considered an act of sedition and punished as a dangerous crime, the building in Saint Charles operated openly as a school for slaves, providing classes for children and adults.<sup>41</sup> After the Civil War, the property was turned over to the recently freed African American community by white trustees for one dollar.<sup>42</sup> The building, listed in the National Register of Historic Places in 1980, is believed to be Saint Charles' earliest African-American church.<sup>43</sup>

In May 1861, Missouri's governor, Claiborne F. Jackson (a pro-slavery Democrat) gathered a militia for training at a site near St. Louis known as Camp Jackson. Governor Jackson favored secession; he refused to send troops requested by President Lincoln to assist with quelling the rebellion that followed the fall of Fort Sumter in April 1861 and placed pro-secessionists in charge of the activities at the camp. What became known as the "Camp Jackson affair" followed when the militia was violently broken up by Union troops; many were German immigrants.<sup>44</sup> The action led to substantial resentment of the Union military among the regional population supporting slavery in Missouri. When word reached Saint Charles that the militia had largely been detained by Union troops, a large rally was held at the courthouse, and a company of Southern militia was recruited on the spot.<sup>45</sup> Events like these indicated to federal authorities that Confederate sympathy among the local population was strong enough to pose a direct threat to the security of the region, and Union forces began mobilizing their own militia system. Regular troops and home guard units, often composed of German immigrants, took control of critical towns and infrastructure in the state. Saint Charles was no exception.

One week after Camp Jackson was disrupted, a regiment of Union troops from St. Louis assumed control of the town. Arnold Krekel, a German immigrant and the editor of the *Saint Charles Demokrat* was appointed Provost Marshal for the county and commanded a company of German militia known as "Krekel's Dutch." Likewise, Frances Martin, a Prussian immigrant was appointed Provost Marshal of the town. Union militia

---

<sup>40</sup> St. Paul's Evangelical Church file, Saint Charles Historical Society.

<sup>41</sup> Janice R. Cameron, *National Register of Historic Places Inventory Form—Nomination Form: Slave Church*. Washington, D.C.: US Department of the Interior/National Park Service, 1980: Section 8, 1.

<sup>42</sup> Ibid.

<sup>43</sup> Saint Charles Landmarks Preservation, "African Church," *National Register of Historic Places* (1980). Section 8:1.

<sup>44</sup> Primm, 248-249.

<sup>45</sup> Ehlmann, 84.



units used a vacant lot at 400 N. Sixth Street (current location of Benton Elementary School) for drill.<sup>46</sup> The Union soldiers and militia in Saint Charles were largely used to guard the North Missouri Railroad and other infrastructure, though they also watched over prisoners who were housed at both the old woolen mill to the south of the survey area and the Saint Charles College (in the survey area at 117 N. Third Street).<sup>47</sup> Union regulars under General Simeon Bunker constructed a fort at the top of Reservoir Street to the south of the survey area from which they monitored river traffic. In particular, they were interested in protecting the choke point where, for want of a bridge, transfer boats carried train cars over the river.

Despite the heavy Union presence in Saint Charles proper, there was substantial support for the Confederate cause in the outlying areas. “Bushwhackers,” a ubiquitous term for quasi-official Confederate militia units, challenged federal control in much of the state. In September of 1864, an unarmed group of twenty-five Union soldiers boarded a westbound train at Saint Charles. The train was stopped by bushwhackers at Centralia where Union soldiers were lined up and shot. There were also a number of deadly skirmishes fought in the neighboring towns of Troy (Lincoln County) and Wentzville (Saint Charles County) involving soldiers from Saint Charles.<sup>48</sup>

Despite these tensions, Saint Charles County and the city itself largely escaped the levels of violence that defined other parts of the state during the Civil War. The strength of the Union army in the vicinity was too strong for effective Confederate resistance. Rifts among the citizenry in the town tended to manifest themselves in non-deadly ways. For example, children fought at school along the lines of their parents’ political inclinations, and the Presbyterian Church, active in the community since 1818, split along political lines demarcated by the war.<sup>49</sup> In the immediate post-war period, the church divided into the North Presbyterian and the South Presbyterian congregations, the former of which constructed Jefferson Presbyterian Church at 550 Jefferson Street (currently Church of God Holiness).<sup>50</sup>

### **Saint Charles in the Mid-to-Late Nineteenth Century, 1865 - 1900**

After the Civil War, Saint Charles began to take shape as an industrial center. As noted previously, the railroad arrived during the 1850s when the North Missouri began construction on a route extending north from Saint Charles to Iowa. Construction of a railroad bridge across the Missouri River remained a challenge, however; and was not completed until c. 1870.<sup>51</sup> Saint Charles’ access to modern transportation improvements after the war directly linked the town to western expansion efforts and to the city of St. Louis. As a result, the town’s population began to more rapidly increase after 1870. In 1860, Saint Charles had 2,315 citizens. By 1870, the City held 3,479 residents and was Missouri’s fifth largest municipality. The community’s rapidly paced growth pattern was furthered by another wave of German immigration, which occurred in response to civil unrest and discrimination. By 1880, Saint Charles held 5,014 citizens—nearly twice its population of 1860.<sup>52</sup>

The c. 1870 bridge across the Missouri River that linked Saint Charles to St. Louis County was designed by H. Shaler Smith of Baltimore. The bridge was among the nation’s longest cast-iron and steel structures with three center spans, each 300 feet in width. Rising 53 feet above the river, the bridge measured 2,200 feet in length.<sup>53</sup> Prior to the bridge’s completion, trains and horse-drawn vehicles en route from St. Louis traveled to Brotherton in St. Louis County, located immediately west of Saint Charles on the eastern Missouri River bank. From Brotherton, passengers, freight, and train cars were transported via ferry into downtown Saint

---

<sup>46</sup> Ehlmann, 85.

<sup>47</sup> Ibid, 88.

<sup>48</sup> Ehlmann, 87.

<sup>49</sup> Ibid, 82.

<sup>50</sup> Edna McElhiney Olson, *Historical Series: First Presbyterian Church* (Saint Charles Journal: Saint Charles, Missouri, 5/1/1969).

<sup>51</sup> Hannon, 210-212. Of note, sources are varied concerning construction date(s) for the Missouri River bridge, ranging from 1869 - 1871.

<sup>52</sup> United States Census Bureau, *Census of Population and Housing* (Available at: <http://www.census.gov/prod/www/abs/decennial/>), Access date: 11 August 2010; Ehlmann, 197.

<sup>53</sup> Workers of the Writers’ Program of the Works Progress Administration, 264; Primm, 232-233.

Charles.<sup>54</sup> The bridge, though impressive in its design, collapsed in 1879 and again in 1881.<sup>55</sup> Unsuccessful attempts to replace the bridge included a c. 1890 pontoon structure designed by Captain John Enoch. The 1,500-foot floating bridge collapsed under the weight of ice and rising water shortly after construction.<sup>56</sup>



Figure 2. Postcard, c. 1890, Pontoon Bridge across the Missouri River that linked Saint Charles to St. Louis County.  
(Available online at: <http://www.win.org/library/services/lhgen/postcards/generalscenes.htm>; Access date 20 August 2010).

Despite the town's ongoing battle in gaining a successful Missouri River railroad bridge, Saint Charles flourished and grew steadily throughout the nineteenth century. The original town boundaries were expanded in 1869: west to Tenth Street, south to Barbour Street, and north to Kingshighway.<sup>57</sup> In 1873, the Saint Charles Car Company opened just north of downtown on the western edge of the Missouri River. The company was established to manufacture agricultural equipment; but organizers failed to receive a patent and decided instead to manufacture railroad cars.<sup>58</sup> The venture became so successful by the early 1880s that the company solicited German immigrants from New York when local labor became insufficient to maintain production.<sup>59</sup> In addition to the car company, Saint Charles supported a foundry (Saint Charles Foundry and Machine Shop, established in 1866), four flour mills (J.B. Thro and Company on Second Street; S.H. Merten and Company on Monroe; G.A. Kunger and F.X. Kremer—both on Main Street), a wagon and carriage factory (F. Borgmeyer and Company on Second Street), a hominy mill (Avery and Gross at the corner of Clark and Second Street), a woolen/hosiery mill (Saint Charles Woolen Mill Co. on

<sup>54</sup> Crampton, 2.

<sup>55</sup> Workers of the Writers' Program of the Works Progress Administration, 264.

<sup>56</sup> Hannon, 210-211.

<sup>57</sup> Tim Fox, *Where We Live: A Guide to St. Louis Communities* (St. Louis: Missouri Historical Society Press, 1995), 42.

<sup>58</sup> Sue Schneider, *Historic Saint Charles, MO: A Pictorial History of Old Saint Charles, Missouri* (St. Louis: Nutwood Publishing Company, [1992]), 22.

<sup>59</sup> Ehlmann, 191.



Main and Barbour Street), and the Saint Charles Tobacco Factory on Main Street.<sup>60</sup> Near the end of the century (in 1890), Saint Charles remained the county's sole industrialized area.<sup>61</sup>

The project area began to grow rapidly after 1865 due to population increases and its physical relationship to downtown. The neighborhood supported a single manufacturing site by the 1870s, a brewery on Clay (presently the north side of the 500 block of First Capitol Drive). This enterprise was operated by Mrs. E. Schaeffer, a widow, during the 1870s-80s.<sup>62</sup> The Schaeffer property later became Fischbach Brewing Company and remained in continuous operation until prohibition forced its closure in the 1920s (after prohibition was repealed, the brewery reopened and was operated by its president John Fischbach at least through 1957, according to his obituary).<sup>63</sup> The site included a large two-story brick building used both as a residence and brewery. A one-story wing at the east end of the complex housed a saloon and "lumber room." Attached to the northeast corner of the complex was a two-story ice house.<sup>64</sup> The survey area attracted residential development primarily; it was not adjacent to the river or the railroad along which most commercial and industrial enterprises were established. By 1875, all but one area in the project neighborhood—at the corner of Sixth and Clay Streets/First Capitol Drive—had yet to be developed but by 1908-1909, Charles Schibi built his family home (566 First Capitol Drive) on this end of the brewery property—he owned the brewery at that time but formed a partnership with Jacob Fischbach in 1910, who later bought out Schibi.<sup>65</sup>

Like many of Saint Charles' nineteenth-century residents, the Schaeffers, Fischbachs and Schibis were German immigrants. The region (as previously discussed) was a draw for German immigrants following Duden's 1820s publication. By 1870, Saint Charles County's population was roughly 66 percent German.<sup>66</sup> The survey area supported a large number of German residents including Johann (John) W. Hagemann, a brick mason who built and resided in a home on Jefferson Street (no longer extant; current site of 553 Jefferson). Hagemann and his wife, Margaret Addelheide, emigrated from Hanover to Saint Charles County in 1847. Their oldest son, Johann (John) Hermann Hagemann, was an architect (per census records) and carpenter. He is credited with constructing many buildings in Saint Charles, including the City's opera house (extant) at 311 North Main Street.<sup>67</sup> J.H. Hagemann operated a lumber/construction company at the northeast corner of Main and Jefferson Streets. Residing adjacent to the Hagemanns was the Sandfort Family, associated with the houses at 561 and 571 Jefferson Street. The dwelling at 561 Jefferson was constructed by Hermann Heinrich Sandfort, an architect, builder, and furniture maker. Johann Hermann Sandfort (father of H.H. Sandfort) was also a carpenter/builder and constructed the dwelling at 571 Jefferson. J.H. and Margaret Sandfort immigrated to Saint Charles from Hanover in 1857.<sup>68</sup>

The Hagemann and Sandfort families were parishioners of the Immanuel Lutheran Church, located at the southwest corner of Jefferson and Sixth Streets (within the survey area--noted previously). The 1867 church was erected by surrounding the 1849 stone building, "then the stones were removed from the inside, without the interruption of regular services."<sup>69</sup> The survey area also supports a late nineteenth-century church at 550 Jefferson Street constructed for the Saint Charles Presbyterian Church North congregation

---

<sup>60</sup> Hollrah, 333-335; Sanborn Fire Insurance Maps, Saint Charles, 1886.

<sup>61</sup> Ehlmann, 190.

<sup>62</sup> Brink, 50; United States Census, 1880.

<sup>63</sup> Ehlmann, 168.

<sup>64</sup> Sanborn Fire Insurance Map, 1886; W.R. Brink, *Illustrated Atlas Map of Saint Charles County, MO* (IL: W.R. Brink & Co., 1875), pp. 50-51; United States Census, 1880.

<sup>65</sup> Brink, 50-51; "Funeral Rites Saturday for J. H. Fischbach," November 8, 1957. St. Charles County Historical Society. Obituary Files.

<sup>66</sup> Hannon, 210.

<sup>67</sup> Hollrah, 386; United States Census, 1870.

<sup>68</sup> Robert M. Sandfort, Interview with Ruth Keenoy 6 August 2010; Robert M. Sandfort, *Hermann Heinrich Sandfort: Farmer and Furniture-maker from Hahlen, Germany: 500 Years of Sandfort Family History* ([Saint Charles, MO]: Self-published, 2000), 141; United States Census Records, 1860.

<sup>69</sup> Edna Olson, "Historical Tour of Saint Charles, MO" (Unpublished tour information on file at St. Louis County Library Headquarters, Ladue, MO; local history files [1963]).

(discussed previously), which moved into the building in 1872.<sup>70</sup> Today this building is used by the congregation of Saint Charles Church of God.<sup>71</sup>

Saint Charles held a number of parochial and public schools by the late nineteenth century, including an early school for African American children, Lincoln School. Lincoln School opened in 1870 and initially held classes at an African American church at Second and Pike Streets. The school purchased the church for exclusive use in 1871. By 1885, Saint Charles had an estimated 425 students who attended public schools, 75 of whom were African-American. In addition to the Lutheran school within the survey area (discussed above), the city's German Evangelical congregation (described earlier) had two schools in Saint Charles: St. John's and St. Paul's. Most German families sent their children to parochial schools, whereas most Anglo-American children attended public schools. Benton School, an early public facility, opened in 1896 at 400 N. Sixth Street.<sup>72</sup> Benton is the city's second oldest public school (preceded by Franklin School, established in 1870) and has been used as such since it opened. Named for Thomas Hart Benton, the original brick building was two-stories in height, with four classrooms (two upper/two lower) flanking a central hall plan. The building was enlarged in 1953 when four classrooms, a gym/auditorium, boiler room, and cafeteria were constructed.<sup>73</sup> The State of Missouri began to enforce segregation in 1895 and afterward, Franklin School (at Third and Franklin Streets) was used to house all of Saint Charles' African American students.<sup>74</sup>

Saint Charles' African-American population declined steadily after the Civil War. The reasons for blacks moving out of the community are not well documented, but appear to be based on the fact that many moved to work in larger industrialized cities (such as St. Louis) or sought tenancy as sharecroppers, which led them further west. Between the years 1860 and 1900, Saint Charles County's African-American residents declined by 15 percent. Also of note is that by 1900, 47 percent of the state's African-American population lived in cities. This was not reflected in Saint Charles County, however, where only about one-third of the county's black residents resided in the City of Saint Charles. The exodus of blacks from Saint Charles picked up pace after the turn of the twentieth century and by 1930, only 5.3 percent of the city's population was black.<sup>75</sup> Though Saint Charles' African-American population declined after 1865, the number of white residents moving into the area increased steadily. In 1890, the city held 6,161 citizens, of whom 5,572 were Caucasian, 584 were African American, three were Chinese, and two were Native American.

By 1893, the survey area was fairly well developed. Most pre-1900 properties are extant in the neighborhood, including 200 N. Third Street, a Queen Anne style dwelling occupied by Henry B. and (Miss) Nettie Denker. Mr. Denker operated the H.B. Denker Grocery Company (co-owned by George Wallenbrock and Edwin Denker) at 105-07 N. Main Street. At 211 N. Third Street is the Alfred and Kate Machold House, an Italianate style home constructed prior to 1900 that was remodeled during the early twentieth-century in the Colonial Revival style. Elsworth and Lizzie Wilhelm resided in the 1879 dwelling at 125 N. Fourth Street, another Victorian-influenced dwelling. Folk Victorian dwellings situated at 135 N. Fourth Street and 331 Clark Street were constructed c. 1895. Louis and Catherine Ell resided in the home on Fourth Street; and Max and Louisa Neumayer lived in the dwelling on Clark. Louis Ell co-owned a saloon (with Arthur T. Rauch) at 571 Clay; and Max Neumayer was employed at the American Car and Foundry Company. Henry Denker (noted above) is also associated with the house at 302 Jefferson, a Queen Anne style dwelling constructed in 1895 for Denker's daughter, Annie, and her husband, William Rechtern. Henry and Regina Kister resided in a Victorian-era dwelling at 508 Jefferson Street that was updated during the early twentieth-century with the addition of a Colonial Revival style portico. In addition to a large number of homes, the neighborhood supported several schools, churches, and commercial establishments by 1900, most of which have been previously noted. These buildings were situated

---

<sup>70</sup> Ehlmann, 155.

<sup>71</sup> City of Saint Charles GIS/Parcel information (Available at: [http://map.sccmo.org/GIS/scc\\_gis\\_ims](http://map.sccmo.org/GIS/scc_gis_ims); Access date: 23 August 2010).

<sup>72</sup> Ehlmann, 132-154; Edna McElhiney Olson, *Historical Series - Cradle of Education. Saint Charles Journal* (19 November 1959), 14.

<sup>73</sup> Mrs. Laurence G. Landers, *Benton School PTA Handbook, 1968-1969* (Saint Charles, MO: Benton School [1969]), 10-11.

<sup>74</sup> Ehlmann, 159.

<sup>75</sup> Ehlmann, 158-159.

primarily on street corners, such as the brewery owned by Charles Schibi, located on the north side of Clay (currently First Capitol Drive).

At the brink of the twentieth-century, Saint Charles led the county in manufacturing growth which prompted citywide upgrades. The shift toward a more industrialized and urban Saint Charles impacted the entire regional community and attracted increasing numbers of residents and industrial interests to Saint Charles.

### Modern Saint Charles, 1900 - 1960

In 1900, Saint Charles recorded its largest number of residents to date, a total of 7,892, an increase of nearly 50 percent since 1870.<sup>76</sup> By this time, it had become increasingly apparent that the city required a number of upgrades to provide sufficient fire protection, safe drinking water, transportation improvements, and utilities to attract industry and businesses to the City. By 1900, such accommodations were increasingly becoming a way of life for Americans living in urban centers.<sup>77</sup> Saint Charles remained an important hub for the county's economy after the turn of the twentieth century. The town supported two major railroad lines by that time—the Missouri, Kansas and Texas (M.K.T. / Katy) and the Wabash "with lines radiating to all parts of the North, West and South, affording all the advantages in rates on raw material and manufactured products."<sup>78</sup> Saint Charles also gained access to an electric streetcar via the Saint Charles and Wellston Electric Railroad (constructed in 1899). St. Louis' 1904 Centennial Exposition prompted further improvements. In 1904, a new Missouri River bridge crossing opened just in time for the celebration.<sup>79</sup> The city of Saint Charles' progress was further demonstrated by its new county courthouse, designed by one of the state's best known architects, Jerome B. Legg. Completed in 1903, the building is situated at the eastern edge of the survey area between Second and Third Streets.<sup>80</sup> Saint Charles was entering a new era of modernity that would continue throughout the century.



Figure 3. Postcard (date unknown), 1903 Courthouse, Saint Charles (Third Street). Available online at: <http://www.win.org/library/services/lhgen/postcards/publicbuildings.htm>. Access date: 20 August 2010).

<sup>76</sup> United States Census website.

<sup>77</sup> Ehlmann, 197.

<sup>78</sup> [Saint Charles Chamber of Commerce]. *Saint Charles, Missouri* ([Self-published: 1908]), 4.

<sup>79</sup> Ehlmann, 204-205; Hannon, 211.

<sup>80</sup> Workers of the Writers Program of the Works Progress Administration, 265; Marian M. Ohman, *A History of Missouri's Counties, County Seats, and Courthouse Squares* (Columbia: University of Missouri-Columbia Extension Division, 1983), 76;

Among the city's municipal improvements was a modern waterworks plant constructed in 1903 at 12 South Main Street.<sup>81</sup> Henry W. Osiek, superintendent of the waterworks, resided in the survey area at 329 Clark Street with his wife Caroline (house constructed prior to 1893). Additional city upgrades by the turn of the century included an electric/light plant (Saint Charles Electric Light and Power Company established in 1901) and a gas plant (Saint Charles Gas Company, established in 1871). All of the city's early utilities were situated along the Missouri River, just south of the industrial district.<sup>82</sup> The 1904 Missouri River Bridge played a major role in expanding Saint Charles' industrial associations. The bridge had two decks—one for highway traffic and one for streetcars. On the west side of the river, the bridge served traffic on Main and Second Streets. The east side of the bridge connected to Saint Charles Rock Road, which extended east through St. Louis County to the City of St. Louis.<sup>83</sup> At about the same time that the bridge opened, the Roberts Johnson and Rand Shoe Company (later purchased by the International Shoe Company) began construction of a factory. The new factory, completed in 1906, was located on Pike Street between South Fourth and Fifth Streets and served as the city's second largest employer. Saint Charles' largest employer after 1906 was the American Car and Foundry Company, which purchased the Saint Charles Car Company in 1899.<sup>84</sup> During the 1910s, the shoe factory employed 500; and the car company employed 1,500 - 2,000.<sup>85</sup>



Figure 4. Postcard, Saint Charles' 1903 waterworks plant as it appeared in 1909. (Available at: <http://www.win.org/library/services/lhgen/postcards/publicbuildings.htm>, Access date: 20 August 2010).

A large number of houses in the survey area were constructed and/or inhabited by individuals employed by the American Car and Foundry Company, including Ernst Osiek, who lived with his extended family at 329 Clark Street. Osiek was a carpenter at the factory; as was August Wernecke (a cabinetmaker) who resided

<sup>81</sup> Saint Charles Library District. *Historical Images of Saint Charles County. Saint Charles Postcards: A Digital Scrapbook* (Available at: <http://www.win.org/library/services/lhgen/postcards/publicbuildings.htm>; Access date: 23 August 2010).

<sup>82</sup> (Saint Charles Chamber of Commerce), 4; Sanborn Fire Insurance Map (1900), Sheet 4; Ehlmann, 200.

<sup>83</sup> Crampton, 4-6.

<sup>84</sup> Ehlmann, 196-197.

<sup>85</sup> *Progressive Saint Charles, 1916* (Saint Charles, MO: Thomas J. Campbell, [1916]), 53.

at 318 N. Fourth Street with his wife, Adele. Others living in the survey area, employed by the Car and Foundry Company, included John Ruenzi (who resided with his father, Abraham and five siblings) at 209 N. Fourth Street; George (and Elizabeth) Scherer and Edward (and Sara) Devine at 400-02 N. Fourth Street; Frank B. (and Mary) Buerger at 412 N. Fourth Street; Henry (and Catherine) Boerding at 413 N. Fourth Street; Charles (and Anna) Baker at 327 Clark Street; Max (and Louisa) Neumayer at 331 Clark Street; Albert (and Bettie) Hudson at 409 Clark Street; Arthur (and Margaret) Lehman at 321 Monroe Street; Edward Kolwey at 408 Jefferson Street; Edward (and Alvina) Poser and John (and Mary) Koester at 124 N. Fifth Street; Henry (and Callie) Pieper at 125 N. Fifth Street; Fred Hammer at 225 N. Fifth Street; Martin Koeller (foreman) at 303 N. Fifth Street; George (and Augusta Bruns) and Henry (and Emma) Moehlenkamp at 562 Jefferson Street; and Theodore C. Salveter (superintendent) at 620 Jefferson Street.<sup>86</sup> This list—though incomplete—confirms that the neighborhood was largely comprised of employees working at the foundry during the early twentieth-century.

The City's Chamber of Commerce described Saint Charles in 1908 as a "city of homes, for retired business men, for suburban residents, [and] a manufacturing and business point being in close touch with St. Louis."<sup>87</sup> The opening of the new bridge, modernization of utilities and public works services, and suburban county expansion boosted the city's prominence. In 1910, an estimated population of 9,487 citizens was recorded. Saint Charles suffered a minor setback in growth during the 1910s, with a total population of 8,503 in 1920. The decline is likely related to World War I and closed immigration, which had boosted the city's residency numbers since the mid-1800s. World War I had a tremendous impact on local residents, many of whom were German immigrants. Saint Charles County provided 11,066 soldiers for the war effort; and at home, local citizens supported troops through the Red Cross, Boy Scouts, Home Guard, and similar organizations.<sup>88</sup> Saint Charles' German population provided a large number of soldiers, though families left behind faced anti-German sentiment. "After WWI the world was never the same, and neither was Saint Charles County. Parochial schools, the German language and anti-temperance attitudes did not disappear; but they could no longer be defended in the name of German" culture.<sup>89</sup>

The 1920s was a prosperous decade for Saint Charles. With city-wide improvements and the growing popularity of automobiles, the City began an active campaign to improve streets. Local endeavors were enhanced by the state's road building campaign of the 1920s, which included improvements to Saint Charles Rock Road and construction of Highway 40. By 1916, Saint Charles had more than 200 registered automobiles; this number catapulted to 2,108 in 1921. In response, the county proposed and passed (in 1920) a one million dollar bond for street improvements. Missouri's Centennial Road Law also passed in 1920; and the Federal Road Act of 1921 created the Bureau of Public Roads. These actions provided a well-rounded supply of funds for county- and state-wide road improvements.<sup>90</sup> One of the most enduring and well-received projects was related to the Saint Charles Rock Road, which was paved with concrete. Proposed in 1919 and completed in the early 1920s, the improvements encompassed nearly thirteen miles stretching between Saint Charles and the City of Wellston (St. Louis County). Half of the funds received for the project (an estimated \$600,000) were provided through federal sources.<sup>91</sup> The project was followed in 1923 by construction of Highway 40 through Saint Charles. The route was dubbed "Victory Highway" until 1927 when it was incorporated into the federal highway system and became U.S. Highway 40.<sup>92</sup>

During the 1920s, the neighborhood reflected changes that were taking place across the city. A number of new houses were constructed, including 104 N. Fourth Street, a Craftsman bungalow initially owned by E. Lee Renno, Saint Charles' postmaster. Mr. Renno remained in the house until the early 1940s. Another new

<sup>86</sup> *Moore's Standard Directory and Reference Book of Saint Charles, MO* (New York: S. H. Moore Company), 1908-1909 and *Polk's Saint Charles (Missouri) City Directory*, (Chicago: R. L. Polk & Co.), 1925-1961.

<sup>87</sup> (Saint Charles Chamber of Commerce), 4.

<sup>88</sup> Albert L. Wallenbrock, Earle A Meyer and Edna McElhiney, eds., *Saint Charles County's Participation in the World War* ([Saint Charles, MO]: The Honor Roll Association of Saint Charles, [1920]), 5, 72, 83-84.

<sup>89</sup> Ehlmann, 167.

<sup>90</sup> *Ibid*, 205-207.

<sup>91</sup> "Record of Saint Charles Road Traced to 1818," *St. Louis Post-Dispatch* (6 November 1921; Newspaper clipping, St. Louis County Library, Headquarters; Local History Collection).

<sup>92</sup> Ehlmann, 207.

building was added to the corner of Fourth and Monroe Streets, constructed in the mid-1920s as a dwelling and grocery operated by Frank Buegler. A grocery store continued to operate on the ground level of the building through the early 1960s. Another Craftsman bungalow was constructed during the mid-1920s at 318 N. Fourth Street, originally occupied by Adele and August Wernecke. As noted above, Mr. Wernecke worked for the American Car and Foundry Company. Also living in the house at that time (which held a small apartment – 318a N. Fourth Street), was George L. Blackburn. A two-story dwelling was constructed at 431 Adams Street c. 1925; occupied originally by James and Ruth Price. Once again, the dwelling reflected Craftsman style influences that dominated the city's residential and commercial architecture throughout the 1910s and 1920s.

Saint Charles continued to improve its transportation infrastructure throughout the 1930s, by which time most work was funded through New Deal programs. Saint Charles felt the effects of the stock market crash and the Great Depression. Only two major projects were privately financed in Saint Charles during the 1930s: a natural gas pipeline extending from Kansas City to Saint Charles (completed in 1930) and construction of an International Shoe Company (ISC) heel plant near Blanchette Park.<sup>93</sup> Although this industrial interest did not impact the survey area as directly as did the American Car and Foundry Company, a number of residents did find employment at the new plant, including Andrew (and Eugenia) Mayer who resided at 413 Adams Street in a dwelling constructed c. 1927. Alphonse Messner was also employed at ISC and lived at 519 Madison Street (constructed c. 1929) with his wife, Clara. Nola Lamb of 512 Jefferson (constructed c. 1918) worked at ISC and resided with her brother, Robert Lamb (a policeman) and her sister, Opal Lamb, who was employed at the stave factory.<sup>94</sup>

Immigration restrictions slowed population increases during the 1920s but by 1930, the city appears to have fully recovered, recording a total of 10,491 citizens.<sup>95</sup> Trains remained important to Saint Charles' economy in the 1930s; and the c. 1870 railroad bridge was finally replaced by the Daniel Boone Bridge in 1937 - a modern steel riveted cantilever through truss structure.<sup>96</sup> Through the National Recovery Act of 1933, Missouri received an estimated 12.1 million federal dollars for "construction of public highways and related activities."<sup>97</sup> Additionally, the state received money from the Federal Emergency Relief Administration (\$730,224) for construction of farm-to-market roads. Saint Charles County gained benefits from both sources.<sup>98</sup> Despite its status as an industrial center, Saint Charles' economic success relied heavily on the county's local farming community. In contrast, farmers depended on the City of Saint Charles to provide modern transportation outlets for shipping products out of the county.<sup>99</sup>

New Deal agencies that completed work in Saint Charles County included the Civil Works Administration (CWA), which employed men for local road construction and maintenance of the county courthouse. The Public Works Administration (PWA) funded construction and expansion projects at Franklin School and Saint Charles County's junior high school. The Works Progress Administration (WPA) assisted with construction of the Daniel Boone Bridge; and the National Youth Administration (NYA) offered part-time employment to students. The Civilian Conservation Corps (CCC) constructed "almost 90 miles of roads, highways, streets and bridges in Saint Charles County."<sup>100</sup> Despite federal assistance, in 1938 the City still reported 882 unemployed men; 582 underemployed citizens; and only 216 employed through federal emergency relief programs. Also of note is that many of the county's rural residents remained without access to electricity and indoor plumbing. The county received assistance through the Rural Electrification Authority (REA); but the support came too late (in 1941), by which time the United States was engaged in World War II and all federal relief projects were canceled.<sup>101</sup>

---

<sup>93</sup> Ibid, 239-240.

<sup>94</sup> Polk's City Directories.

<sup>95</sup> U.S. Census website; Ehlmann, 214.

<sup>96</sup> FRASERdesign, "Missouri Historic Bridge Inventory" (Draft Inventory Report, Missouri Highway and Transportation Department, 1996), 194.

<sup>97</sup> Ibid, 29.

<sup>98</sup> Ibid.

<sup>99</sup> Workers of the Writers' Program of the Works Progress Administration, 260.

<sup>100</sup> Ehlmann, 242-244.

<sup>101</sup> Ibid, 211, 241-246.

In 1941, Saint Charles was “a city of precipitous streets, attractive terraces, and shaded lawns . . . scarcely touched (by progress) . . . rich in historic associations and natural beauty.”<sup>102</sup> The city's population reached 10,803 in 1940; and the county was about to play an important role in World War II. In 1940, Weldon Springs (south of Saint Charles) was selected as the site for a \$20 million ordnance plant. Constructed in 1941, the plant opened two months prior to the Pearl Harbor bombing and was immediately converted to produce TNT. The Weldon Springs facility was the nation's “largest high-explosives plant . . . producing 880 tons of TNT per day.”<sup>103</sup> Saint Charles County landed an estimated \$235 million in wartime contracts, most of which were distributed between the foundry, shoe factory, and TNT plant. The American Car and Foundry Company manufactured tanks—1,800 of which were produced at the Saint Charles factory. The International Shoe Company manufactured boots for military troops and personnel. During peak production years, the shoe company produced an average of 35,000 pair daily. Wartime production brought work to those who struggled during the 1930s. In addition to employment, the federal government imposed regulations on agricultural pricing and production, which boosted farm recovery as well. “After 20 years of hard times,” Saint Charles finally experienced an era of prosperity that would continue throughout the following two decades.<sup>104</sup>

Saint Charles' most aggressive era of growth occurred after World War II. Population bounded to 14,314 citizens in 1950 and to 21,189 by 1960.<sup>105</sup> The city began facing a severe housing shortage by the late 1940s, as veterans returned and population continued to rise. Also increasing were automobile ownership and suburban expansion, as many began to move into Saint Charles from St. Louis (city and county). Land that had been previously vacant or used agriculturally rapidly transformed as new subdivisions were constructed. As the landscape began to change and residency catapulted, jobs became increasingly competitive and land values rose. Previously Saint Charles had successfully employed citizens locally, but by the 1950s, this was no longer the case. Industry and large business investments were necessary to maintain economic success. This was attained through the TNT plant, which was converted to produce uranium during the Korean War; and the American Car and Foundry Company also continued a successful run in Saint Charles and elsewhere. The area also attracted new tenants such as Sterling Aluminum Corporation, which opened a plant in 1953 that employed 600 persons. Residents were also able to easily commute to St. Louis County where many worked for employers such as Ford Motor Company (Hazelwood) and McDonnell Aircraft (Lambert Field).<sup>106</sup>

The automobile played an integral role in reshaping the physical character of Saint Charles County after World War II. In 1956, the Interstate Highway Act provided funds for “a 41,000-mile [national] highway” system, and Saint Charles County was targeted as one of the interstate's earliest areas of development.<sup>107</sup> Initial construction of Interstate 70 included an automobile highway bridge across the Missouri River that opened in 1958.<sup>108</sup> In less than two decades, the bridge required construction of a “companion span” that opened in 1978 as the Blanchette Bridge.<sup>109</sup> Auto-oriented business establishments that opened during this era include a Sinclair gasoline station (within the survey area) at the corner of First Capitol Drive and Fifth Street. The property was constructed c. 1948 as Fred's Service Station and is one of the city's few auto-related buildings that remains utilized for its original purpose as a full-service gasoline station.<sup>110</sup> Another early gasoline station was constructed at 401 Clark Street in the mid-1930s. Originally owned by Joseph C. Hays, it was associated with the Lincoln Oil Company and by the 1940s was utilized as a used automobile dealership. Another auto dealership was located in the neighborhood at 546 First Capitol Drive, constructed c. 1945 for the Saint Charles Motor Company, which sold Oldsmobiles and Chevrolets.<sup>111</sup>

---

<sup>102</sup> Workers of the Writers' Program of the Works Progress Administration, 260.

<sup>103</sup> Ehlmann, 255.

<sup>104</sup> Ibid, 255-256.

<sup>105</sup> U.S. Census website.

<sup>106</sup> Ehlmann, 265-271.

<sup>107</sup> Ibid, 271.

<sup>108</sup> Ibid.

<sup>109</sup> Hannon, 211.

<sup>110</sup> Ehlmann, 272.

<sup>111</sup> Polk's City Directories.



Increasing automobile ownership and suburban expansion created an economic boom for Saint Charles, but also caused problems. The disappearance of public transportation (initially streetcars and later buses) in combination with growing popularity of modern shopping centers drew customers away from downtown where parking was limited and business owners could not compete with large retailers. When the Plaza Shopping Center opened in 1958 on U.S. Highway 40 in Saint Charles, the city's downtown customer traffic declined even more rapidly.<sup>112</sup> As the pattern escalated, older neighborhoods (including the survey area) began to suffer. Demolition gave way to new development, and many single-family homes were converted to commercial and multi-family use. Examples of this transition in the survey area include both conversion of single-family to multi-family housing (examples: 128 N. Fourth Street, 329 Clark Street, 325 Adams Street, 528 Jefferson Street) and residential to commercial use (examples: 545 Jefferson Street, 620 Jefferson Street, 520 First Capitol Drive, 527 First Capitol Drive, 545 First Capitol Drive, 566 First Capitol Drive). The city's grassroots preservation movement, initiated during the late 1950s, brought awareness to the situation. As a result, Saint Charles initiated and continues a well-organized and successful campaign in attracting growth, while retaining its historical character that is widely supported by citizens and businesses alike.<sup>113</sup>

---

<sup>112</sup> Ibid, 273.

<sup>113</sup> Ibid, 336.

## RECOMMENDATIONS

The final section of this report provides recommendations to increase the likelihood that the Saint Charles Landmarks Board will be able to successfully list the Mid-Town and Commons neighborhoods in the National Register of Historic Places.

### A. PUBLIC EDUCATION

As the Saint Charles Landmarks Board proceeds with the process of completing the next three phases of the survey of these historic neighborhoods and the preparation of an historic district nomination to the National Register of Historic Places for the neighborhoods, it needs to undertake a two-prong public education effort. Since listing properties in the National Register of Historic Places requires the owner's consent (and a district can only be listed if a majority of owners support its listing, or at least do not object formally to the district designation), it is vital that the Saint Charles Landmarks Board develop a strategy to increase the public's awareness of the benefits of listing in National Register of Historic Places and what that actually means for a property owner and for the community.

Even though there is a long legacy of preservation activities in Saint Charles, there are still a number of misconceptions about which buildings and areas of town have the potential for listing in the National Register and about the impact and benefits for property owners and the entire community when buildings are listed on the National Register. While the Saint Charles Landmarks Board obviously would want to be enthusiastic about the potential nominations, it needs to also be open and honest in discussing the public's concerns, most of which are simply misconceptions.

- ◆ There is still a significant component of the community that does not appreciate the benefits to the public image, quality of life and local economy that has resulted from previous preservation successes or that could result from designating additional National Register historic districts.
- ◆ Many members of the community, including some community leaders, do not seem to recognize the historic and architectural significance of older neighborhoods beyond those associated with the earliest development of Saint Charles—the area right along the riverfront.
- ◆ Most of the community is not aware of the importance of these neighborhoods and its historic ambiance as the entrance to the historic Saint Charles Main Street along the riverfront, which is one of the state's major historic destinations for tourists and a significant component in the local economy.
- ◆ Most homeowners do not realize that historic district status tends to enhance property values and lower crime in the neighborhood.
- ◆ Property owners fear government interference with control of their property even though National Register of Historic Places listing does *not* restrict private owners' property rights, and actually provides some protection, under Section 106, from government actions (such as highway construction, installation of cell towers in the neighborhood, etc.).
- ◆ While property owners are concerned about government restrictions, the area is already subject to local design review requirements, and listing in the National Register would not change the design review process.

- ◆ In residential areas, property owners often fear that listing in the National Register will mean increased traffic from tourists, but tourist traffic already exists in this area of Saint Charles and it is doubtful that the volume of traffic would significantly increase or become a problem for residents.
- ◆ Residents worry that listing in the National Register would mean that they would have to open their homes to anyone who wanted to see the inside of the house, and while this rumor persists around the nation, it simply is *not* true—private property is still private property in the United States and no one has to provide public access to the interior of the home or to their grounds.
- ◆ Some people worry that listing in the National Register will require them to “restore” their home, or to make changes they were not planning to make, but that is not so.
- ◆ Property owners are unaware of the significant financial assistance in the form of historic tax credits (25 percent of the rehabilitation costs) that are available in Missouri and potentially an additional 20 percent federal credit on commercial properties (both of which do require design review to receive this financial benefit). It can provide the equity (and cash) needed when the property owner does decide to undertake a substantial rehabilitation of a historic building, something that could be especially helpful to the property owners who have deferred maintenance or need to update systems.

While a majority of residents seem to enthusiastically support the concept of the district nomination, misinformation and negative rumors have a way of spreading quickly. It is extremely rare that there is substantial opposition to a residential district nomination in Missouri. From the consultant’s experience, communities which do not undertake a public awareness campaign either have difficulties getting a majority of the owners to actively support listing or they do not utilize the actual listing in the National Register of Historic Places to their best advantage.

In Saint Charles, the greatest concern is that additional buildings would be demolished for new developments or that additional renovations will destroy the historic integrity of more buildings in the survey area before the multi-year survey can be completed, making it impossible to successfully list the area as an historic district—that is the reason that the public education campaign is so critical.

The City of Saint Charles and the Saint Charles Landmarks Board have already started the listing process by undertaking this survey. It has resulted in public discussions about the potential for additional areas in Saint Charles being listed in the National Register. The public meeting at the beginning of the survey project helped familiarize property owners and community leaders with the benefits and potential for listing in the National Register. To further increase awareness of the significance of individual homes, copies of the individual Missouri Historic Inventory form will be provided to any property owner who requests it. Another meeting with the property owners is planned for July 18, 2011, at the conclusion of the first phase of this survey project.

However, the Saint Charles Landmarks Board needs to develop more than a strategy that addresses what salient points need to be communicated to property owners. It also needs to develop a calendar for the activities to be incorporated into the campaign and identify which individuals will be responsible for which part of the project. It is especially critical that the message be consistent, repetitive, and frequent if it is to be effective in changing the attitudes or improving the understanding of the merits of the National Register of Historic Places and of preservation’s possibilities for this area. Workshops or programs just for property owners could address their particular concerns, such as training programs on making home repairs and improvements using accepted preservation techniques or explaining the *Secretary of the Interior’s Standards for Rehabilitation* and how these might be interpreted in the design review requirements. Even a workshop on how homeowners and landlords could prepare their own historic tax credit applications could help garner support for historic preservation projects and a National Register historic district listing.

## **B. ADDITIONAL SURVEY AND NOMINATION TO THE NATIONAL REGISTER**

While it might be possible to prepare an historic district nomination to the National Register of Historic Places based upon the current survey results, the completion of the three subsequent phases of the survey of the Mid-Town and Common Neighborhoods will greatly enhance the likelihood of success of such a nomination. Especially, Phase 2 and 3 of the survey incorporates areas that are the core of the neighborhood while Phase 1 includes two barely connected areas to the east and south. This will provide a more readily identifiable boundary for a district nomination, one that can be expanded later to incorporate the area to the north (Phase 4) as a boundary increase to an already designated historic district. The other option would be to complete all four phases of the survey before preparing the district nomination, although that would delay the nomination process by at least one year, which could be devastating since designation in itself helps transform the public's attitude about the historic significance of a neighborhood and the need to preserve these precious resources.

Although 11 buildings are individually eligible for (and 1 already listed in) the National Register of Historic Places, the recommendation of this report is for the Saint Charles Landmarks Board to proceed with at least two more phase of the survey of this neighborhood before undertaking a district nomination, and not pursue individual nominations. Individual nominations, such as for the Saint Charles County Courthouse, could be prepared without the commitment of city staff time, which could be more efficient directed toward the time consuming and critical process of surveying the entire neighborhood. This is certainly the most expedient means for listing most of the eligible resources in the National Register of Historic Places since the proposed historic district nomination most likely would incorporate most of these individually eligible properties as well.

Within a district nomination, individual properties do not have to be addressed in the same detail as with individual nominations and they require less specific information and documentation on each individual property, saving on both consultant and volunteer time. Yet the result is the same, the property is listed on the National Register of Historic Places. Given the extent of research completed with this current survey, little additional research would be needed on individual building histories to complete a district nomination, but much more documentation would be required for individual nominations of these same buildings, a very costly and time consuming process. In addition, individual nominations require documentation of the integrity of interior spaces, something not covered in the historic survey and not required with a district nomination.

A district listing provides the same benefits to less distinctive resources deemed contributing but not individually eligible (the vast majority of buildings in Saint Charles) as it does to those few identified as individually eligible for the National Register of Historic Places, a decided benefit when trying to encourage historic preservation activities among property owners. Property owners of contributing buildings that are not individually eligible can be encouraged by their inclusion to undertake improvements or maintenance with sensitivity to the historic integrity of the building. Property owners of contributing buildings, like individually eligible buildings, would be eligible to apply for historic tax credits. It is also much more effective when trying to enhance Saint Charles' image to reference additional historic districts, rather than simply individual historic resources.

## **C. OTHER SUGGESTED PROJECTS**

During the course of this survey project, as well as during the planning process for the 2008 Statewide Historic Preservation Conference that was held in Saint Charles, the consultant, Karen Bode Baxter, had conversations with business and property owners, city staff, and some commission members. It is apparent that the commission could use some additional direction on future projects, outside the scope of this current survey project. Baxter recommends the commission undertake additional long-range planning activities, ones that set additional goals for the commission and help identify activities to accomplish those goals. The commission needs to be more active with educational projects in addition to the survey projects. Such

planning can help a commission, with its limited financial resources and limited number of volunteers, to set priorities for all of its activities so that it can methodically enhance the image of preservation in the community and improve the awareness of the wealth Saint Charles has in its historic buildings and the unique heritage they represent.

In addition, Baxter realizes that while the commission members and city staff are very dedicated, they could benefit from more training. While they have been trying to take advantage of the many training programs offered by the State Historic Preservation Office and Missouri Preservation, for which they should be commended, Baxter recommends that they continue to attend as many training programs as possible and continue incorporating information into their commission members' training manuals. In addition to commission members, city officials (especially the building inspectors and city planning staff) should be notified of various opportunities for training and encouraged to expand their understanding of preservation by attending pertinent workshops.

The Saint Charles Landmarks Board and the City of Saint Charles should be commended for their accomplishments evidenced by Saint Charles leadership in Missouri's preservation efforts and the successful promotion of its existing historic districts, especially its Main Street, as a major tourist destination. Rather than resting on their laurels, they have recognized the importance of completing additional historic preservation surveys and nominations. The commission and the city's planning department (and especially staff member Brenda Rubach who partnered on this current project) should also be commended for completing this survey project, which was a significant first step in providing a thorough historical survey of the entire Mi-Town Century Neighborhood, a major hurdle necessary for a successful historic district nomination of the front door to one of Missouri's most prominent historic communities.

## SELECTED BIBLIOGRAPHY

- “Architects M-F.” Society of Architectural Historians, St. Louis Chapter. [Website] Available at: [http://www.stlouisarchitecture.org/SAH/Architects\\_F-M.html](http://www.stlouisarchitecture.org/SAH/Architects_F-M.html). Accessed 6 April, 2011.
- Baue Funeral Home Company. Company History Files, Saint Charles, Missouri. “Arthur C. Baue Funeral Home.” [advertisement] N.D.
- Baue Funeral Home Company. Company History Files, Saint Charles, Missouri. “Clarence Hackmann 1<sup>st</sup> BFH 6<sup>th</sup> street 1935-1948.” [photo] N.D.
- Baue Funeral Home Company. Company History Files, Saint Charles, Missouri. “History of 608 Jefferson.” N.D.
- Baue Funeral Home Company. Company History Files, Saint Charles, Missouri. “History of 620 Jefferson.” N.D.
- Baue Funeral Home Company. Company History Files, Saint Charles, Missouri. “History of the Baue Funeral Home Company.” N.D.
- Baue Funeral Home Company. Company History Files, Saint Charles, Missouri. “Salveter Home pre 1948.” [photo] N.D.
- Brink, W.R. *Illustrated Atlas Map of Saint Charles County, MO*. IL: W.R. Brink & Co., 1875.
- Buse, John J. *In His Own Hand: A Historical Scrapbook of Saint Charles County, Missouri* (Missouri): Self-published, (1998).
- Cameron, Janice R. *National Register of Historic Places Nomination Form: Slave Church*. Washington D.C.: US Department of the Interior/National Park Service, 1980.
- “City of Saint Charles GIS/Parcel Information”. City of Saint Charles. [Website] Available at: [http://map.sccmo.org/GIS/scc\\_gis\\_ims](http://map.sccmo.org/GIS/scc_gis_ims). Accessed 23 August 2010.
- Crampton, David B. "Old Saint Charles Bridge," Historic American Engineering Record - HAER No. MO-30. December 1989.
- “Courthouse Lover’s Photo Stream.” Flickr [Website] Available at: <http://www.flickr.com/photos/courthouselover/page518/>. Accessed 6 April, 2011.
- Crist, Jennifer. Executive Assistant, Baue Funeral Home Company, Saint Charles, MO. Interview, conducted 4/6/2011.
- Drummond, Malcolm C. *Historic Sites in Saint Charles County, Missouri*. Saint Charles, Missouri: Harland Bartholomew & Associates, 1976.
- Ehlmann, Steve. *Crossroads: A History of Saint Charles County, Missouri*. Saint Charles, MO: Lindenwood University Press, 2004.
- Farragher, John M. *Daniel Boone: The Life and Legend of an American Pioneer*. New York: Henry Holt and Company, 1992.
- “Fire Insurance Map of Saint Charles, MO.” New York: Sanborn Map Company, 1886.
- “Fire Insurance Map of Saint Charles, MO.” New York: Sanborn Map Company, 1893.
- “Fire Insurance Map of Saint Charles, MO.” New York: Sanborn Map Company, 1900.
- “Fire Insurance Map of Saint Charles, MO.” New York: Sanborn Map Company, 1909.
- “Fire Insurance Map of Saint Charles, MO.” New York: Sanborn Map Company, 1917.

- "Fire Insurance Map of Saint Charles, MO." New York: Sanborn Map Company, 1929.
- "Fire Insurance Map of Saint Charles, MO." New York: Sanborn Map Company, 1929, corrected to 1947.
- Fox, Tim. *Where We Live: A Guide to St. Louis Communities*. St. Louis: Missouri Historical Society Press, 1995.
- FRASERdesign. "Missouri Historic Bridge Inventory." Draft Inventory Report, Missouri Highway and Transportation Department, 1996.
- Hannon, Robert E. *St. Louis: Its Neighborhoods and Neighbors, Landmarks and Milestones*. St. Louis: St. Louis Regional Commerce and Growth Association, 1986.
- "Henry F. Peiper, History of St. Charles, Missouri." Rootsweb [Website] Available at: <http://www.rootsweb.ancestry.com/~mostchar/history12.htm>. Accessed 3 July, 2011.
- Hertich, Henry Gustav (ed). *History of Old Roads, Pioneers Settlers and Early Communities of St. Louis County*. Clayton, MO: St. Louis County Historical Society, 1935.
- "Historic H. B. Denker Mansion." Hazelwood and Weber, LLC. [Website] Available at: <http://hazelwoodweber.com/>. Accessed 11 July, 2011.
- "Historical Images of Saint Charles County. Saint Charles Postcards: A Digital Scrapbook." Saint Charles Library District. [Website] Available at: <http://www.win.org/library/services/lhgen/postcards/publicbuildings.htm>. Accessed 23 August 2010.
- "History of Immanuel Lutheran School" Immanuel Lutheran Congregation. [Website] Available at: <http://www.immanuelstcharles.org/cgi-bin/school.pl?dx1=Our%20History&fx1=Our%20History>. Accessed 11 April, 2011.
- Hunter, Meredith. "Saint Charles County Historic Courthouse." Missouri Alliance for Historic Preservation. 2008 Conference Files. 2008.
- James, Eugenia Learned and Vivian K. McClarty. *Three Generations in the Span of a Continent*. Jefferson City, Missouri: State Historical Society of Missouri, Missouri Historical Review, 1954. v. XLVII, n.4.
- "Jerome B. Legg." Landmarkhunter.com. [Website] Available at: <http://landmarkhunter.com/tag/11381-jerome-legg/>. Accessed 6 June, 2011.
- Landers, Mrs. Laurence G. *Benton School PTA Handbook, 1968-1969*. Saint Charles, MO: Benton School, [1969].
- "McElhiney Mansion" Historic American Buildings Survey/ Historic American Engineering Record. [Website] Available at: [http://memory.loc.gov/cgi-bin/query/D?hh:1:/temp/~ammem\\_aPpv::@@@mdb=mcc,gottscho,detr,nfor,wpa,aap,cwar,bbpix,cowellbib,calbkbib,consrvbib,bdsbib,dag,fsaall,gmd,pan,vv,presp,varstg,suffrg,nawbib,horyd,wtc,toddbib,mgw,ncr,ngp,musdbib,hlaw,papr,lhbumbib,rbpebib,lbcoll,alad,hh,aaodysey,magbell,bbc,dcm,raelbib,runyon,dukesm,lomaxbib,mtj,gottlieb,aep,qlt,coolbib,fpnas,aasm,denn,relpet,amss,aaeo,mff,afc911bib,mjm,mnwp,rbcmlerbib,molden,ww2map,mfdipbib,afcnyebib,klpmap,hawp,omhbib,rbaapcbib,mal,ncpsbib,ncpm,lhbprbib,ftvbib,afcreed,aipn,cwband,flwpabib,wpapos,cmns,psbib,pin,coplandbib,cola,tccc,curt,mharendt,lhbcbbib,eaa,haybib,mesnbib,fine,cwnyhs,syvbib,mmorse,afcwgbib,mymhiwebib,uncall,afcwip,mtaft,manz,llstbib,fawbib,berl,fmuever,cdn,upboverbib,mussm,cic,afcpearl,awh,awhbib,sgp,wrigh,t,lhbtbnbib,afcesnbib,hurstonbib,mreynoldsbib,spaldingbib,sgproto,scsmbib,afccalbib,mamcol](http://memory.loc.gov/cgi-bin/query/D?hh:1:/temp/~ammem_aPpv::@@@mdb=mcc,gottscho,detr,nfor,wpa,aap,cwar,bbpix,cowellbib,calbkbib,consrvbib,bdsbib,dag,fsaall,gmd,pan,vv,presp,varstg,suffrg,nawbib,horyd,wtc,toddbib,mgw,ncr,ngp,musdbib,hlaw,papr,lhbumbib,rbpebib,lbcoll,alad,hh,aaodysey,magbell,bbc,dcm,raelbib,runyon,dukesm,lomaxbib,mtj,gottlieb,aep,qlt,coolbib,fpnas,aasm,denn,relpet,amss,aaeo,mff,afc911bib,mjm,mnwp,rbcmlerbib,molden,ww2map,mfdipbib,afcnyebib,klpmap,hawp,omhbib,rbaapcbib,mal,ncpsbib,ncpm,lhbprbib,ftvbib,afcreed,aipn,cwband,flwpabib,wpapos,cmns,psbib,pin,coplandbib,cola,tccc,curt,mharendt,lhbcbbib,eaa,haybib,mesnbib,fine,cwnyhs,syvbib,mmorse,afcwgbib,mymhiwebib,uncall,afcwip,mtaft,manz,llstbib,fawbib,berl,fmuever,cdn,upboverbib,mussm,cic,afcpearl,awh,awhbib,sgp,wrigh,t,lhbtbnbib,afcesnbib,hurstonbib,mreynoldsbib,spaldingbib,sgproto,scsmbib,afccalbib,mamcol), accessed 16 February, 2011.
- "McElhiney Mansion, Sixth and Jefferson Streets, Saint Charles, St. Charles, Missouri." Historic Map Works. [Website] Available at: <http://www.historicmapworks.com/Buildings/index.php?state=MO&city=Saint%20Charles&id=20310>, accessed 16 February, 2011.
- Missouri Historical Society Archives, St. Louis, Missouri. Heald Family Papers. "Anonymous Letter from nephew of David Hunter." N.D.



- Moore's Standard Directory and Reference Book of Saint Charles, MO.* New York City: S. H. Moore Company, 1908-1909.
- Ohman, Marian M. "Missouri Courthouses: Saint Charles County." University of Missouri Extension. [Website] Available at <http://extension.missouri.edu/publications/DisplayPub.aspx?P=UED6091>, accessed 4/6/11.
- Olson, Edna. St. Louis County Library Headquarters. Local History Files, Ladue, MO. "Historical Tour of Saint Charles, MO." [Unpublished Tour Information], 1963.
- Olson, Edna McElhiney. *Historical Series - Cradle of Education.* *Saint Charles Journal.* 19 November 1959, p. 14.
- Olson, Edna McElhiney. Historical Series – First Presbyterian Church. *Saint Charles Journal.* 1 May 1969.
- Pauketat, Tim. *Cahokia, Ancient America's Great City on the Mississippi* New York: Penguin Group, 2009.
- "People." Mound City on the Mississippi: A St. Louis History. [Website] Available at: [http://stlcin.missouri.org/history/people/detail.cfm?Master\\_ID=726](http://stlcin.missouri.org/history/people/detail.cfm?Master_ID=726). Accessed 6 April, 2011.
- Peterson, Charles E. *Colonial St. Louis: Building a Creole Capital.* Tucson, Arizona: The Patrice Press, 1993.
- Polk's Saint Charles City Directory. 1925-1926.* [Chicago: R. L. Polk & Co., Compilers] Peoria, IL: Leshnick Directory Co., Publishers, 1925.
- Polk's Saint Charles (Missouri) City Directory. 1927-1928.* Chicago: R. L. Polk & Co., 1927-1928.
- Polk's Saint Charles (Missouri) City Directory. 1929-1930.* Chicago: R. L. Polk & Co., 1929-1930.
- Polk's Saint Charles (Missouri) City Directory. 1931-1932.* Chicago: R. L. Polk & Co., 1931-1932.
- Polk's Saint Charles (Saint Charles County, MO) City Directory . 1936.* Chicago: R. L. Polk & Co., 1936.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1939.* Chicago: R. L. Polk & Co., 1939.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1941.* Chicago: R. L. Polk & Co., 1941.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1942.* Chicago: R. L. Polk & Co., 1942.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1945.* Chicago: R. L. Polk & Co., 1945.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1948.* Chicago: R. L. Polk & Co., 1948.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1950.* Chicago: R. L. Polk & Co., 1950.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1952.* Chicago: R. L. Polk & Co., 1952.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1955.* Chicago: R. L. Polk & Co., 1955.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1957.* Chicago: R. L. Polk & Co., 1957.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1959.* Chicago: R. L. Polk & Co., 1959.
- Polk's Saint Charles City Directory (Saint Charles County, MO) City. 1961.* Chicago: R. L. Polk & Co., 1961.

- Primm, James Neal. *Lion of the Valley St. Louis, Missouri*. Boulder, Colorado: Pruett Publishing Company, 1981.
- Progressive Saint Charles, 1916*. Saint Charles, MO: Thomas J. Campbell, 1916.
- R. E. Hackman and Co.'s Saint Charles City and Saint Charles County Directory, 1906*. Quincy, IL: R. E. Hackman & Co., 1906.
- R. E. Hackman and Co.'s Saint Charles City Directory, 1910*. Quincy, IL: R. E. Hackman & Co., 1910.
- R. E. Hackman and Co.'s Saint Charles City Directory, 1916-17*. Quincy, IL: R. E. Hackman & Co., 1916-1917.
- R. E. Hackman and Co.'s Saint Charles City Directory, 1918-19*. Quincy, IL: R. E. Hackman & Co., 1918-1919.
- Ruger, A. *A Birdseye Map of Saint Charles, Missouri*. No Publisher, 1869.
- Saint Charles City Directory. 1921-1922*. Peoria, IL: Leshnick Directory Co, 1921-1922.
- Saint Charles Chamber of Commerce. *Saint Charles, Missouri*. Saint Charles, MO: Self-published: 1908.
- "Saint Charles County Courthouse." Waymarking.com. [Website] Available at: [http://www.waymarking.com/waymarks/WM1QEN\\_St\\_Charles\\_County\\_Courthouse\\_St\\_Charles\\_Missouri](http://www.waymarking.com/waymarks/WM1QEN_St_Charles_County_Courthouse_St_Charles_Missouri). Accessed 6 April, 2011.
- Saint Charles Company Genealogical Society. *St. Paul Evangelical Church, 1865-1897*. St. Charles, Missouri: T. Charles Company Genealogical Society, 1992.
- Saint Charles County Historical Society Archives, Saint Charles, Missouri. "City of Saint Charles c. 1850." [Map] No publisher. c.1850.
- Saint Charles County Historical Society Archives, Saint Charles, Missouri. Real Estate Collection, Real Estate Listing from the 1920s and 1930s file.
- Saint Charles County Historical Society Archives, Saint Charles, Missouri. St. Paul's Evangelical Church file.
- Saint Charles Landmarks Preservation. "African Church," *National Register of Historic Places* (1980).
- Sandfort, Robert M. *Hermann Heinrich Sandfort: Farmer and Furniture-maker from Hahlen, Germany: 500 Years of Sandfort Family History*. [Saint Charles, MO]: Self-published, 2000.
- Sandfort, Robert M. Immanuel Lutheran Congregant, Saint Charles, MO. Interview, 4/6/2011.
- Schneider, Sue. *Historic Saint Charles, MO: A Pictorial History of Old Saint Charles, Missouri*. St. Louis: Nutwood Publishing Company, 1992.
- Stiritz, Mimi. "St. Charles Historic Survey." Unpublished Survey Report. St. Charles County, 1988.
- Toft, Carolyn Hewes. "Jerome Bibb Legg." Landmarks Association of St. Louis. [Website] Available at: [http://www.landmarks-stl.org/architects/bio/jerome\\_bibb\\_legg\\_1838\\_19/](http://www.landmarks-stl.org/architects/bio/jerome_bibb_legg_1838_19/). Accessed 6 April, 2011.
- United States Census Bureau. *Census of Population and Housing*. [Website] Available at: <http://www.census.gov/prod/www/abs/decennial/>. Accessed 11 August 2010. [Utilized census data for Saint Charles, MO. 1860 - 1960].
- Van Ravenswaay, Charles. *The Arts and Architecture of German Settlements in Missouri*. Columbia, Missouri: University of Missouri Press, 1977.
- Walker, George B. *Walker's St. Charles Directory for 1891-1892*. St. Charles, Missouri: George B. Walker, 1892.
- Wallenbrock, Albert L. Earle A Meyer and Edna McElhiney, eds. *Saint Charles County's Participation in the World War* (Saint Charles, MO): The Honor Roll Association of Saint Charles, (1920).

- Waselkov, Greg. *Zumwalt's Fort: An Archaeological Study of Frontier Process in Missouri*. Columbia, Missouri: Missouri Archaeologist. V. 40, 1979.
- Weiser, Dennis. *Missouri Courthouses: Building Memories on the Square*. Virginia Beach: The Donning Company Publishers, 2007.
- Workers of the Writers' Program of the Works Progress Administration. *Missouri: The WPA Guide to the "Show Me" State*. Reprint edition (original edition, 1941). St. Louis, MO: Missouri Historical Society Press, 1998.



## MASTER LIST OF ALL BUILDINGS

Attached is the Access database printout table of all of the buildings in the survey area.

The list was organized by address.

The third column lists the original use (residence, apartment, etc.). Blank boxes usually indicate a parking lot or vacant lot. Check inventory form for details.

The fourth column identifies the date of construction as was determined based upon the research.

The fifth column identifies whether or not the building is potentially individually eligible for listing in the National Register of Historic Places (checked box means potentially eligible). The assessments were based upon the preliminary historical research and exterior features, but it should be noted, that individual listing would require additional research and an assessment of the historic integrity of the major interior features as well.

The sixth column identifies whether or not the building is potentially contributing in a proposed district when (at least) the subsequent Phase 2 and 3 of the survey are completed (checked box means contributing, unchecked box means non-contributing).



## **LIST OF ALL BUILDINGS BY ARCHITECTURAL STYLE**

Attached is the Access database printout table of all of the buildings in the survey area that is organized in alphabetical order by the primary stylistic influence. Those at the beginning of the list with the Architectural Style left blank are either parking lots or buildings for which no style was identified, either because it was a simple vernacular design nature or because alterations have removed distinctive stylistic details.

The first and second columns list the street address.

The third column lists the stylistic influence.

The fourth column lists the date of construction.

The fifth column identifies the original use of the building (residence, apartment, etc.).

The sixth column identifies the current use of the building.

The seventh column identifies whether or not the building is potentially contributing in a proposed district when (at least) the subsequent Phase 2 and 3 of the survey are completed (a checked box means that it is contributing, unchecked box means that it is non-contributing).





## **LIST OF ALL BUILDINGS BY DATE OF CONSTRUCTION**

Attached is the Access database printout table of all of the buildings in the survey area that is organized by the identified date of construction. It should be noted that in a few cases, the only way to estimate the date was by the county assessor's estimate or the span of years between historic maps or city directory publications, which is not precisely accurate. Additional research will be needed to verify some dates, a process which will be completed when the historic district nomination is prepared.

The first and second columns list the street address.

The third column lists the estimated date of construction or the span of years during which it was built.

The fourth column identifies the predominant stylistic influence.

The fifth column identifies whether or not the building is potentially individually eligible for listing in the National Register of Historic Places (checked box means potentially eligible). The assessments were based upon the preliminary historical research and exterior features, but it should be noted, that individual listing would require additional research and an assessment of the historic integrity of the major interior features as well.

The sixth column identifies whether or not the building is potentially contributing in a proposed district when (at least) the subsequent Phase 2 and 3 of the survey are completed (checked box means contributing, unchecked box means non-contributing).