

PHASE 2
ARCHITECTURAL/HISTORICAL SURVEY
OF THE
MID-TOWN & COMMONS NEIGHBORHOODS
ST. CHARLES, MISSOURI

FINAL REPORT

Fiscal Year 2011 Historic Preservation Fund Grant
Project No. 29-11-31932-003

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Introduction

The survey of the St. Charles Mid-Town and Commons Neighborhoods is a four-phased project, as shown on the map on page iv. Utilizing a FFY 2010 Historic Preservation Fund (HPF) Grant, Phase 1 of the survey was completed in August 2011 by preservation specialist Karen Bode Baxter in partnership with staff of the City of St. Charles. Subsequently, the City was awarded a FFY 2011 HPF Grant to conduct Phase 2 of the survey, which was performed entirely by City Staff.

The multi-phased survey includes two of five districts that were identified as potentially eligible for listing in the National Register of Historic Places by reconnaissance-level surveys in the late 1980s but for which nominations were never prepared. (The surveys were jointly funded by the State Historic Preservation Office and the City of St. Charles.) The first district was identified in 1987-1988 by Mary Stiritz and Deborah Wafer and includes the St. Charles County Courthouse and the residential blocks to the west (bounded by Fifth Street on the west, Clark Street on the north, Second and Third Streets on the east, and Jefferson Street on the south). This area is included as part of Phase 1. The second district was identified in 1989 by Maureen Jones and is composed of both the Mid-Town and Commons neighborhoods. This potential district is roughly bounded by Fifth Street on the east, First Capitol Drive on the south, Kingshighway on the west, and Randolph Street on the north, and this is generally the area to be surveyed in Phases 2 through 4.

Survey Objectives

The intensive-level survey encompassed archival research, field survey, architectural evaluation and photography (archival quality black-and-white photographs) of each resource to determine the potential of the area for listing on the National Register of Historic Places as a historic district and to identify properties that may be individually eligible for listing. The objectives of the survey were to:

- Create an inventory of all resources
- Gather historical documentation on each building
- Note physical characteristics of each property
- Assess each resource's potential for individual eligibility for listing on the National Register of Historic Places by evaluating both its architectural and historical significance
- Determine each resource's contribution to a proposed historic district
- Record each property on Missouri Historic Inventory Forms and create a computer database of these forms

The goal of the four-phased survey is the preparation of one or more National Register nominations of potential historic districts. The survey can also serve as the basis for the preparation of a Multiple Property Submission cover document that would establish the registration requirements for properties that may be surveyed and nominated in the future. (In addition to the present four-phased survey, several large areas in the city need to be surveyed and eligible districts nominated.) The Phase 2 survey area is located in the locally-designated

Extended Historic Preservation District, but no properties have been listed on the National Register and no inventory forms were prepared during previous reconnaissance-level surveys. This survey will provide an important addition to the Missouri Cultural Resources Inventory at the State Historic Preservation Office (SHPO) and should have a positive impact on local historic preservation efforts. In addition, this is an excellent opportunity to educate the public and locally-elected officials and increase their appreciation of the City's history and historic resources. Although it is a long-term goal, the survey and National Register listing can be used to develop walking/driving tours and travel itineraries to promote heritage tourism in the area.

Methodology

Brenda Rubach, Preservation Planner for the City of St. Charles, conducted the phase 2 intensive survey, which encompassed both archival research and field survey. Ms. Rubach meets the "Secretary of the Interior's Professional Qualifications Standards" as an architectural historian. She holds a Master of Science degree in Historic Preservation from Ball State University and worked in the Mississippi State Historic Preservation Office (SHPO) as the National Register Coordinator for nine years and the Historic Preservation Tax Incentives Coordinator (federal and state) for twelve years. While at the Mississippi SHPO she prepared numerous National Register nominations for individual buildings and historic districts, conducted architectural surveys, and prepared a Multiple Property Documentation Form for the Historic and Architectural Resources of Copiah County, Mississippi.

The intensive-level survey of the Mid-Town Neighborhood (phase 2) was completed in conformance with the procedures outlined in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*. Upon receiving notification of the grant award from the Missouri SHPO in mid-March, photographs of many of the properties were taken so as to get the best views possible while foliage was off of the trees. The Research Design for the project was completed in April 2011 and on May 16, 2011, a public information meeting was held after the regular monthly meeting of the Landmarks Board to inform property owners and the interested public about the goals and scope of the project. Property owners were sent letters and the meeting was publicized on the City's web site. Anne Freand, AICP, City Planner, assisted with the preparation of the meeting notifications and Chuck Lovelace, GISP, GIS Coordinator, prepared maps for inclusion with the notifications. In addition to eight Landmarks Board members, about thirty people attended the meeting.

Field work consisted of an inspection of every building on each property in the survey area to determine building materials, features and form, and details about the setting of each property were also noted. Multiple photographs of each building and the streetscape were taken and were used, along with the field notes, to write the descriptions of each building and its setting. Handouts explaining the project were available during the field work to distribute to property owners and/or residents inquiring about the survey. The numbered streets, which run north/south, were surveyed first beginning with Seventh Street, then Kingshighway (which runs northeast/southwest), after which the east/west streets were surveyed, beginning with First Capitol Drive and moving north.

For each property, except for vacant lots, at least one 5"x7" black and white photograph was printed. Additional photographs were printed for properties having more than one building unless the secondary structure was visible in the photograph of the primary resource. The City purchased an Epson Stylus Photo R2880 printer, ink cartridges and photographic paper that meet the National Register Photography Guidelines so that photographs could be printed in-house. Each photograph was labeled in pencil with the survey name and number, property name and address, and the date the photograph was taken. (One set of photographs was printed for the SHPO and a second for the City.)

Missouri Architectural/Historic Inventory Forms were completed for 197 properties using an ACCESS database; however, the level of documentation varied depending on the significance and integrity of those properties at least 50 years old. Those properties that were built after 1961 (10 properties) were only minimally recorded with an architectural description, construction date, and photograph. Inventory forms were also completed for the four vacant lots in the survey area since they will have to be included when a National Register nomination for a historic district is prepared.

Archival research concentrated on collecting pertinent information about the development of the neighborhood, as well as the history of individual properties. The history of the development of St. Charles as a whole is detailed in the final survey report for Phase 1 so this report provides a discussion of the development of the Phase 2 survey area only.

Primary resources referenced include city directories, Sanborn Insurance Maps, census records, area newspapers and obituaries, photograph collections, abstracts, tax records, and other archival materials that were available at the St. Charles County Historical Society and the Kathryn Linnemann Public Library, both in St. Charles. In a few cases, deed records at the St. Charles County Courthouse were researched. The 1869 Bird's Eye View of the City of Saint Charles, historic maps, and plat books at the County Courthouse, Historical Society, and Department of Community Development were consulted. The City's Address Files in the Department of Community Development were referenced to determine dates of construction and alterations, but these records only provided information on more recent projects, such as alterations and additions to buildings and construction of garages.

Secondary resources referenced include the County Tax Parcels Database, written histories, such as Steve Ehlmann's *Crossroads: A History of St. Charles County, Missouri* and *A History of St. Charles County, Missouri (1765-1885)*, plaques in yards, and survey reports for reconnaissance-level surveys prepared by Mary Stiritz and Deborah Wafer in 1987-1988 and Maureen Jones in 1989. The National Register of Historic Places nomination for the Frenchtown Historic District in St. Charles was consulted for information about Franklin School because four principals of the school lived in the survey area. The nomination for the Roberts, Johnson & Rand/International Shoe Company Complex in St. Louis was also referenced for general information about the company, which had a branch in St. Charles. Several property owners were interviewed, including the owners of 1004 Madison Street, 726 and 1005 Jefferson Street, and 705 and 921 Washington Street, and a few property owners supplied deed research and other historic information.

Evaluation of the resources for significance was in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. The location of each property inventoried was indicated on a large scale map (1"=200') prepared by Chuck Lovelace. Property addresses and notation as to whether each property would be contributing or noncontributing to a historic district is provided on the map on page 5; however, precise boundaries for the proposed Mid-Town Neighborhood Historic District will not be determined until the completion of the third phase of the survey in 2013.

Upon approval of the final survey report by the State Historic Preservation Office, a second public meeting will be held to inform property owners and the public about the survey results.

Geographical Description of the Survey Area

As Phase 2 of the four-phased survey, this project consists of an historic/architectural survey of a 43.8-acre area that includes part of the Mid-Town Neighborhood. This phase of the survey is bounded on the north by the rear lot lines of properties on the north side of Washington Street, the east by Seventh Street, the south by the rear lot lines of properties on the south side of Madison Street, and on the west by Kingshighway. A total of 197 properties were inventoried.

The phase 2 survey area developed over a long period of time, with the existing architectural resources dating from circa 1846 to 2008, but the period of greatest development was from 1900 through 1939, with 139 out of 192 (72.4%) primary buildings constructed during that 39-year period. Only 25 (13%) primary buildings were built prior to 1900, and of these only four (2.1%) were built before 1880. Nineteen buildings were constructed from 1940 through 1961, when research ended, and nine (4.7%) were built after 1961. (See chart on page 6.)

The majority of the area is a residential neighborhood, but a few commercial buildings are located on First Capitol Drive, Jefferson Street and Kingshighway, and several houses in the 800 block of Madison Street have been converted to offices (see list on page 6). Although Madison, Jefferson, Washington, and Seventh through Tenth Streets are fairly quiet residential streets, Kingshighway and First Capitol Drive are busy, four-lane commercial arteries. All but one of the commercial buildings on Kingshighway were constructed on historically vacant lots, but commercial development pressures along First Capitol Drive (historically named Clay Street) resulted in the demolition of numerous historic buildings. Therefore, most of First Capitol Drive was excluded from the survey due to the large number of modern commercial buildings and vacant lots. In 1987 when a fast food restaurant was to be erected on First Capitol Drive, the Colonial Revival style house that occupied the lot was fortunately saved from demolition by moving it to 821 Madison Street, where it is currently being used as an office.

CONSTRUCTION DATES BY DECADE		
Construction Date	Number of Buildings	Percentage
1840s	1	0.5%
1850s	0	0
1860s	0	0
1870s	3	1.6%
1880s	10	5.2%
1890s	11	5.7%
1900s	60	31.2%
1910s	17	8.9%
1920s	48	25.0%
1930s	14	7.3
1940s	8	4.2
1950s	7	3.6
1960-1961	4	2.1
After 1961	9	4.7
Total	192	100.0%

The numbered streets run north/south, while the named streets run east/west, except for Kingshighway, which runs diagonally northeast/southwest. Lot sizes vary greatly throughout the survey area; some of the largest lots are on Jefferson Street and Kingshighway while the smallest are on the numbered streets. Likewise, some of the largest and most impressive houses are on Jefferson Street, while some of the smallest houses are situated on the numbered streets. Vacant lots are limited to the 1000 block of Washington Street, where there are four plus one lot that only has a garage.

Public sidewalks span the front boundary of most, but not all, of the properties. The properties on Tenth Street, the 100 block of South Kingshighway, and the 900 and part of the 1000 block of Washington Street do not have sidewalks; however, all properties are fronted by curbs. Setbacks are not uniform. Some of the older houses, such as 803 and 809 Jefferson Street, are built almost up to the sidewalk, while a few houses have generous front yards, such as 722 Jefferson Street; however, the majority has only moderately sized front yards and most are built close together with small side yards. Lots range from flat to significantly elevated, and some have masonry retaining walls along the front property line. A large number of properties have mature trees and plantings, and a couple of the houses—722 and 1005 Jefferson Street—retain their stone carriage steps at the curb. Outbuildings such as garages are located near the rear lot line of the majority of the properties and alleys extend along the rear of more than half of the lots.

Eighty-seven percent of the buildings in the survey area were originally built as single-family residences and five percent were constructed as multi-family dwellings. After World War II there was apparently a housing shortage in St. Charles because between 1945 and 1959

twenty-one homeowners (12%) in the phase 2 area created apartments in their single-family homes. Four percent of the buildings were constructed for commercial purposes. The chart below lists the original function of buildings in the district and the associated number of resources.

Original Function	Number of Resources	Percentage of Total Resources
DOMESTIC/Single Dwelling	172	87%
DOMESTIC/Multiple Dwelling	10	5%
COMMERCE/TRADE	5	3%
COMMERCE/TRADE: Warehouse	1	0.5%
COMMERCE/TRADE: Restaurant	1	0.5%
HEALTH CARE/Clinic	1	0.5%
RELIGION/Religious Facility	1	0.5%
UNKNOWN	2	1%
VACANT LOT	4	2%
Total	197	100%

Although the neighborhood was mostly inhabited by whites, there was an enclave of African Americans living on “Goose Hill,” which was located in the northwest portion of the survey area in the 900 and 1000 blocks of Washington Street and on North Tenth Street. The survey area was home to the lower-middle, middle- and upper-middle classes. Factory workers, men involved in the building trades, educators, pastors, policemen, salesmen, doctors and surgeons, veterinarians, dentists, bankers, lawyers and judges, engineers, business owners and executives, and newspaper owners/editors lived in this neighborhood. Three mayors of the city and several city councilmen lived on Jefferson Street, and a Representative and former State Senator also lived in the neighborhood.

The important role that three industries had on the economy of St. Charles is evident in the phase 2 area. More than 70 of the 182 residential properties housed employees of the American Car and Foundry Co. at one time or another, 42 were occupied by employees of the International Shoe Co., and 40 were the residences of McDonnell Aircraft employees. (These numbers overlap because over the years some houses were occupied by employees of two or all three of these companies.) Factory workers as well as executives, engineers, draftsmen, auditors, and foremen of these companies lived in the area.

The neighborhood has a significant collection of late-nineteenth and early twentieth century residential resources. Examples of Federal, Italianate, Queen Anne, Folk Victorian, Richardsonian Romanesque, Colonial Revival (including Dutch Colonial and Cape Cod), Craftsman, Tudor Revival, and Ranch styles can be found throughout the neighborhood; however, most residential buildings are vernacular designs that merely reflect these stylistic influences. The following folk forms or types are common in the survey area: Gable Front, Side Gable, Gable-Front-and-Wing, Cross Gable, I-House, Centered Front Gable, American Four Square, and Bungalow. Most streets within the survey area contain a mixture of architectural styles or forms, although some areas contain concentrations of a particular style

or form, such as the bungalows in the 800 block of Washington Street. Those on the south side of the block are in the H.G. Rauch Subdivision, which was platted in 1925 during the period when the Craftsman style was the country's most popular and fashionable style for smaller houses.

Few buildings (4%) in the survey area were originally constructed for commercial use, and these were built between circa 1900 and 2005. Most are either less than 50 years old or have been substantially altered. The most intact historic commercial building is Boenker's Garage at 700 First Capitol Drive, which is a one-part commercial block constructed circa 1927. Although it is commonly believed that the building at 906 Jefferson Street was built as part of the Gibbs & Broadwater woolen mill, this has not been verified. However, if it was associated with the mill, it is unable to convey significance as an industrial building due to extensive insensitive alterations that have resulted in a loss of integrity.

HISTORIC CONTEXT

The history of the founding and early development of the City of Saint Charles is provided in the survey report for Phase 1 and will not be repeated here. This report will concentrate on the history of the Phase 2 survey area, which developed over a long period of time.

St. Charles is situated along the Missouri River, and like all Missouri-French villages founded during Spanish rule, it was laid out in a grid following Spanish Colonial town designs. Two long streets of blocks paralleled the river, and in 1791 Third Street was the western limits, beyond which were the Commons.¹ By the time the city was incorporated in 1809, the town's westernmost boundary was Fifth Street. A large L-shaped area adjacent to and west of Fifth Street, including the portion of the survey area between Seventh and Tenth Streets, became part of the city in 1849, while the survey area between Tenth Street and Kingshighway is part of a larger area that was not annexed until 1894.²

The 1869 Bird's Eye View of the City of Saint Charles shows that very little of the survey area had been developed by that time. There were houses in the two blocks bounded by Clay (First Capitol), Seventh, Jefferson and Eighth Streets, but it does not appear that any of the existing buildings are those illustrated. The house at 1067 Jefferson Street is apparently the oldest building in the Phase 2 area. It is reported to be a log structure, but it is sheathed with weatherboard siding (a photograph taken before about 1880 shows the house already had been sided by that time).³ The property was inherited by Lucinda Redmon in 1843 from the estate of Thomas J. Redmon, and it is likely that the house was built about the time of her marriage to Nelson C. O'Rear in 1846.⁴ The area where the house is located is known as "Factory Hill" because in the mid- to late-nineteenth century O'Rear's tobacco factory and the St.

¹Mary M. Stiritz, National Register of Historic Places Registration Form: Frenchtown Historic District (Washington, DC: US Department of the Interior/National Park Service), 10 August 1990, Section 8, pages 1-2.

² Annexation Map of St. Charles, Missouri. Department of Community Development, St. Charles, MO.

³ "Orear Tobacco Factory 9th & Jefferson," 05.1.198 Print, Photographic, St. Charles County Historical Society, St. Charles, MO.

⁴ Abstract for 1067 Jefferson Street in Block 266 file at the St. Charles County Historical Society, St. Charles, MO.

Charles Woolen Mills were located on Jefferson Street between what is now Ninth and Tenth Streets (in 1869 Ninth Street did not extend south of Monroe Street and Tenth Street had not yet been built). These factory buildings, which are no longer extant, are shown on both the 1869 Bird's Eye View and the 1873 plat for O'Rear's Subdivision.⁵

The county's soil was well suited for tobacco, and by 1850 twenty percent of American farmers in the county were growing tobacco, much of which was sold to local factories, such as that of Nelson O'Rear.⁶ These American immigrants and their slaves came primarily from the Upland South (Kentucky, Tennessee, Virginia and the Carolinas), where tobacco was widely grown, but emancipation eventually led to the demise of tobacco agriculture and the related industry in St. Charles County. The 1873 plat for O'Rear's Subdivision shows O'Rear's tobacco factory buildings at the northwest and southwest corners of Jefferson and Tenth Streets. The 1869 Bird's Eye View indicates that Tenth Street had not been built by that time, but it is shown on the 1873 plat. An undated photograph in the St. Charles County Historical Society's collection shows a two-story, brick, 3x9 bay factory building with the description "Orear Tobacco Factory 9th & Jefferson," and immediately behind the building is a small one-story ancillary brick building with pyramidal roof.⁷ O'Rear's house at 1067 Jefferson Street is in the background, with no other buildings between the factory and his residence, indicating that the photograph was taken prior to about 1880.

A building labeled as the "St. Charles Woolen Mills" is shown on the O'Rear Subdivision plat although it was situated outside of the subdivision, being located at the northeast corner of Jefferson and Tenth Streets. This was reported to be the first woolen mill in St. Charles and was built by Gibbs & Broadwater. It changed hands several times, becoming Gibbs & Cunningham; Paule & Walton; Paule, Walton & Co., and Robert A. Walton. During the Civil War, when there was a great demand for woolen goods by the military, the factory prospered. However, upon Mr. Walton's death it became idle until being purchased by the St. Charles Woolen Mills Company and put back into use.⁸

The Bird's Eye View shows very few other buildings west of Eighth Street. According to *McElhiney's Guidebook*, the building located at 906 Jefferson Street was built in 1830 and is the last of the mills that once operated on "Factory Hill."⁹ However, although it is located in the same area as the woolen mill, it does not appear to be any of the buildings shown on the 1869 Bird's Eye View of the city. Stylistically the building does not appear to date any earlier than the 1880s, and since it is not listed in the 1891-92 city directory it may actually date to circa 1895. More research is needed to determine if this building was associated with the factory that occupied this block. Regardless, the building has recently undergone extensive insensitive alterations, including the construction of a third floor and addition of a two-tiered gallery to the main facade, rendering it noncontributing to a potential district.

⁵ N.C. O'Rear Subdivision Plat, Department of Community Development, City of St. Charles, St. Charles, MO (Plat Book 2, p. 41), December 1873.

⁶ Steve Ehlmann. *Crossroads: A History of St. Charles County, Missouri* (St. Charles, MO: Lindenwood University Press, 2011), 81.

⁷ "Orear Tobacco Factory 9th & Jefferson," 05.1.198 Print.

⁸ *History of St. Charles County, Missouri (1765-1885)*, ed. Paul R. Hollrah (no publisher provided, 1997), 331.

⁹ Edna McElhiney Olson and Richard G. Sperandio, *McElhiney's Guidebook: Historic St. Charles, Missouri* (St. Charles, MO: McElhiney Publishing Company, 1992), 176.

In 1853 the first store was built on “Factory Hill” at the southwest corner of Jefferson and Seventh Streets.¹⁰ The two-story, masonry building, which is shown on the Bird’s Eye View and the Sanborn maps, was demolished about 1978 and a garage for the bungalow at 705 Jefferson Street was built in its place in 2003.¹¹ Another store on Factory Hill was the West End Grocery and Meat Market at 912 Jefferson Street. It was built about 1900 but has been extensively altered.

The railroad facilitated access to St. Louis markets and enabled St. Charles to become an industrial center. In the 1850s the North Missouri Railroad began construction of a route extending north from the city to Iowa. Nelson C. O’Rear was a delegate to the St. Charles County Railway Convention, also known as the North Missouri Railroad Convention,¹² which was held in 1852.¹³ In 1859 the North Missouri Railroad connected St. Charles to the Hannibal and St. Joseph line, and ten years later rails extended from St. Charles north to the Iowa border. Between 1856 and 1867 the railroad gave employment to a sizable work force in its maintenance and building shops, located in Frenchtown along the riverfront. However, the company moved its maintenance plant out of St. Charles in 1867 (reportedly after a dispute with the city over where to build the railroad bridge). This loss was a devastating blow to the local economy, and a Citizens Association was established to start a new business venture, which became the St. Charles Manufacturing Company (in 1873) and ultimately the American Car and Foundry Company, discussed in detail later in this report.¹⁴

A large number of residents in the survey area were German immigrants or were descended from German immigrants who were influenced to move here by Gottfried Duden’s book, *Report on a Journey to the Western States of North America*, published in 1829. The book was a best seller and its circulation was wide. It specifically referenced St. Charles and the fertility of the area, and as a result thousands of German settlers moved to St. Charles County in the 1830s.¹⁵ Only 10% of the total heads of households were German in 1840, but by 1850 it was 44%.¹⁶ A second heavy wave of German immigration to the area occurred in the 1850s as a result of the political unrest surrounding the 1848 Liberal revolutions in Germany. The city’s population increased 116% between 1850 and 1860 and 72% between 1860 and 1870. St. Charles was the second largest town of German-settled Missouri, with only St. Louis being larger. It was part of the “German belt” that extended up both sides of the Missouri River. In 1870, when the city’s population reached 5,570, it was estimated that 75% of the community was either German-born or first generation German-American.¹⁷

The German settlers influenced the architectural, economic and social development of the town. They were typically educated and politically active. *Der Saint Charles Demokrat* was a German-language newspaper established in 1852 by Judge Arnold Krekel, who served as

¹⁰ Address Files, St. Charles County Historical Society.

¹¹ Address File, 705 Jefferson Street, Department of Community Development, City of St. Charles, MO.

¹² Nelson C. O’Rear File, St. Charles County Historical Society, St. Charles, MO.

¹³ Ehlmann, 263.

¹⁴ Stiritz, Frenchtown, Section 8, pp. 11, 13.

¹⁵ Karen Bode Baxter and Ruth Keenoy, “Architectural/Historical Survey of the Mid-Town & Commons Neighborhoods, Saint Charles, Missouri: Final Report,” 31 August 2011, p. 47.

¹⁶ Maureen Jones, “Survey Plan, City of Saint Charles, Missouri,” July 1989, p. 9.

¹⁷ Stiritz, Frenchtown, Section 8, p. 8.

editor for 10-12 years.¹⁸ In 1852 Krekel offered Theodore Bruere (702 Jefferson Street) a position as an editorial writer. While writing for the *Demokrat* he also studied law under Judge Krekel, but in 1854 he entered law school at Cincinnati College.¹⁹ The first issue of the newspaper was printed on January 1, 1852, by Nelson C. O'Rear and Jacob Kibler, Sr., and they published the newspaper for two years. In the early years the newspaper advocated Democratic principles and supported James Buchanan and Franklin Pierce for the presidency, but it was later affiliated with the Republican party and supported Lincoln and Grant for president.²⁰ O'Rear, who resided at 1067 Jefferson Street, also published the *Chronotype*, an English-language newspaper, from 1849 through 1853.²¹

Another publisher of the *Demokrat* also lived in the survey area. John Henry Bode was born in Hanover in 1844, came to the U.S. in 1852, and moved to St. Charles in 1853. He was the editor and proprietor of the *Demokrat* from 1864²² through 1917, after which he founded and served as president of The Mutual Fire Insurance Co. of St. Charles.²³ He lived at 1057 Jefferson Street from c. 1900 until his death in 1933. The *Demokrat* had a large circulation and was said to be "the leading organ of German opinion outside of St. Louis in the State."²⁴

Other than Nelson O'Rear's house at 1067 Jefferson, no other extant houses in the phase 2 survey area were built until about 1873, and some of the streets had not been built by the time the Bird's Eye View of St. Charles was published in 1869. These include Seventh Street between Jefferson and Washington, Ninth Street south of Monroe, and Tenth Street. Shortly after the Bird's Eye View was published, three houses were constructed, including the houses at 803 and 809 Jefferson Street, which were built circa 1873, and 702 Jefferson, built circa 1875. The lots at 803 and 809 Jefferson were both sold on January 13, 1873, by George and Elizabeth Johnston, who had many real estate holdings throughout St. Charles.²⁵ The lot at 803 was sold to Christian Bode, who was a carpenter and contractor. He was born in Germany in 1847 and apparently built this house, where he lived for over 50 years.²⁶ Henry Ehlmann bought the lot next door at 809 Jefferson Street and lived there until about 1907. A plaque in the front yard of 809 Jefferson states that the house was built by Christian Bode, Ehlmann's neighbor, but since Ehlmann owned Henry Ehlmann & Son, brick contractors, he was likely responsible for the brickwork. The house located at 702 Jefferson Street was built shortly after the lot and the adjacent one at 708 Jefferson were purchased in 1875 by Theodore Bruere, a prominent attorney and politician.²⁷

¹⁸ Hollrah, ed., 222.

¹⁹ Hollrah, ed., 367.

²⁰ Hollrah, ed., 222.

²¹ Hollrah, ed., 313.

²² Hollrah, ed., 363.

²³ "John H. Bode Succumbed at Hospital," (no newspaper or specific date noted), 1933, St. Charles County Historical Society Obituary Files.

²⁴ Hollrah, ed., 363.

²⁵ Deed Book 13, pages 492-493. Deed Records of St. Charles County, St. Charles County Courthouse, St. Charles, MO.

²⁶ "Christ Bode Dies Early Today After Two Years Illness." *Banner-News*, May 12, 1928. Obituary Files, St. Charles County Historical Society, St. Charles, MO.

²⁷ Deed Book 15, p. 177 and Deed Book 20, p. 33.

In 1873 Nelson C. O'Rear subdivided part of his property into O'Rear's Subdivision, which contains 54 lots bounded by Monroe Street to the north, Tenth Street to the east, Jefferson Street to the south and Kingshighway to the west. At that time, Tenth Street was the western city limits (the subdivision was not incorporated until 1894). O'Rear's house is not in the subdivision but is located directly across Jefferson Street from it. The only buildings shown within the boundaries of the subdivision at the time it was platted is one of O'Rear's tobacco factory buildings at the northwest corner of Jefferson and Tenth Streets (the area immediately around this building became Lot No. 1) and a building on Monroe Street.²⁸ The dates of construction of the properties on Monroe Street will not be available until the third phase of the survey is completed, but it appears that the development of the subdivision was slow.

Although the subdivision was platted in 1873, the first houses in the phase 2 area were not constructed until the mid- to late-1880s: 1052 and 1058 Jefferson (c. 1885), 1038 Jefferson (c. 1886), and 1022 Washington (c. 1888). The three houses on Jefferson Street were built by German immigrants or people of German ancestry: 1052 by Reinhardt and Sophia Haenssler, 1058 by August and Louisa Werremeyer, and 1038 by Oliver and Elizabeth Reinhart. However, the house at 1022 Washington Street was built by an African American, Oliver Ellis, who was born in Callaway County, Missouri, in 1847. This area of Washington Street came to be known as "Goose Hill," an African American neighborhood (discussed later). Only two houses were built in the phase 2 area of O'Rear's Subdivision in the 1890s: 1070 Jefferson (c. 1890) and 1026 Jefferson (c. 1893). Ten houses were built between c. 1900 and 1907, six between 1918 and c. 1928, and five in the 1940s or after.

Outside of O'Rear's Subdivision only six other houses were built in the survey area in the 1880s: three on South Seventh Street and three in the 1000 block of Jefferson Street. One of these, 1077 Jefferson Street was built c. 1885 by John N. Mittleberger, who subdivided his property into 32 lots in 1892, with his house being situated on Lot No. 1. This subdivision, which is named Edgar's Addition, includes the area bounded by First Capitol Drive (Clay Street) on the south, Kingshighway on the west, Jefferson Street on the north, and an alley just south of 1103 and 1104 Madison to the east.²⁹ The subdivision and the survey area between Tenth Street and Kingshighway were part of a large area incorporated into the city in 1894. Although the portion of the subdivision that fronts onto First Capitol Drive is not in the survey area, it appears that the main development of the subdivision occurred between c. 1900 and c. 1936. The first houses to be built in the phase 2 area of the subdivision, besides Mittleberger's, were on Madison and Jefferson Streets: 1108 and 1112 (c. 1900), 1109 (c. 1907), and 1116 (c. 1908) Madison Street and 1111 Jefferson Street (1904). Four were built in the 1910s, three in the 1920s, three in the 1930s, none in the 1940s or 1950s, one c. 1961, and one in 1983. Some of the houses, such as 120 and 136 South Kingshighway, were built on double lots.

By the time the 1886 Sanborn map was published, Seventh Street had been built between Madison and Washington Streets, and by 1893 Seventh Street had been constructed between Washington and Monroe. The 1886-1900 maps do not show the area west of Seventh Street, but by 1909 Ninth and Tenth Streets had been built. In 1913 Park Addition was platted and

²⁸ N.C. O'Rear Subdivision Plat.

²⁹ "Map of Edgar's Addition in the City of St. Charles, Mo." Department of Community Development, City of St. Charles, MO. (Plat Book 2, p. 70), June 1892.

includes twelve lots, six of which are located in the survey area.³⁰ Five houses (1017-1043 Madison Street) were built in the 1920s on these six lots (the house at 1029 Madison appears to be on a double lot).

The south side of Madison Street between Seventh and Ninth streets did not develop until after 1929. The 1917 and 1929 Sanborn maps show that four houses that faced Clay Street were situated on large lots that extended back to Madison Street. Only one building faced Madison and it is the c. 1923 concrete block house located at No. 825. It appears that one of the outbuildings for a house that faced Clay Street was later converted into residential use when the lot was subdivided and the former outbuilding's address became 803 Madison. This address first appears in the 1950 city directory, when it is listed as the home and auto repair business (Schulz Ignition Service) of John G. Schulz and his wife Mary. By the time the 1917 Sanborn map had been prepared at least a dozen houses had been built on Madison west of Ninth (the maps do not extend fully to Kingshighway).

Jefferson Street west of Seventh was largely developed by 1909. Washington Street was not shown on the Sanborn maps until 1917, and by that time houses had been built in all but the 800 block, where an annual Chautauqua was held from 1913 to 1924.³¹ The south side of the 800 block was subdivided in 1925 as the H.G. Rauch Subdivision, and by 1929 bungalows had been built on all seven lots in the subdivision, as well as on four lots across the street on the north side of the block. According to the Sanborn maps, the 800 block of Washington was still unpaved in 1947. Restrictions were placed on properties in the Rauch Subdivision, including one requiring that homes must cost a minimum of \$3,000. Another restricted the selling or leasing of properties in the subdivision to African Americans, and this restriction was to remain in effect for 45 years.³² It is ironic that the adjacent houses in the 900 and 1000 blocks of Washington Street were owned and occupied by African Americans from at least 1888. Although by 1929 a number of houses had been built in the 1000 block of Washington Street, ten lots remained vacant.

Residents in the neighborhood were employed in a wide variety of professions and included doctors, lawyers, bankers, business owners, educators, salesmen, clerks, policemen, postal carriers, city and county employees, laborers, men involved in the building trades, and factory workers. Three mayors of the city resided on Jefferson Street: Charles Kansteiner, mayor from 1937 to 1939 (727 Jefferson); Adolph Thro, mayor from 1939 to 1945 (726 Jefferson); and Louis Ringe, Sr., mayor from 1889 to 1896 and again in 1919 (800 Jefferson Street). Prior to serving as mayor, Ringe was on the city council for many years, but this was before the house at 800 Jefferson was built. Several other city councilmen are known to have lived on Jefferson Street: Nelson O'Rear, 1854 (1067 Jefferson Street);³³ John N. Mittleberger, 1884-1885 (1077 Jefferson Street);³⁴ and Oliver Link (1005 Jefferson Street), who served as a

³⁰ Plat of Park Addition, Department of Community Development, City of St. Charles, St. Charles, MO, (Plat Book 3, p. 69), December 1913.

³¹ Ehlmann, 295.

³² Abstract files, Block No. 244. St. Charles County Historical Society, St. Charles, MO.

³³ Hollrah, ed., 344-345.

³⁴ Hollrah, ed., 345, 412.

councilman for 19 years, being elected first in 1895 and re-elected in 1909 and 1928. He retired from office in 1936.³⁵

The 1927-28 through 1931-32 city directories list Louis Ringe, Jr. (200 South Kingshighway) as a Representative in the Legislature. Theodore Bruere was a State Senator, but he was elected in 1866, prior to the construction of his house at 702 Jefferson Street circa 1875. In 1872, when the State Convention met in Jefferson City to select delegates for the Republican National Convention in Philadelphia, Bruere was elected secretary and chosen as one of the delegates to the convention, where Grant was renominated.³⁶ He was also a delegate of his Congressional District to the Republican National Conventions in Cincinnati in 1876, Chicago in 1884,³⁷ and also in 1900.³⁸ In addition to being an attorney, Bruere was one of the organizers of the St. Charles Savings Bank in 1867 and served as president from that time until at least 1885. He was also one of the five organizers of the St. Charles Gas and Coal Company in 1871,³⁹ secretary of the Mutual Fire Insurance Company of St. Charles,⁴⁰ and was a member and secretary of the St. Charles School Board for over 20 years.⁴¹

In addition to Theodore Bruere, several other attorneys lived in the survey area, including William Waye, Jr. (708 Jefferson), Louis Breker (908 Jefferson), Reinhardt C. Haenssler (1052 Jefferson), and Osmund Haenssler (1052 Jefferson). Both Haensslers served as secretary of the St. Charles Building and Loan Association, and Osmund also was the city attorney. William F. Achelpohl (921 and 1103 Madison) was the city attorney and Judge of the Probate Court, and he also co-owned Wilke and Achelpohl Insurance Co. William E. Boenker (1108 Madison) was a county judge and William F. Wolter (1111 Jefferson) was a circuit clerk, judge and justice of the peace. At least eight neighborhood residents were physicians and/or surgeons, such as Andrew Clay (120 S. Kingshighway), Joseph M. Jenkins (1116 Madison), and Andrew D. Steele (1070 Jefferson). Clay and Jenkins both graduated from St. Louis University School of Medicine, Clay in 1918 and Jenkins in 1907.⁴² Three were dentists, such as Harvard H. Muhm (921 Madison), and two were veterinarians. Dr. Gertrude DuVall (210 S. Kingshighway), a widow, was an optician employed at Gem Jewelry and Optical Co. in 1916-17 and by 1921-22 she co-owned (with Cornelia Hurst) DuVall and Hurst, opticians and musical instruments. It is likely that Dr. DuVall was one of very few women working as an optician in the early 20th century.

Julius B. Willbrand (1062 Madison) was Assistant Secretary of the Central Trust Co. of St. Charles, Henry H. Steed (735 Jefferson) was vice president of Union Savings Bank of St. Charles (and secretary of St. Mary's Engine Co.), and Henry J. Rother (710 Washington) was the director of the First National Bank (and director of the St. Charles Mutual Fire Insurance Co. and president of Hackmann Lumber Co.).

³⁵ "Funeral Service for Oliver Link will be Wednesday." Newspaper unknown, February 9, 1942. Obituary files, St. Charles County Historical Society, St. Charles, MO.

³⁶ Ehlmann, 202.

³⁷ Hollrah, ed., 367.

³⁸ Ehlmann, 331.

³⁹ Hollrah, ed., 367.

⁴⁰ Ehlmann, 236.

⁴¹ Hollrah, ed., 367-368.

⁴² Ehlmann, 352.

A large number of the area's residents were business owners, and a few are noted here. For example, Joseph Stoltz (1025 Jefferson) owned the Central House Hotel and Saloon on Main Street. Stanley W. Wulff (1044 Madison) was president and manager of the Wulff Milling Corp., which manufactured "Old Ranger" and "Sun Bonnet" flour, "Manamer" and "Red Wulff" feeds. A few of the owners of local groceries were Carl Renken (115 N. Ninth), Renken Brothers General Merchandise and Grocers; Julius Nesslage (1040 Madison), West End Grocery; Otto H. Willbrand (1046 Madison), Henry Willbrand & Sons Mercantile; Oliver Denker (712 Jefferson), H.B. Denker Grocery Co., Denker Baking Co. and Cottage Bakers (also president of the St. Charles Savings & Loan Association); and William F. Weinrich (1067 Jefferson), Weinrich & Bushman (meat market). J. Herman Sandfort (702 Jefferson) was the co-owner of Bliley and Sandfort, which sold dry goods, groceries, china, queensware and carpets. William Waye (708 Jefferson) co-owned Waye and Scholz, a business that sold hardware, farm machinery and buggies and Louis Ringe, Sr. (800 Jefferson) co-owned Ringe-Barklage & Co., which sold hardware, stoves, agricultural implements, vehicles, etc. Earl Gruenewald (1062 Madison) co-owned the American Clothing Co. and Adolph Thro (726 Jefferson) was the co-owner of the Thro Clothing Co. Jacob Kaplan (1069 Madison) owned and operated Kaplan Lumber Co. and Henry J. Rother (710 Washington) was president of the Hackmann Lumber Co., as well as director of First National Bank and the St. Charles Mutual Fire Insurance Co.

In the early twentieth century, the automobile gained importance. Henry Machens opened the first automobile dealership in the county in 1906, prior to the construction of his home c. 1923 at 1020 Madison Street. However, while living on Madison he was employed as a salesman at Joseph H. Machens Auto Dealer and Brucker Motor Sales. Herman Bruns (830 Jefferson) opened the first dealership in St. Charles in 1908. In 1916, St. Charles had more than 200 automobiles, and by 1921 there were 2,108.⁴³ Other automobile-related businesses were developed by neighborhood residents in the 1920s. About 1927 Edward A. Osiek (920 Madison) and Henry C. Osiek (1001 Madison), along with two other brothers, opened H.C. Osiek & Co., which was an auto accessories store and tire distributorship. Edward also owned Economy Auto Supply. William H. Barklage (804 Washington) was a co-owner of Jumbo Brake Service from 1929 through 1961 and Edwin Boenker (810 Jefferson) became a co-owner of Boenker Bros. Garage between 1922 and 1925 and built a new building for the business at 700 First Capitol Street (formerly Clay) about 1927.

Pressure to build better roads came from car owners as well as from auto-related businesses. The streets were first oiled in 1911, after a modern road oiling machine was purchased by the City. The business portion of Main Street was reconstructed in 1922 and by the end of the decade the City had paved 20 of its 35 miles of streets and five automobile dealerships were in operation in the town.⁴⁴ In the survey area, the Sanborn maps indicate that only the 800 block of Washington Street remained unpaved by 1947.

Fourteen houses in the survey area were home to teachers at the primary and secondary public schools, as well as at the Immanuel Lutheran School. Several school principals also lived in the area; for example, from 1941 through 1945, Erwin F.C. Siebrass, the principal of

⁴³ Ehlmann, 373.

⁴⁴ Ehlmann, 374-375.

Immanuel Lutheran School, and his wife Ida resided in the Craftsman bungalow at 1005 Madison Street. Four principals of Franklin School, an African American school, lived on Washington Street in the area known as “Goose Hill,” which will be discussed later. The house at 821 Washington Street was home to several educators: Stephen (and Elsie) Blackhurst, c. 1926 to 1928, superintendent of the St. Charles Public Schools; Emil H. (and Helen) Lehenbauer, c. 1929-1937, a teacher; and Levi R. (and Hallie) McAdam, 1938-1942, a teacher at St. Charles High School. The St. Charles County Superintendent of Schools, Benjamin H. Jolly, lived at 701 Washington Street with his wife, Ridggie, from 1918 to 1920 and at 901 Jefferson Street from 1921 to about 1924.

Located across Kingshighway from the phase 2 survey area, Lindenwood University provided employment for about 20 residents of the neighborhood, including at least seven professors, a chief accountant, secretary, café workers, and a housekeeper. Lindenwood University is considered to be the second-oldest higher-education institution west of the Mississippi River (after St. Louis University) and the first women’s college west of the Mississippi. In 1829 George Champlin Sibley and Mary Easton Sibley purchased 280 acres of land and constructed a log house with room for themselves and a handful of students and named the school The Linden Wood School for Girls. In 1853 the Sibleys offered the property to the Presbyterian Church, at which time the college was incorporated as the Lindenwood College for Women by a special act of the Missouri Legislature. The school was accredited as a junior college in 1913 and in 1918 it moved from a two-year to a four-year curriculum. The college became co-educational in 1969 and changed its name to Lindenwood Colleges, with a separate college for men and women, but these were merged into Lindenwood College in 1983 and in 1997 the school changed its name to Lindenwood University.⁴⁵

Guy Motley lived in the bungalow at 1002 Jefferson Street, which he built circa 1924. Prior to moving into the home he was professor of history and political economy, but from 1920 through 1942 he was the Secretary of the college and in 1940 and 1941 he also served as Acting President. The Dutch Colonial Revival style house at 1121 Madison Street was home to Cora Waye from about 1927 through 1961. From 1927-28 through 1942, Cora was the assistant bursar at Lindenwood College, in 1945 she was an administrative assistant at the school, and from 1950 through 1955 she was the chief accountant. Milton F. and Erma L. Rehg built the Minimal Traditional style duplex at 1063 and 1063a Madison Street c. 1948, and they lived in 1063 through 1959. Milton was a teacher at Lindenwood College and Erma taught at Lincoln School. Julia Handy, an African American, lived at 1023 Washington Street from 1925 through 1961, when research ended, and the city directories indicate that she was employed by Lindenwood as a housekeeper in 1942 and as a café worker in 1945.

The three largest employers of residents in the survey area were the American Car and Foundry Co. (ACF) and the International Shoe Co. (ISC), both in St. Charles, and McDonnell Aircraft in St. Louis County. At various times more than 70 of the 182 houses in the neighborhood housed employees of ACF, 42 were occupied by employees of ISC, and 40 were the residences of employees of McDonnell Aircraft. These numbers are a bit misleading because over the years many of these houses were occupied by multiple employees of a single company. For example, three employees of ACF lived in the gable-front cottage at 117 South

⁴⁵ “Lindenwood University,” http://en.wikipedia.org/wiki/Lindenwood_University, accessed April 2012.

Seventh Street: H. Morthorst in 1891-92, Theodore Feldmann in 1906, and George Runde in 1910. Over the years, some of the houses were called home by employees of two or even all three of these companies. For example, the Folk Victorian house at 206 South Kingshighway was the home of Julius DeRoy, who worked at ACF from 1916 through 1919. He sold the house to James Palmer, a foreman at ISC, who lived there until 1939. After that the occupants changed often, but by 1955 Leroy Davis, a mechanic at McDonnell Aircraft lived there and in 1961, Hilvod Lindblom, another mechanic at McDonnell Aircraft, was the occupant.

As mentioned on page 10, in 1873 a Citizens Association established a new business, which became the St. Charles Manufacturing Company. The company received its first contract in 1874 and began manufacturing railroad cars on the grounds formerly occupied by the North Missouri Railroad. It reorganized in 1881, expanded its facilities and workforce, and changed its name to the St. Charles Car Company.⁴⁶ However, in 1899, the company became part of a national merger of thirteen leading manufacturers of freight and passenger cars that formed the American Car and Foundry Company (ACF).⁴⁷ The buildings were demolished and replaced by the present brick structures in Frenchtown as the company began constructing steel railroad cars to be sold around the world.

During the 1910s, ACF employed from 1,500 to 2,000 men,⁴⁸ which was more than three times as many people as the Robert, Johnson and Rand Shoe Company (later the International Shoe Company), the next largest factory in town. The company became the city's greatest asset and gained a national and international market for its cars in the 1890s when employment reached as high as 1,800 men. During both World Wars, ACF made substantial contributions to the war effort, adapting its production to the manufacture of military equipment. More than 2,500 Army escort wagons were produced during World War I, along with numerous parts for artillery vehicles.⁴⁹ The St. Charles ACF plant also manufactured a large number of other items, including Army cots, ambulance water tanks and cast iron stoves. During World War II, the employees peaked at an all-time high of 3,000.⁵⁰ These workers produced 1,800 tanks in addition to other military items and in 1944 the plant announced that it would build 100 custom-designed railroad hospital cars (earlier in the war the plant had converted 32 old rail coaches into hospital cars).⁵¹ After World War II ended, the plant resumed commercial activity. In 1951 ACF formed an Aircraft Division, which produced the U.S. Air Force B-47 bomber. Due to the decline of rail passenger traffic, the St. Charles plant phased out car production in 1959.⁵²

A large number of houses in the survey area were constructed and/or inhabited by employees of ACF, including Oliver L. (and Catherine) Link, an executive at ACF for 55 years who built the grand Richardsonian Romanesque style house at 1005 Jefferson Street in 1895. Edwin J. (and Leona) Ell, who lived in the Queen Anne style house at 1040 Madison Street from about

⁴⁶ Ehlmann, 351.

⁴⁷ Stiritz, Frenchtown, Section 8, p. 13.

⁴⁸ Baxter and Keenoy, p. 56.

⁴⁹ Ehlmann, 362.

⁵⁰ Stiritz, Frenchtown, Section 8, p. 19.

⁵¹ Ehlmann, 455-456.

⁵² Stiritz, Frenchtown, Section 8, p. 19.

1921 to 1928, was an auditor for the company. The two-story front-gabled house at 826 Jefferson Street was owned by Frank (and Antoinette) Kister, who was an auditor from 1916 through 1924 and the assistant district manager from 1925 to about 1945. Three of the mechanical engineers that called the neighborhood home included Sigvald (and Mary) Udstad, 1041 Madison Street; Ralph G. (and Abbie) Nichols, 1043 Madison Street; and Harry C. (and Queen) Miller, 1044 Madison Street. Henry (and Ida) Feldmann, who lived at 1032 Madison Street, was an assistant foreman and William H. (and Elizabeth) Estabrook of 1037 Madison was a foreman. The majority of the area's residents who worked at ACF were laborers in the factory, such as Albert F. (and Meta) Klein, a machinist (212 South Kingshighway); Elmer Sullentrop, an upholsterer (909 Madison Street); Abundio G. Garza, a template maker (908 Jefferson Street); Henry (and Julia) Moehlenkamp, a painter (701 Washington Street); Edward (and Caroline) Luetkemeyer, a pipefitter (717 Washington Street); and William H. Barklage, a steel fitter (804 Washington).

Very few women living in the survey area were employed by ACF, but an exception was Florence Groeneman, who lived at 1024 Madison Street with her mother Emma and sister, Ester, who was employed by ISC. ACF employed at least some African Americans, such as Charlie Clair and Jack Miller. The city directories indicate that Clair worked for ACF in 1906 and Miller in 1918-19, and both lived at the gable-front-and-wing house at 124 North Tenth Street. A later employee of ACF, Steve Willis, who was white, lived in the house from 1942 through 1961, when research ended.

The Roberts, Johnson & Rand Shoe Company was incorporated in 1898 and operated in St. Louis.⁵³ By 1905 the company was looking to build a plant outside of St. Louis, so State Representative R.C. Haenssler and others raised money to attract the company to St. Charles. The company was given \$25,000 and property located on Pike Street worth another \$10,000, where a factory was built.⁵⁴ The facility, which began shoe production in January 1906, employed about 400 men and women.⁵⁵ In 1911 Roberts, Johnson & Rand consolidated with the Peters Shoe Company of St. Louis to form the International Shoe Company (ISC). By the mid-1920s, ISC was the country's largest manufacturer of shoes with 43 specialty shoe factories and 32 subsidiary plants.⁵⁶ During the Great Depression there was little private investment in the city, but ISC constructed a heel plant after local businessmen collected enough money to buy 8.8 acres next to Blanchette Park and donated it as the site for the new plant.⁵⁷ By 1940 the company employed 1,000 at the main plant and 160 at the heel plant, and during World War II the company manufactured boots for military troops. The plant closed in September 1953.⁵⁸

Forty-two houses in the survey area were occupied by employees of ISC. Hurshel L. (and Edith) Ross, who lived in the Craftsman bungalow at 1066 Jefferson Street, was listed as the assistant superintendent of ISC in the 1950-1952 city directories. Three foremen and two

⁵³ Mary M. Stiritz, National Register of Historic Places Inventory—Nomination Form, Roberts, Johnson & Rand/International Shoe Company Complex, June 1984, Section 8.

⁵⁴ Ehlmann, 351.

⁵⁵ Ehlmann, 362.

⁵⁶ Stiritz, Roberts, Johnson & Rand, Section 8, page 2.

⁵⁷ Ehlmann, 437.

⁵⁸ Ehlmann, 485.

assistant foremen resided in the neighborhood: Edward A. (and Ethel) Osiek, 920 Madison; Walter H. (and Erma T.) Hesskamp, 1068 Madison and 1035 Jefferson; Frank V. (and Mary) Ludwig, Jr., 826a Jefferson; Edwin H. (and Marie) Esswein, 803 Jefferson; and Leo (and Marie) Messner, 817-819 Jefferson. The majority of the ISC employees in the neighborhood were shoeworkers, such as Fred H. (and Minnie) Meyer, 724 Washington; Edward Pund, 833 Washington; Wiley (Edith) Pund, 124 South Eighth; Theodore (and Edna) Esselmann, 1104 Madison; and Joseph H. (Zaida) White, 1073 Madison

Single women often worked in factories until they were married, and by 1911 many of the production jobs in the shoe industry had become “women’s jobs.”⁵⁹ For example, the 1929-30 city directory indicates that John Heisel and three of his daughters worked at ISC; they lived at 1076 Madison Street. Widows also found employment at ISC. The 1925-26 city directory indicates that 117 South Seventh Street was the home of Leota Finch, a widow, who was employed by ISC, as were two of her children. From 1931 to 1939 the house was occupied by Emma Coutant, who was also a shoeworker.

The Citizens Association, which had successfully established the St. Charles Manufacturing Company in the last quarter of the nineteenth century, began negotiations in 1913 with St. Mary’s Machine Co. of St. Mary’s, Ohio, to relocate to St. Charles. The next year the voters approved a \$64,000 bond issue that enabled the city to provide a 28,000 square foot factory, pay the cost of relocating the company, and provide all utilities and access to railroad facilities. The factory was located on North Fourth Street just north of the railroad bridge.⁶⁰ Only a few residents in the survey area were employed by St. Mary’s. Henry H. Steed of 735 Jefferson Street was the secretary of St. Mary’s in 1918-19. Otto Struckmann (and Christina), who built the Craftsman bungalow at 800 Washington Street in 1926, was employed by St. Mary’s from 1926-1941 and after that he worked for ACF as an assistant foreman and estimator. The 1961 city directory indicates that he was a member of the City Planning and Zoning Commission. Eugene and Clara Boettler built the house at 120 South Eighth Street around 1923, and Mr. Boettler worked from that time until 1941 at St. Mary’s and then in 1941 he was employed as a machinist at ACF. Over the years, three of the Boettler’s children who lived in the house were employed by ISC and later one of these became a draftsman for ACF.

At least ten residents of the survey area were employed by the St. Charles Dairy, which was a milk pasteurizing and ice cream factory located at 524 Clay Street (First Capitol Drive). The factory building is no longer extant but the warehouse at 521-523 Madison Street still remains (in the phase 1 survey area) although in altered condition. Elmer Bruns, who lived at the Italianate style house at 702 Jefferson Street, was the secretary of the dairy from 1925 to 1938, and then from 1938 to c. 1947 was the president. At his death c. 1947 his wife, Ada Bruns, became the vice president. She was still serving in that position in 1961, when research ended. Theodore Willbrand of 800 Jefferson Street was the vice president of the dairy from 1942 through at least 1945 and his son, Theodore Jr., who lived at 705 Washington Street, was the office manager in 1950 but by 1955 was the treasurer. He apparently became

⁵⁹ Ehlmann, 353.

⁶⁰ Ehlmann, 351.

president sometime after 1961. Irvin Merx, who lived at 901 Madison Street, was employed as a dairy worker from 1942 until his death around 1952.

During World War II, McDonnell Aircraft, located in St. Louis County, grew significantly and employed over 5,000 people, many of them from St. Charles County. By the end of the war the company had become the country's largest supplier of airplane parts.⁶¹ By 1959 both ACF and ISC were gone, and although other factories opened in St. Charles County, a large number of workers were driving to jobs in St. Louis County. McDonnell Aircraft was a big contributor to the local economy and by 1955, 1,371 of its employees were living in St. Charles County and commuting to work. In January 1959 the company was awarded a contract to design and construct the Mercury spacecraft, and by the following December there were 1,600 McDonnell Aircraft employees working to deliver 20 capsules to NASA.⁶²

Forty houses or apartments in the survey area housed employees of McDonnell Aircraft. Lowery L. and Nell Snipes lived at 729 Jefferson from 1955 through 1959, and he was a contract negotiator for McDonnell Aircraft. The bungalow at 1068 Madison was owned by H. Marvin and Evelyn Lohrman from 1950 through 1961, and he was an aeronautical engineer for the company. Apparently after World War II there was a housing shortage, and between 1945 and 1959 more than 20 homeowners in the survey area created apartments in their homes, and many of these apartments were occupied by employees of McDonnell Aircraft. For example, the city directories indicate that Joseph Everard, a contractor, rented out part of his house at 116 North Tenth Street to Juris Brempelis, an engineer at McDonnell Aircraft, from 1952 through 1955. The house at 212 South Kingshighway was subdivided in 1957 to create an apartment, and the residents were Martin Mitchum, an employee of McDonnell Aircraft, and his wife Doris. By 1957 an apartment was created at 728 Madison, and from that time through 1959 the apartment was occupied by James R. Kimball, a factory worker at McDonnell Aircraft, and then in 1961 Paul R. (and Joane) Flickinger lived there and he was an engineer at the same company.

When the construction of light tanks slowed at ACF in 1943, many of the company's workers moved to Curtiss-Wright Aircraft Factory in St. Louis County to build airplanes.⁶³ A few of the residents of the neighborhood were employed by Curtiss-Wright. For example, Vernon (and Evelyn) Poertner, who lived at 809 Washington Street from 1941 through 1961, was a foreman at Curtiss Wright, then a clerk and later an estimator at ACF, and by 1961 he was an office worker at McDonnell Aircraft.

Numerous men who lived in the survey area were employed in the building trades, including carpenters, contractors, builders, stone contractors, brick contractors or bricklayers, painters, paper hangers, and plasterers. A few of the carpenters include Henry Jennerjohn (123 S. Eighth Street), George H. Nagel (915 Jefferson Street), Edward A. Cochrum (717 Jefferson Street), John Hollrah (712 Washington Street), and Henry M. Clay (916 Washington Street), who was an African American. Herman Mutert was a contractor, carpenter and builder who apparently built and occupied 909 Madison Street about 1907, and then in 1910 built the house next door at 913 Madison Street and moved there for a brief period. Some of the other

⁶¹ Ehlmann, 456.

⁶² Ehlmann, 489.

⁶³ Ehlmann, 456.

carpenters and/or contractors include Joseph Everard, who owned the c. 1930 bungalow at 116 North Tenth Street from 1952-1957; Frank J. Huning, who owned and possibly built the bungalow at 1024 Madison Street, living there from c. 1927-1932; and C. Fred Strathman, who may have built his Folk Victorian home at 839 Jefferson Street, where he lived from c. 1900-1909. Christian Bode built his Federal style house c. 1873 at 803 Jefferson Street, where he lived until his death in 1928. He is also believed to have built the neighboring Federal style house at 809 Jefferson Street at about the same time, although the owner of that property, Henry Ehlmann, likely did the brickwork since he owned Henry Ehlmann & Son, brick contractors. Bode also built the house at 1057 Jefferson Street for his brother, John Henry Bode, c. 1900. Painters included Frank J. Scherer (730 Jefferson), Edgar L. Kirn (908 Jefferson), and Alymer Dungan (919 Jefferson), while Julius F. Meyer (123 S. Eighth Street) and Phillip G. Nagel (1006 Jefferson Street) were both painters and paper hangers.

In addition to several brick contractors, at least two stone contractors lived in the area, one being Robert Jones, an African American, who lived at 1023 Washington Street from c. 1907 through at least 1922. Another African American, Oliver Ellis lived at 1022 Washington Street from c. 1888 until his death in 1930, and he was a plasterer. The city directories list one of his sons, George, as a plasterer, carpenter and building contractor and the other son, Charles, as a plasterer. George and his wife Alice lived at 1033 Washington Street from 1925-26 and apparently rented the house to Charles and his wife Amelia from 1927-1932. George Ellis also owned 1037 Washington, where he lived from 1918-19 and from 1927-1945, and it appears that he rented that house to his brother Charles from 1921-1926. Other African American plasterers included Richard Kemp (1015 Washington Street, c. 1925-1928 and 1010 Washington Street, c. 1929-c. 1943), William Kemp (1015 Washington), and Columbus Burton (1029 Washington).

The area where these African Americans lived was known as “Goose Hill,” which is located in the 900 and 1000 blocks of Washington Street and also includes 124 and 127 North Tenth Street. Goose Hill is one of several enclaves or neighborhoods in St. Charles formed by blacks as a result of racism. Some of the city’s subdivisions, such as the H.G. Rauch Subdivision (platted in 1925), which is located in the 800 block of Washington Street, and Roosevelt Place (1906) and Riverside View (1907), both outside the survey area, prohibited the sale or lease of lots to African Americans.⁶⁴

Racism affected the ability of African Americans to make a living. Jobs for them were scarce, and some St. Charles County residents looked for work in larger cities such as St. Louis, where there were more economic opportunities. As a result, the percentage of blacks in St. Charles fell from 9 percent in 1900 to 5.2 percent in 1930.⁶⁵ As indicated above, many residents of Goose Hill found work in the building trades. Others were employed as laborers, gardeners, ministers, teachers, café workers, and policemen. Some found employment with ACF, such as Columbus Benton (916 Washington), or ISC, such as Mary Feltes (1015 Washington). African Americans not only struggled to achieve economic success but also to secure civil rights and social acceptance. Although some blacks found employment with

⁶⁴ Ehlmann, 306 and Abstract File for Block #244, St. Charles County Historical Society, St. Charles, MO.

⁶⁵ Ehlmann, 303.

ACF, the company practiced segregation of its social activities by holding separate parties for its white and black employees.⁶⁶

A physician, Francis O. Tyler (1043 Washington Street) lived in the Goose Hill neighborhood from 1929 through 1932, and four principals of Franklin School also lived here. Prior to the Civil War there had been some efforts to educate slaves, including a school operated by Reverend Timothy Flint from 1816 to 1826, a day school run by Philippine Duchesne and the Mothers of the Sacred Heart, and classes taught by Catherine Collier at the Methodist Church. The 1847 constitutional amendment forbid the education of African-Americans in the state, but some efforts continued,⁶⁷ and finally in the spring of 1865 the Missouri General Assembly rescinded the restrictions on their education. The State required that each city Board of Education establish and maintain separate schools for black children if the number of black children exceeded 20; however, no money was appropriated for black schools so most that were in operation that fall were maintained by white benevolent societies. The American Missionary Association, in cooperation with the Northwestern Freedman's Aid Commission, conducted a school in St. Charles.⁶⁸

In 1866 the St. Charles school board directed that Jacob Weston be issued a warrant for \$20 as partial payment for teaching black students. The majority of Germans supported public education for both black and white children, and the *Demokrat* ran editorials in support. In 1870 the "African Church" at Second and Pike Street housed a school for black children, and in 1871 the building was purchased by the school board and named Lincoln School.⁶⁹ All black students in the city were moved to Lincoln School on Second Street in 1897. In 1902, Reverend H.H. Peck appealed to the Board of Education to give the students of Lincoln School a full day's instruction rather than just the half day they were receiving, and the Board granted the request and hired another black teacher. That same year Franklin School, located in Frenchtown, was made a second school for black students living north of Clark Street. Then, in 1914 all black students were transferred to Franklin, making it the city's only black school. At that time, an addition was made to the school, nearly doubling its size to accommodate the increased student body.⁷⁰

Prior to 1921, state law did not require counties with a population less than 100,000 to have a black school. However, in 1922 Franklin School introduced a two-year high school program but would not have a three-year high school until 1930 or a four-year high school until 1932.⁷¹ The high school also served non-resident black students who were bussed in from outlying towns in the county. The lower grades were racially integrated in 1954, and five years later the last high school class was graduated.⁷² Four principals of Franklin School resided in the neighborhood: Ernest Emery, 1918-19 (1043 Washington); Adolphus Houston, 1927-28 (1029 Washington); William E. Clinton, 1931-32 (1022 Washington) and 1934-1938 (1027

⁶⁶ Ehlmann, 306.

⁶⁷ Ehlmann, 116.

⁶⁸ Ehlmann, 220.

⁶⁹ Ehlmann, 220-221.

⁷⁰ Ehlmann, 302.

⁷¹ Ehlmann, 302.

⁷² Stiritz, Frenchtown, Section 8, p. 15.

Washington); and Melvin A. Washington, 1952-1955 (1010 Washington). After serving as principal, both Emery and Washington were employed as teachers.

The oldest house on “Goose Hill” appears to be 1022 Washington Street, which was built by Oliver Ellis. He purchased the lot in 1888 for \$100 and the house is believed to have been built shortly thereafter. A physical examination of the building indicates that the western front-gabled wing was built first, and it is wood frame with brick nogging, which is a type of construction that is typically associated with 19th century German building traditions in Missouri. Based on the increase in the property tax, the side-gabled eastern wing appears to have been added just 10 years later in 1898.⁷³ Unfortunately the house has lost integrity and no longer contributes to the character of the neighborhood. Ellis was born in 1847 in Callaway County, Missouri, and lived in this house with his wife Rosie from circa 1888 until his death in 1930. His death certificate indicates that he was African American and lists his trade or profession as plasterer.⁷⁴ According to his obituary, Ellis was a Civil War veteran of the Union Army, member of the Grand Army of the Republic, a member of St. John A.M.E. Church, Masonic Order, Knights of Pythias, Eastern Star, and the Heroine Society.⁷⁵ Ellis owned three lots in O’Rear’s Subdivision: two on Washington Street and one on Monroe.⁷⁶

Most of the houses on Goose Hill are vernacular structures and include building forms such as Gable Front, Gable-Front-and-Wing, I-House, Shotgun, and Bungalow. However, a couple of houses display stylistic influences, including the c. 1900 Folk Victorian house at 1043 Washington and the Dutch Colonial Revival style house at 1033 Washington Street, which was built c. 1923 by George Ellis, who was a plasterer, carpenter and building contractor.

Results

During the phase 2 survey, 197 properties were inventoried. These properties include 192 primary buildings, 149 outbuildings, and 4 vacant lots. The majority of the primary historic buildings retain sufficient architectural integrity to contribute to a historic district; however, vinyl siding has been installed on many and/or the windows have been replaced, and some have had insensitive additions. A total of nine houses appear to be individually eligible for listing for architectural significance, such as the Queen Anne cottage at 1035 Jefferson Street; for association with an important person, such as the Nelson C. O’Rear House at 1067 Jefferson Street; or both. These are discussed in the Recommendations section later in this report.

The phase 2 survey area developed over a long period of time—from c. 1846 to 2008—but the period of greatest development was from 1900 through 1939, when 72% of the primary buildings were constructed. The neighborhood has a significant collection of late-nineteenth and early twentieth century residential resources, but only a few commercial structures, most of which are along Kingshighway. Many of the residential structures are vernacular designs

⁷³ Real Estate Tax Books for the City of St. Charles, St. Charles County Historical Society, St. Charles, MO.

⁷⁴ Missouri State Board of Health, Bureau of Vital Statistics, Certificate of Death for Oliver Ellis.

⁷⁵ “Death of Oliver Ellis, A Civil War Veteran.” *Banner News*, April 21, 1930. Obituary Files, St. Charles County Historical Society.

⁷⁶ Deed Books 20, 29 and 48, St. Charles County Courthouse, St. Charles, MO.

that can best be described by their plan shape or roof type. The oldest building in the phase 2 survey area is 1067 Jefferson Street, which dates to circa 1846 and is reported to be a log structure. However, the logs were clad with weatherboard siding either originally or prior to about 1880 and the Greek Revival portico was added about 1950. Only three other buildings were constructed prior to 1880. Two houses were built circa 1873 and are simple Federal brick buildings reflective of the masonry craftsmanship of the German immigrants that settled in the community in the mid-nineteenth century. The third was built c. 1875 and is a brick Italianate design. From the last quarter of the nineteenth to the early twentieth century, Late Victorian designs, such as the Italianate, Folk Victorian and Queen Anne styles, became popular with the neighborhood residents. Modest Colonial Revival and Craftsman bungalows became the favored styles in the 1910s, but a few Tudor Revival examples were also built. Modern stylistic influences, such as the Ranch and Minimal Traditional styles, grew in popularity in the mid-twentieth century. The following discussion of folk forms and specific stylistic features is based upon Virginia and Lee McAlester's *A Field Guide to American Houses*.

FOLK HOUSES

Although most American houses display some stylistic influences, folk houses were built with little regard for changing fashion. Early folk houses were constructed of materials found near the building site, such as logs, and unlike fashionable styles, folk building traditions changed little with time. The first period of American folk architecture extended from the earliest permanent settlements of the seventeenth century to the growth of the railroads during the last half of the nineteenth century. The McAlesters' *A Field Guide to American Houses* classifies folk houses built during this period as Pre-Railroad. With the coming of the railroad, inexpensive building materials became readily available, leading to a change in folk building traditions. Although local materials were replaced by light and inexpensive sawn lumber, many traditional folk shapes persisted into the 20th century. The McAlesters classify the period after the spread of the railroad as the National period.

Pre-Railroad Period

During this period many modest houses were built of local materials without the addition of stylistic ornamentation. In the early- and mid-19th century in Missouri, settlers built log structures in the Midland tradition, which began in the middle colonies (Pennsylvania, New Jersey, Delaware and Maryland), where Germanic immigrants introduced techniques of building with logs hewn square and then stacked horizontally to make a solid wooden wall. The log structures were held together by various systems of interlocking or notching the timbers where they joined at the corners. The oldest building in the phase 2 survey area is **1067 Jefferson Street** (below), which dates to circa 1846 and is reported to be a log structure. However, the logs are obscured by weatherboard siding. It is unknown if the house was originally clad in weatherboard or if it was added later, but a circa 1880 photograph shows that the house was sided by that time. Around 1950 the classical revival pedimented portico was added, giving the house a Greek Revival appearance. This house appears to be the only

structure in the phase 2 survey area to have been built before the Civil War, and with the addition of the portico, it is the only building with Greek Revival detailing.



1067 Jefferson Street, circa 1846 (portico circa 1950)

National Period

With the expansion of the nation's railway network between 1850 and 1890, construction materials could be moved rapidly and cheaply over long distances. As a result, the traditional building materials and construction techniques of folk dwellings changed. Houses that had formerly been built with logs or heavy hewn frames were replaced by balloon-framed structures. However, many of the previous folk shapes persisted even though different construction techniques were being used. The resulting houses were simple dwellings defined by their form and massing but they lacked identifiable stylistic attributes. In the phase 2 area, these folk house designs were built from circa 1880 to circa 1950 as an affordable alternative to more ornate and complex architectural styles. The National folk house forms that were identified include Gable Front; Gable-Front-and-Wing; I-House; Centered Gable; Massed-Plan, Side-Gabled; and American Foursquare (referred to as pyramidal in McAlister's). Although shotgun houses are often included in the Gable-Front form, one of the shotgun houses identified in the survey area does not have a gable-front roof, so the shotgun house form is being discussed separately. Each house form is discussed below. A few houses could not be categorized by a folk form or stylistic influence, so roof shape was used as a type, including Side Gabled, Cross Gabled, and Hip with Cross Gables.

Gable Front

The Gable-Front form house became popular in the pre-railroad era in New England and the northeast region, and with the expansion of the nation's railroad network in the 1850s and the resultant availability of inexpensive building materials, it was a dominant folk form well into the 20th century. Architectural ornament is minimal and is generally limited to millwork on

front porches. In the phase 2 survey area only seven examples of Gable Front houses were identified that display no stylistic features and these were built between circa 1885 and circa 1950. All are one-and-one-half stories with relatively steep roof pitches, and there are masonry examples as well as frame. Facades vary from two to four bays. This type house is well-suited to narrow urban lots, such as that at **117 South Seventh Street** (below), where this brick example was built circa 1885. The 3/1 windows, dormers, front door and gabled hood are not original but are historic alterations, likely dating to the 1930s or 1940s.



117 South Seventh Street, circa 1885 (windows, door, dormers, and hood over door 1930s or 1940s)

Gable-Front-and-Wing

While the Gable Front house was a common urban folk form, the Gable-Front-and-Wing form became popular for use in rural areas. The Gable-Front-and-Wing house was created by adding a side-gabled wing perpendicular to the gable-front block, giving the house its distinctive L-shaped massing. A shed-roofed porch was typically placed within the L made by the two wings, and architectural ornament was minimal. Five Gable-Front-and-Wing form houses that display no stylistic features were identified in the phase 2 survey area. One is one-story while the other four are one-and-one-half stories, and all are frame. Although the house was commonly built as a unit, some grew in stages, such as the house located at **1029 Jefferson Street** (below left). Originally built as a Gable Front house circa 1880, this structure acquired its present Gable-Front-and-Wing form in 1922 when an addition was made to the east (left) elevation. The other four examples were built between circa 1888 and circa 1913. The Gable-Front-and-Wing house at **1044 Madison Street** (below right) was built as a unit circa 1913.



1029 Jefferson Street, front-gabled wing, circa 1880, side-gabled wing added 1922



1044 Madison Street, circa 1913

I-House

I-houses are two-story structures that are two rooms wide and one room deep. They are traditional British folk forms that were common in pre-railroad America, particularly in the Tidewater South. With the expansion of the nation's railroad network in the 1850s and the resultant availability of inexpensive building materials, the I-House became a popular folk form, being particularly favored in the Midwestern states. Some I-Houses were built without front porches, but when built they varied from single-bay to full-width. In the phase 2 survey area, three I-Houses were identified, but one (1052 Jefferson Street) can better be classified by its Colonial Revival detailing. The two built without stylistic features were constructed circa 1900. Although from the front the house at **127 North Tenth Street** (below left) appears to be a single story, it is actually two stories. The house at **1034 Washington Street** (below right) has a side-gabled roof with a centered front gable, and although the front porch has been enclosed the house clearly conveys its I-House form. The I-House at 1052 Jefferson Street also has this type of roof, as do two other houses in the phase 2 survey area and four houses in the phase 1 area. The side-gabled roof with a centered front gable is reminiscent of those used on the "rural gothic" pattern-book cottages of Downing, Vaux and others.



127 North Tenth Street, circa 1900



1034 Washington Street, circa 1900

Massed-Plan, Side-Gabled

Side-gabled folk houses that are more than one room deep are known as Massed-Plan, Side-Gabled houses. They are one- or one-and-one-half story structures that vary mainly in roof pitch and in the size and placement of porches. Earlier examples typically had full-width porches, such as the house located at **131 South Eighth Street** (below left), which was built circa 1900. Massed-Plan, Side-Gabled houses built in the 1930s and later usually had only small entry porches or no porch at all, imitating the then-fashionable Cape Cod style. The one-and-one-half story house at **213 North Ninth Street** (below right) was built in 1937, and typical of its time of construction, only has a covered stoop. The Mass-Plan, Side-Gabled house had a relatively large and flexible interior plan and as a result slowly replaced the traditional one-room deep hall-and-parlor and I-house forms.



131 South Eighth Street, circa 1900



213 North Ninth Street, 1937

Shotgun

The shotgun house is a southern folk building form that is a narrow rectangular structure one room wide and at least three rooms deep, typically being frame and having a long front-gabled roof. Shotguns may or may not have a porch on the front or the back. Even among experts, no one is sure of its origins or how it got its whimsical name, but there are numerous theories. One explanation of its origins is that it is related to the shape of African dwellings. A cultural geographer, John M. Vlach, believes that the origins of the word shotgun may have come from the word “to-gun,” which was used in western Africa as a term for house. Probably the favorite story of how the shotgun house got its name revolves around the idea that if someone fired a gun from the front porch through the house the shot could go straight out the back door without hitting anything. However, in actuality few shotguns were built with all of the doors in alignment. A less-told story associates the name to the fact that many early buildings of this type were used as hunting camps and the name relates more to its former use than its configuration. Perhaps because of their original use as rough dwellings, shotguns came to be used for rental housing in the urban areas and as poor country homes or

slave quarters on plantations. This theory of a rural origin disproves the common belief that the long narrow form of the shotgun developed primarily to fit narrow urban lots.⁷⁷

In the phase 2 area there are only two shotgun houses. Built circa 1900 in the African-American neighborhood known as “Goose Hill,” the house at **1015 Washington Street** (below left) is unusual in that it is one-and-one-half stories. Although this house form typically has a gable roof, other roof types can be found, such as the circa 1923 house at **825 Madison Street** (below right), which has a flat parapeted roof. This house is also unusual in that it has a high raised foundation and the walls are constructed of alternating bands of smooth and rusticated concrete blocks.



1015 Washington Street, circa 1900



825 Madison Street, circa 1923

Ornamental concrete block, also known as decorative or cast block and imitation or artificial stone, was developed as an inexpensive yet strong alternative to stone and brick. It was promoted as a cheap, quick and practical building material. Popular from the late 1800s through the 1930s, concrete blocks were usually hollow for economy, insulation and waterproofing, and until the 1930s they were almost always finished with a decorative face, usually imitating rough-cut or faced stone. They were very popular for house foundations, and numerous houses in the phase 2 area have such foundations. Cast block was used to construct garages and was even used for entire houses. There was occasional use of block in the Victorian era but its greatest use came in the post-Victorian period.⁷⁸

By 1870 several companies were mass-producing concrete blocks, and eventually relatively inexpensive cast-iron block-making machines became available to the general public. Sears, Roebuck and Company became a significant source of the machines and in 1908 devoted eight pages of the spring general-merchandise catalogue to the machines and related

⁷⁷ Phoebe Tudor, “The Story Behind the Shotgun House: Fact and Fiction Fight It Out.” *Preservation in Print*, April 1996, page 20.

⁷⁸ J. Randall Cotton, “Ornamental Concrete Block Houses,” *The Old-House Journal*, October 1984/Vol. XII, No. 8, 180-181.

hardware. Most concrete blocks were produced by local contractors, building-supply companies or family businesses, but homeowners also made it for their own use.⁷⁹

Although the builder of 825 Madison Street has not been identified, John Platte is known to have constructed several concrete block houses in St. Charles. Platte spent an early apprenticeship in his father's brickyard and at age 16, learning carpentry from John Borgmeyer, went to St. Louis and Chicago as a builder. He studied architecture in the East and returned to St. Charles in 1891 as an architect and contractor. A 1906 St. Charles newspaper article in the Kathryn Linnemann Branch of the St. Charles City-County Library's collection titled "To Manufacturers and Mercantile Interest and Real Estate Investors," states that "Mr. Platte has taken up concrete block work and to demonstrate its usefulness and stability, he has erected several houses of concrete blocks, thus proceeding...in the belief that they are practical."⁸⁰

American Foursquare

Nationally, the American Foursquare house form became a popular choice for homes between 1900 and 1930. In the late nineteenth century, when public taste was turning away from the excessively ornate and asymmetrical Victorian style, the American Foursquare represented a renewed sense of simplicity and restraint. The popular house form has precedent in the Georgian manor house. The comeback of the square shape is at least partly a matter of economy, with the cube yielding the most interior space for the money spent on the foundation, framing, and roof. Foursquare variants appeared in virtually every pattern book between 1900 and 1925, and some companies, such as Sears Roebuck and Co., sold prefabricated versions. The basic Foursquare, also known as the classic box, has two stories (with four rooms on each story), a pyramidal or hipped roof with broad overhanging eaves and a dormer on the front slope, a prominent front porch, and a boxy, nearly cubical shape. The national trend was to have a full-width porch on the main façade, but in the phase 2 area one-bay porticos and partial-width porches are also common. The porches almost never have turned posts or gingerbread trim but instead have box columns or classical columns.

In the phase 2 survey area, the Foursquares that were identified were built between c. 1900 and c. 1927. The houses range in size from two to three bays, and although both brick and frame Foursquares can be found in St. Charles, all of those in the phase 2 area are frame. Stylistic features could be added at will to the simple Foursquare form, but these houses are generally devoid of ornament except for Colonial Revival or Craftsman style porch detailing. Colonial Revival detailing was the most popular in the phase 2 area, where examples such as **913 Madison Street** (below left) display classical columns on one-bay porticos or partial- to full-width galleries. This example was constructed in 1910. Built circa 1927, the house at **1076 Madison Street** (below right) is one of only two Foursquare houses in the phase 2 area with Craftsman porch detailing, which in this case is the gallery's battered box columns resting on brick pedestals.

⁷⁹ J. Randall Cotton, 180.

⁸⁰ Maureen Jones, 23-24.



913 Madison Street, 1910



1076 Madison Street, circa 1927

ARCHITECTURAL STYLES

Examples of many of the architectural styles that were popular nationally are represented in the phase 2 survey area, although many were retardataire or outdated by the time they were built. A discussion of the various styles found in the survey area is provided below.

Federal (nationally 1780-1840)

During the mid-to-late-nineteenth century, throughout St. Charles both Americans and Germans were building simple vernacular houses that reflect the influence of the Federal style (also known as the Adam style). In the phase 2 area, four Federal-influenced houses were built between circa 1873 and 1900. These are one-and-one-half story, brick, side-gabled structures with openings headed with low segmental arches or flat stone lintels. Only the house at **803 Jefferson Street** (below left) has parapeted end walls. This house was built by Christian Bode as his own residence circa 1873. He was a carpenter and contractor and lived in the house for over 50 years. He also built the Colonial Revival style house at 1057 Jefferson Street for his brother, John Henry Bode, about 1900 and is believed to have built the Federal style house at 809 Jefferson Street circa 1873. Two of the four Federal style houses in the survey area have cornices composed of brick dentils above plain bands of corbelled brick, such as the house at **121 South Seventh Street** (below right), while two have an entablature having a cornice with corbelled brick dentils and an architrave with a dogtooth course of bricks. All four houses are three bays wide; one has a center entrance while in the other three examples the door is at the end of the façade, and three of the entrances are topped by a transom.



Christian Bode House, 803 Jefferson St., circa 1873



121 South Seventh Street, circa 1880

Georgian Cottage (nationally 1700-1830)

The Georgian house is usually a simple one- or two-story box that is two rooms deep, and its doors and windows are arranged in strict symmetry. The only Georgian cottage found in the phase 2 area is **916 Washington Street** (below). It is believed to have been built circa 1895 and is a one-story, three-bay wide brick structure on a raised basement. Unfortunately, the house has lost its symmetry due to the in-filling of most of the window opening in the right bay of the facade. The medium-pitched, truncated hip roof has wide overhanging eaves and is trimmed with a plain frieze. The paired windows are topped by peaked window lintels, as are the two tripartite windows on the rear elevation, and the entrance has a multi-light transom and sidelights. Tripartite windows such as the ones on the rear elevation were sometimes found on Adam style structures.



916 Washington Street, circa 1895

Romantic/Picturesque Houses (nationally 1820-1880)

The first popular Romantic style was the Greek Revival, which dominated the country from about 1825 to 1860. In the phase 2 survey area, only 1067 Jefferson Street (discussed under Pre-Railroad Folk Houses on pages 24-25) displays Greek Revival detailing, but it is limited to a portico that was added circa 1950. St. Charles' builders and homeowners were influenced by the Picturesque movement popularized by the publication of such widely distributed pattern books as Andrew Jackson Downing's *Cottage Residences*, published in 1842, and *Villas and Cottages*, published by Calvert Vaux in 1857. These pattern books offered several new fashions that were alternatives to the formality of the prevailing Greek Revival classicism. Medieval precedents were recommended in models that led to the Gothic Revival style and Italian Renaissance traditions were freely adapted in Italianate cottages. Nationally, the Gothic Revival style was popular from about 1840 to 1880 and the Italianate from 1840 to 1885, but in St. Charles, features from these two styles were still being used as late as about 1900.

Gothic Revival (nationally 1840-1880)

In the phase 2 survey area, there are no high style Gothic Revival houses, but four houses that were built between c. 1886 and c. 1900 display the Gothic Revival influence. All are one-and-one-half stories, two are brick and two are frame. The two brick examples display features of the Centered Gable subtype of the style, while the two frame examples have features from the Asymmetrical subtype. Built in 1890, the house at **722 Jefferson Street** (below) is an example of the Centered Gable subtype, being a symmetrical house with a side-gabled roof having a prominent central cross gable, and the brick wall surface extends into the gable without a break (no eave or trim). To each side of this dominant gable is a dormer with steep gabled roof, and the gable ends have decorative half-timbering. The Colonial Revival gallery is either a later addition or was an existing porch that was altered by the installation of Tuscan columns. The house located at **1026 Jefferson Street** (page 34) is an example of the Asymmetrical subtype of the Gothic Revival style. Built circa 1893, it has a steeply pitched roof with a steep cross gable, and the gables are decorated with delicate lacelike bargeboards, which are distinctive features of the style. The windows on the main façade have segmental arched hood molds, another feature often found on Gothic Revival structures.



722 Jefferson Street, circa 1890



1026 Jefferson Street, circa 1893

Italianate (nationally 1840-1885)

The Italianate style, which was a Romantic era interpretation of Medieval precedents, dominated American residential architecture from about 1850 through the 1880s, but in St. Charles Italianate detailing was still being used as late as the turn of the twentieth century. Roofs are typically low-pitched with widely overhanging eaves having decorative brackets beneath. Many Italianate style houses have a square cupola or tower. Windows are tall, narrow, and segmentally arched and frequently arranged in pairs or trios. They have 1/1 or 2/2 glazing and are often topped by U-shaped or pedimented crowns. Small entry porches are most common, but many have full-width galleries, and most are single story. The most common type of porch support is a square post with chamfered corners.

There are only a few examples of the Italianate style in the phase 2 survey area and they were constructed between circa 1870 and circa 1900, with the latest example only having minimal Italianate detailing. All are brick and are either the asymmetrical or front-gabled subtype. The asymmetrical Italianate house is a compound-plan house, usually L-shaped and without a tower, and roofs are cross-hipped or cross-gabled. Built in 1892, the house located at **708 Jefferson Street** (below top) is an example of the asymmetrical subtype. The high hip roof has an intersecting front cross gable, and the shallow eave overhang is trimmed with an elaborate crenellated brick cornice that simulates the wooden brackets seen on many Italianate residences. In the front-gabled subtype Italianate detailing is added to a simple front-gabled rectangular box. Built circa 1875, the house located at **702 Jefferson Street** (below bottom) is an example of this subtype. The front gable of this house is clipped and trimmed with a wide wooden bracketed frieze. The one-bay portico has paired, chamfered box columns with molded capitals, above which are corner brackets, and the hipped roof is trimmed with a frieze having paired brackets. An ornate jigsaw balustrade encloses the porch.



708 Jefferson Street, circa 1892



702 Jefferson Street, circa 1870



Victorian Houses (nationally 1860-1900)

Britain's Queen Victoria reigned from 1837 to 1901, but in American architecture the styles that were popular during the last four decades of her reign are generally referred to as "Victorian." During this period dramatic changes in American house design and construction resulted from industrialization and the growth of the railroads. Balloon framing rapidly replaced heavy-timber framing as the standard building technique, which freed houses from their traditional box-like shapes by greatly simplifying the construction of corners, wall extensions, overhangs and irregular plans. In addition, growing industrialization allowed many complex house components to be mass-produced and shipped at relatively low cost on the expanding railway network. Victorian styles reflect these changes through their use of complex shapes and elaborate detailing. In the phase 2 survey area there are examples of four styles popular during the Victorian Period: Second Empire, Queen Anne, Richardsonian Romanesque, and Folk Victorian.

Second Empire (nationally 1860-1885)

The Second Empire style takes its name from the reign of Napoleon III as Emperor of France (1852 to 1870). During his reign Paris underwent a massive rebuilding program that changed the city into a masterpiece of urban design. Cities all over Europe and America strived to adopt the image of Parisian urbanity by erecting majestic buildings in the Second Empire style. Although all of the important early works were public buildings, gradually Second Empire features were incorporated into domestic architecture, creating a somewhat simplified and downscaled version that became an important part of American residential design until about 1885. The most distinctive feature of this style is the mansard roof, which has two slopes on each side, the lower being very steep and the upper very flat. The two slopes are typically separated by a molding or curb that is often crested with an iron railing, and the lower slope is pierced by elaborate dormer windows. Decorative brackets are typically placed beneath the eaves. There are no high style examples of the Second Empire style in the phase 2 area and only the house at **1058 Jefferson Street** (below) displays the Second Empire influence. Built circa 1885, this two-story, frame, asymmetrical house has the characteristic mansard roof; however, it is intersected by a cross gable rather than another mansard.



1058 Jefferson Street, circa 1885

Queen Anne (nationally 1880-1910)

The Queen Anne style was named and promoted by a group of nineteenth-century English architects, but the historic precedents had little to do with the formal Renaissance architecture that was dominant during Queen Anne's reign from 1702 to 1714. The precedents were actually Late Medieval models of the preceding Elizabethan and Jacobean eras. In America, the Queen Anne style was the dominant style of residential architecture during the period from about 1880 until 1900, but in the phase 2 area the six houses that display the Queen Anne influence were built between c. 1885 and c. 1913. Nationally, most are frame designs, and this is reflected in the phase 2 area where only one of the six examples is brick. The Queen Anne style is the most exuberant of the nineteenth-century styles and is characterized by its asymmetrical composition; steeply pitched, irregularly shaped roof, which is usually a hipped roof with an intersecting front-facing gable; the use of devices to avoid a smooth-

walled appearance, such as patterned shingles, cutaway bay windows, towers, and turrets; and a porch that is partial-width, full-width or wraparound and typically only a single story.

The McAlesters' *A Field Guide to American Houses* subdivides the style into two sets of overlapping subtypes based on variations in shape and decorative detailing. In the phase 2 area, only two shape subtypes were found: the hipped roof with lower cross gables and the front-gabled roof. Likewise, only two decorative detailing subtypes were identified: the Spindlework and Free Classic modes. About 50 percent of Queen Anne houses have spindlework or “gingerbread” ornamentation, which most commonly appears on the porch in the form of delicate turned posts, corner brackets, balustrades and spindled friezes. Gable ends are also often decorated. Built circa 1904, the brick house at **1035 Jefferson Street** (below left) has a gable-on-hip roof with dominant front-facing gable, and the gable end is decorated with bargeboard. The portico has turned posts supporting a shed roof with central intersecting gablet, and the ends of the shed roof and the gable have sunburst ornaments. The roof is trimmed with a ball-and-rod spindled frieze with small corner brackets and the balustrade is an elaborate design, with round-arched openings filled with stickwork.

The only example of the Queen Anne Free Classic style in the phase 2 area is **716 Washington Street** (below right), and it is also the only example of the front-gabled subtype. About 35 percent of Queen Anne houses have Free Classic detailing and about 20 percent have a full-width front gable. In the Free Classic subtype, the porches have classical columns rather than turned posts with spindlework detailing. The Free Classic subtype became popular after 1890 and has much in common with some early Colonial Revival style houses. In the example below, the gable end and front walls of the dormers are clad with scalloped shingles and decorated with jigsawn gable ornaments.



1035 Jefferson Street, circa 1904



716 Washington Street, circa 1910

Richardsonian Romanesque (nationally 1880-1900)

One of the most influential and imaginative American architects of the late nineteenth century was Henry Hobson Richardson. In the 1870s he introduced a distinctive new architectural style that has become known as the Richardsonian Romanesque style. Richardson took the basic elements of the Romanesque Revival style, which had been relatively popular in the United States since the 1840s, especially for churches, and developed a new style that could still be called Romanesque but that had a character all its own. Like the Romanesque Revival, the new style was applied principally to large public buildings. Domestic examples of the style are not common and are generally larger homes of the wealthy. Although residences were built in this style from 1880 to 1900, most were built in the 1890s. Richardsonian Romanesque houses are always masonry and usually show at least some rough-faced, squared stonework. About two-thirds have hipped roofs with one or more asymmetrically-placed lower cross gables, most commonly one front-facing and the other side-facing. Other identifying features include wide, low, semicircular arches over windows, porch supports or entrances; towers that are normally round with conical roofs; and asymmetrical facades. These houses convey a sense of massiveness.

There is only one example of the Richardsonian Romanesque style in the phase 2 survey area (and two examples in the phase 1 area), and it is the house at **1005 Jefferson Street** (below). It was built in 1895 as the home of Oliver Link, who was an executive at the American Car and Foundry Co. for 55 years, a city councilman for 19 years, and an inventor with numerous patents related to railroad cars.



1005 Jefferson Street, 1895

Folk Victorian (nationally circa 1870-1910)

The Folk Victorian style is defined by the presence of Victorian decorative detailing on simple folk house forms, such as the pyramidal, front-gabled, and gable-front-and-wing folk forms. This style house generally has a symmetrical façade (except for the gable-front-and-wing form) and is much less elaborated than the Victorian styles (typically Queen Anne and Italianate) they attempt to mimic. The main areas for the application of decorative detailing are the porch and cornice line. Porches often have Queen Anne spindlework detailing or Italianate square chamfered posts, and cornices are sometimes bracketed.

This style was popular nationally from about 1870 to 1910, but the numerous examples found in the phase 2 survey area were built between c. 1892 and c. 1913. The majority is one-and-one-half stories, but there are also two- and two-and-one-half story examples, and all display spindlework detailing rather than Italianate. While most of the Folk Victorian residences in the phase 2 area are frame houses, which offered the opportunity to utilize a variety of millwork on the exterior walls, six are brick, such as the house at **721 Washington Street** (below left), which was built circa 1900. This house, which would have been more expensive to build with its brick walls and complex roofline, has elaborate porch details. Many of the Folk Victorian houses are frame workman's cottages that were simply dressed up with decorative shingles in the gable end and a spindlework porch, such as the house located at **1028 Madison Street** (below right), which was built in 1906.



721 Washington Street, circa 1900



1028 Madison Street, 1906

Built circa 1905, the one-and-one-half story house at **1004 Madison Street** (below left) is an example of the pyramidal subtype of the Folk Victorian style. The porch that spans the eastern two bays of the façade has turned posts with corner brackets, balustrade with plain balusters, and a frieze with rectangular spindles/slats. The house located at **1111 Jefferson Street** (below right) was built in 1904 and is a two-story frame example of the gable-front-and-wing subtype of the Folk Victorian style. In addition to spindlework detailing on the porch, the front gable and ends of the porch's shed roof are finished with two types of shingles that create a circular pattern.



1004 Madison Street, circa 1905



1111 Jefferson Street, 1904

Eclectic Houses (nationally 1880-1940)

The Eclectic movement began in the last decades of the nineteenth century and gained momentum with Chicago's Columbian Exposition of 1893. The movement drew inspiration from America's Colonial architecture as well as the architecture of Europe. While the European models for period styles were almost exclusively built of solid masonry, most American houses were of wood-framed construction. Solid masonry was generally limited to the most expensive houses, but in the early 1920s, inexpensive techniques were perfected for adding a thin veneer of brick to the exterior of the traditional balloon-framed house. This allowed modest cottages to mimic the masonry facades of European landmarks. As a result, houses were built in a full historical spectrum of European and Colonial American housing styles and dominated domestic building during the 1920s and 1930s. Also, in the early 1900s modern houses began to be constructed, including the Prairie and Craftsman styles. In the phase 2 survey area, examples of the Eclectic movement include the Colonial Revival, Tudor Revival and Craftsman styles. There are no examples of Mediterranean period houses.

Colonial Revival (nationally 1880-1955)

"Colonial Revival" refers to the rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. Although the Philadelphia Centennial of 1876 created interest in the country's colonial architectural heritage, the architectural firm of McKim, Mead, White and Bigelow is credited with popularizing the revival of colonial designs in 1877 after taking a widely publicized tour through New England to study Georgian and Adam buildings. Although these two styles are the basis for this revival, post-medieval English and Dutch Colonial prototypes were also influential. The early examples of the Colonial Revival style were not usually historically accurate copies but were free interpretations with details inspired by colonial precedents. However, by the first decade of the twentieth century the emphasis shifted to more accurate copies with correct proportions and details, and this emphasis

continued to about 1935. The Great Depression, World War II, and changing postwar fashions led to a simplification of the style in the 1940s and 1950s.

In the phase 2 survey area, there are 22 Colonial Revival style houses, and 17 additional houses display the Colonial Revival influence in their porches, which are applied to folk house forms. These 49 houses were built between circa 1885 and circa 1949. The majority is frame, but there are brick examples, and these houses range from one-story to two-and-one-half stories. The McAlesters' *A Field Guide to American Houses* lists nine principal subtypes, and in the phase 2 survey area six of these subtypes were found: asymmetrical, hipped roof with full-width porch, hipped roof without full-width porch, centered gable, gambrel roof (Dutch Colonial Revival), and one-story (Cape Cod).

Colonial Revival houses are typically symmetrical, but some have asymmetrical facades, a feature rarely seen on their colonial prototypes. An example of the asymmetrical subtype is **1045 Jefferson Street** (below top), which was built in 1910. Although prior to 1900 about one-third of the Colonial Revival houses built in this style were asymmetrical, after 1910 few examples were constructed until the 1930s, when irregular facades reappeared with less elaborate detailing. These later examples were often asymmetrical due to the attachment of garages to the house, such as **136 South Kingshighway** (below bottom), built circa 1936.



1045 Jefferson Street, 1910



136 South Kingshighway, circa 1936

About one-third of Colonial Revival style houses built before about 1915 are the Hipped Roof with Full-Width Porch subtype, which is sometimes called the Classic Box. The roof is usually pierced by a dormer and the one-story, full-width porches with classical columns are attached to a two-story, symmetrical house with square or rectangular plan. The American Foursquare house located at **800 Jefferson Street** (below left) is an example of this subtype, although the porch is actually slightly shorter than full width. The gallery has a balustrade with turned balusters, Ionic columns resting on rusticated concrete block pedestals, and ornate scroll brackets on the front wall below the entablature of the porch's hip roof. The bellcast hip roof of the house is trimmed with a full entablature and the paired windows in the hipped dormer have muntins arranged in an asterisk pattern.

About 25 percent of the nation's Colonial Revival houses are the Hipped Roof without Full-Width Porch subtype. These simple two-story rectangular blocks either have no porch or a small entry porch. An example of this subtype is the circa 1926 house located **120 South Kingshighway** (below right), which has a medium-pitched hip roof with a box cornice and a shallow portico with Doric columns.



800 Jefferson Street, 1909



120 South Kingshighway, circa 1926

Nationwide, less than five percent of Colonial Revival houses have a centered front gable, imitating high-style Georgian or Adam prototypes. Built in 1941, the house at **1048 Jefferson Street** (below) is a good local example of this subtype. The high side-gabled roof is intersected by a low gable at the center bay of the façade, and the roof is trimmed with a wooden cornice with modillions and cornice returns. Other identifying features include a symmetrical façade, central entrance with leaded glass sidelights and fanlight, cast stone keystones, and brick quoins.



1048 Jefferson Street, circa 1941

According to the McAlesters', about ten percent of Colonial Revival style houses are the Dutch Colonial Revival subtype, with the identifying feature being a gambrel roof. In the phase 2 survey area there are three examples. From about 1895 to 1915 the most common form had a front-facing gambrel roof while side gambrels became the predominant form in the 1920s and 1930s, and this is reflected in the phase 2 area, where the two front-facing examples were built in the 1910s while the side gabled example was built circa 1927. The earliest of the three is the front-gambrel house at **808 Jefferson Street** (below left), which was built circa 1913. The one example of the side gambrel is located at **1121 Madison Street** (below right), and it was built circa 1927. The steeply pitched gambrels have either separate dormer windows or a continuous shed dormer with several windows. A full-width gallery may be set under the main roof or else have a separate roof, or a one-bay Federal portico may replace the gallery. In the phase 2 area, there is an example of each of these three porch types.



808 Jefferson Street, c. 1913



1121 Madison Street, c. 1927

Cape Cod houses are one- or one-and-one-half story Colonial Revival structures loosely patterned after early wooden folk houses of eastern Massachusetts. This style house has a side-gabled roof that often has dormers on the front slope, and it is typically symmetrical.

Although built throughout the Colonial Revival era, Cape Cod houses were most common in the 1920s and 1940s. Four of the five identified in the phase 2 area are brick and were built before World War II. The earliest was built circa 1926 and the latest, which is the only frame example, was built circa 1949. Two have one-bay porticos while the other three have stoops covered by gabled hoods, like the house at **123 North Ninth Street** (below), which was built about 1936.



123 North Ninth Street, c. 1936

Tudor Revival (nationally 1890-1940)

The Tudor Revival style is loosely based on a variety of early English building traditions. Houses of this style typically have steeply pitched roofs, façades dominated by one or more prominent cross gables, decorative half timbering, and massive chimneys that are often crowned by decorative chimney pots. Unlike other period revival houses or the earlier Victorian period designs, Tudor Revival style houses do not usually have porches but rather have stoops. The entrances are often slightly recessed round-arched openings with round-arched doors designed to look like wood planks with hand-forged hardware, but in some cases the doorways are positioned in a small projecting bay that forms a small entry vestibule. Windows are often arranged in groups and have multi-pane glazing, and although casements are most popular, double-hung sash windows are also common. Tudor Revival style houses were built nationally from about 1890 to 1940, but the style was particularly popular during the 1920s and early 1930s as masonry veneering techniques allowed even modest examples to mimic the brick and stone exteriors seen on English prototypes.

In the phase 2 survey area, there are three examples of the Tudor Revival style, and they were built between circa 1920 and circa 1938. Constructed circa 1936, the brick Tudor Revival cottage at **127 North Ninth Street** (below left) has a steep front-gabled roof and a secondary front-gabled entrance bay with round-arched opening trimmed with stone. The chimney is prominently situated on the main façade.



127 North Ninth Street, circa 1936



715 Jefferson Street, circa 1938

Two of the three Tudor Revival style houses in the phase 2 area can be classified as the Cotswold Cottage subtype, also known as the Storybook Cottage or English Country Cottage. This picturesque subtype is based on the cottages built since medieval times in the Cotswold region of southwest England. Especially popular in the United States during the 1920s and 1930s, this subtype typically has such features as an asymmetrical façade; steep, complex roof line; small-paned bands of windows (typically casements and occasionally leaded and/or diamond-paned); a massive chimney that dominates either the front or one side; and arched or half-round entries located in front-facing gables with catslide roofs. Decorative half-timbering is often seen. The house at **715 Jefferson Street** (above right) has many of these features, and although the windows are not casements, those on the main façade have diamond-paned leaded glass in the upper sashes.

The romantic cottage at **1029 Madison Street** (below) was built circa 1920 and has some of the features of a storybook cottage or the English Cotswold style of architecture, with its steep roof; the shape of the eyebrow dormer, which mimics roof thatching; decorative half-timbering in the dormer; stucco walls; arched doorways; and casement windows. It may be individually eligible as a locally significant example of this style.



1029 Madison Street, circa 1920

Craftsman (nationally 1905-1930)

The Craftsman style was the most popular style for smaller houses built throughout the country during the period from about 1905 through the 1920s. It originated in southern California, where most landmark examples are concentrated, but quickly spread throughout the country through extensive publicity in magazines and pattern books, and some companies offered complete pre-cut packages of lumber and detailing to be assembled by local labor. Craftsman houses were inspired primarily by the work of Charles Sumner Greene and Henry Mather Greene, two brothers who practiced architecture together in Pasadena from 1893 to 1914. The Greenses were influenced by the English Arts and Crafts movement, an interest in oriental wooden architecture, and training in the manual arts. High-style interpretations are rare except in California.

Identifying features include low-pitched, gabled roofs with wide, unenclosed eave overhangs that often have exposed rafter tails that may be cut into decorative shapes; knee braces under the gables; and porches with the roofs supported by tapered or battered square columns that often rest upon more massive piers or a solid balustrade. These columns, piers and balustrades often begin at ground level and extend well above the porch floor, and a variety of materials were used alone or in combination, including stone, clapboards, shingles, bricks, concrete blocks and stucco. The most common wall material is wood clapboard, but wood shingles, stone, brick, concrete block and stucco were also used. In the phase 2 survey area, the majority has lapped siding, but four are brick, one is stucco, and one is finished with wood shingles.

Built circa 1913, the house at **210 South Kingshighway** (below top) has the typical low-pitched roof with triangular knee braces in the gable ends and exposed rafter tails in the wide overhanging eaves. This is the only one-story example of a Craftsman bungalow and the only shingled example in the survey area. Its two-bay porch has paired battered box columns that rest on a shingled knee-wall railing. McAlester's identifies four principal subtypes of the Craftsman style: front-gabled, cross-gabled, side-gabled, and hipped roof. In the phase two survey area, nine of the 17 Craftsman style houses are side-gabled, four are front-gabled, three are hipped, and one is hipped with a cross gable. The majority is one-and-one-half stories, but a few are two or two-and-one-half stories. The house at **1066 Jefferson Street** (below bottom) was built circa 1927 and is the most common type found in the survey area: a side-gabled example of one-and-one-half stories with weatherboard siding. The house has the characteristic triangular knee braces in the gable ends.



210 S. Kingshighway, circa 1913



1066 Jefferson Street, circa 1927

A two-story example is the house at **1046 Madison Street** (below left), which was built in 1927. In the front gable of this brick house is a purlin and L-shaped brackets. The one-story, $\frac{3}{4}$ -width gallery has brick piers and a brick half-wall railing that extends to the ground. An unusual feature is that on the main façade three courses of white bricks form a “baseboard” along the gallery. Another good local example of a Craftsman bungalow is the house at **1005 Madison Street** (below right), which was built circa 1926. One of the house’s most distinguishing features is the $\frac{3}{4}$ -width porch that has a foundation and battered piers of random-sized, coursed stone.

Bungaloid

The term “Bungaloid style” is often used to describe vernacular bungalows, which are one- to one-and-one-half stories and typically have front-gabled, side-gabled, or cross-gabled roofs penetrated by a minimal number of dormers. Stylistic references are usually limited to the front porch columns and railing and reflect modest classical or Craftsman treatments. Many



1046 Madison, 1927



1005 Madison, circa 1926

houses in the survey area, such as **1024 Madison Street** (below left) and **816 Washington Street** (below right), both built circa 1927, exhibit elements of the bungalow form but without elements of the formal Craftsman style. The porch of 816 Washington Street features both classical columns and Craftsman-influenced battered brick piers.



1024 Madison Street, circa 1927



816 Washington Street, circa 1927

Houses built between 1940 and 1961

During World War II, most domestic building ceased, but when construction resumed after the war the public's tastes quickly shifted from the period houses of the 1920s and 1930s to new variations of the Modern styles that had only begun to be popular in the pre-war years. The Modern houses of the 1950s and 1960s grew from the earlier phases of Eclectic modernism and sometimes mimic details from the Craftsman, Prairie, Modernistic and International styles. Regardless, they were innovative new styles that shaped the suburban landscapes of the mid-twentieth century.

Minimal Traditional (nationally circa 1935-1950)

With the Great Depression, the Minimal Traditional style was a compromise style that reflects the Tudor Revival influence but lacks its decorative detailing. First becoming popular in the late 1930s, the Minimal Traditional style dominated the post-World War II period of the 1940s and early 1950s, with a large number built in the large tract-housing developments of the period. Features of this style include a dominant front gable, but the roof pitches are typically lower than in the preceding Tudor style; little eave overhang; a simple entry stoop; asymmetrical façade; and one- or one-and-one-half story height. Windows are typically 1/1 sashes and there is often a large picture window that is sometimes flanked by narrow sashes similar to the Chicago style window. Only three Minimal Traditional houses were found in the phase 2 survey area, undoubtedly because this neighborhood was already well developed before World War II.

The Tudor Revival influence can easily be seen in the Minimal Traditional house located at **1063 Madison Street** (below), which was built circa 1948 as a duplex. The steep front-gabled roof has intersecting cross gables, there is a projecting gabled entrance bay with one eave line much lower than the other, and the round-arched entrance opens onto a stoop. Rather than the decorative half timbering of Tudor style houses, the front gables of this house are finished with vertical board-and-batten siding with a scalloped lower edge.



1063 Madison Street, circa 1948

Ranch (nationally circa 1935-1975)

Several California architects developed the Ranch style in the mid-1930s, and it gained popularity during the 1940s and became the dominant style throughout the country during the 1950s and 1960s. With the end of World War II there was an extreme housing shortage in America as vast numbers of returning veterans wanted to finish their education and start families. In 1945 the U.S. government passed the Serviceman's Readjustment Act (known as the GI Bill), which allowed veterans to purchase or build their own houses using VA-insured, no-down-payment mortgage loans. During the next decade housing construction experienced

unprecedented growth, aided by the technological advances achieved in wartime. Although labor and materials were expensive in the postwar years, there was still plenty of relatively cheap land available. The streetcar suburbs of the late-nineteenth and early twentieth centuries typically had relatively compact house forms on small lots because people walked to nearby streetcar lines. However, the country's increasing dependence on the automobile allowed compact houses to be replaced by rambling ranch houses on much larger lots.⁸¹

Nine Ranch style houses were found in the phase 2 survey area, and these were constructed between 1950 and circa 1980. Ranch style houses are typically asymmetrical one-story structures crowned by low-pitched roofs with moderate to wide eaves, and the plan sometimes includes an integral garage, such as at **1075 Jefferson Street** (below top), which was built in 1961. It is a one-and-one-half story example. The house at **823 Madison Street** (below bottom) is the earliest example of a Ranch style house in the phase 2 area. It was built in 1950 and has a detached garage.



1075 Jefferson Street, 1961



823 Madison Street, 1950

Large, fixed-pane picture windows are common, and these are sometimes flanked by narrow sashes similar to the Chicago style window, as at **201 North Ninth Street** (below). Brick and wood wall claddings were used, sometimes in combination, but asbestos shingles were also a popular choice. The most common detailing was decorative iron or wooden porch supports and decorative shutters.

⁸¹ Betsy Friedberg, "Postwar Housing Comes of Age," *Preservation Advocate*, Spring 2003, 6.



201 N. Ninth Street, circa 1958

Ancillary Structures

Ancillary structures provide important evidence in understanding the development of St. Charles' neighborhoods. They augment the visual character and understanding of the primary structure. During the nineteenth and early twentieth century, the rear yard of city dwellings served utilitarian purposes. Common structures included an outhouse, a chicken coop, a multi-purpose shed, and carriage house or barn. With the arrival of the automobile, the existing carriage house was converted to a garage, as appears to be the case at **1058 Jefferson Street** (below left) or a new garage was built at the rear of the house.

Many of the older structures have board-and-batten siding and shed or gabled roofs while the later garages are either frame or masonry. Although many historic outbuildings have been lost, some remain although their use could not always be determined. The board-and-batten structure behind the house at **1052 Jefferson Street** (below right) appears to have served as a summer kitchen.



1058 Jefferson Street



1052 Jefferson Street

By the 1920s many new houses were being constructed along with detached garages built with matching materials. The garage at **1005 Madison Street** (below left) was built circa 1927 at the same time as the brick Craftsman style house. The garage at 1029 Madison Street is contemporary with the house, which was built in 1920, and like the house the garage has a hip roof and walls finished with stucco and a board-and-batten wainscot.



1005 Madison Street, circa 1927



1029 Madison Street, 1920

Commercial Design

Very few commercial buildings are located in the phase 2 survey area, and most of those were either built less than 50 years ago or have lost their integrity. Built circa 1927 as an auto repair shop, **Boenker's Garage** at **700 First Capitol Drive** (below) is a one-part commercial block. This type of building is a simple one-story box with a decorated façade and is urban in its overtones. The one-part commercial block appears to have been developed during the mid-nineteenth century and soon became common in towns and cities. Typically the street frontage is narrow and the façade comprises little more than plate glass windows and an entry surmounted by a cornice or parapet. A sizable wall area often exists above the storefront to provide a place for advertising and to make the façade appear larger and more urban.



Boenker's Garage, 700 First Capitol Drive, circa 1927

Recommendations

During the phase 2 survey, 197 properties were inventoried. These properties include 192 primary buildings, 149 outbuildings, and 4 vacant lots. The majority (72%) of the primary historic buildings retain sufficient architectural integrity to contribute to a historic district; however, vinyl siding has been installed on many and/or the windows have been replaced, and some have had insensitive additions. Nevertheless, it appears that most, if not all, of the Phase 2 area will be eligible for the National Register as part of a historic district. However, it is recommended that before a nomination is prepared that the remainder of the Mid-Town Neighborhood be surveyed. This will be accomplished during phase 3, which will begin in late spring or early summer, 2012. Like the first two phases of the survey, the City has been awarded a Historic Preservation Fund grant for phase 3. The boundaries of the potential district will not be finalized until the third phase of the survey has been completed. The fourth phase of the survey is for the Commons Neighborhood, but it is recommended that prior to the initiation of this phase that a National Register nomination be prepared for the Mid-Town Neighborhood Historic District. It appears that the district will be eligible for listing for significance in the areas of Community Planning and Development, Architecture, and Ethnic History (both European and African American). A Multiple Property Submission cover document could also be prepared prior to undertaking the fourth phase of the survey.

Of the 197 properties surveyed, only nine appear to be individually eligible for listing in the National Register. All nine are houses and are potentially eligible for either architectural significance or association with an important person, or both; however, the interiors, which were not inspected, would need to retain integrity. No properties in the survey area were previously listed. The properties that appear to be individually eligible are listed and discussed below:

Potentially Individually Eligible

Dr. Gertrude DuVall House, 210 South Kingshighway,
 Claude and Martha Jacobs House, 1029 Madison Street
 Fischbach-Wulff House, 1040 Madison Street
 Bruere-Bruns House, 702 Jefferson Street
 Mary J. Jones House, 708 Jefferson Street
 Oliver L. and Catherine Link House, 1005 Jefferson Street
 Joseph and Genevieve Stoltz House, 1025 Jefferson Street
 Elsner House, 1035 Jefferson Street
 Nelson C. O'Rear House, 1067 Jefferson Street

The bungalow located at **210 South Kingshighway** (see photograph on page 47) was built circa 1913 as the home of Dr. Gertrude DuVall (widow of Benjamin), who was employed at Gem Jewelry and Optical Co. In 1921-22, along with Cornelia Hurst, Dr. DuVall owned the business DuVall and Hurst, opticians and musical instruments. By the time the 1925-26 city directory was published, Dr. DuVall had sold the house. The house appears to be eligible for the National Register under Criterion B for its association with Dr. DuVall, who was already working as an optician by 1916 and was the co-owner of a business. It is likely that she was one of very few women working as an optician in the early 20th century, but additional research is needed.

The English Cotswold style house at **1029 Madison Street** (see photograph on page 45) was built about 1927 for Claude and Martha Jacobs and appears to be eligible under Criterion C as a good local example of the style, with its steep roof, decorative half timbering in the eyebrow dormer, stucco walls, arched doorways, and casement windows.

The Queen Anne style house at **1040 Madison Street** (below), which was built about 1913, appears to be eligible under Criterion C as a good local example of Queen Anne architecture. John Fischbach apparently built the house c. 1913 and lived there until c. 1920. The city directories during that period list him as a brewer, secretary and manager of the Fischbach Brewing Co.



Fischbach-Wulff House, 1040 Madison Street, circa 1913

The house at **702 Jefferson Street** (see photographs on page 35) appears to be individually eligible for the National Register for architectural significance (Criterion C) as a good local example of a gable-front form Italianate style house and for its association with Theodore Bruere and Elmer and Ada Bruns (Criterion B). The lot at 702 Jefferson Street and the adjacent lot at 708 were purchased by Theodore Bruere on September 1, 1875, and the house is believed to have been constructed shortly thereafter.⁸² Mr. Bruere came to the U.S. from Prussia at the age of 19 and briefly worked in New York as a civil engineer. About 1852 he became the editorial writer for *Der St. Charles Demokrat* and also began to study law under Judge Arnold Krekel. In 1854 he entered the law department of Cincinnati College, and after graduating in 1855 he began practicing law in St. Charles. Bruere was a State Senator, but he was elected in 1866, prior to the construction of his house at 702 Jefferson Street. He was also a delegate of his Congressional District to the Republican National Conventions in Cincinnati in 1876, Chicago in 1884,⁸³ and also in 1900.⁸⁴ In addition to being an attorney, Bruere was one of the organizers of the St. Charles Savings Bank in 1867 and served as

⁸² Deed Book 15, page 177, and Deed Book 20, page 33, St. Charles County Courthouse.

⁸³ Hollrah, ed., 367.

⁸⁴ Ehlmann, 331.

president from that time until at least 1885. He was also one of the five organizers of the St. Charles Gas and Coal Company in 1871,⁸⁵ secretary of the Mutual Fire Insurance Company of St. Charles,⁸⁶ and was a member and secretary of the St. Charles School Board for over 20 years.⁸⁷

By 1890 J. Herman Sandfort had purchased the property and he and his wife Emily lived there until at least 1910. He was co-owner of Bliley and Sandfort, a business that sold dry goods, groceries, china, queensware, and carpets at 200-202 South Main Street. According to the city directories, by 1916 the Sandforts had sold the property to Henry H. and Mary Bruns, and he was the county treasurer. Mr. Bruns died between 1922 and 1925, and apparently Mary's son, Elmer B. and his wife Ada Bruns moved in with her at that time, becoming the homeowner by 1934. He was the secretary of the St. Charles Dairy Co. from 1925 through at least 1934, and then from 1938 through 1945 the city directories indicate that he was the president of the company. He died between 1945 and 1950, and at his death Mrs. Ada Bruns became vice president of the St. Charles Dairy Co. She continued in that position through 1961, when research ended.

Built in 1892, the house at **708 Jefferson Street** (see photograph on page 35) appears to be individually eligible for the National Register as a good local example of residential Italianate style architecture. The high hip roof has an intersecting front cross gable, and the shallow eave overhang is trimmed with an elaborate crenellated brick cornice that simulates the wooden brackets seen on many Italianate residences. The façade is highlighted by a box bay and an ornate portico.

The house at **1005 Jefferson Street** (see photograph on page 38) appears to be individually eligible for the National Register under Criterion B for its association with Oliver Link and Criterion C as a good local example of Richardsonian Romanesque residential architecture. The house was built in 1895 by Link, who served as an executive at the American Car and Foundry Co. for 55 years, working as a foreman in various metal departments. He served on the St. Charles City Council for 19 years, being elected first in 1895 and re-elected in 1909 and 1928. He retired from office in 1936. He also served at the waterworks department. According to the February 8, 1942, obituary, "He was the inventor of a number of mechanical devices eagerly accepted by the car-building trade." According to www.google.com/patents, from 1900 through 1933 Link patented at least seven inventions that were related to railroad cars.

Built in 1884 or 1885, the house at **1025 Jefferson Street** (below) appears to be eligible under Criterion C as a good local example of a brick Italianate style house. It is almost identical to the house at 556 Jefferson Street, which was built between 1886 and 1893 (identified as individually eligible in the Phase 1 survey); however, this house retains its belvedere. The house was built by Joseph and Genevieve (Glosier) Stoltz, and he was the proprietor of the Central House Hotel and Saloon on Main Street.

⁸⁵ Hollrah, ed., 367.

⁸⁶ Ehlmann, 236.

⁸⁷ Hollrah, ed., 367-368.



1025 Jefferson Street, c. 1885



The house located at **1035 Jefferson Street** (see photograph on page 37) is eligible under Criterion C, being a good local example of a Queen Anne cottage, with such character-defining features as the steep pitched gable-on-hip roof with lower intersecting cross gables, a dominant front-facing gable trimmed with bargeboard, an asymmetrical façade, and ornate spindlework porch. The house was built in 1904 for Fred and Johanna Elsner.

The house at **1067 Jefferson Street** (see photograph on page 25) is individually eligible for listing under Criterion B for its association with Nelson C. O'Rear, owner of a tobacco factory, newspaper editor, city councilman, delegate to the St. Charles County Railway Convention, and developer. The property was inherited by Lucinda Redmon in 1843 from the estate of Thomas J. Redmon, and it is likely that the house was built about the time of her marriage to Nelson C. O'Rear in 1846.⁸⁸ O'Rear was in the business of processing tobacco, and two tobacco factory buildings are shown on his property on the 1873 plat map for O'Rear's Subdivision: one at the northwest corner and one at the southwest corner of Jefferson and Tenth Streets. O'Rear published two newspapers between 1849 through 1853. *Der Saint Charles Demokrat* was a German-language newspaper established in 1852 by Judge Arnold Krekel, who served as editor for 10-12 years. The first issue of the newspaper was printed on January 1, 1852, by Nelson C. O'Rear and Jacob Kibler, Sr., and they published the newspaper for two years.⁸⁹ O'Rear also published the *Chronotype*, an English-language newspaper, from 1849 through 1853 and served as a city councilman in 1854.⁹⁰ O'Rear was a delegate to the St. Charles County Railway Convention, also known as the North Missouri Railroad Convention,⁹¹ which was held in 1852.⁹² The convention met regarding the construction of a railroad between St. Louis and St. Charles. The house may also be eligible

⁸⁸ Abstract for 1067 Jefferson Street in Block 266 Abstract File, St. Charles County Historical Society, St. Charles, MO.

⁸⁹ Hollrah, ed., 222.

⁹⁰ Hollrah, ed., 313.

⁹¹ Nelson C. O'Rear File, St. Charles County Historical Society, St. Charles, MO.

⁹² Ehlmann, p. 263.

under Criterion A for Community Planning and Development. In 1873 O'Rear subdivided part of his property into O'Rear's Subdivision, which contains 54 lots bounded by Jefferson, Kingshighway, Monroe, and Tenth Streets, most of which is in the phase 2 survey area, but the remainder is in the phase 3 area. At that time, Tenth Street was the western city limits. By subdividing his property, he played a role in the expansion of the city. Although slow to develop, the subdivision became part of the City in 1894.

After completion of the four phases of the current survey project and the nomination of any eligible districts identified by the survey, comprehensive historic/architectural surveys are recommended for additional large areas of St. Charles, including the area west of Kingshighway and the area between First Capitol Drive and Boone's Lick Road. These areas hold a large number of older homes that appear to comprise districts eligible for the National Register.

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