

FINAL REPORT FOR THE RECONNAISSANCE LEVEL SURVEY OF
THE ST. CHARLES DOWNTOWN AREA

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EARLY SETTLEMENT

St. Charles' origins are associated with 18th century patterns of French trade settlements in the Mississippi Valley. In 1769, French-Canadian fur trader and hunter Louis Blanchette established a military outpost at the site of St. Charles by authority of the Spanish Governor of Upper Louisiana; he subsequently served as the first military and civil commandant until his death in 1793. Known first as Les Petites Cotes (the little hills) due to its topographical features on the west bank of the Missouri River, the village was later named St. Charles in honor of patron saint Charles Borromeo, and Spanish King Charles IV, whose government controlled the Mississippi Valley from 1762 to 1800.

Diaries and journals of early visitors to St. Charles provide clues to the architectural character of the village along with information relating to its inhabitants and development. In 1781, it was reported that the village comprised only six or seven houses, and a decade later no more than twelve or fourteen. Writing in 1804, Lewis and Clark found a village of about 100 small, frame, "illy constructed" houses inhabited by approximately 450 persons, primarily French-Canadian (slightly less than half the size of the French village at St. Louis in 1804). Major Amos Stoddard's Sketches of Louisiana, published in 1812, confirmed Lewis and Clark's observations. He described St. Charles as peopled almost entirely by Indians and Canadians, a linear village of about 100 homes extending on one street along the river. As late as 1816 when Presbyterian missionary Timothy Flint first viewed St. Charles it was still essentially a "French village"; he found only "one American brick house. The rest were either houses made with upright timbers, and the interstices daubed with mud, or stone houses laid up rough-cast, and coated smooth with mortar."

Although the peripatetic early French traders were not strong community builders, they nonetheless laid the foundation for an important institutional influence in the town with the introduction of Roman Catholicism. By 1789, thirty-two French families had sponsored the erection of a log church, the beginnings of St. Charles Borromeo parish. In 1818, the Sisters of the Sacred Heart, a newly-founded Order of French nuns, arrived in the French village, sent there by St. Louis Bishop DuBourg who recognized St. Charles' potential for future growth. Led by Mother Phillippine Duchesne, the sisters established a school for girls which closed the next year as the disorderly conditions of frontier life were not suited to their mission. A decade later, however, Mother Duchesne and the sisters had returned to St. Charles. They were reestablished in the four-block tract bounded by Clark, Decatur, Second and Fourth Streets. Owned by the Jesuit fathers, the site also housed the new stone St. Charles Borromeo church and a log schoolroom for boys. This time the school staffed by the Ladies of the Sacred Heart flourished;

a new brick convent was underway by 1833, and in the 1850s the complex was substantially enlarged with buildings housing classrooms, dormitories, and a chapel.

FRENCH STYLE (Coded Red)

It is doubtful that any French houses built before the second quarter of the 19th century still survive. Nevertheless, strong influence of these early French houses is present in a group of buildings within the survey area exhibiting distinctive features of French-Canadian house types as identified by Ann Larimore in a 1955 masters thesis, and more recently by Allen Noble in his book Wood, Brick and Stone (1984). Two primary characteristics of these houses are: a) a "built-in" front or rear porch/galerie formed by a continuous extension of the main roof; the galerie roof overhang is supported by wood or brick pillars (Fig. 1); and b) a high basement which raises the main living floor a half story above ground, requiring a flight of several steps to gain access; usually two doors open to the basement level on the primary facade (Fig.2). Quite frequently the high basement house is sited on a small hill or sloping ground. According to Larimore, the galeried house is the "traditional farmhouse of St. Charles and its environs and forms a distinctive regional type"; she further states that it is "almost identical" with those observed by her in the countryside between Quebec and Montreal, Canada.

Altogether twenty-five "French style" houses were inventoried in the survey, almost all of which were located north of Decatur Street in the neighborhood known locally today as Frenchtown. Eight examples feature both diagnostic traits of the high basement and the full front facade built-in galerie; the remainder exhibit only one of the traits although some high basement types originally may have had galleries which later were removed, replaced or closed-in. Thirteen of the total are six bays wide with a facade composition of window-door-window (doubled) with the exception of one; another nine-bay house was originally built six bays wide (Fig.2). Five houses of the total are four or five bays wide, two with a single center door, the others with two front doors. Eight houses are three bays wide, all but one with a center door flanked by windows. One multi-bay house at 124 Boonslick rises a full two stories and exhibits a two-story galerie partially enclosed today.

Four of the twenty-five houses display frame clapboard exteriors while the others are constructed of brick. In 1955, Larimore reported that only one St. Charles house, 519 S. Second Street, survived built with "early French upright log (poteaux) construction." This house, which featured exterior clapboarding over briquelette entre poteaux (log framing with brick-filled interstices) no longer stands. However, further investigation might reveal poteaux construction beneath the clapboarding on houses at 705 and

903 N. Third, and 1111 and 1219 N. Fourth Streets.

Dating the early vernacular French style houses (as well as other houses) is extremely problematic. While the majority appear in the 1869 Bird's Eye View of St. Charles, a search of title abstracts, tax records and census data still leave construction dates inconclusive. With the generous assistance of Emmons Abstract Company, intensive deed research was undertaken for six city blocks (#s 61,96,98,99, 100 116) which today contain examples of the high basement/galeried house types. Title to all but one of the blocks could be traced to men of French descent who held early 19th century land grants or 999 year leases from the Town of St. Charles. Some, however, held land in more than one city block making it difficult to establish specific residency.

Typical of early real estate development patterns is the history of City Block 96 (Survey #150) where today three high basement/ galeried houses stand on North Third Street; all are shown on the 1869 Bird's Eye View. Records indicate that the block was confirmed around 1800 to Pierre Rondin, a "free mulatto negro", and that during the five or six years that he owned the property it was fenced-in and had a house and barn on it. By the 1830s the block had been subdivided into north and south halves. In 1838 the north half was transferred to Jean Baptiste Bourdeaux (a.k.a. Junia), listed in the 1840 census, who sold the half block in 1847 to French-born Michel Salass (1850 census). Salass sold the "house and lot" in 1851 to Canadian Etienne LaBarge, a river pilot (1860 census) owning one slave, who held the half block until 1863 when it was purchased by St. Louis University. While it is known that 723 N. Third (Fig.3a), one of two early houses standing in the north half of the block, was used by the Jesuit priests of St. Charles Borromeo Church for a residence, one can only guess by its size and styling that it was built by LaBarge, and that 133 N. Third (Fig.3b) was the house already on the property when LaBarge purchased from Salass.

Similar uncertainty surrounds the development of City Block 118, originally part of the City Commons. In 1820 it was subdivided; it was first recorded as leased in 1832 to Toussaint Cerre for 999 years at one dollar per annum. Cerre assigned the block in 1835 "with the improvements thereon" to Andrew Wilson. By 1856 Fourth Street frontage was being conveyed in smaller parcels. One of these lots on which 1015 N. Fourth (Fig.4b) stands was inventoried with a brick house on it in the estate of Francois X. Dorlaque. Dorlaque, of St. Genevieve, Missouri French descent, purchased the lot in 1860; a three-bay house appears to be on the site in the 1869 Bird's Eye View. However, since both Dorlaque and his son Antoine were farmers it is questionable whether either occupied the house.

The building history of 1003 N. Fourth (Fig.4a) fortunately can be confirmed by a deed of 1869 between John F. Powell and the St. Charles Building Co.. Except for the high basement and rear galerie, the design and detailing of the house (with classical brick dentiling and stone lintels) seems more in the mainstream of American building practices than 1015 and related types.

It is hoped that further research can clarify some of the muddy waters obscuring the building histories of these early houses. However, it is documented that some of the "French style" houses were built by Germans as late as 1890, and that the galerie porch survived after the turn of the century.

19th CENTURY MIGRATIONS: AMERICANS AND GERMANS

In 1809, St. Charles was formally organized as a village and three years later it became the St. Charles County seat of government when the surrounding countryside became one of Missouri's five original counties. Following the War of 1812, the cultural and architectural character of St. Charles began to significantly change as a result of sizable migrations of Americans into the town. Chiefly from Kentucky, Tennessee, Virginia and the Carolinas, the new settlers were transforming the French trading village into a center of American commerce and establishing stable agrarian development in the county. Travelers took note of these changes. Although a chronicler in 1818 observed that St. Charles was "scatteringly built and mostly in the old french Stile", he also reported "some New houses Lately Erected by Americans who have commenced Improving the place Rapiddly." A year later another visitor noted "many substantial brick buildings had been added, and several were now in progress." In addition to several stores, the town boasted "two brick kilns" and a "tanyard". The first steamboat up the Missouri arrived in St. Charles from St. Louis in 1819, and by 1822 stage coaches connected the town to St. Louis and to Franklin County while ferry service crossed the Missouri. The designation of St. Charles as the temporary first state capital (1821-26) undoubtedly was a further stimulus to settlement and commercial growth.

Effects of the American presence in St. Charles became increasingly visible by the 1830s when the Protestant faith began to gain in numbers and influence. The town's first Protestant church was organized by the Presbyterians in 1818, followed by a Methodist church organized in 1830 by Mrs. Catherine Collier, a widow from New Jersey, and an Episcopal church established in 1836. The Methodist sphere of influence reached into higher education. Mrs. Collier, with her son George, was granted a state charter in 1835 for St. Charles College. Using their own funds, the Collier's erected a large, two-story brick college building which still stands, although altered, at 117 N. Third. The school operated under the auspices of the Methodist Church until its

closing around 1912.

Visitors to St. Charles in this period continued to comment on the American contribution to improvement in building practices. In 1834 it was observed that a "long line of neat edifices chiefly of brick with a few ruinous old structures of logs and plastering, relics of French or Spanish taste and domination, extend along the shore." Brick construction presumably was introduced by Americans before 1811 when "the first brick house in the County", built by Timothy Kibby at the southeast corner of Main and Pike, was damaged by the New Madrid earthquake in 1811. An entry in the town record books in 1818 notes a lease of five acres of the Commons "including the brickyard" to Samuel Louis. Bricklayer P. Flanagan's ads in St. Charles Missourian in 1821 offering "constant employment and liberal wages for one or two journeymen bricklayers" are further testimony to Anglo involvement in a lively brick market.

By the 1830s and perhaps earlier, the French also were engaged in making brick. Deed abstracts reveal that Joseph Pereau, born in Montreal in 1775, acquired leaseholds in 1831 for City Blocks 74 and 85; a brickyard was situated in Block 85 and a house (razed) in Block 74. (On the 1900 Sanborn map, brick kilns are shown at the northwest corner of Block 74). After his death from cholera in 1833, Pereau's sons continued the business, and in 1837 his son-in-law, Canadian-born William S. Pereau (listed as a brickmolder in the 1860 census), purchased the brickyard. City records indicate that around the same time, Pierre, Isadore and Charles Peauro were granted forty feet of the town cemetery for use as a brick yard. However, although the Americans and French gained an early foothold in the brick industry in St. Charles, by the 1860s the town's largest ethnic group, the Germans, dominated it. Twelve of twenty-two men listed in the 1860 census as working with brick were German-born; and three of the Germans reported the largest personal assets.

In the 1830s, German immigration to St. Charles began to make substantial contributions to the town's population growth as well as to its commercial, institutional and industrial development. While approximately only 10 percent of the total head of households were German in 1840, the share had grown to 44 percent by 1850, making Germans almost on an equal par with native-born southern stock, while French trailed at only 5 percent. Outside of St. Louis, St. Charles was the largest town of German-settled Missouri, a part of the "German-belt" extending up both sides of the Missouri River from St. Louis. The greatest influx occurred during the decade 1850-60, when the city's population increased 116 per cent. In 1870, it was estimated that 3/4 of St. Charles were German-born or first generation German-American. A recent study of St. Charles and adjacent Warren counties revealed regional origins of immigrants concentrated in

northwest Germany. Hannoverians were five times more numerous than expected, followed by immigrants from Oldenberg and Brunswick. Two-thirds of Germans in St. Charles City came from either Prussia (which usually meant Westphalia) or Hannover.

As in other Missouri-German settlements, Germans in St. Charles established their own institutions. In 1848, German Catholics separated from English-speaking St. Charles Borromeo parish and founded St. Peters Church; a German Evangelical Church was also established that year. A year earlier, German Methodists began worshipping. By 1875, of the five newspapers serving St. Charles, three were being published in the German language.

Germans are also credited with introduction of commercial brewing and wine production in St. Charles. Tax assessments in the mid-1850s list breweries belonging to Brummelmeyer & Nolle (steam powered) in the St. Louis Commons; Theobold Schaeffer in Block 5; and Prussian Christian Heuser in Block 82 where Hannoverian Theodore Runge later established his Spring Brewery (extant). According to local sources the small winery at 1219 S. Main Street was built around 1860, and known as the Wepprich Winery after the turn of the century..

VERNACULAR CLASSICISM (Coded Green)

During the mid-19th century both Americans and Germans were building simple vernacular houses which reflect influence of American Adam (or Federal) and Greek Revival national styles. The buildings are rarely articulated with sufficient stylistic or formal traits to warrant identification as a specific style, yet most buildings are clearly related to an on-going 19th century classical tradition. Almost all of the earliest houses which survive are brick, one and one-half stories high, and side-gabled. One notable exception is a frame house at 311 N. Third Street (Fig.5) documented in a deed as constructed 1848-49 by Isaac Ebbert, but transferred in 1849 to Virginia-born James S. M. Gray (1850 census), and again in 1855 to Mrs. Julia Eaton, listed as a Virginia-born "lady" in the 1860 census, and assessed for two slaves in the 1856-7 tax records.

The brick buildings are sparsely detailed with cornices composed of brick dentils above plain bands of corbeled brick. Openings are headed with low segmental arches, jack arches, or flat stone or wood lintels. Several houses display refinement in front doorways which are articulated with fanlights and sidelights. Usually three bays wide (window-door-window), but occasionally door-window-window, the houses are often doubled, making a unified facade of six bays (Figs.6,7). Later examples (circa 1890s) have more steeply pitched roofs, and often employ spindlework or "Colonial" porches (Fig.8); later double-houses tend to pair

doors in the center bays (Fig.9) . Another variant extends only four bays with paired center doors. Early examples of this type were probably built for single family use (Fig.10) , while later houses appear to be for two families (Fig.11).

A smaller group of single-family houses exhibit a more developed central passage plan, extending five bays with a center door (Fig.12); one example rises two full stories. A few other early houses are two stories high and three bays wide, presumably having a side-hall plan (Fig.13).

COMMERCIAL GROWTH

Following the Civil War, St. Charles grew at a steady rate. Between 1860 and 1870, the city experienced a more than 70% increase in its population, making it Missouri's fifth largest municipality. Although substantially smaller than nearby St. Louis, St. Charles flourished in its own right as a trade center for its rich agricultural hinterlands. By 1871 a railroad bridge crossed the Missouri River. As a crossing station between St. Louis and the northern and northeastern parts of Missouri, St. Charles played host to and benefited, although indirectly, from St. Louis' growing importance as a major mid-western and southwestern distribution center.

A diverse commercial center stretched north and south along Main Street just west of the Missouri River and, to a lesser extent, along Second Street. In addition to approximately 30 retail shops of all types, St. Charles, in 1875, boasted some ten hotels and inns, five large merchant flour mills, two woolen mills, two tobacco factories, one pork-packing business, a planing mill with a companion furniture-sash-door & blind works, a foundry and machine shop, five cooper shops, three wagon manufacturers, one buggy manufacturer, one plow manufacturer and one silk manufacturer. The St. Charles Manufacturing Company, later to become a major employer in the city, had recently organized and was in the process of erecting several buildings for their "car works."

St. Charles' mid-nineteenth century commercial architecture echoed its residential counterpart. Larger versions of the side-gabled, dentilled-cornice house, adapted for commercial or mixed commercial/residential use, presented themselves along the length of the commercial strip. At 1128 North Second Street (Fig.14) paired, parapeted gable-end chimneys and flat wood lintels recalled residential motifs, also present on 824-26 North Second Street (Fig.14) but with pedimented stone lintels. The 1886 Sanborn map indicates that 1126 was used as a combination harness shop (1st story) and carriage paint shop (2nd story). The Western Hotel (Fig.15) with paired chimneys and parapeted gable ends, and flat brick arches anchored the southern end of the Main Street commercial district. At 112 South Main Street (Fig.15), where Hannoverian Wm. H. Martens operated a cigar

factory, cast iron lintels were employed. A similar building appears at 905 North Second Street, owned in 1857 by L. Wasmer, a German baker. One of the largest and finest early commercial structures is 901 N. Second Street (Fig.16), a three story building with pedimented stone lintels and a modillioned cornice erected in the mid-1860s by Ernst Nolle, a tinner from Hannover, Germany.

PICTURESQUE/ROMANTIC TYPES AND STYLES (Coded Yellow)

As illustrated in the Birds Eye View of St. Charles, by 1869 residential development extended from Second Street, west of the Main Street commercial center, to Fifth Street, and in certain areas, beyond Fifth Street; and from Chauncey Avenue on the south to Howard Street on the north--an area with approximately the same boundaries as the Survey area.

Influenced by the picturesque movement popularized by the publication of such widely distributed pattern books as Victorian Cottage Residences by Andrew Jackson Downing and Villas and Cottages by Calvert Vaux, post-Civil War St. Charles began to adopt fashionable contemporary "national" styles which represented the picturesque/romantic ideals espoused by Downing and others. In part a reaction to the formality of the preceding classicism, the picturesque movement spawned an assortment of styles loosely based on the Gothic Revival but including, also, such non-gothic styles as the Italianate and Italian villa and the Second Empire/Mansard style. Both Vaux and Downing, in fact, freely incorporated Italianate and Second Empire features into their pattern book designs.

Because expression of the picturesque movement in St. Charles is both extensive and varied, several sub-types have been developed to give fuller definition to this broad classification.

Italianate/Mansard sub-group

St. Charles' Italianate residences, few in number, date from the 1860s through the 1890's and are generally large houses built by prosperous middle-class German-born and native Americans. Their primary characteristic is an enriched cornice, usually bracketed. Roofs vary from low-pitched hipped to gabled and hipped combinations. Typically round-headed windows are found, but segmental arches and even cast-iron pedimented lintels or ornamental hood moldings occur. Three fine early examples (1865-70) are located at 305 Morgan, built by Prussian merchant Christopher Weeke; at 709 N. Fourth, the home of W. A. Alexander, a Virginia-born lawyer, mayor of St. Charles in 1870 (Fig.17); and 305 Chauncey, built by the St. Charles Building Company for German-born William E. Clauss, a hardware and implement merchant.

Relatively few houses reflect influence of the Mansard or Second Empire style, contrary to expectations based on the style's prolific use and longevity in nearby St. Louis. It was introduced quite late in St. Charles, and purely residential examples are limited almost exclusively to small, one-story, three-bay houses dating to the 1890s. Some are detailed with bracketed cornices, round-headed windows and/or projecting bays, features associated with the closely-related Italianate Style (Fig.18). A few earlier buildings, such as 1001 N. Third, were updated with later mansard roof additions.

The trend in residential architecture employing fashionable Italianate and Second Empire styles found its way into commercial buildings, also. Details such as the increased use of ornamental cast-iron features, projecting and/or enriched cornices, and round-arched windows appear beginning in the 1860s and linger until close to the end of the century.

A fully developed Italianate/Mansard row, stands in the 200 block of North Main Street (Fig.19). Mansard roofs with dormers appear on two buildings, and 205 North Second also features cast iron roof cresting. All incorporate projecting cornices of various magnitude; two are supported by doubled, ornamental brackets. Decorative, carved hood moldings protect the dormer and second story windows at 221 North Main, while contrasting brickwork simulates hood moldings at 213 North Main.

Among the larger Italianate/Mansard commercial buildings are two former drygoods stores: the 1880's building at 900 North Second Street (Fig.20) and the three story Oberkoetter Building at 201 North Main erected in 1867 by Hannoverian Francis Oberkoetter. The three story, 1880 Mittleberger Opera House at 311 North Main (Fig.20) combined first floor retail shops with a theatre/opera house at the upper stories.

The building's ornate Italianate facade features tall, narrow windows with shaped stone window heads and spandrels.

Gabled-cottage family

Although a date for the initial appearance of St. Charles' picturesque gabled cottages cannot be determined precisely, it is probable that the majority were built following the Civil War. There is considerable variation from one building to the next, but a number of salient features suggesting several sub-types may be distinguished.

Front-gable house sub-group

Rising one to one and one-half stories, this sub-group is distinguished by a simple rectangular floor plan and a front-gabled roof (Fig.21). Facades vary from one to four bays and the construction may be brick or frame. Ornament is sparse and generally limited to decorative mill work at front porches or, rarely, pierced work at windows. Within this sub-group, the buildings range from the mid-nineteenth century to the early twentieth century.

Gable-front and wing sub-group

A closely related sub-group are the gable-front-and-wing houses. Here, the gable front is joined by a side wing, sometimes projecting only slightly from the gable-front, main portion of the building (Fig.22). The buildings are most often one and one-half stories, but several rise a full two stories and a few are only one story. Construction may be brick or frame. Ornamental details are slightly more abundant than on the simple gable-front buildings; frequently decorative gable trim enhances the houses and carved brackets or Eastlake-inspired porches appear at entrances or are tucked into the angles formed by wings or bays (Fig.23). The buildings in this sub-group appear between c.1870 and c.1905.

Cross-gable/rural gothic sub-group

Perhaps most closely tracking the pattern-book cottages of Downing, Vaux, and others, this sub-group is characterized by a side-gable roof which is bisected by a front gable centered above the front entrance (Figs.24,25). This sub-group differs from the gable and wing sub-group in that they are basically rectangular in plan rather than "L" shaped. Although there is considerable variation within this sub-group with regard to such features as steepness of roof and gable, width of front gable, number of bays, chimney placement, fenestration, dormers, decorative treatment, wall finish and construction materials, the buildings are almost invariably regular and symmetrical. In general, the buildings are one and one-half stories. The inclusive dates for this sub-group are c.1870 to 1905, with the exception of a circa 1940 row in the 200 block of the south side of Pike Street which reintroduced the entrance gable.

A particularly good early example of this sub-type is the one

and one-half story, five-bay brick cottage at 216 North Third (Fig.25). Its steeply pitched front gable, gabled dormers, vergeboard trim and prominent chimneys illustrate the "rural gothic" aesthetic ideals espoused by Downing. The cottage was built in 1870 by the St. Charles Building Company for Charles Daudt. A German-born attorney, Daudt was "a man of large influence in the county." He was one of the principal political leaders in the Republican party and, for several years, chairman of the Republican County Committee. Local accounts noted that "the garden, with a path to the river, was a popular spot." The 1870 deed to the property indicated that the Daudt cottage was "house #23." It is not clear if this refers to the total number of houses constructed by the St. Charles Building Company. However, it has been partially substantiated through preliminary research that a number of other buildings of similar age and design were constructed by the St. Charles Building Company.

Compound gable/hipped roof sub-group

The final sub-group of the gable-roof "family" comprises those buildings with compound, gable-hipped roofs (Fig.26). The houses in this group are irregular in plan and are generally one and one-half stories. Construction may be brick or frame. Frequently a three-sided bay window appears at the first story. Eastlake-style wood porches are common; less common are eyelid dormers such as the one illustrated in Figure 26. While all have in common the compound roof, the buildings vary considerably in terms of massing, roof pitch, size of gable, fenestration and ornament. The earliest of this sub-group date from c.1880; several date from c.1900.

The picturesque/romantic era in St. Charles is primarily evidenced by the gabled-cottage family discussed above. However, in St. Charles, as elsewhere throughout the country, the culmination of that era and movement was to be found in the late nineteenth century revival styles and particularly in the Queen Anne style.

Queen Anne/Revival styles

Within the survey area only a few residential buildings fall within what truly can be called Queen Anne style, but, as they are particularly good examples of that style, they are worth mention. Characterized by irregularity of plan, multi-planar facades, compound roof forms often combining gable and hipped roofs, and multi-textured wall finishes, Queen Anne buildings appeared during the last two decades of the nineteenth century (Fig.27). During the first decade of the 20th century, the irregular massing and complex roof forms gave way to the more box-like plans and pyramidal roofs of the foursquare style (Fig.28).

The largest of the Queen Anne buildings rise two and one-half stories. Typical is the slate-covered gabled and hipped roof house at 125 North Fifth Street (Fig.27). Rusticated stone

lintels and sills and ornamental terra cotta offer contrasting texture to the field of smooth red brick. The house was built c.1888 and owned in 1905 by Cecelia Pieper who was the daughter of the Hon. Henry F. Pieper. The elder Pieper was a descendent of German immigrants from Hannover and served the city and county in several capacities: as city and county treasurer and later as presiding Judge of St. Charles County.

A somewhat later house at 302 Jefferson c.1896 (Fig.27) features a similarly compound roof and irregularity of plan. The Palladian grouping in the second story is typical of late Queen Anne buildings. The massive round arched window at the first story exhibits robustly carved, beaded wood mullions characteristic of Eastlake detailing. As on the Pieper house, the front gable is topped with a pseudo-turret roof.

Commercial examples of Queen Anne/Revival buildings are correspondingly few. They may be distinguished, primarily by their decorative detailing such as bas-relief ornament at cornices and elsewhere. Irregularity of plan and massing, in the commercial applications of this style, yields to the space restrictions imposed at the commercial district setting. Two of St. Charles commercial Queen Anne/Revival buildings are illustrated in Figure 29.

EARLY TWENTIETH CENTURY DESIGNS (Coded Blue)

Shortly after the turn-of-the-century house design in St. Charles was beginning to show influence of progressive ideals of the Arts and Crafts movement as well as new academic directions which advocated a return to classical precepts. Both national trends were reactions against High Victorian picturesqueness, and represented reform aesthetics which emphasized expression of simple structure, regularity in form and restraint in ornamentation. Three building types/styles which frequently overlap, the foursquare and bungaloid, both essentially house types; and Craftsman, a style of detailing, have been grouped together as one classification in the survey. Also included in this category is the early 20th century flat-roofed house or flat of which only a handful of examples were found in contrast to St. Louis where it is one of the most common residential types of the period. One or two stories high, St. Charles examples such as 919-17 S. Fourth or 1420-22 N. Third Streets invariably feature a parapeted roof on the front facade which is trimmed with corbeled brick patterns.

Characterized by one author as, "a Georgian mansion reborn in middle-class form", the foursquare is a folk or popular house form derived from Classical or Colonial Revival designs. Its ubiquitous appearance in almost every American town or city has given rise to a variety of regional names such as, the Classic box, the Corn Belt Cube, the Prairie Plain House, the Pyramidal House and the American foursquare. Easily identified by their squarish plans and pyramidal hipped roofs, St. Charles foursquares were constructed circa 1905-1920. They are either brick or frame, one or two stories high, and generally devoid of ornament except for Colonial or Craftsman style porch treatment. The houses range in size from two to four bays, some built for single family use and others for double-family with two front doors (Figs.30,31,32). Several which retain vestigial picturesque features such as projecting side bays or stepped-back facades might be considered transitional from Revival style forms (Fig.33). At least one, 121 N. Fifth, more properly would be considered an example of Late Renaissance Revival, with its horizontal emphasis and round-headed openings.

St. Charles' Craftsman/Bungaloid houses, constructed circa 1905-1935, fall into two subtypes. The first type, in the California bungalow family, is a one or one-and-one-half story brick or frame building distinguished primarily by its dominant front-gable, usually trimmed with simple wood Craftsman brackets and pierced by small windows or a vent. Porch handling varies; sometimes it is inset under the gable, or roofed separately, supported by simple piers (Fig.34). An entire subdivision of these houses was surveyed south of Boonslick Road on Hall Street. Although the second type is

also of modest size, sparsely detailed and appears in both brick and wood, it is always side-gabled; the low sweeping roof is punctuated with a large front-dormer, and it usually continues forward to shelter a full-width front porch supported by simple piers (Fig.35).

During the first two decades of the 20th Century, glazed brick and terra cotta products were widely utilized in commercial design which expressed Arts and Crafts tenets. The People's Bank Building (Fig.36) at 820 N. Second Street, c.1915, features a field of white glazed brick with glazed green brick accents; white terra cotta is used at the parapet coping and cornice. Arts and Crafts elements were also introduced in the two story retail building at 305-09 N. Main (Fig.36). Green and amber-cream slag glass at the first and second stories transoms added an unusual decorative element. Green glazed brick diamond insets accentuated the second story.

INSTITUTIONAL (Coded Pink)

By virtue of their size, location and design, most of the institutional buildings standing within the survey boundaries are pivotal structures which have become important visual landmarks in the cityscape. Their designs span nearly a century of successive architectural styles, from 1830s Federal to 1920s Craftsman.

During the 19th century a two-block length of Main Street, the city's principal commercial strip, also developed a nucleus of public buildings. Standing between Jefferson and Clay (now First Capitol) Streets by the mid-19th century were the temporary State Capitol building (also used as an early county court house), a Masonic Lodge (1849), a Concert Hall, a City Market, and the County Courthouse (1840). The Main Street institutional cluster evolved out of the necessity of integrating a newly developing county seat of government with the pre-existing linear plan of an old trading village. In contrast to well over half of Missouri county seats which originally were planned with a central courthouse square, St. Charles adopted the Main Street plan for its first courthouse site, drawing other institutions to its side.

Main Street Blocks 31 and 12 continued to be an institutional focal point well into the 20th century although successive groups of fraternal orders and government agencies occupied the sites. In 1878, the Odd Fellows completed an imposing Second Empire structure at 117 S. Main on the site of the old Concert Hall; after 1934, the building housed the Moose Lodge. The 1849 Masonic Lodge Building at 118-20 S. Main was converted to an Elks Lodge circa 1920, and updated with a handsome polychrome terra cotta facade. By the turn-of-the-century, Square 31 on the west side of Main was the site of a firehouse (demolished) and jail, in addition to the renovated City Hall Building at the corner of Jefferson. The final

development in the block was construction of a 1920s Classical Revival Post Office on the site of the old County Courthouse.

The new County Courthouse was under construction in 1901, sited in the center of a dramatic hillside square one block north and west of the first courthouse building on Main Street. The county had purchased the block in 1851 and subsequently erected small office structures on it. Plans for the present building were drawn up in the 1890s by St. Louis architect Jerome B. Legg, but construction was delayed because bids exceeded budget. The design of the monumental stone structure showed influence of French Renaissance style, and was the finest of two other similarly styled courthouse designs executed by Legg in Gasconade and Mississippi counties.

The four churches within the survey boundaries are divided equally between Protestant and Catholic, and north and south sides of the city. Two churches both dating to the 1860s, St. Peter's and St. Paul's, are excellent, well-preserved examples of Early Romanesque Revival. The design of St. Peter's is attributed to Hannoverian Johann Henry Stumberg; its similarity to St. Paul's suggests the hand of the same architect. The only Gothic church, now St. Paul's United Methodist at 801 N. Third, was built in the early 1870s by the Methodist Church (North), but sold a few years later to a white Baptist group after many Methodists involved in construction of the St. Charles bridge moved out of town. Since the turn-of-the-century, it has been occupied by a black congregation. Although its brick masonry walls are now stuccoed, the major articulating features such as stepped buttresses and drip moldings are not compromised. The largest of the four churches, St. Charles Borromeo, was constructed in 1916 on the same site as the parish's 1869 church. Designed in Romanesque Revival, a style popular in St. Louis churches after 1910, the building displays unusually fine cut stone masonry.

Only one of the four schools in the survey area, Franklin School, apparently was part of the public school system; the others have parochial affiliations. A portion of the Franklin School building at 716 N. Third Street was probably standing in 1868, but the facade and north half of the building were added around 1915. By 1909, it was indicated as "negro" on the Sanborn map. Roman Catholic St. Peter's school at 200 Jackson was built in 1924. The two-story brick building shows influence of Craftsman styling in its simple lines and detailing. St. Charles College, erected circa 1835 at 117 N. Third Street, still retains much of its original Federal style facade although it later received an additional story along with rear additions. Sacred Heart Academy/Convent survives with 1850s classical buildings as well as Mansard Style additions of the early 1890s.

INDUSTRIAL (Coded Brown)

Very few industrial buildings were identified in the survey area. Most of the major 19th century industries such as flour and woolen mills, planing mills, pork houses and tobacco factories which were located east of Second Street near the riverfront have been demolished. Two extant properties have significant cultural associations with German immigration: the circa 1860s Wepprich Winery at 1219 S. Main Street, and the Spring Brewery Complex at 300 Water Street (Blocks 82,83), dating to the late 19th-early 20th centuries. Local accounts of an interesting large stone structure at the rear of 1106 S. Main identify it as a cooperage constructed in 1799 by William Eckert, later in use as the Hausen Saw Mill, and after 1912, the Schnedler Slaughter House.

By far the largest and most significant industrial complex (in terms of contributions to the city's economic growth) is a group of late 19th and early 20th century red brick buildings erected for manufacturing railroad freight and passenger coach cars. By the turn of the century, the American Car & Foundry Company was the city's largest single employer with a work force of 1700, and a plant covering seventeen blocks.

RECOMMENDATIONS FOR HISTORIC DISTRICTS

The survey area covered over 100 full city blocks and 43 half-blocks comprising approximately 1000 buildings. Boundaries extended to Olive Street on the north, Thomas Street on the south, Fifth Street on the west and the river on the east. The south end of the survey area joins the boundaries of the Main Street National Register District, stretching between Madison and Boonslick Road. Two single site National Register properties are located within the survey boundaries: the Odd Fellows Hall at 117 S. Main, and the Stumberg House at 106 S. Third.

Three hundred and two properties within the survey boundaries were documented with a photograph and an inventory survey data sheet; each property was color coded on the Survey Map according to an architectural classification system. Ninety-five per cent of these buildings were residential, or residential/commercial; the remaining were institutional or industrial. As indicated on the coded map, all of the building types and styles are fairly equally distributed throughout the entire survey area. A major exception is the "French style" group of buildings, most of which are concentrated north of Decatur Street along N. Third and Fourth Streets. The diversity of construction dates and building types and forms in almost every part of the survey area illustrates an evolutionary process of development of the built environment spanning over one hundred years.

South Main Street District

The smallest district proposed comprises two city blocks (#s 12 and 31) both fronting along the 100 block of South Main Street between Jefferson and Madison Streets. Since these blocks abut the northern boundary of the existing Main Street National Register District, the most expeditious handling of these two blocks would be as an amendment to the existing district, extending its boundaries north to Jefferson Street. Because of the high percentage of non-contributing buildings in the 100 block of North Main Street (the first block of the Mall), Jefferson Street is easily justified as the north boundary of an amended district, although contributing buildings at the corners of Jefferson and North Main (100 N. Main (a circa 1912 bank), and 101-103 North Main might be included in this district.

North Main Street District

The high architectural quality, structural density and commercial significance in the 200 and 300 blocks of North Main Street meet National Register district criteria. New construction and vacant land justify drawing boundaries on the east and west. Integrity problems with the majority of buildings on both sides of the 100 block of North Main (the south boundary) necessitate exclusion of that block from a National Register district. However, a cluster of

contributing commercial buildings (120-42 N. Main) located at the southeast corner of Main and Washington conceivably could be included in the North Main Street District. The north boundary of the proposed district (Adams Street) joins a large industrial complex, the former American Car & Foundry Company buildings, which extends northward to Lawrence Street. The change in building type (from commercial/residential to industrial) could justify termination at Adams Street. A second possibility would be to pull the North Main Street district into a larger "Frenchtown District" (see below).

Frenchtown District

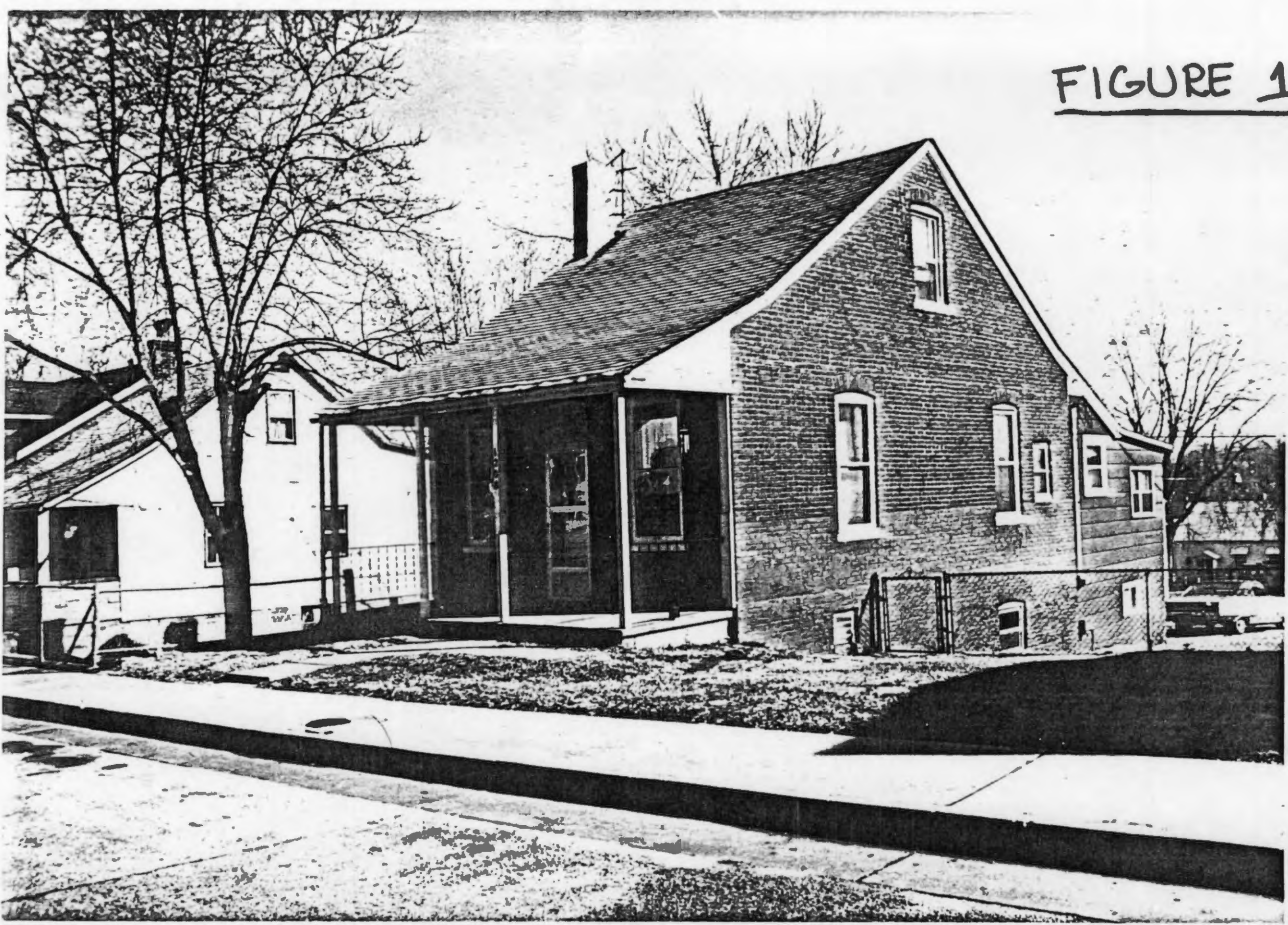
This district encompasses a large northside neighborhood with a mix of industrial, commercial, institutional and residential buildings. It is distinguished by a concentration of French style houses. Low density and new construction south of Decatur Street justify a southern boundary at Decatur Street, but picking up two important institutions, St. Charles Borromeo Church and Sacred Heart Academy, on the southside of Decatur. Second Street, a commercial strip, would be the eastern boundary perhaps as far north as French Street where non-contributing buildings increase in number. It is recommended that the district be extended south to Adams Street to include the American Car & Foundry Company industrial complex which no doubt was a major employer of neighborhood residents. The east side of Fifth Street as far north as Wood is recommended as a west boundary. At some points the north boundary might be extended beyond the limits of the survey area at Olive Street. A windshield survey of a few blocks north of Olive could clarify this boundary.

Two other areas within the present survey boundaries appear to have district potential, but require further investigation to determine the degree of density of contributing buildings and boundaries. One would include the St. Charles County Courthouse and residential blocks to the west between Jefferson and Adams Streets, along with city block 68 which joins the Courthouse block on the north. The second district is located on the south side, and contains a mix of mid-19th to early 20th century working- and middle-class housing along with a brewery and a church complex. This district might begin at First Capitol Drive and Second Street to include St. Peter's Church buildings, and extend south on Second Street as far as McDonough and Chauncey Streets. The west boundary would include properties on the west side of Fourth Street, but extend to Fifth Street to include city block 131.

Several buildings also appear to be eligible as single site National Register properties. These include the St. Charles County Courthouse, the Spring Brewery, Sacred Heart Academy, the American Car & Foundry Co. Complex, St. Charles Borromeo Church, St. Peter's Church and School, St. Paul's Church and

the Wepprich Winery. Some residential properties may be deemed individually eligible after completion of the Survey Plan which will provide a means of evaluating the relative significance of particular types or styles of houses within the larger context of the entire city. The Survey Plan overview would also assist in evaluating eligibility of building types such as churches, of which there are also more than one example.

FIGURE 1



a) 1208 N. Fourth St.



b) 1300 N. Third St.

FIGURE 2



a) 1013 N. Third St.



b) 1017 N. Thind St.

FIGURE 3



a) 723 N. Third St.



b) 733 N. Third St.



a) 1003 N. Fourth St.

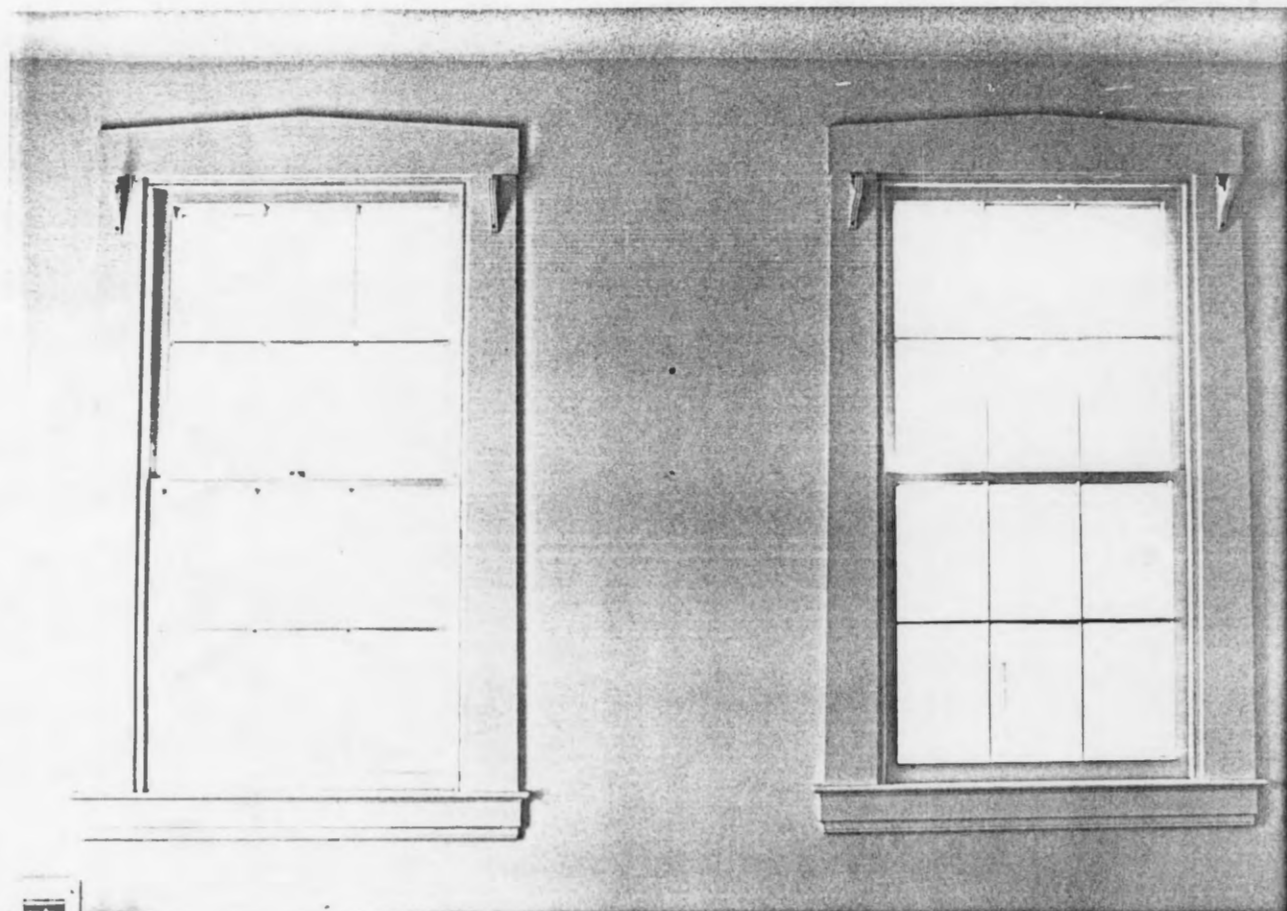


b) 1015 N. Fourth St.

FIGURE 5



a) 311 N. Third St.



b) 311 N. Third St. (interior)

FIGURE 6



a) 406 Boonslick



b) 920 N. Third St.



a) 922 S. Third St.



b) 320 S. Second St.



a) 229 Tompkins St.

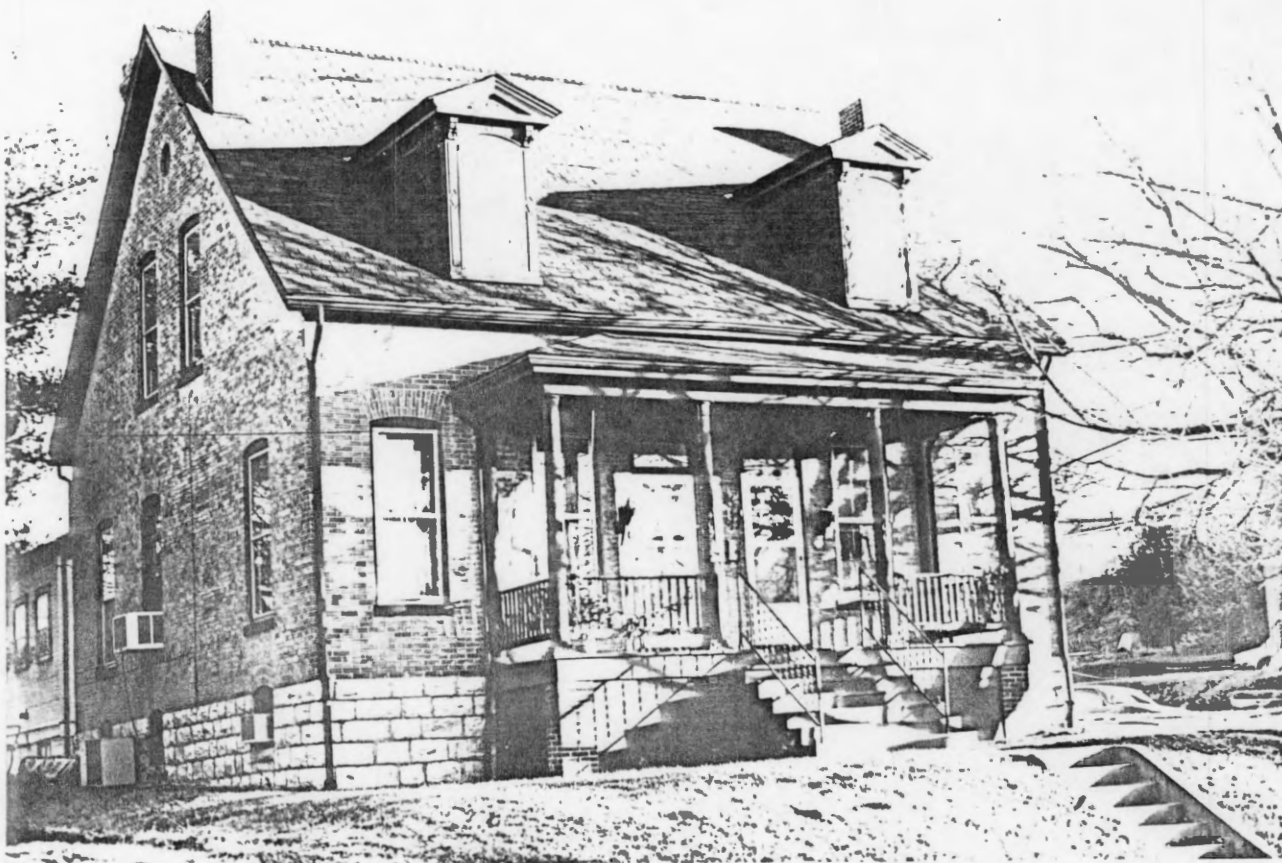


b) 433 Jackson St.

FIGURE 9



a) 410-12 S. Second St.



b) 400-02 N. Fourth St.

C.B.
73
410-02
N. 4th

6-bay
paired
entrances



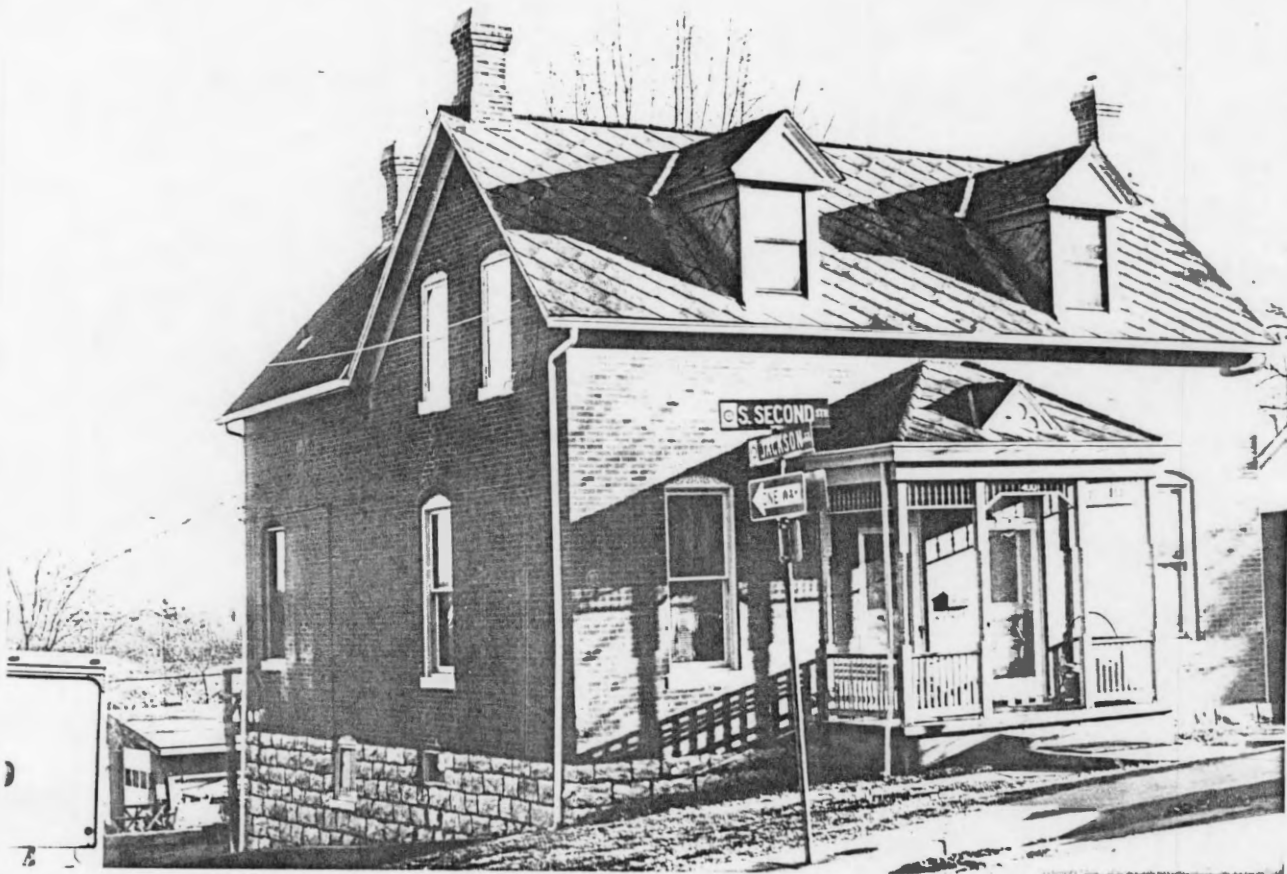
a) 1103 S. MAIN ST.



b) 232 PIKE ST.



a) 914-16 N. Fifth St.



b) 400 S. Second St.



a) 322 M^cDonough



b) 228 Morgan



a) 701 N. Third



b) 500 S. Second



824-26 NORTH SECOND STREET



1128 NORTH SECOND STREET



a) 1001 S. MAIN STREET



112 S. MAIN STREET

114-16 S. MAIN STREET

FIGURE 16



901 NORTH SECOND STREET

FIGURE 17



305 MORGAN



709 NORTH FOURTH

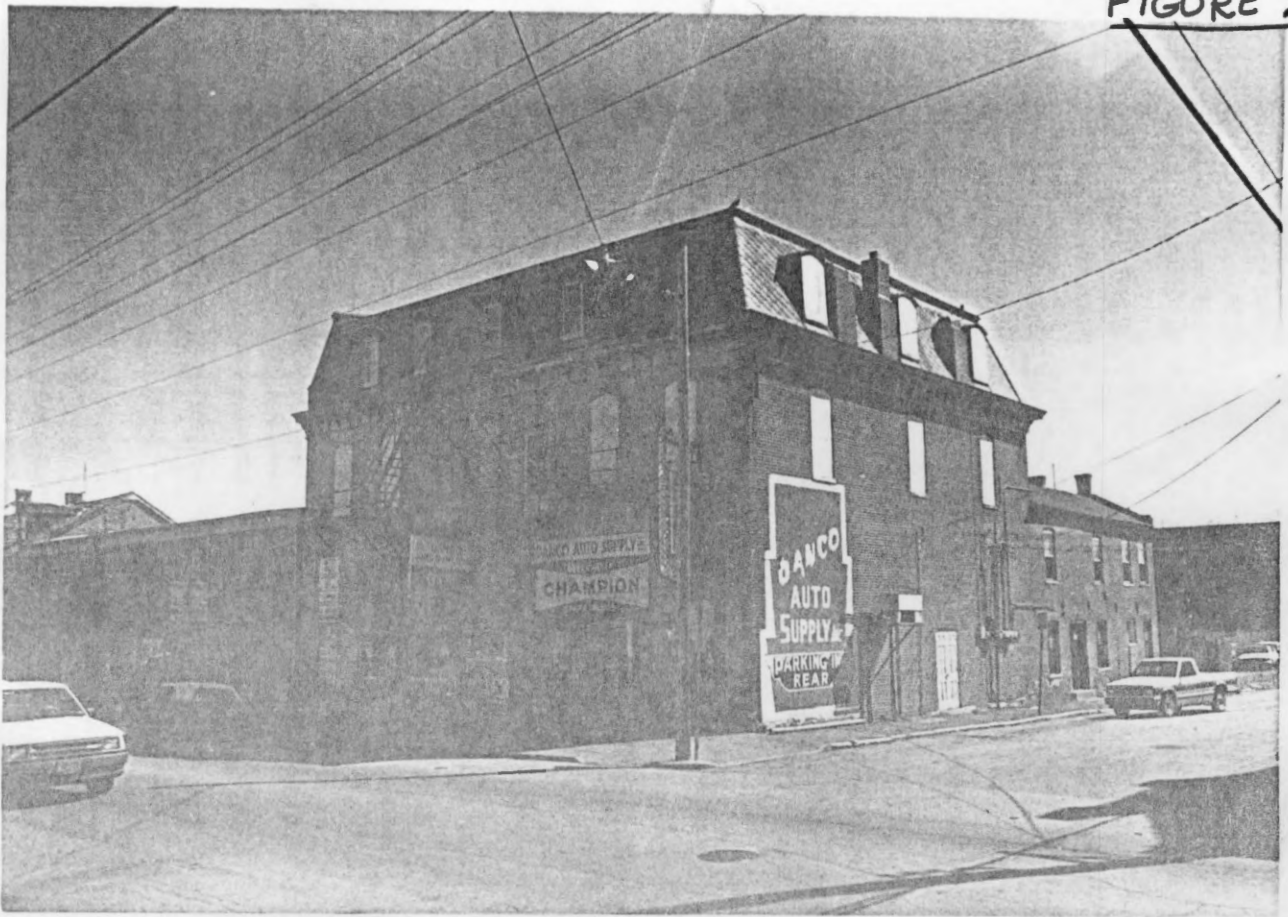
FIGURE 18



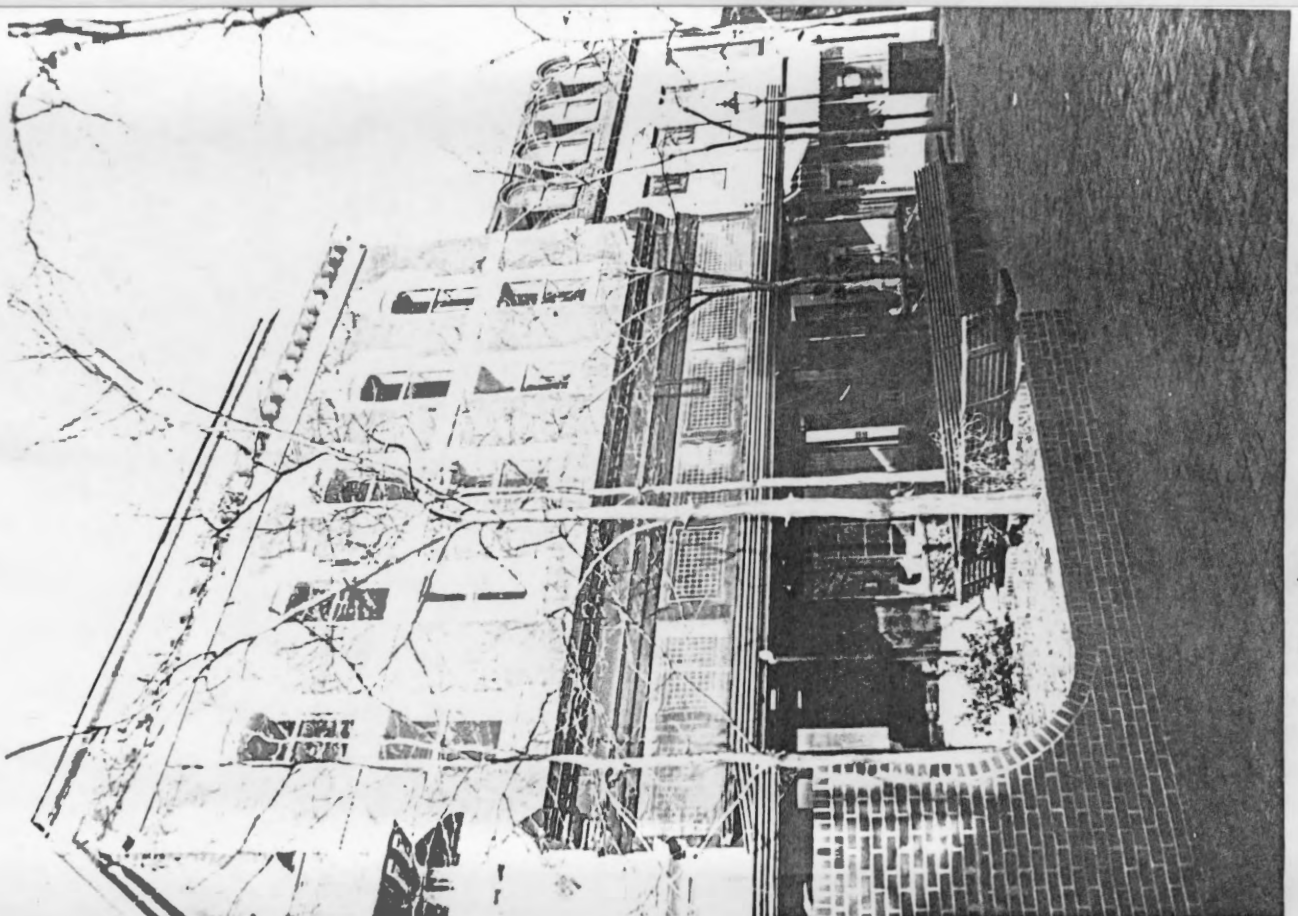


205 NORTH MAIN (AT LEFT)

FIGURE 20



900 NORTH SECOND STREET



311 NORTH MAIN STREET



913 SOUTH FIFTH STREET

FIGURE 21



324 MONTGOMERY

FIGURE 22



1128 NORTH SECOND STREET



1023 NORTH FIFTH STREET



1020 N. FOURTH STREET



731 NORTH FIFTH STREET

FIGURE 24



323-25 FIRST CAPITOL



421 SOUTH THIRD STREET



406-08 JEFFERSON

FIGURE 25



216 NORTH THIRD STREET



331 NORTH FIFTH STREET



1303 NORTH THIRD STREET



125 NORTH FIFTH STREET



302 JEFFERSON

1309 NORTH FIFTH STREET



FIGURE 28



1110 NORTH FIFTH STREET



804-06 NORTH SECOND STREET

FIGURE 29



923 NORTH SECOND STREET



a) 710 N. Fifth St.

FIGURE 30



b) 417 S. Second St.



a) 300 Monroe

FIGURE 31



b) 330 Monroe



a) 509 S. Third St.

FIGURE 32



b) 815 N. Fifth



a) 709 S. Fourth St.

FIGURE 33



b) 927 S. Third St.



a) 401 Morgan

FIGURE 34



b) 1212 N. Second



a) 620 S. Second



b) 318 N. Fourth St.

FIGURE 36



820 NORTH SECOND STREET



305-09 NORTH MAIN STREET

30 October 1987

Research Design for A Reconnaissance Level Survey of the St. Charles Downtown Area

The project area covers approximately 112 city blocks, containing about 900 to 1000 buildings, and is bounded on the north by the extended line of Olive Street, on the west by Fifth Street, on the south by Thomas Avenue extended, and on the east by the Missouri River and the St. Charles Historic District. Individual inventory sheets will be prepared for a total of three hundred buildings to be selected from the greater survey area.

Objectives:

The primary objectives of the survey are a) to develop an architectural context for buildings within the survey area, and b) to identify concentrations of contributing buildings which indicate potential Local or National Register Districts. A corollary objective is to identify individual buildings which could qualify as single site National Register listings. To date, there has been no comprehensive or systematic architectural analysis of the historic buildings in St. Charles which identifies period of construction, type, style, historic function, or which evaluates integrity.

Although only three hundred buildings will be photographed for submission with inventory sheet data, all buildings within the entire survey area will be coded on a base map for contributing or non-contributing status (following National Register criteria) and classified according to style, type, function etc. (see discussion of Method below). Accompanying the coded map in the final report will be a discussion and explanation of the classification system which defines features of each category. This will provide an overview of the area and a basis for establishing criteria with which to select the three hundred inventory buildings, as well as a basis for surveying other areas of the city.

Historic Contexts identified for future survey activities:

In the process of developing an architectural context other historic contexts, easily identified by building type, are expected to emerge and will be defined for future survey. For example, a large complex of brick industrial buildings stands in blocks along the riverfront. Constructed as facilities for manufacturing railroad freight and passenger coach cars, the buildings represent an industrial theme which

had considerable impact on the economy of St. Charles since establishment of the industry in the mid-1870s. By 1891, the car shops were the city's largest single employer with a work force of 950 men; by 1904 employment had reached 1700 and the complex was reported to cover seventeen blocks. In addition to the plant buildings, associated property types expected include workers' housing, plant manager and officers' homes and perhaps commercial buildings which supported needs of the work force. Given the geographic confines of the present survey (the people may not have lived within the survey area) and the time limitations on archival research (see discussion of Methods below) it will not be possible to fully develop the historic context as part of this study.

Potential for a similiar industrial historic context exists in a brewery complex located within the survey area. Judging from a 1905 labor statistics report which listed only twenty employees, the brewery would appear to have made only a modest contribution to the city's economy, but may have greater cultural significance for its association with the German ethnic element.

Unusually fine educational opportunities are frequently cited as assets of St. Charles in 19th and early 20th century histories. Two such institutions, the former St. Charles College and the Academy of the Sacred Heart lay within the survey boundaries.

Architectural Context: Research questions and assessments of previous research:

Previous research on the architectural history of St. Charles has been scant. It consists principally of one small, linear National Register district nomination along Main Street plus a few single site nominations, and a discussion of St. Charles in Charles van Ravenswaay's book, Art and Architecture of German Settlements in Missouri. A 1955 University of Chicago M. A. thesis by Ann Larimore, "The Cultural Geography of St. Charles, Missouri: Housetypes" may yield helpful analysis although a copy of it has not yet been located for review.

Because Van Ravenswaay's interests focused on vernacular buildings of the 1850s-60s built by German immigrants and almost exclusively on a single house type his work has obvious limitations and usefulness for a large survey area where it is estimated that the majority of the buildings are late 19th and early 20th century. Nonetheless, the author raises a provocative issue when he comments that "by 1900 St. Charles had a distinct Germanic appearance with buildings in the German style among the older structures of Creole and

Anglo-American designs". One of the goals and questions to be addressed in this survey is, "What ethnic influence, if any, can be identified in buildings within the survey area?" Identification necessarily must be based on empirical recognition (based on knowledge of similar building types or styles in other Missouri towns or cities) since restraints of time preclude intensive archival research (census tracking, property title search etc.).

Another research goal/question to be pursued in this survey is the extent to which urban national styles, likely diffused from nearby St. Louis, are represented in St. Charles. This influence can be easily recognized by well-established formal stylistic characteristics. Questions to be answered include: whether introduction of various styles appeared concurrently with developments in St. Louis or was delayed by cultural lag? what is the rate of stylistic change?; and is there evidence of a preference for certain styles, or of local adaptation of material or design peculiar to St. Charles?.

Research Methods:

Given the inherent limitations in the primary archival sources (explained below), and the large number of buildings in the survey area, emphasis will be placed on field research. Initially, information on style, form, materials, and detailing will be collected from each structure and then analyzed to develop a classification system for the survey area. Classification will be guided by standard works on high style, folk and popular forms such as Virginia & Lee McAlester A Field Guide To American Houses; May Mix Foley, The American House; Alan Gowans, The Comfortable House, and Katherine Cole Stevenson & H. Ward Jandl, Houses by Mail. The surveyors' knowledge of Missouri vernacular types will also be drawn upon as little has been published in that field. After assigning a classification to each building, tabulations will be made and the percentage of buildings represented by each classification will be computed.

Approximate dates of construction will be assigned to buildings by checking them against an 1869 Birds Eye View of St. Charles, historical photographs, and Sanborn maps of the city. In depth archival research will be undertaken for a representative sampling of buildings in each classification in order to ascertain date of construction and original owner.

Limitations on archival research:

The difficulties and handicaps presented by gathering information through archival research deserves comment as it precludes identifying or fully developing some potential

historic contexts as well as obtaining property-specific information for the majority of buildings in the survey area. Prior to 1950, building permits do not exist for St. Charles. Thus, in order to obtain basic data such as date of construction and original owner one must rely on a extremely labor-intensive procedure of tracing ownership and land values through tax assessment records and deeds. As there are only two extant early City Directories, 1891-92 and 1908-09, and a few later Directories, little can be gleaned about occupation or time of residency of a person or family in a particular building through these normally useful sources. While census records are available, they most often are inconclusive as street name and address are not provided, which prevents identification of the occupants of a specific building unless deed or tax records can corroborate ownership in a census year. (Even knowledge of parcel ownership can be useless if the building is rental property). Files in the St. Charles Historical Society provide information on prominent local families, but are not indexed by street address.

The problems inherent in archival research summarized above make it virtually impossible in a reconnaissance level survey to accurately identify certain property types such as housing associated with potential historic contexts of German Ethnic Heritage or Brewing and Railroad Car Manufacturing since considerable property-specific data would be required. At best, a scanning of census tracks by Ward might reveal clusterings of particular ethnic or occupational groups but would not associate them with particular properties in the survey area.

Expected Results:

The geographic location of St. Charles on the west bank of the Missouri River near its confluence with the Mississippi River suggests development patterns of building type and location analagous to other river towns and cities in Missouri. Typical rivertown development finds early industry and warehousing concentrated along the river immediately followed by successive tiers of streets with a mix of residential, commercial and institutional buildings which formed the nucleus of early settlement. St. Charles, like St. Louis, appears to have grown westward from the river. The commercial hub of a rich agricultural county, St. Charles was well-connected by river and rail to outlying trade areas and urban St. Louis. It is expected, then, that the city would develop substantial commercial strips particularly after 1870 when rail and bridge connection to St. Louis was completed.

An abundance of good clay in and around St. Charles, early brickyards and lumber yards, and the presence of skilled German brickmasons and carpenters predict occurrence of both brick and frame houses. The sizable foreign immigrant element in 1870, along with a large industrial work force by 1890 would indicate a need for modest single- and multi-family housing.

Based on preliminary field survey, the condition of buildings is generally good. Much exterior wood detailing has survived in a remarkably good state of repair. The most notable loss of integrity has occurred in a Main Street commercial strip which has suffered Post-WWII storefront modernization and a late 1970s mallng.

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Deborah B. Wafer