

FINAL REPORT: SUMMARY OF PHASES I, II AND III OF THE
ARCHITECTURAL SURVEY OF WASHINGTON, MISSOURI, DOWNTOWN AREA

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FOUNDING AND EARLY HISTORY

Located on the south bank of the Missouri River about fifty miles southwest of St. Louis, Washington was advantageously sited at a good natural ferry landing which was in use long before the town was officially platted in 1839. Although there exist records of land claims and scattered settlement in the Washington area dating to the late 18th century, it was only after the War of 1812 that promise of town development appeared with the steady migrations of native Americans (chiefly from Kentucky, Tennessee and Virginia) into the Missouri River Valley. The organization of Franklin County in 1818, followed by admission of Missouri into the United States three years later were incentives to homesteading which prompted a flurry of land claims in those years.

Among the pioneer Southerners who came to Franklin County in 1818 were Kentuckians William G. Owens (1796-1834) and his wife, Lucinda, the founders of Washington. The Owens took up residence a few miles up river from Washington in New Port, the first county seat, but later moved inland to Union in the late 1820s after it was selected as the permanent seat of government. Trained as an attorney, William Owens drew up contracts, deeds, appraised estates, and served as the first clerk of the county court, the first postmaster of New Port, a justice of the peace, and an officer of the militia. He also began to invest heavily in real estate, and purchased farm acreage in 1826 which included the Washington townsite, already known at that time as "Washington Landing". With steam boats navigating the Missouri by 1819, and a rich agricultural trade developing in the countryside on both sides of the river, Owens clearly foresaw the potential for a booming river town and began to sell town lots as early as 1829. The town, however, was not officially laid out until 1839 by Mrs. Lucinda Owens following her husband's untimely death in 1834.

The original town of Washington consisted of a regular grid of twelve whole and thirteen fractional blocks extending from the riverfront south to Third Street, and from Lafayette Street on the west to Locust on the east. The majority of the 144 lots measured a generous 66 front feet by 132 feet deep; streets were laid out 49 1/2 feet wide. Owens at first enticed settlers by offering a free lot to anyone who would build a substantial house on it. The earliest stores and homes were built of log by Americans on hillside riverfront blocks, but in the early 1830s a few Germans began locating in the town. A visitor to Washington in 1834 found only one brick house, recently erected by blacksmith Phineus Thomas, and less than a dozen log or frame houses. Within five years two substantial two-story, five-bay brick houses built outside the town boundaries by Lucinda Owens and fellow Kentuckian Dr. Elijah McClean introduced sophisticated architectural styling to frontier Washington with their Federal forms and detailing. McClean's house stood west of the original town on a large tract he purchased in 1830 from the Owens; in later years he subdivided it for residential development.

GERMAN EMMIGRATION

While the 1830 U. S. census showed no German family names in Franklin county, a decade later approximately one-third of the

county population was German, with an even higher percentage of Germans residing in St. Johns Township where Washington was located. Much of the early emmigration from Germany to Missouri can be attributed to the influential writings of Gotfried Duden, first published in Germany in 1829. A German lawyer who settled on a farm across the river from Washington in Warren county, Duden came to Missouri on a fact-finding mission to provide immigrants with first-hand information on the opportunities and living conditions in the state. In this way he hoped to promote emmigration as a solution to the socio-economic and political problems in Germany.

Washington's first link in its German chain of migration was directed to the area in 1833 by Duden's Report, albeit as a last resort when plans to settle along the Illinois River went awry due to a leaking boat. The group of twelve Catholic families from the province of Hannover instead headed up the Missouri River toward Duden's Warren county, but were persuaded by the Captain to land on the south bank at Washington where they were assured of finding a healthier climate and a hospitable reception by Mr. Owens. They formed the nucleus of St. Francis Borgia parish, and in 1839 erected a log church about a mile south of the present church site at Main and Cedar. The chain of migration was thus set in motion, and in the following years Washington's population was swelled by a sizable influx of Hannoverians. Many of these early settlers engaged in farming in and around the present corporate limits of Washington, while some found work in town as day laborers, blacksmiths, carpenters, shoemakers, storekeepers, tailors and the like.

A notable exception to the generally agricultural or working-class backgrounds of the first wave of Germans was the life of Hannoverian John F. Mense (1811-67) who came to Washington in 1837. In 1838, Mense married Sarah Owens, daughter of the town founders and "by marriage owned half of Washington". He then dedicated himself to promotion of the town of Washington, and in 1842, opened a twelve block addition which joined the original town at Lafayette Street and extended west to Cedar, and south from the river to Second Street. Incorporated in 1841, Washington was nonetheless little more than a village in the early 1840s, described as having about fifty inhabitants, still only one brick house, a few two-room frame houses and the rest log. By 1845, however, St. Francis Borgia parish was constructing a brick church on lots donated by John F. Mense in his subdivision (the present church site), and St. Peter's Evangelical Church, the town's first German Protestant congregation, was organized and worshipping in a frame church.

In the next decade Washington reaped great benefits from the upheaval in Germany following the failure of the 1848 Revolution, receiving a steady stream of prosperous, educated Germans who began to make significant contributions to the town's commercial, industrial and cultural growth as well as to its architectural development. Washington, in turn, offered these men a small but securely established community of Duden's followers, favorably situated on high terrain with excellent commercial prospects with the lively steamboat traffic, proximity to St. Louis markets, and thriving

country trade. Construction of the Pacific Railroad connecting Washington to St. Louis in early 1855 and soon after to Jefferson City, the state capital, was a further incentive to settlement.

During the 1850s Washington matured institutionally through the efforts of its German citizens who organized and transplanted cultural activities familiar to them in the homeland. In 1854, a drama club which had been performing in nearby Herman, Missouri was brought to Washington by August Leonard and Forty-Eighter Otto Brix from Berlin. Well-educated and endowed with varied artistic talents, Brix designed and executed stage scenery, prepared town maps and plats, served as surveyor and civil engineer for the county, drew up building plans and operated the first pottery works in Franklin county. A sizable hall, the Theaterverein, which stands at 8 W. Second Street was built in 1855 for stage productions which featured German classical and popular drama apparently entirely cast with local families. The theater building also was used for musical performances which were supported by a Musical Society and a Maennerchor both established in the early 1850s. Later, several local bands and orchestras offered concert music.

Less than a decade after the first St. Louis Turnverein was founded, a group of thirteen men organized Washington's Turner Society in 1859. The first president was Franz Wilhelmi, an 1848er from Baden who had served as a gymnastic teacher before emigration. After disbanding during the Civil War years, the society reorganized in 1865, and the next year constructed a Turnverein building at 301 Jefferson Street, designed by Otto Brix. In addition to gymnastics, the building also hosted many social activities of the town. In 1868, the Turners added a drama section to their program, filling a community need after the Theaterverein closed its doors in 1866. Turners remained active in Washington until 1932 when the Elks purchased their building.

Bilingual publication of Washington's first newspaper in 1856 initiated a tradition of German journalism there which was another indication of its growing importance as a center of German culture. Adelbert Baudissan, editor and proprietor of The Franklin Courier, as it was called, was a former count from Holstein who was among those who fled Germany after the 1848 uprising. An educated man of considerable means, Baudissan also published a handbook for prospective emigrants to Missouri similar in purpose to Duden's work. Two more German papers were in circulation for a few years in the mid and late 1860s before Otto Brix founded Die Washingtoner Post in 1869. The Post perpetuated the mother tongue for German-reading patrons of Franklin county until 1912.

During the Civil War years Washington became a hotbed of Radical Unionism whose outcries could be heard at fiery meetings in the Theaterverein Building, earning it the name, "Liberty Hall". Staunchly opposed to slavery in a county whose slave holdings exceeded 2000 in 1860, Washington Germans took a courageous public stand against native American southerners who defended slavery and

state rights. Numerous local Germans, many trained in the German army, answered the call to arms. Company G of the 17th Regiment was led by Franz Wilhemi of Washington. The city itself, however, suffered little damage from the war. A one-day Confederate raid in 1864 destroyed some property and took two lives, but that was the limit of disturbance for the duration of the war.

Wine production and beer brewing, two occupations usually associated with Germans in Missouri were also in evidence in Washington. Early success of viticulture in the neighboring Herman area encouraged Washington Germans to take it up. In 1870, a Wine Exposition was held in the city; five years later the Missouri Gazette noted wine was growing in importance and being manufactured by several local firms. Although no properties associated with wine-making have yet been identified, it is likely that some exist since it is reported that "plantings were so extensive vineyards were laid out in the undeveloped streets of the town." Two brewers were already working in Washington in 1850 but the primary brewery was not established until 1854 when John B. Busch from Hesse-Darmstedt began production. The older brother of Adolphus Busch, the St. Louis beer baron, John Busch in partnership with his brother, Henry, and Fred Gersie was brewing in Washington a decade before Adolphus entered the industry. A complex of brick brewery buildings and the 1887 Second Empire Busch home stand outside the survey area at Jefferson and Eighth Streets.

Washington continued to attract new German immigrants throughout the 19th century. A survey of the 1900 census showed approximately one-third of the head of households was German-born, and possibly as much as a third more had German parentage. Until World War I, the German language was used in Washington churches and parochial schools. A description of the city of 6,756 residents in the WPA guide to Missouri, published in 1941, found it still to be a "tranquil German community on the Missouri River with a distinct Old-World flavor", where many German customs survived and German was often spoken on the streets.

ARCHITECTURE

Throughout its building history, Washington has consistently been a city of structures displaying a high quality of materials and craftsmanship, as well as solid design, although the majority of buildings would be classified as vernacular or folk architecture. The long line of skilled architects, carpenter/builders, and brick and stone masons who lived and worked in the city, the abundance of good clays for brick manufacture, along with the presence of lumber mills, provided a fertile climate for architectural development. In retrospect, it seems no surprise that the town produced four young men of German descent who became prominent St. Louis architects: Otto Wilhemi, Louis and Oscar Mullgardt and August Beinke, yet still remarkable in view of the city's population in 1900 of just over 3000.

Always a mix of residential, commercial, institutional and industrial buildings, few streets even in the city center were densely built. Only on Main and Elm, the primary commercial arteries, were lots

frequently subdivided to permit construction of solid rows of buildings. As late as the 1926 Sanborn map, large spaces of undeveloped land remained on Front Street, some used for open storage or containing small sheds or barns later removed.

The earliest settlement period in Washington is represented by a small number of two classes of buildings: two-story, five-bay, central hall, brick houses with Federal styling; and one and one-half story log or frame houses. All are located in blocks near the riverfront, the first area of settlement. The brick houses (both c.1838-39) were built by the principal landowners in Washington at the time, Elijah McClean (Fig. 1) and Lucinda Owens, and are sited on spacious lots overlooking the river at the west and east ends of town.

Two of the frame houses are actually half-timbered with brick nogging, a method of construction associated with Missouri-German building traditions. The largest, 24 W. Front Street (Fig.2) was standing at the time Zachariah Foss, a carpenter from Maine, purchased the lot in 1848. The only known log house, 124 Jefferson, also probably dates to the 1840s. In the late 1850s it was acquired by German-born Arnold Godt who worked as a house painter and music teacher, and led several local bands.

By 1850, brick construction was overtaking log and frame, rapidly imparting a substantial and permanent look to the town. At least four brickmasons were using local clay for brick manufacture at that time: Joseph W. Ferguson and son Richard from Kentucky, and Hannoverian Mathias Thias and son Henry. A decade later, thirteen brickmasons were working in Washington, all but four were German (the Fergusons and two men from Holland). An 1858 lithograph reveals an articulated skyline with a surprising number of two-, three- and even four-story buildings standing. The vehicles of commerce, the train and the steamboat, punctuate the riverfront. A frame railroad depot at 401 Front Street, erected in 1866 for passenger use, currently is being restored.

In most of the large structures erected around the time the lithograph appeared, first story rooms were reserved for commercial use and the upper floors occupied as living quarters. Designed in a vernacular adaptation of Federal/Greek Revival style, the buildings introduced a conservative classical design tradition which held fast for decades to come. While the city's builders and architects were responsive to changing national stylistic trends in succeeding periods, there nonetheless remained a common denominator of materials, form and articulation which gave a homogeneity to much of the city's architecture. This consistency, evidenced by the use of unpretentious planar facades, heavy-scaled brick masonry, restrained ornament, along with specific detailing such as segmental arches and brick corbelled cornices, expressed the values shared by both owners and builders: a respect and pride in fine craftsmanship, materials, and simple, clearly stated dignified forms guided by a principle of utility.

Present among the buildings illustrated in the 1858 lithograph was a commercial/residential style which, in the next fifteen years or so, gave the town a distinctive neoclassical image, an unexpected degree of sophistication in the youthful town. The homes and work place of a prosperous, aspiring German merchant class, the two and one-half story buildings were identified by their hallmark streetfront gable or high shaped parapet, usually given further definition by corbelled brick trim, and pierced with an oculus, lunette or attic windows (Fig.2). Sometimes Giant Order pilasters, recessed panels and multiple stringcourses articulated the facades. A similar architectural vocabulary could be found in prominent St. Louis Greek Revival or neoclassical buildings of the late 1830s, 40s and 50s, although virtually none survive. Most of the St. Louis designs were fashioned in stone, and thus were given a new expression when translated into brick masonry by Washington's skillful builders and masons. According to the study of Missouri German architecture published by Charles Van Ravenswaay, Washington's large representation of this building style is unique in the state.

Of the ten surviving examples, six are on Jefferson Street, two on Main, and one each on Front and Elm. Perhaps the most distinguished in 212 Jefferson (Fig.3), a five-bay, center hall building articulated with Giant Order pilasters, ornamental cast iron lintels and balcony, recessed panels and molded brick. The building was constructed in the early 1850s by Westfalian Forty-Eighter Louis Wehrmann (1826-96), who purchased the lot in 1851 and conducted a saddlery, boots and shoe business on the first floor and resided above. Related in design through the use of pilasters and/or flat-topped parapets are the 1850s and 60s buildings of August Roetger, Ludwig Muench (Fig.4), and Gerhardt Tod, the latter's an industrial example at 314 Front Street. Variant treatments of the gable/parapet include buildings with stepped-gables such as those of furniture dealers John F. Bleckmann and Wm.H. Otto (Fig.5). The gable/parapet motif last appeared in the mid-1870s in the buildings of John D. Grothaus on Main Street and Emil Puchta on Jefferson. Two singular examples of the gable-front with oculus or lunette appeared in 1860s domestic and institutional buildings: a house at 15 E. Fourth Street and a church at 23 E. Second (Fig.6). One large building at 104-08 W. Main (Fig.7) shares some family resemblance to the group with its parapeted chimneys and broad gable-end fronting the street. The first floor interior is supported by slender iron columns which allowed open store space for merchants use.

Although somewhat less imposing, another sizable group of two and three-story buildings combining commercial and residential use exhibit a stately but more conventional classicism with side-gabled or occasionally hipped roofs, and symmetrical facades, typically featuring flat arches or lintels in the earliest or segmental arches, and brick dentilling at the cornice (Figs.8, 8a). Several of the 1850s and 60s are particularly noteworthy for their fine early ornamental cast iron balconies (Fig.9). The ironwork on three buildings has been identified in the catalogue of McMurray, Smith & Judge, a prominent St. Louis iron manufacturer whose once prolific work has all but disappeared in St. Louis. An early 1880s commercial

block at the northeast corner of Main and Elm (Fig.10) displays an ornamental cast iron store front probably from a St. Louis foundry. The restrained handling of the cornice with bands of recessed paneling and dentil work recalls designs of the 1850s as does the pilasters, paneling and molded brickwork of the 1891 Commercial Hotel addition (Fig.11). Both buildings testify to the conservative design tradition which nurtured later builders.

Several institutional structures exhibit neoclassical features and brickwork which are related to early design practices. Adam or Federal style round-arched windows recessed in larger brick arches, and pilaster strips are the primary articulating motifs of both St. Francis Borgia (1866) and St. Peter's (1868) churches (Fig.12), although the round-arched corbel tables trimming the gable and nave elevations of St. Francis Borgia evoke the Early Romanesque Revival. Immanuel Lutheran Church, erected in 1882, is closely related in design. Turner Hall also features a broad expanse of recessed arches.

Purely residential building in Washington typically took the form of the one and one-half-story, detached single family dwelling sited on a generous lot. This held true from 1840s log cabins to 1930s bungalows, in contrast to densely built German neighborhoods in St. Louis where attached or semi-detached row houses, frequently built for multi-family use, were commonly found along with small single family houses. In other respects, however, the houses in Washington are not unlike urban immigrant buildings, sharing similar formal characteristics. Standard features for the period from about 1850 to 1880 with a few examples after 1900, are brick masonry walls resting on limestone foundations, side-gabled roofs often sheathed with metal (the latter rarely found in St. Louis), simple dentilled brick cornices, and segmentally arched openings; some early buildings employ jack arches or flat lintels. Although many houses now have projecting front porches, most were originally built without porches. Sometimes the houses were built flush with the sidewalk but there are many which have a set-back. The buildings vary in size, the most numerous extending three to five bays (Figs.13,14).

One of the several five-bay houses, 110 Locust, is of special interest for its elaborated cornice treatment with recessed panels. Deeds indicate it was built about 1855 by August Guther who apparently left Washington after mortgage foreclosure, but may be the brickmason/contractor of the same name listed in St. Louis City Directories in the late 1860s.

Two-story houses are not as well-represented as one and one-half story ones but a few five-bay examples display the same characteristics as the smaller houses (Fig.15). Other two-story examples include the homes of miller John Schwegmann at 438 Front Street (c.1860) listed in the National Register, ferry proprietor Elijah Murphy at 104 Front (c.1855), and blacksmith Anton Jasper at 320 Lafayette (c. 1860s). Their places of business were located nearby.

A few 19th century buildings were clearly designed for the use of two or more families. Nine-bay 9 W. Main (c.1875), listed as a tenement on the 1893 Sanborn map, and more stylish 110 Jefferson, built in 1883 for James I. Jones are the largest (Fig.15).

An 1869 Bird's Eye View of Washington illustrates the city's remarkable development since its depiction in 1858. Structural density was concentrated in the blocks between Market and Cedar, and Front and Fifth Streets, although unimproved land marred by gullies still remained in some places. Outside those boundaries only scattered dwellings stood, which was still the case when the 1893 Sanborn map was published. Washington's growing reputation for fine architecture was noted in the 1875 Gazetteer of Missouri whose author described the recently incorporated city as having "many elegant private residences and numerous, commodious and substantial business blocks." The writer also mentioned the town's six brickyards, producing nearly 4 1/2 million bricks in 1873, "five or six architectural companies", and boasted that "an unusually large proportion of its buildings are of brick -but very few being of wood." His estimate of brick buildings must have been based on the large commercial/residential blocks since figures of an 1866 local census listed 187 brick houses and 93 of frame construction. Clearly, brick was the preferred building material and dominated 19th century construction, yet simple frame houses continued to be built in various sizes and forms (Figs.16).

Paralleling the mainstream neoclassical mode, the newer Italianate fashion made its first appearance in domestic architecture, but was more widely adopted in later commercial buildings of the 1880s and 90s. One of the best residential examples is the 1876 house built by Hannoverian Herman H. Beinke at 119 Locust Street (Fig.17). Trained as a carpenter, Beinke established a building and contracting business in the mid-1860s and became one of the city's leading house builders, reported to have erected over 150 homes in the area. He was one of the early officers of the Washington Building and Savings Association, first chartered in 1871 to finance housing needs in Franklin and adjoining counties. Somewhat advanced stylistically for Washington at that time, the design of the house may have been influenced by Beinke's brother, August, who was a practicing architect in St. Louis then. More typical of Italianate domestic expression are small brick houses whose Italianate traits are limited to porch or cornice treatment (Fig.17). Although round-arched openings were a popular Italianate stylistic element employed in even modest houses elsewhere in Missouri, Washington builders almost exclusively adhered to the segmental arch.

By the 1880s, the Italianate and closely related Second Empire or Mansard styles had supplanted the neoclassical as the fashionable commercial image in Washington. Most examples are concentrated along Main Street (Fig.18). The profiles of their prominent projecting cornices and dormered mansard roofs introduced a new visual dimension which enlivened the streetscape. One of the earliest, the 1880 Bank of Washington at 114-16 Main, was given further interest with accents of carved stone trim. The modernizing of 216 W. Main around 1885

with a new mansard roof and storefront confirmed popular acceptance of the style. Standing in 1864 when H.M. Mense held title, the building was purchased in 1885 by Joseph Schmidt, an 1870 emigrant from Freiburg, Germany, who established his jewelry firm in the new storefront.

The largest representative of the Second Empire style, 107-11 W. Main (Fig.19), was built in 1895 as a general store by John F. Droege, a native of Hannover, Germany, born in 1843. The building's Italianate cornice of corbeled brickwork deviates from the usual metal or wood bracketed examples. A sophistication of design is displayed in the pavilion-like effect of the center three bays which are stepped forward, separately roofed, and trimmed with iron cresting. In the same year Droege's store was erected, construction of another large block was underway at the northwest corner of Elm and Second Streets (Fig.19). Most probably architect-designed, this building heralded two significant "firsts" for Washington: all three floors were devoted exclusively to commercial uses instead of the usual plan of residential upper floors; the design abruptly departed from current fashion, introducing up-to-date urbanistic Richardsonian Romanesque Revival features in its broad, round-arched entrances, tower on the south elevation housing an Otis Hydraulic Elevator, and large, square tripart windows, permitting generous entry of light.

Towards the end of the 19th century a diverse assortment of revival styles were in wide circulation nationally in architects offices but also popularized by distribution in mail-order catalogues of plans and elevations. Often elements of styles such as Romanesque, Georgian/Colonial, Italian Renaissance and Queen Anne were mixed in a single building making stylistic identification virtually impossible. In Washington, Queen Anne was by far the best represented in residential work in terms of numbers. Characterized by irregular plans, prominent gabled roof forms, textured surfaces, ornamental Eastlake wood porch trim, and sometimes two-story towers or bays, the style continued the picturesque tradition of design initiated with the Italianate. The 1888 Henry Thias house at 304 Elm is one of the best examples, but there are many other fine examples, particularly on Cedar Street between Third and Fifth (Fig.20).

Vernacular or folk interpretations of Queen Anne houses are especially numerous. Frequently the style is expressed only in irregular plan or use of gables, as in the gable-front-and-wing and the cross-gable houses (Figs.21). Approximately half of this large group of homes built between circa 1890 to 1915 are of frame construction.

Revival styles also were reflected in other building types although sometimes merely as systems of ornament. Such is the case at 113-15 Elm which features a highly decorative pressed metal front manufactured by the Mesker Bros. Company of St.Louis (Fig.22). More fully developed styles, however, may be found in such buildings as the terra cotta-trimmed, Queen Anne Water Works Building of 1888 at 1 West Front, and the Classical Revival designs of the Calvin Theater (1909) at 311 Elm, City Hall (1923) on Jefferson Street and the 192 Post Office on Lafayette.

Some early 20th century designs in Washington began to show influence of progressive ideals advocated nationally by leading architects who argued against High Victorian picturesqueness and excessive ornament.

They called for reform and a return to simple structure, regularity and restraint. In some respects local builders and architects had never strayed far from these ideals, so that many of the new design elements blended easily with the old. The earliest new house type to appear was the foursquare, easily identified by its squarish plan and pyramidal hipped roof. They occur circa 1905-1930 in both frame and wood, and one and one-half or two stories high (Figs. 23). Some examples have Colonial Revival style porches while others employ Craftsman brick piers. A few are transitional from revival style forms and have stepped-back facades or projecting side wings or bays.

Mid to late 1920s Bungalows form the largest group of new house designs. Constructed of both frame and brick throughout the survey area, they include many interesting variants in addition to the more familiar type with a low-sweeping, side-gabled roof punctuated by a large dormer, and a full-width front porch supported by simple piers (Figs.24,25). A sizable group of two-story brick commercial/residential properties were erected circa 1905-1930 whose most salient stylistic trait is a corbeled brick cornice resembling Craftsman brackets (Figs.26,27). Other commercial buildings display the Craftsman aesthetic in facades accented with restrained brick patterning (Fig.28).

Later developments of the Modern Movement can be found in the city's architecture of the 1930s and early 1940s. One of the most impressive examples is the building erected in 1934 for St. Francis Borgia High School at the southwest corner of Cedar and Second Streets (Fig.29), a handsome Art Deco design in brick and terra cotta. The school was enlarged in 1951 with an addition extending to Third Street which replicates the original section. The Post Clinic's mid-1930s streamlined Moderne (29) look introduced a facade treatment which was imitated later in a number of small commercial structures (Fig.30). Unfortunately a local landmark of modern design, the 1936 Goodrich house at 200 E. Third Street, has recently been sheathed.

Although Washington has suffered some major losses of its architectural heritage, the city is fortunate in having a near-complete record of all of its periods of architectural development.

COMMERCE/INDUSTRY

The survey area includes virtually all of the city's historic commercial buildings; they are found in greatest density along Main and Elm Streets, and to a lesser extent on Jefferson, Front and Fifth. The majority of the industrial buildings, concentrated along Front Street, also fall within the survey boundaries. Notable exceptions include a 19th/early 20th century brewery complex at Eighth and Jefferson; two large early 20th century shoe factories (one, the former International Shoe Co. buildings, located in the midst of an early 20th century residential context (where there is also one corner store) in the west end of town at Roberts and Johnson Streets, and the other on the east side in a similar neighborhood; and a frame pottery manufactory at 812 W. Front Street, built in the

early 1880s by John Glaser who produced stoneware.

Washington's early development as an important commercial center was greatly facilitated by the excellent transportation systems there. Missouri River steamboats were loading at Washington in the 1820s, and in 1855 the Pacific Railroad connected Washington to St. Louis on the east and Jefferson City on the west. Good inland roads and lanes which traversed the agricultural hinterlands also contributed to development of the transportation network; by 1866, a sixteen feet wide, macademized road was under construction between Washington and Union, the county seat.

From the first, the town's commercial and industrial progress was integrally tied to the prosperity of the farmlands around it. Processing plants and warehouses for farm products, retail stores, and saloons and hotels were supported by a large, rural clientele who came from as far as fifty miles away. From about 1840-1870, Franklin county was the banner county in the state both in quantity and quality for the production of tobacco, which was highly prized in the New Orleans market. A large tobacco warehouse stood on the riverfront and many small cigar factories were established. At least one 1850s property is associated with this early tobacco trade, the house and shop of Bernard Wiese at 430 Front Street; it is likely that there are others. During the 1850s and 1860s, consumer markets were rapidly expanding and construction of stores correspondingly increased. Among the business shops erected in those booming decades which stand today are five general stores, two furniture stores, three hotels or inns, two shoe and one drug store.

One of the first brick hotels in Washington was erected in 1855 by Christopher H. Kahmann (1826-1894) at the southwest corner of Cedar and Oak, across from the railroad depot. Fronting on Elm, the north three bays housed the Pacific Hotel and tavern, and the south three bays was occupied by the "Cheap Cash Store". Before coming to Washington, Kahmann had first settled in Cincinnati after leaving Hannover, Germany when he was eighteen. His work as a boat steward brought him to St. Louis, where he moved around 1847 to manage a hotel and restaurant. By the time Kahmann moved to Washington in 1855, he obviously had acquired considerable capital for investment. That same year he purchased the west half of Block 35 in Mense's Addition where he established the town's first pork packing plant, and later, in 1868, built the large two-story, six bay brick building standing at the northeast corner of Second and Elm. Kahmann's enterprising spirit earned him a reputation as one of the town's great boosters and promoters; an accolade in the 1888 Franklin County History noted that "for years he was the most influential and substantial citizen of Washington." His son George developed the remaining parcels on the east side of Elm with the Commercial Hotel (1887-91), replacing his father's pork house, and the building at 114 Elm where Dickbrader's Hardware opened in 1890.

In 1858, Kahmann sold the Pacific Hotel to Frederick Wohlgemuth from Hesse Kassel. Two years later, Wohlgemuth purchased a lot across the street where he built an even larger hotel rising three full stories

and extending seven bays on both Front and Elm Streets. William Wolf from Wurtemberg was managing the hotel under his name in the early 1870s. A block west of the Wolf Hotel at 120 W. Front is the inn erected c. 1855 by Prussian-born August Roetger who also worked as a cabinetmaker. About the same time, a tavern was built by C. Weber at 20 W. Second Street (Fig. far right).

Shoemakers were successfully plying their trade by the early 1850s in substantial places of business. Louis Wehrmann's large building at 212 Jefferson served as his home and leather shop dealing in shoes, boots, harnesses and saddles. Wehrmann was trained as a shoemaker in his native Prussia before emigrating to St. Louis in 1848 where he worked a few years, locating in Washington in 1851 at which time he purchased the lot. George Tamm of Hesse-Darmstadt also apprenticed as a shoemaker in Germany before coming to Cincinnati in 1852, and finally settling in Washington in 1855. He is reported to have been the first to manufacture boots and shoes by machine in Washington. In 1863, he bought the lot at 121 Jefferson where his shop and home were built.

Another immigrant from Hesse Darmstadt, Ludwig Muench, apprenticed in pharmacy there, but left for America in 1849 after the Revolution. He opened a drug store in Washington in 1854, then clerked in St. Louis, and returned to Washington permanently in 1859. His large store at 213-17 Jefferson as probably built at that time. Next door south of Muench's drug store was Christian Mullgardt's saddle and harness shop, located in an 1850s building he purchased in 1867 and most likely enlarged and modernized.

The largest pork packing plant in 19th century Washington, 314 Front Street, was operated from c.1870-91 by Gerhardt Tod, whose resources were valued at \$100,000. A contemporary described the thousands of hogs brought to Washington by both ferry and wagons which lined roads from the south and west. During the 1873-74 season, over 12,000 hogs were packed by Washington firms. Blacksmithing, an essential service of the town throughout the 19th and early 20th centuries, is represented by the buildings at 316 Lafayette Street, constructed in the mid-19th century by Anton Jasper and remodeled in the early 20th century by his sons who continued one of the town's primary blacksmith and farm implement businesses.

During the last quarter of the 19th century new buildings with commercial storefronts mushroomed along Main Street and also filled in parcels on Jefferson, Elm and Fifth Streets. Many of these buildings were erected by merchants who previously were located in smaller, older stores, and now required larger quarters. Both Henry Trentmann and J.L.Hake established boots and shoe businesses in the 1870s, but later erected buildings of their own, Hake in 1881 at 113 W. Main, and Trentmann in 1892 at 107 Elm. By the mid-1890s Hake had become the principal shoe manufacturer in Washington, employing 35 men who daily turned out 100 pairs of shoes which were shipped throughout the state. Hake's plant was also the first modern factory with a lineshaft powered by a steam engine. New saloons were opened in 1875 by Emil Puchta in a two and one-half story building at 303

Jefferson which also featured a popular ten pin alley, and by Fritz Schuenemeyer in a three story building erected in 1880 at 100 W. Main. The construction the same year of a handsome new three-story building by the Bank of Washington, founded in 1877, was an indicator of the city's economic maturity. The building stands at 114-16 W. Main.

Among the businesses opened by later immigrants was the bakery of Paul Schmidle and Julius Rombach, both of whom emigrated in 1883. In 1889, they purchased the building erected by C. H. Kahmann at 120 Elm; after their partnership was dissolved in 1902, Schmidle continued there until about 1920.

The two largest stores in town were both constructed in 1895 for successful merchants who had operated general stores in Washington for many years. John G. Droege's new nine-bay building at 107-11 W. Main fronted 60 feet on Main with a depth of 85 feet. A special feature for the vehicles and horses of the farm trade was a large "Wagon Yard" with covered stalls and feed boxes located at the rear of the store. Anthony and J.B. Kahmann were continuing the business of their father, Eberhardt, when they undertook construction of Washington's largest commercial building at the northwest corner of Second and Elm. Although the December 13, 1895 issue of the Washington Journal published a photograph of their recently completed three-story building, they apparently never moved in due to financial problems resulting from the national Panic of 1893. Instead, the building was taken over by Otto & Co., furniture dealers who were then located one block south at 211 Elm, a building erected by founder William H. Otto in the 1870s. The Otto Furniture Company still occupies the 1895 building today.

Although wheat had not been the earliest profitable cash crop in Franklin county, by the early 1870s Washington had two large steam flour mills running. In 1881, another mill was established by the Degen, Breckenkamp Company, who also operated a planing mill on the same site at 18-26 E. Front Street. The building histories of these structures are not entirely clear, but 1893-98 Sanborn maps indicate that 24 Front was always a planing mill, perhaps on the site earlier, and 18-22 Front, a lumber and flour warehouse. The three-story brick building at the rear of 26 Front was built between the 1898 and 1908 Sanborn maps, probably by Grant Tower Milling Company, flour millers who appear at that address on the 1908-26 Sanborns. The large iron grain bins behind this building were built about 1920 along with the one-story building facing Front Street. The mill had a capacity of 100 bushel per twenty-four hours.

Washington's unique industry, the corn cob pipe factory which still manufactures today, earned the city a national reputation while producing a commodity which gave employment to many local men, women and even children. In 1878, Henry Tibbe, a native of Holland who came to Washington in 1870 as a wood craftsman, secured a patent for a lathe turned corncob pipe finished with plaster of paris. When first marketed the product met with great success, and in 1886, the firm was incorporated as H. Tibbe & Co., known also as the Missouri

Meerschaum Company. The first section of the large complex at 400-20 W. Front Streets was erected in 1886, and as production demanded, additions were made in 1890, 1905 and 1920. In 1895, it was reported that 85 men were employed, and 25,000 pipes were manufactured daily. At about the time Tibbe's patent expired, other pipe firms entered the industry. One of these, Hirschl and Bendheim, had been St. Louis jobbers for Missouri Meerschaum, and established their own factory in St. Louis. In 1898, they moved to Washington, locating in the former pork packing building at 314 Front Street; as their business expanded, a new brick warehouse was erected c.1920 at 324 Front.

During the first quarter of the 20th century, Washington's economy was given a big boost by construction of two large shoe factories: the Roberts, Johnson & Rand Company (later International Shoe) in 1907, and the Kane, Dunham & Kraus Company in 1925, both located outside the survey area. Both had large factory payrolls; in 1939, the former employed over 900 workers, and the latter more than 500. Around 1920, the Missouri Valley Creamery began production at a new factory building at 222 Oak. These concerns were the impetus for population growth which more than doubled between 1910 and 1940, as well as the construction of new commercial buildings and the remodeling of older ones in the downtown area. Elm Street in particular benefited from this commercial prosperity with several new buildings lining the street between Main and Fourth. The appearance of new public buildings also reflected the booming times. In the early 1920s Washington gained a new railroad depot, city hall, and post office; and in the 1930s, a large public elementary school on Fifth Street, and a Catholic High School at Cedar and Second which was expanded all the way to Third Street in 1951. The increased use of the automobile during the 1920s, prompted construction of public garages and repair shops throughout the town, and eventually, a bridge spanned the Missouri River in 1935.

RECOMMENDATIONS FOR NATIONAL REGISTER LISTINGS

The survey inventoried approximately 450 buildings standing within boundaries established at the river on the north, the south side of Fifth Street on the south, Locust and Hooker Streets on the east, and Stafford jogging to Olive on the west. Photographs and inventory sheets were prepared for all of these properties, and they were color-coded on the Architectural Survey Map according to style or type; non-contributing structures were also designated. The primary purposes of the coded map was to provide an overview of the survey area illustrating the distribution of contributing building types and styles discussed in the Architecture section of the report, and to show where new construction or severely altered historic buildings are located (non-contributing structures) which could influence the drawing of boundary lines in a National Register district.

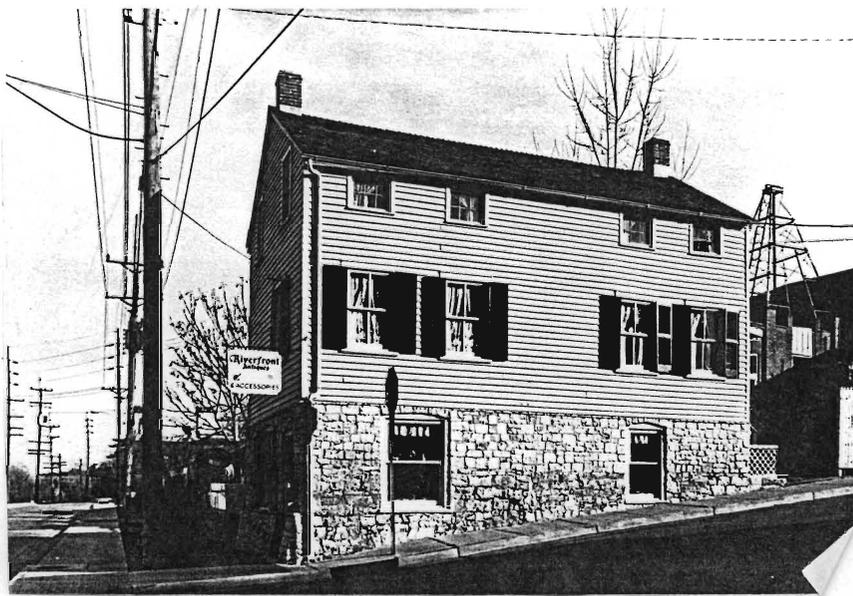
To date, only three properties in Washington have been entered in the National Register of Historic Places. All are residential buildings: the houses of John H. Schwegmann (c.1860) at 438 Front Street; Franz Schwarzer (c.pre-1868 and 1872) at 2 Front Street; and Henry Thias (1888) at 304 Elm. Results of the present survey, along with a windshield survey documented with representative photographs of the entire corporate limits of Washington, indicates that a number of other residential, commercial, industrial and institutional buildings standing within the survey area could be individually eligible.

However, because there remains within the downtown area, good concentrations of all of these building types which encapsulate the major themes and periods of significance of the city's history and development, a National Register District is recommended. Boundaries would generally be drawn to include the area where the mix of building types is sustained, and exclude portions of the survey area where there is only residential context. Therefore, boundaries are proposed at Market on the east, and Cedar on the west, beyond which, streets become almost exclusively residential. The north boundary would extend from 524 W. Front Street, an 1860s residential building, to a 19th/early 20th century industrial property at 26 E. Front Street. A tentative south boundary would begin at the southwest corner of Cedar and Fifth Streets, but then turn north at Elm to extend behind buildings on the south side of Fourth Street perhaps as far as Market Street.

FIGURE 1



600 W. FRONT STREET



24 W. FRONT STREET

FIGURE 2



Streetscape: N.S. of the 200 Block of W. MAIN



Streetscape: E.S. of the 200 Block of Jefferson



212 JEFFERSON



Detail

FIGURE 4

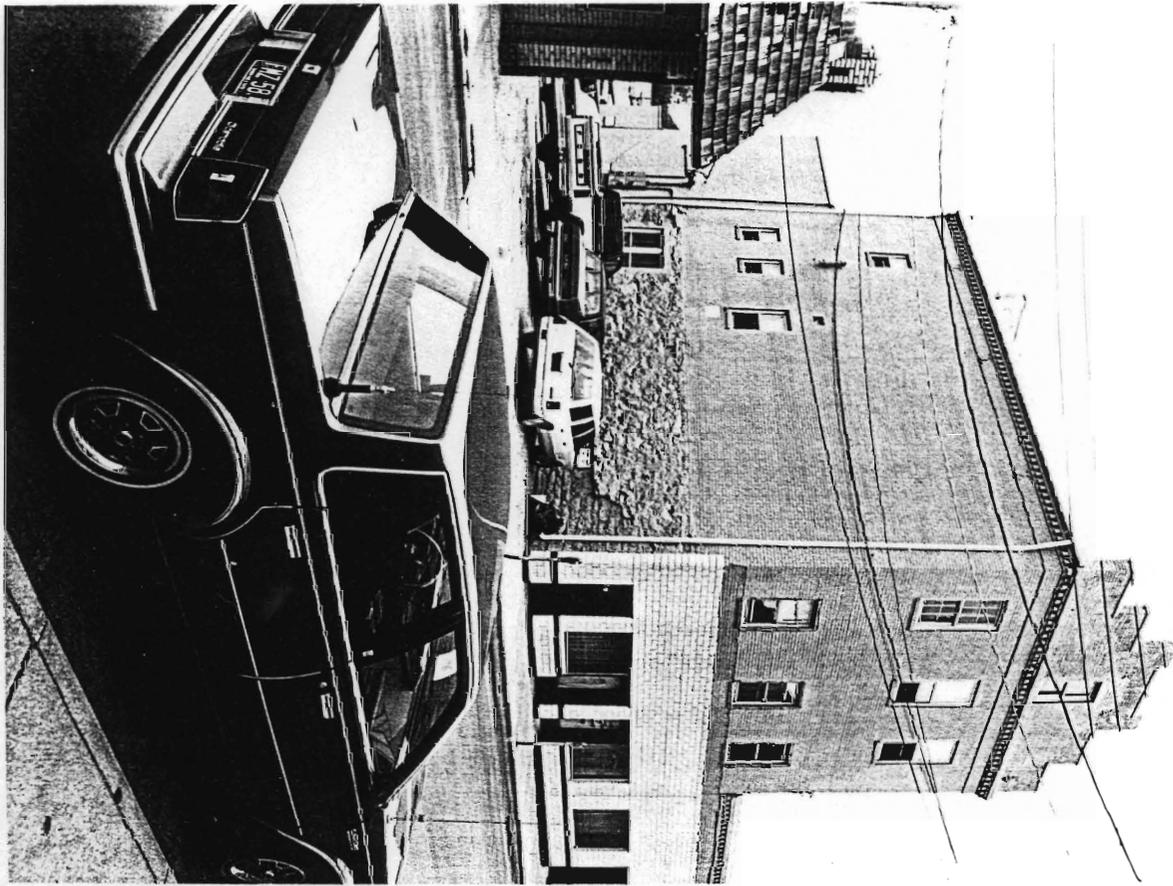


120 W. FRONT



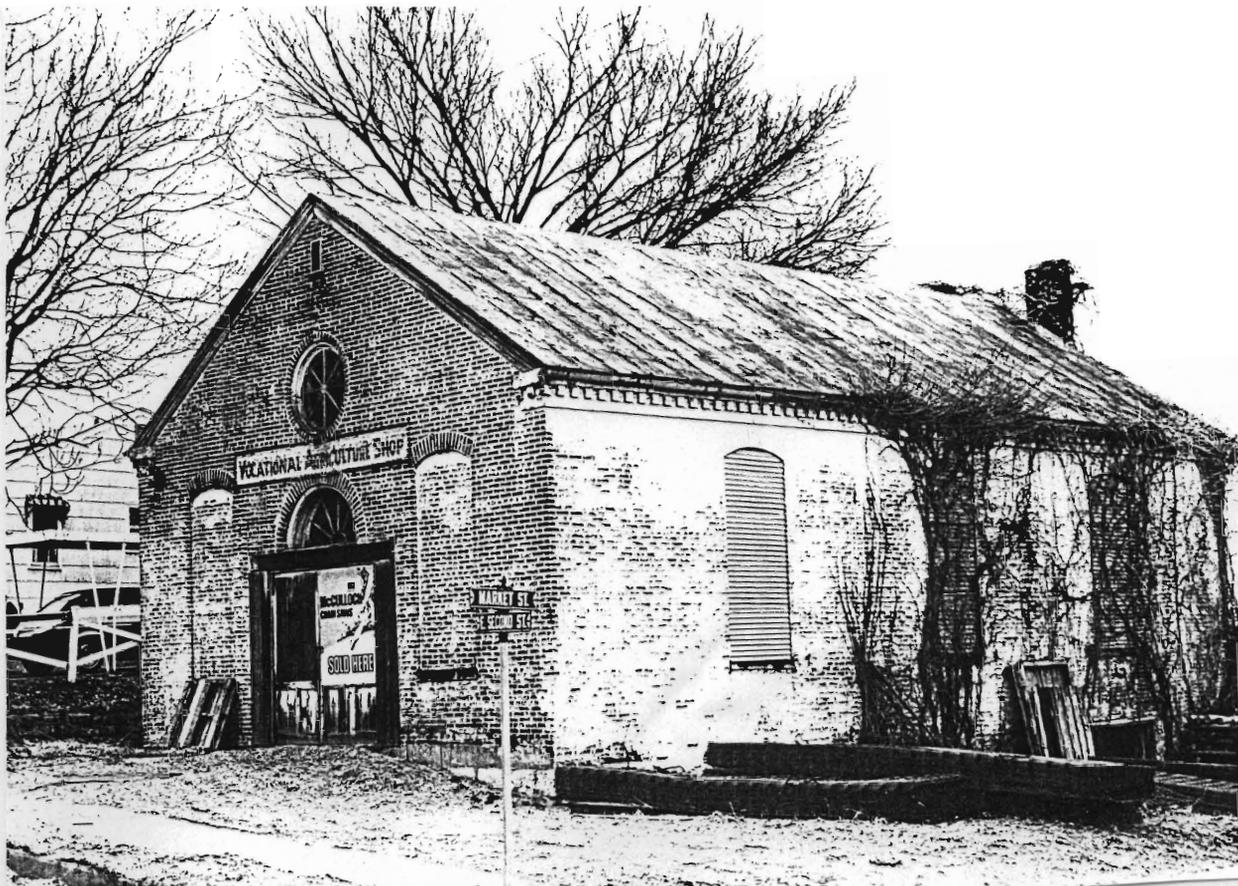
213-17 JERPERSON

FIGURE 5





15 E. FOURTH



23 E. SECOND

FIGURE 7



104-08 MAIN

FIGURE 8



123-25 W. MAIN



216 W. FRONT

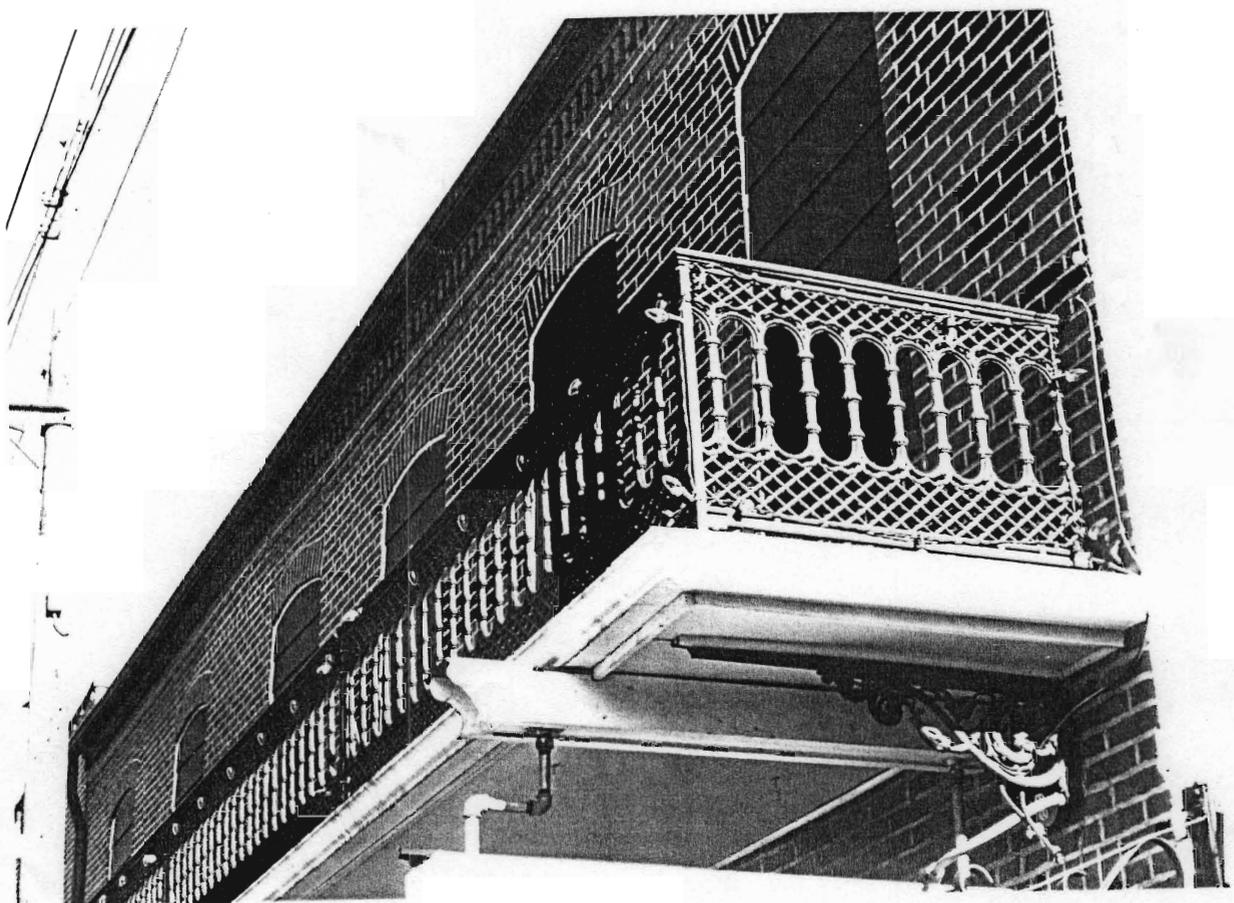


10-26 W. SECOND



120 ELM

1300 1900



DETAIL

1889 - Julius Rompach & Paul Schmiede bght. Geo. H. Kahmann - 3408
1902-20 - Schmiede alone
1880'-905 - N 1/2 = Barber Louis Flake
McMurray, Smith & Judge iron balcony - catalogue



229 W. MAIN



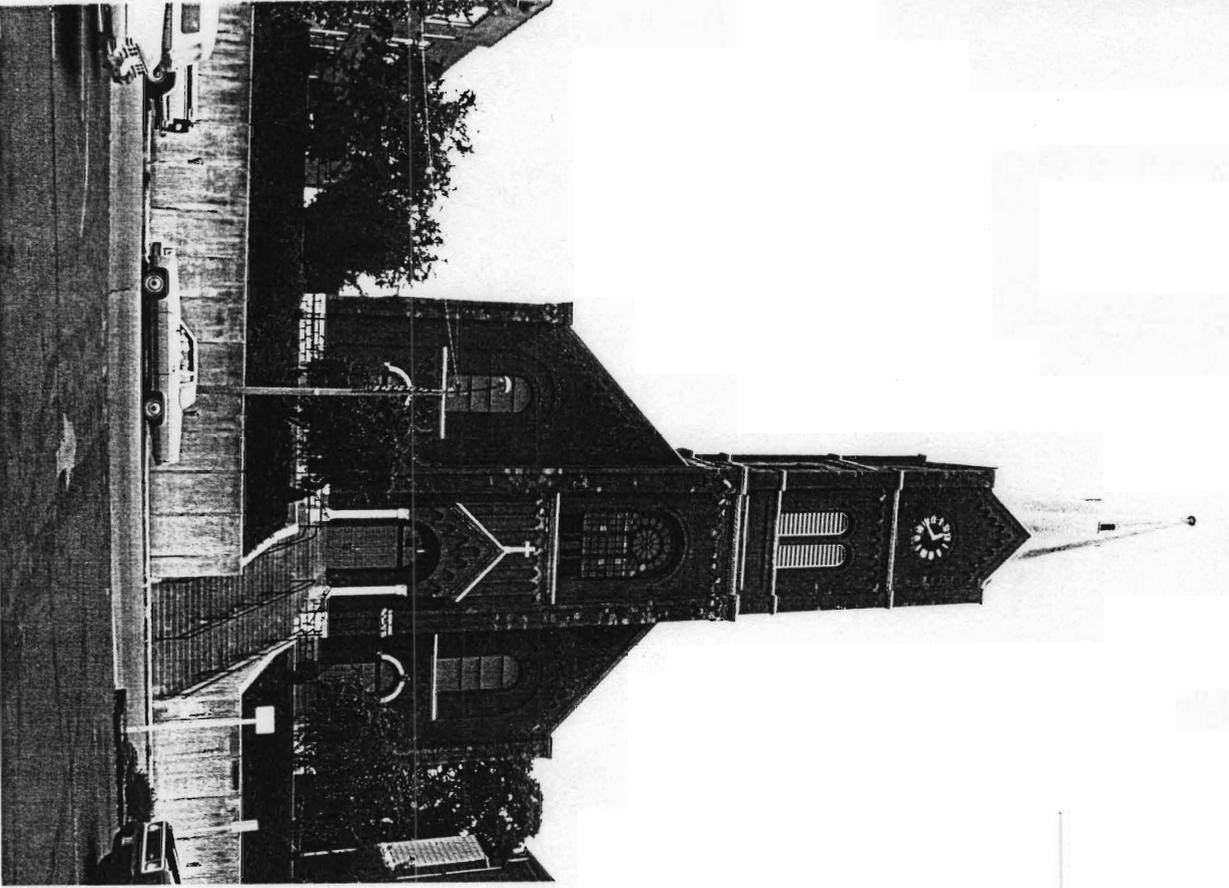
225 MAIN

FIGURE 11

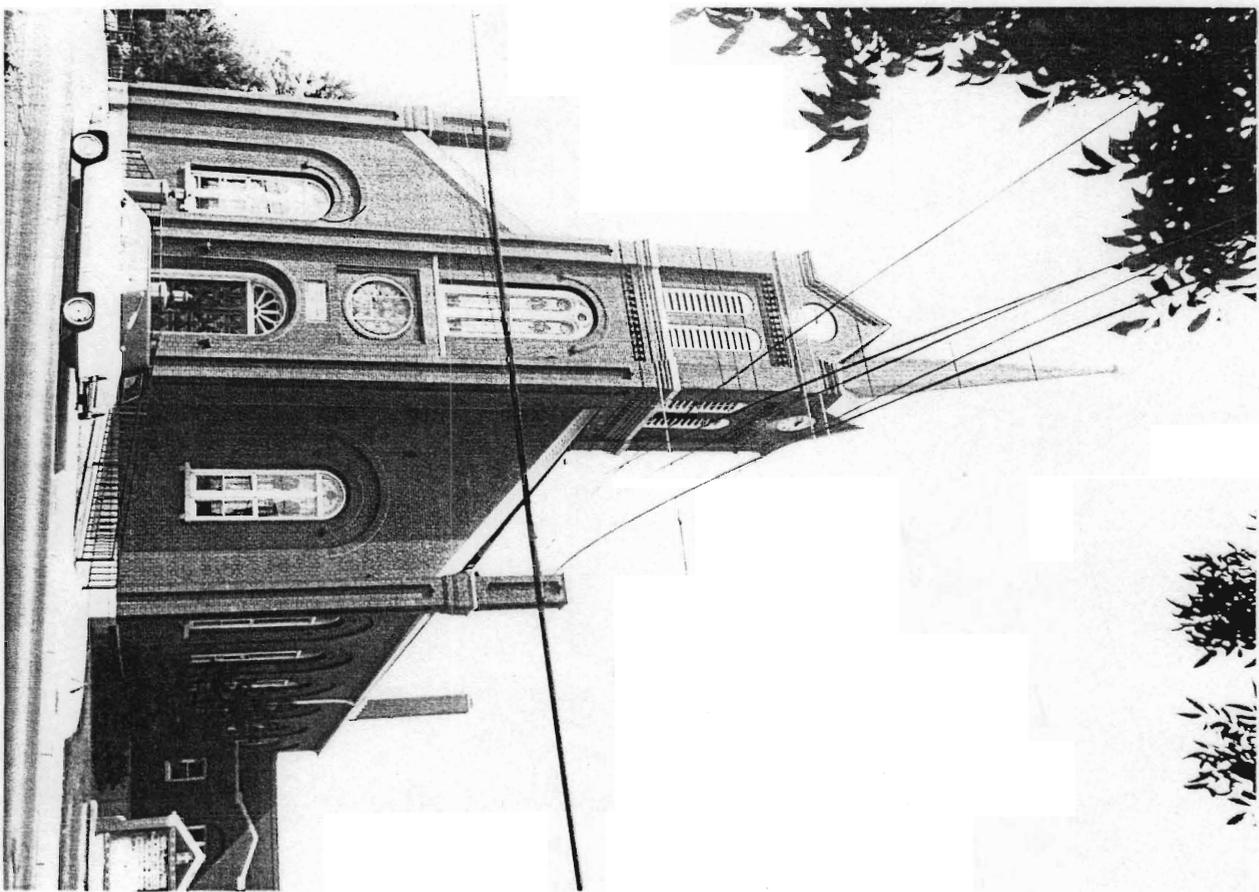


106 ELM

FIGURE 12



ST. FRANCIS BORGHIA



ST. PETER



408 LOCUST



426 CEDAR



300 MARKET



327 OLIVE



524 FRONT (1860s)



110 JEFFERSON (1883)



415 MARKET



121 WALNUT



119 LOCUST (H.H. BEINKE - 1876)



204 E. MAIN



114-16 W. MAIN



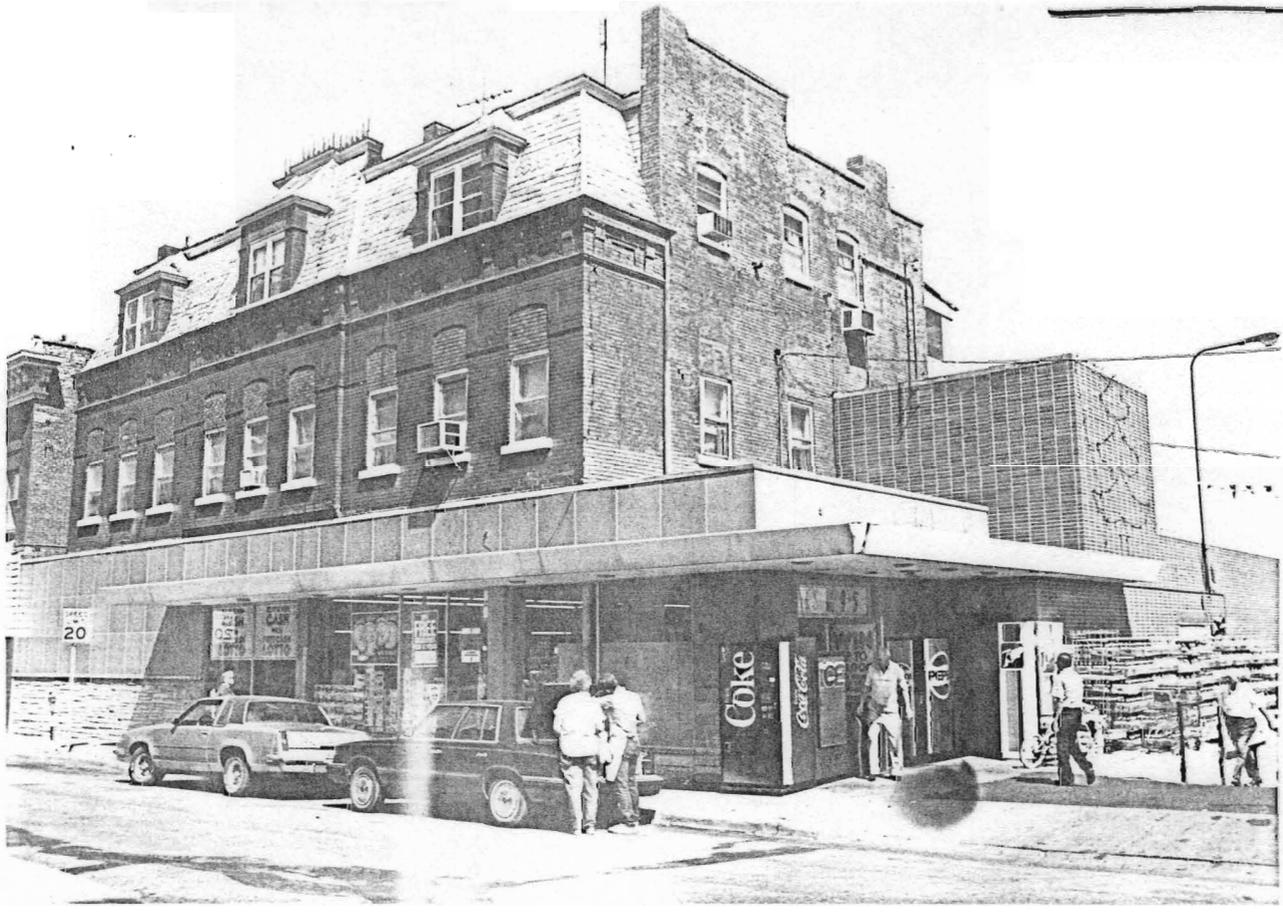
120 W. MAIN



216

222

224 W. MAIN



107-11 W. MAIN (DROEGE Bldg)



NW CORNER ELM & SECOND (OTTO FURNITURE)



401 CEDAR



409 CEDAR



425 CEDAR



311 W. FIFTH



301 LOCUST



221 LOCUST



314 W. FOURTH (c.1910)



209 W. THIRD (c.1890)

FIGURE 216



115 E. SECOND



401 LAFAYETTE



431 FREMONT

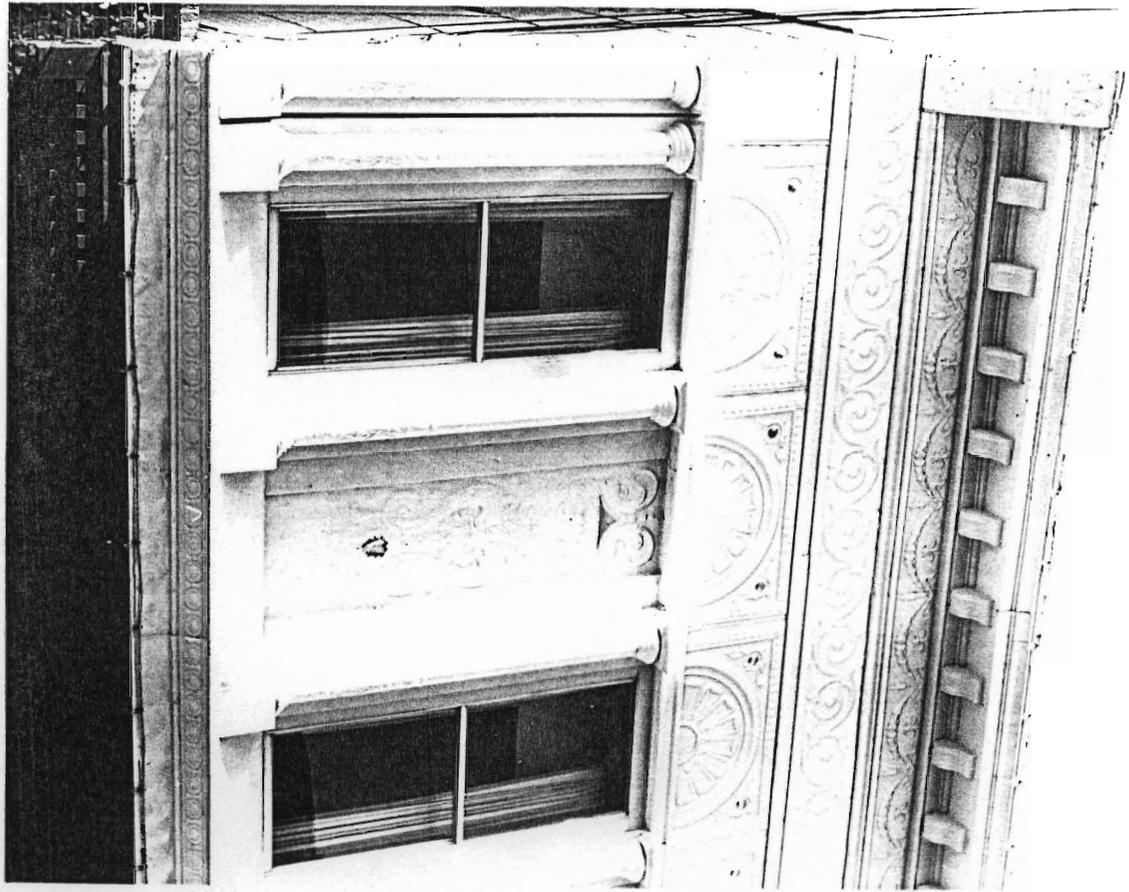


120 E. MAIN

FIGURE 22



113-15 ELM





209 WALNUT (c. 1930)



310 OLIVE (c. 1920)



208 W. THIRD (c. 1905)



420 CEDAR (c. 1905)



104 E. MAIN (C. 1905)



307 OAK (C. 1928)



207 OLIVE



309 MARKET



205 OLIVE



418 FREMONT



410 CEDAR



110 E. MAIN



216-18 ELM (c. 1908)



209-11 W. SECOND (c. 1928)



222 OAK / 125-07 THIRD (former CREAMERY)



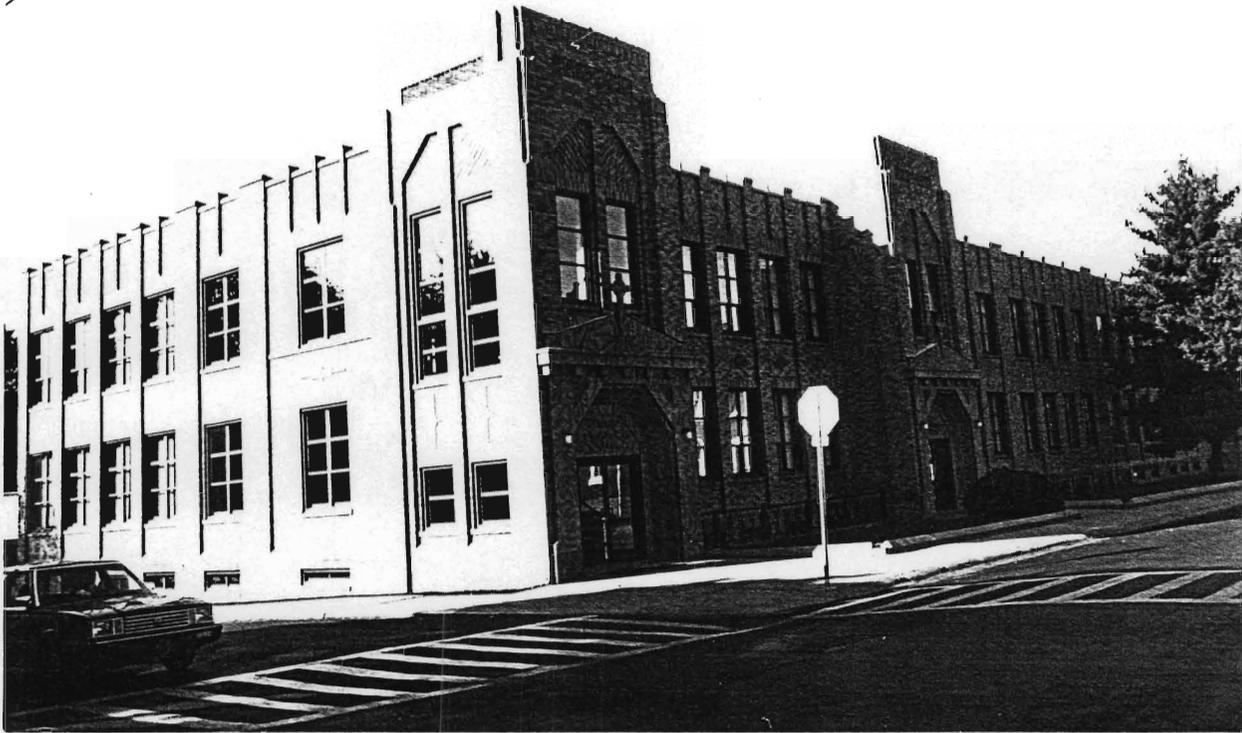
323 W. FIFTH (c. 1910)



101-05 ELM



214 ELM



ST. FRANCIS BORGIA 200 CEDAR



Post Clinic 418 CEDAR

FIGURE 30



315-17 ELM



413 W. FIFTH

JOHN ASHCROFT
Governor



Division of Energy
Division of Environmental Quality
Division of Geology and Land Survey
Division of Management Services
Division of Parks, Recreation,
and Historic Preservation

FREDERICK A. BRUNNER
Director

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

MEMORANDUM

DATE: September 6, 1988

TO: Washington Survey File

FROM: Gerald Lee Gilleard *GLG*

SUBJECT: Inadequate documentation of the third phase of Washington Survey Project #29-87-20022-72 B Inventories.

There are several historic property types present in Washington, Missouri. It is the opinion of the Preservation Planning Section, Historic Preservation Program, that many of these properties are potentially eligible for listing on the National Register of Historic Places. The properties under discussion are vernacular and regional. They appear similar to structures found along our two great rivers and the adjacent area settled by German immigrants. Washington has a great density of these properties. It was felt that as an urban area information on the buildings could be easily found. However, there is a lack of and inaccessibility to historic records on these buildings. In the time allowed and the amount of money available, the above referenced grant project could not provide adequate documentation to define these property types. The lack of historic records on Washington properties was not fully recognized until the survey was well underway.

To demonstrate a positive assessment of National Register eligibility these simple properties must represent the distinctive characteristics of a period (few construction dates were determined and those are widely spaced) or type and method of construction (the documentation of the buildings show them to be highly similar, if not identical, in form, materials, and apparent methods of construction.) They have lasted, in many cases, with little or no maintenance for many years, but cannot be the work of a single master craftsman as they were built over a long period of time. If the argument is made that these buildings are the work of many (German) masons who passed their skills and building techniques along to second and third generations, the lack of construction dates and even surnames of builders/first owners (an indication of the masons nationally) makes this impossible to prove.

This survey did not define these property types nor evaluate their potential National Register eligibility, due to a lack of readily available information. It is still felt that their potential eligibility can be documented, however, the survey cannot be the usual identification/evaluation type and must be intensively carried out on specific resources (least altered, etc.) in order to provide the answers to the questions this survey begs.

meb

Survey Plan for Washington, Missouri

Survey Phases I, II, and III of Washington which covered an area extending from the Missouri River south to Fifth Street, and from Hooker east to Olive encompassed nearly all of the historic commercial, industrial and institutional buildings in the city, as well as residential properties which represented the major styles and types from the 1830s to the 1930s. Thus, future survey work necessarily will be concerned almost exclusively with domestic architecture.

Methodology

A street-by-street windshield survey was conducted throughout all unsurveyed areas within the present city limits. Field notes and representative streetscape photographs were taken wherever there was sufficient historic context to warrant them. Single buildings were selected for photography on the basis of age and type: an effort was made to photograph all of Washington's earliest (mid-19th century c.1845-75) brick or frame houses, as well as any industrial, commercial or institutional building which was at least fifty years old. The approximate location of all of the residential single sites was recorded on a copy of an 1898 plat of Washington. A contemporary city map was used to indicate general areas of contributing and non-contributing buildings by blocking-in with a color code.

Summary of Findings

Due to several factors including topography, settlement patterns and annexation, Washington's residential fabric is dispersed over a large geographic area following the east-west axis of the river. Also as a result of these factors, in almost every city block residential construction dates typically span fifty years or more. The 1869 Bird's Eye View of Washington illustrates the rough topography of the land, marked by numerous hills and gullies which interrupted improvement of blocks throughout the city. Often several decades passed before gullies were filled in and residential development resumed again.

From the earliest period of settlement land was abundant with generous lots platted and available in the original towns of Washington (1839) and Bassora (1836), the John F. Mense (1842) and Mary A. North (1850) Additions, as well as in the small outlying riverfront towns of Nierstein and Southpoint (1841), and in smaller subdivisions which opened in the 1850s and 1860s (See 1898 Atlas Map). At the time Washington was chartered as a city in 1873, the corporate limits were greatly extended to Fourteenth Street on the south, Grand Avenue on the west and several blocks past Bassora on the east. These new boundaries annexed all of the platted towns and subdivisions except Southpoint, and also embraced outlying rural properties. The 1873 boundaries remained unchanged until the Post World War II era when a series of

annexations in the 1950s, 60s, 70s and 80s resulted in the present city limits.

The residential development patterns illustrated in the 1869 Bird's Eye View still hold up today as a general guide to 19th century Washington. Seventh Street was the southern edge of residential density although a few houses were scattered along Jefferson and Locust Streets south of Seventh. Although the Bird's Eye View stops at Penn Street, the eastern boundary of Bassora, and High Street on the west, those streets marked the limits of development until the late 19th and early 20th centuries, except for a few dispersed rural properties.

Southpoint (Photo Sheet #1): Located at the southeastern boundary of the city limits, Southpoint was platted as an independent town in 1841. There is only scant mention of the town in 19th century histories; Campbell's 1875 Gazetteer reported there were two stores, a saw mill, one box factory and an excelsior manufactory. Only a few houses remain today, the largest being the two-story, five-bay brick residence owned by W. F. Kuenzel on the 1898 platt.

Bassora and environs (Photo Sheets # 2,3,4,5) Laid out in thirty-three blocks in 1836 by George Morton, William Walker, Baldwin King and Andrew King, Jr., Bassora in the early years competed with the town of Washington for development but soon lost out. The 1869 View shows about thirty or so houses standing in the town, roughly a dozen of which still stand scattered throughout a mix of early 20th century homes, and more recent construction. A circa 1920s hospital building (St. John's) also stands in Bassora at Fourth and Franklin, and a 1920s shoe factory is located in Schulte's Addition to Bassora at Fifth and Boone.

Fifth and Sixth Streets between Boone and Elm (Photo Sheets 6,7,8,9). As indicated by location dots on the 1898 map and color coding on the current maps, this irregular linear strip along with the cross streets has a fairly high representation of early houses mixed with contributing later ones, but not enough consistent density to form a district. Further south at Eighth and Jefferson are the Busch Brewery Buildings and Second Empire residence (Sheet 10), eligible single site properties surrounded by new construction. Elm Street has good context from Fifth south to Eighth.

Stafford, High, Fremont and Horn Streets (Sheets 12 through 16) These streets, in varying degrees, exhibit concentrations of historic contributing buildings including a number of early houses. Both sides of Stafford Street, particularly between Fifth and Third, are lined with good mid-19th to early 20th century residential context - perhaps the best single street of several blocks (Second to Ninth) found in the survey area. High Street features a few early

houses at the south end, but the strongest fabric is small turn-of-the-century frame houses in the 200 and 300 blocks. The short east-west blocks of Horn and Fremont Streets (Sheet 16) include mid-19th century brick houses interspersed with early 20th century ones.

International Shoe Factory Neighborhood (Sheets 17,18,19)
This area, bounded approximately by Main Street south to James, and High Street east to Stafford, displays sufficient consistent density of contributing buildings to constitute a cohesive survey district. The district embraces Additions which opened in 1907, and began residential development at the same time the shoe factory was under construction in 1907. In addition to the factory complex, the buildings are almost entirely modest early 20th century designs in frame and brick, with one corner brick store/flat.

West Front, Main and Fifth Streets (Sheets 20,21) The 800 block of West Front Street (Sheet 20) includes a frame pottery and a few late 19th or early 20th century houses. Two early brick farm houses are located on West Main. Good residential context lines West Fifth Street from Dubois almost to Louis, and a few outlying rural properties are located on Fifth.

Recommendations

As described above, the dispersed or interrupted character of Washington's historic residential context presents difficulties when attempting to find sufficient concentrations for a survey district. While there are streets with a few blocks of reasonably good fabric, only one area stands out with several blocks of cohesive unity: the International Shoe factory district.

The good representation in Washington of early Missouri-German houses suggests a citywide thematic survey which would study and evaluate these scattered properties. The project would provide an important data base and contribute to development of a state level context of similar properties. Such a survey could also provide the analysis and context required for a multiple property submission to the National Register. Approximately 80 properties have been identified in the present survey. Most of these are 1 1/2 story brick, side-gabled, two to five bays wide, with segmentally arched openings and dentiled cornices; a small number are frame, but similar in form and scale.

Research Design for a Reconnaissance Level Survey of the
Central Business District of Washington, Missouri

Objectives:

The project area covers twelve full city blocks and fifteen partial blocks containing approximately 100 buildings. It is bounded on the north by Main Street, on the south by Third and Fourth Streets, on the east by Lafayette Street, and on the west by Olive and Cedar Streets.

The primary objectives of the survey are: a) to identify and evaluate buildings eligible for inclusion in a National Register and/or Local Historic District; b) to develop historic contexts for buildings directly associated with the themes of Architecture, Ethnic Heritage, Commerce, Industry, and Transportation.

Although there is no single, comprehensive history published on the city, there are several articles, booklets and books which provide general historical background and biographical information on prominent citizens. They include:

History of Franklin, Jefferson, Washington, Crawford and Gasconade Counties, Missouri (1888).

Eleanor B. McClure, History of Washington, Missouri (1939).

Ralph Gregory, The German - Americans In The Washington Missouri Area; various articles.

H. G. Kiel, Centennial Biographical Directory of Franklin County, Missouri (1925).

Kiel Files, Washington Historical Society (biographical).

Washington Journal 13 December 1895 (Trade Edition, summary of commercial/industrial establishments).

Charles van Ravenswaay, The Arts and Architecture of the German Settlements in Missouri (1977).

The area most deficient in the published literature is architectural history. Van Ravenswaay's book is the only source to seriously treat architecture, yet it is of limited usefulness as the author focuses on the more monumental buildings of the 1850s none of which are within the boundaries of the survey area. He does, however, raise

provocative issues concerning the German ethnic influence on architecture in Washington which are pertinent to research questions to be addressed in this survey.

Methods:

The project will entail a building by building survey wherein each structure will be photographed and submitted with an inventory data sheet. In the absence of building permits, archival research for individual building histories is dependent upon and has been limited to the use of Sanborn Insurance Maps (1893, 1898 -both years missing sheets for the entire survey area; and 1926); an 1869 Bird's Eye View of Washington; Tax Assessment books; and local newspapers. The virtual impossibility of tracing property chain of ownership backward in time poses a serious handicap to the survey for without that aid little or no specific information can be attained for buildings constructed prior to the 1880s when tax records provide names of landholders. It is hoped that assistance from a title abstract company will be forthcoming so that a few of the earlier structures can be researched. It should be noted that because of the extreme labor-intensive nature of using tax assessment records it is not possible to gather data from them for all buildings in the survey area.

Expected Results:

Situated on the south bank of the Missouri River about fifty miles west of St. Louis, the City of Washington appears to have experienced development similar to other river towns in Missouri. Industry located along the riverfront, and a mix of commercial and residential buildings formed the early nucleus of settlement on streets extending south from the river. Early connection by river and then train (by 1855) to St. Louis made Washington the distributing point for agricultural products of Franklin County. Thus, it is expected that the city would develop a substantial commercial district. Major influences on architecture expected are the presence of a large German population and the close ties to St. Louis which quickly introduced urban national styles. Establishment of several local brickyards and the availability of skilled German masons made brick the preferred building material.

Preservation Planning Design

Development of Washington's Built Environment

Sanborn Maps and an 1869 Bird's Eye View of the city indicate the concentration of buildings in the 19th century city terminated at Fifth Street on the south, and extended from Locust to Cedar on the east and west respectively. This area of settlement lay roughly within the boundaries of the original town plat of Washington (1839), the John F. Mense Addition (1842) which joined the town to the west, and the Mary A. North Addition (1850) on the south. Beyond this concentrated settlement, scattered houses existed in the town of Bassora, (located a few blocks east of Washington), and presumably also in the separate towns of Nierstein and South Point (1841) both of which fronted on the river at the far western and eastern edges of the present city limits (See Boundary Sketch Map).

In 1873, Washington's corporate boundaries were vastly extended to the south, east and west, encompassing the towns of Bassora and Nierstein and extending as far south as Fourteenth Street (See Map). The new boundaries reached far beyond the residential/commercial nucleus of settlement to embrace small, outlying rural properties. These boundaries remained unchanged until the Post World War II era when a series of annexations in the 1950s, 60s, 70s and 80s to the south, east and west resulted in the present city limits.

Recommendations for Future Survey Activities

Because of the city's scattered residential development pattern over a large geographical area, a comprehensive street by street survey of the entire city is proposed to generate a broad architectural overview of Washington's historic buildings. From such a comprehensive survey it would be possible to identify clusterings of buildings with historic district potential, and to evaluate the architectural character of dispersed buildings which could be eligible for inclusion in a National Register Multiple Property nomination, or as single site nominations. The comprehensive survey would also assist in evaluating quantitatively and qualitatively the relative significance of buildings already surveyed by placing them in a larger context of similar property types.

The method proposed for the survey would entail devising an architectural classification system (based on style, form, material, function etc.) with which each building fifty years

old or more would be evaluated and coded accordingly on a base map drawn with land parcels (but not buildings) currently available at City Hall. Identification of non-contributing buildings (following National Register criteria) would also be coded on the map.

Ideally, all contributing buildings at least fifty years old would also be photographed as part of the survey. If budget constraints preclude that, a selective sampling with a bias toward the oldest buildings is recommended. Since the development cost of a 3" X 5" photograph (42 cents) is approximately half that of a 5" X 7" photograph (80 cents), the smaller size is strongly suggested since twice as many buildings could be documented in a restricted budget.

Inventory sheets could be prepared with a minimum level of data for some of the buildings if necessary to meet survey funding requirements. However, because of the great difficulty in obtaining property-specific historical data (particularly on residential structures), preparation of individual inventory sheets is not a cost or time effective method of initial survey.

The principal goals of the proposed survey, then, would be: a) to develop an architectural property type analysis which would be a framework for identifying and evaluating all of the historic buildings in the city, and b) to map the distribution and concentrations of property types which would assist in targeting areas for future research, and in devising strategies for creating historic districts. Extensive photographic documentation would provide a permanent record of Washington's architectural heritage, and a data base for comparative study and analysis. The final report would define the classification/property type system of analysis, discuss residential development patterns which emerge (i.e. a shoe factory and surrounding workers' housing), and identify potential historic districts based on structural density, integrity and architectural significance.

Mary M. Stiritz
1 December 1987

Research Methodology

The purpose of the survey research was to provide data which could assist preservation planning efforts in the community, identify local and/or National Register districts or single sites, and to promote interest in local history.

In the absence of building permits, secure construction dates were extremely difficult to arrive at for most 19th and turn-of-the-century buildings in Washington. Although Sanborn maps were available and consulted for the years 1893, 1898, 1908, 1916 and 1926, only the 1926 map covered the entire survey area; generally, the earlier the map date, the fewer the streets included. The only documentary source for earlier buildings is an 1869 Bird's Eye View of the city which was helpful for properties easily identified by location, size, etc., but because of the small scale and many rear or oblique views of the buildings shown, it was not possible to confirm that extant buildings were depicted. The 1878 and 1898 County Atlases were of limited usefulness since names of property owners were not listed on blocks that had been subdivided into lots and opened as subdivisions. Some of the Out Lots indicated ownership but many of these have buildings on them today which date much later and likely were not constructed by persons who held title in 1878 or 1898 when the atlases were published.

Tax assessment books also present problems as they are not available for every year and most of the 19th century books are organized alphabetically by property owner's name instead of by subdivision and lot number. Thus, unless an owner's name is known for a particular year, it is necessary to search the entire book for the building parcel in question; even then, it may state merely, "John Doe, lot in Washington". Without deed reference assistance from an abstract company, it is not possible to trace a chain of title to obtain names of early owners of a particular parcel. This is the greatest handicap to research, since deed records are by far the most valuable and reliable source of information.

The work published by historian Ralph Gregory on Washington's German heritage is extensive, well-documented, and indispensable for developing a context of that very significant aspect of the city's history. He has also carefully researched the building histories of a number of properties in the downtown area which are helpful; currently he is preparing a history of Washington from its founding to the present day which will make an important contribution to future research.

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- Washington Journal. 13 December 1895

MISSOURI OFFICE OF HISTORIC PRESERVATION ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)	
2. COUNTY	5. OTHER NAME(S)	
3. LOCATION OF NEGATIVES		
89FR0084 85, 86, 87		
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY	28. NO. OF STORIES
17-19 Market Street	17. DATE(S) OR PERIOD C 1910	29. BASEMENT YES() NO()
7. CITY OR TOWN IF RURAL, VICINITY	18. STYLE OR DESIGN	30. FOUNDATION MATERIAL
8. DESCRIPTION OF LOCATION	19. ARCHITECT OR ENGINEER	31. WALL CONSTRUCTION Iron
	20. CONTRACTOR OR BUILDER	32. ROOF TYPE & MATERIAL
	21. ORIGINAL USE, IF APPARENT Grain bins	33. NO. OF BAYS FRONT _____ SIDE _____
	22. PRESENT USE Grain bins	34. WALL TREATMENT
	23. OWNERSHIP PUBLIC () PRIVATE ()	35. PLAN SHAPE
24. OWNER'S NAME AND ADDRESS IF KNOWN	25. OPEN TO PUBLIC YES() NO ()	36. CHANGES ADDITION() (EXPLAIN IN ALTERED () NO.42) MOVED ()
9. COORDINATES UTM LAT _____ LONG _____	26. LOCAL CONTACT PERSON OR ORGANIZATION	37. CONDITION INTERIOR _____ EXTERIOR _____
10. SITE() STRUCTURE() BUILDING() OBJECT()	27. OTHER SURVEY IN WHICH INCLUDED	38. PRESERVATION UNDERWAY YES() NO()
11. ON NATIONAL REGISTER YES() NO()	12. IS IT ELIGIBLE YES() NO()	39. ENDANGERED BY WHAT YES() NO()
13. PART OF ESTAB. DISTRICT YES() NO()		14. DISTRICT POTENTIAL YES() NO()
15. NAME OF ESTABLISHED DISTRICT <i>Downtown Washington H. D.</i>	40. VISIBLE FROM PUBLIC ROAD YES() NO()	41. DISTANCE FORM AND FRONTAGE ON ROAD
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES 40 feet high	<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> X </div> <p style="text-align: center; margin: 0;">PHOTO MUST BE PROVIDED</p>	
43. HISTORY AND SIGNIFICANCE Constructed between the 1908 and 1916 Sanborn Maps. Used as grain bins, each with a capacity of 10,000 bushels		
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS		
45. SOURCES OF INFORMATION	46. PREPARED BY M. Stiritz	47. ORGANIZATION
RETURN THIS FORM WHEN COMPLETED TO: IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM	OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102	48. DATE 6/88
		49. REVISION DATE(S)