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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

AUG 21 1989

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Downtown Washington Historic District
other names/site number N/A

2. Location

street & number Roughly 15 blocks in the Washington CBD. N/A not for publication
city, town Washington N/A vicinity
state Missouri code MO county Franklin code MO 071 zip code 63090

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>85</u>	<u>10</u> buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		<u> </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>9</u>	<u>1</u> structures
<input checked="" type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u> </u> objects
	<input type="checkbox"/> object	<u>94</u>	<u>11</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 2

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Clayton Blackall Signature of certifying official G. Tracy Mehan III, Director, Date 8 August 1989
Department of Natural Resources, and State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date _____
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. *Beth Bland* 10/5/89
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE: Specialty store, dept. store, warehouse.
INDUSTRY: Manufacturing, energy facility.
RELIGION: Religious structure, church school,
church-related residence.
DOMESTIC: Single dwelling.

Current Functions (enter categories from instructions)

COMMERCE: Specialty store, dept. store, ware-
INDUSTRY: Manufacturing, house
RELIGION: Religious structure, church school,
church-related residence.
DOMESTIC: Single dwelling.

7. Description

Architectural Classification

(enter categories from instructions)

Greek Revival
Late Victorian
Late 19th and 20th Century Revivals

Materials (enter categories from instructions)

foundation Limestone
walls Brick
Weatherboard
roof Asphalt
other Wood
Cast Iron

Describe present and historic physical appearance.

The Downtown Washington Historic District encompasses the Central Business District of the city of Washington, Missouri (population 10,000) located on the south bank of the Missouri River about fifty miles southwest of St. Louis. The District includes a historic mix of institutional, residential, commercial and industrial buildings which formed the early nucleus of settlement on streets extending south from the river. Approximately half of the buildings, however, are two-story brick structures combining first story commercial use with second story residential. Six of the eight institutional buildings are associated with St. Francis Borgia Catholic Church; a post office and Masonic lodge are the remaining two. One of Missouri's few rivertowns which still retains an orientation to the river, Washington survives with riverfront blocks which include all of the industrial buildings, two depots, an electric power plant, a waterworks, and an underground reservoir.

The District appears today much as it did fifty years ago, a downtown with brisk commercial activity, well-maintained dwellings, a flourishing parish church and school, and some industrial properties still in use, most notably the large Missouri Meerscham Company plant and two groups of grain bins. Although none of the historic hotels or inns have been maintained as such, three mid-19th century residences on Front Street have opened for bed-and-breakfast lodging. A number of commercial properties have been owned and operated by the same families since the turn-of-the century or earlier.

In 1985, the National Register nomination process was initiated in Washington with a matching Survey grant from the Missouri Department of Natural Resources for Front and Jefferson Streets. A year later the Washington Historical Preservation Commission was created and the city was granted Certified Local Government status. During 1987-88, additional grants expanded the first survey area to include all of the Central Business District along with adjacent residential areas to the east and west (the entire surveyed area is represented on the District map). The proposed Downtown Washington Historic District is the city's first historic district; community interest supports future registration of additional properties recommended in the Survey Plan.

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Structural density within the District has remained relatively high, in part a result of the high occupancy rate. The low density in the north half of City Block 32 resulted from a fire which destroyed a large flour mill; City Block 17, bounded by Front, Jefferson and Market Streets, on the other hand was never densely built. Almost all of the District buildings have been very well maintained. Except for alterations to first story storefronts (Photos # 2, 11, 15), they exhibit a high degree of integrity with strong second and third stories retaining original cornices, dormers, slate mansards, and ornamental cast iron balconies.

All non-contributing buildings are designated by an asterisk on the Architectural Survey Map; they include post-World War II buildings which are less than fifty years old, (largely one-story commercial infill) (Photos #2, # 24, both 2nd from right); and historic properties which have lost integrity through radical facade alteration (Photo #15, 3rd and 4th on left).

All contributing buildings are coded by letter and number on the Architectural Survey Map under eight classifications based on style and historic function.

Federal/Greek Revival, circa 1849 - 1895, Coded A (Photos # 1 through 15). This group is largely represented by vernacular interpretations of Federal and/or Greek Revival styles; it contains one of the largest single collections of buildings (about one-fourth of the total) and enjoyed the greatest longevity. All rest on stone foundations and all except two are brick. The majority are three bays wide and rise two stories with first story utilized as commercial space and second for residential; a few are one story commercial. Six buildings which are entirely residential are all detached, single family, two to five bays wide except for one nine-bay multi-family at 9 W.Main (Photo #2). Typically facades are symmetrical and feature openings headed with either jack arches, flat lintels or segmental arches; roofs are gabled or occasionally low-hipped. Ornamentation is restrained, generally limited to brick dentilling, stringcourses, recessed paneling and pilasters. Several feature decorative cast iron balconies, lintels or storefronts. While the majority of roofs are side-gabled, five feature street-front gables or shaped parapets sometimes pierced with an attic window or lunette. The two frame houses, 311 W. Third (Photo # 3) and 24 W.Front (Photo # 1, left) are both clapboard; 24 Front features braced frame construction with brick nogging. Adam or Federal Style round-arched windows recessed in larger brick arches and pilaster

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strips articulate St. Francis Borgia Church and the facade of its 1895 rectory which was designed to harmonize with the church building (Photos # 13, 14), although the round-arched corbel table trim of both buildings evokes Early Romanesque Revival.

Italianate/Second Empire, 1865-1900, Coded B (Photos # 15, 16, 17, 18, 27). These closely related styles are represented by fourteen buildings, ten of which are two or three story brick buildings with storefronts and flats above. Most are concentrated along Main Street. The salient stylistic features are bold, projecting cornices with wood brackets (some with incised scrollwork panels), or corbelled brickwork imitating brackets, and dormered mansard roofs. In other respects the buildings differ little from the standard 19th and early 20th century planar brick facade articulated with segmentally arched windows. Two residential examples, 310 Elm (Photo #17, foreground) and 115 Cedar (Photo #18) (the latter a large private home later used as a convent), also feature Italianate cornices as the primary stylistic element. In addition to a corbelled brick cornice, the 1884 former parochial school (now the Washington Historical Society) at 314 W. Main (Photo # 13) is formally articulated with round-arched third story windows, brick quoins and a pedimented projecting center bay; the rear elevation features a second story porch with round-arched fenestration. The 1865 board and batten depot at 401 W. Front (Photo #27, left) is the only frame building in this group.

Revival Styles, circa 1888 - 1925, Coded C (Photos # 5, 16, 19, 20, 21, 22, 23, 32). With a few exceptions the Revival styles are expressed principally in detailing on commercial buildings, and in plan or roof forms in domestic structures. Frequently an ornamental pressed brick or metal cornice is the sole Revival feature on commercial/residential properties, the buildings otherwise maintain the standard planar, segmentally arched brick facades (Photo # 19, 3rd from left). 113-15 Elm received a more elaborate treatment at the second story, sheathed with a highly decorative galvanized steel front (Photos #20, 2nd from left; #21), and on side elevations which are covered with the same material stamped with a brick pattern. The three-story Romanesque Revival building at 127 Elm (Photo #20, left foreground) is the largest and most fully developed Revival style commercial structure in the District. Although Romanesque detailing is employed around the two-story, center entrance-bay of 225 Cedar, standard segmentally arched fenestration patterns articulate the 1890 former parochial school building. Four of the total fourteen Revival buildings are detached, single family dwellings. All are Queen Anne style, the most

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popular late 19th century domestic style in the city. Three are modest one-and one-half-story brick vernacular houses in which a gabled projecting front bay or cross-gabled roof is the primary stylistic form (Photo #4, 2nd from right). The Henry Thias house at 304 Elm (listed in the National Register), perhaps the finest Queen Anne house in Washington, features an irregular plan with projecting bays, elaborated brickwork and Eastlake wood porch. A fine terra cotta trimmed Waterworks Building at 1 Front Street (Photo #32) is also articulated in a domestic Queen Anne style. Early 20th century Classical Revival design is featured in the Calvin Theater of 1909 (Photo #22, left foreground), the 1922 U.S. Post Office on Lafayette (Photo #23, foreground), and the Tibbe Power Plant at 426 W. Front (Photo #5, 3rd from right).

Early Twentieth Century, circa 1905-1940, Coded D (Photos #6, 19, 23 through 26). This group of twenty-one buildings includes numerous one- and two-story commercial buildings, four residential buildings, a gas station, depot, Masonic Lodge, and a parochial school. All show influence of progressive 20th century design traditions, including Craftsman, Bungalow, Art Deco and Moderne. The Craftsman aesthetic is best expressed in the 1923 depot (Photo # 6, left) with its overhanging eaves supported by large wood brackets and rectangular openings with tripart upper sash; and in several commercial/residential buildings which feature facades with glazed brick or terra cotta patterning along with terra cotta stringcourses and cornice coping (Photos #19, #24, middleground; #25, left). These buildings usually employ rectangular windows with tripart upper sash. The Masonic Lodge (Photo #23, 2nd from left) along with several other buildings (Photo #24) have corbeled brick cornices resembling Craftsman brackets; the earlier buildings (circa 1910) typically employ segmentally arched openings. Residential examples include a bungalow at 7 Lafayette, and a foursquare at 306 Elm. The 1934 St. Francis Borgia parochial school (Photo #26) is an excellent example of Art Deco design featuring salmon color brick and terra cotta; the 1951 addition to the south replicates the materials and design of the original section. A few circa 1935-40 buildings are articulated in a more streamlined Moderne fashion, and typically are faced with light colored glazed brick trimmed with horizontal bands of darker brick (Photo #25, right).

Commercial, Coded With Black Bar

This designation indicates that historically the building (or part of it) was used for commercial purposes. Since very few properties were constructed exclusively for commerce, the black bar code at the front

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of the property parcel generally refers to a first story storefront. Institutional, 1866-1934, Coded 1 (Photos # 13,14,18,23, 26). The District's eight institutional buildings are represented by all of the stylistic classifications and have been discussed above. The group includes the U.S. Post Office at 123 Lafayette, the Masonic Lodge at 109 Lafayette, and six buildings associated with St. Francis Borgia parish.

Industrial, circa 1865-1935, Coded 2 (Photos # 4, 5, 27 through 30). The articulation of the twelve industrial buildings generally follows materials, forms and detailing of commercial/residential properties dating to the same period of construction. They are usually devoid of stylistic ornament but occasionally exhibit generic corbeled brick cornices. The earliest, a circa 1865 pork packing structure at 314 W.Front, features two-story brick pilasters and a raised parapet illustrated by a group of Federal/Greek Revival buildings. Typically, industrial buildings have brick masonry walls resting on stone foundations, and have regular fenestration of segmental arches until after the turn-of the century when soldier course brick lintels are more often employed. The additions to the Missouri Meerschaum Company factory at 400-20 W. Front (Photo #27 and Survey Map) clearly illustrate this change in window form. An underground reservoir (adaptively reused for commercial storage), four iron grain bins behind the three-story brick mill at 26 E.Front (Photo #29), and four reinforced concrete storage bins behind 217-19 W. Main (Photo #30) also are included in the industrial group, as is a small brick building housing a well and a related glazed brick warehouse at 8 Lafayette, and a turn-of-the-century brick electrical power plant at 514 W.Front (Photo # 4, 3rd from right).

Residential (c.1849 - 1930), Coded 3

This designation denotes fifteen buildings used only for residential purposes (all are detached, single-family except for two detached, multi-family), as well as numerous buildings which mix residential use with commercial and a few which are institutional/residential or industrial/residential and are doubled coded as such.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Ethnic Heritage
Architecture
Commerce
Industry

Period of Significance

c. 1849-1940

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Downtown Washington Historic District is eligible for listing in the National Register under Criteria A and C, and is significant in the following areas: ETHNIC HERITAGE (1855 - 1940): Located in the strongest area of German settlement in Missouri, Washington by the 1850s was a predominantly German town and remained so in custom and language until the post World War I years. With a German newspaper, church and parochial schools, Turnverein, along with musical and drama societies, the community developed into a cultural center for the German-speaking population of northern Franklin county and neighboring counties. ARCHITECTURE (c.1849 - 1940): Constructed circa 1849-1940, the District's mix of building types and styles characterize the growth and development of a 19th century Missouri-German immigrant settlement into a small 20th century city. As in other German towns and cities in Missouri, brick was the preferred building material in Washington and locally-made brick fashioned into vernacular adaptations of national styles gave the town its historic identity. In addition, similar scale, proportions, size and detailing in District buildings contribute to architectural cohesiveness. COMMERCE/INDUSTRY (c.1855 - 1940): Encompassing Washington's Central Business District and industrial riverfront strip, the District includes almost all of the city's historic commercial and industrial properties which together provided the economic base for its growth and prosperity. The commercial properties served as the primary shopping center for the town and also for a large rural clientel in the surrounding area. Industrial properties, including a flour mill, grain bins, lumber mill and meat packing plant handled agricultural produce from the rich farmlands around Washington, and provided employment to local citizens. The largest industrial plant, the Missouri Meerscham Company, introduced a unique product, the corn cob pipe, which gained national recognition and distribution; the company was a major employer in town. (All Periods of Significance indicated above were based on construction dates of the earliest and latest buildings).

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Washington, Missouri City Hall

10. Geographical Data

Acreeage of property _____ Approximately 31 acres _____

UTM References

A
Zone Easting Northing

C

B
Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

See accompanying Site Map.

See continuation sheet

Boundary Justification District boundaries were determined on the north by the Missouri River, and on the south, east and west by a decline in contributing buildings and/or a change from mixed use to purely residential development.

See continuation sheet

11. Form Prepared By

name/title Mary M. Stiritz

organization _____ date 12/19/88

street & number 12 Wydown Terrace telephone (314) 721-6289

city or town St. Louis state MO zip code 63105

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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 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 brick houses built outside the town boundaries by Lucinda Owens and fellow Kentuckian Dr. Elijah McLean introduced sophisticated architectural styling to frontier Washington

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with their Federal forms and detailing. McLean's house stood on a large tract he purchased in 1830 from the Owens; in 1850 he opened a subdivision embracing the District's 500 block of West Front Street.

ETHNIC HERITAGE

During the 1830s Missouri began receiving a steady influx of German settlers which reached such proportions by 1850 that the state ranked fourth in the size of its foreign-born German population. The Mississippi and Missouri River systems provided excellent connections from the port of New Orleans into Missouri and facilitated development of the strongest German areas in the state. A part of the "German-belt" which extended along both sides of the Missouri River from St. Louis, Franklin County and its principal town, Washington, were areas of early German settlement in the Missouri River hill country (Fig.1). 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.(1)

Much of the early emigration from Germany to Missouri can be attributed to the influential writings of Gottfried Duden, first published in Germany in 1829. A German lawyer who settled on a farm directly across the river from Washington in Warren county, Duden came to Missouri on a fact-finding mission to provide prospective immigrants with first-hand information on opportunities and living conditions in the state. His commitment to promote emmigration as a solution to the socio-economic and political problems in Germany was rewarded by influencing thousands of Germans to emigrate to the Midwest, particularly Missouri.

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 Osnabruck District, 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. These families 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

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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.(2)

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, extended west to Cedar, and south from the river to Second Street. The Mense Addition, encompassed by the present District, soon began to emerge as the town's primary commercial district, as well as an institutional focal point of St. Francis Borgia parish which was constructing its first brick church in 1845 on lots donated by John F. Mense.

While not the only religious denomination early established in Washington, German Catholic St. Francis Borgia was the dominant and largest congregation, a major force of social cohesion in the immigrant community with its large membership, parochial school system and social clubs. Staffed by German-speaking priests and nuns, the church and schools fostered preservation of German cultural traditions in the community. By 1866, the present brick church (Photo #13) was under construction to meet the needs of the growing parish. The extensive building program of the church in the following eighty years is testimony to the strong presence and central role of the parish in Washington (See Architectural Survey Map).

In the 1850s and 1860s 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.(3)

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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. The town became the cultural center for the Duden Settlement in Warren County as well as for surrounding rural Franklin County. In 1854, a drama club which had been performing in nearby Hermann, Missouri was brought to Washington by August Leonard and Forty-Eighter Otto Brix from Berlin. A sizable hall, the Theaterverein, which stands outside the District 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 were organized and offered concert music.(4)

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 (outside the District), 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.(5)

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 Baudissin, 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, Baudissin 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.(6)

During the Civil War years Washington became a hotbed of Radical

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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 Hermann 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." (8) 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 non-contiguous complex of brick brewery buildings stands outside the District.

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 parochial schools and lingered on in church services until the World War II era. 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.(9)

ARCHITECTURE

Throughout its building history, Washington has consistently been a

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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 Wilhelmi, 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.

Possibly the oldest frame house in the city, 24 W. Front Street (Photo # 1-left)), was built in 1849 by Zachariah Foss, a carpenter from Maine. It is an unusual example of braced frame construction with brick nogging, and is one of the few early houses surviving from Washington's first period of growth.

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). By the late 19th century Germans controlled the brick industry. A lithograph of Washington in 1858 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.

Designed in a vernacular adaptation of Federal/Greek Revival style, the buildings of the 1850s and 1860s 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

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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.

The homes and work place of a prosperous, aspiring German merchant class, the majority of the two-story brick buildings reserved first story rooms for commercial use and upper floors as living quarters. Five District buildings, distinguished by a hallmark streetfront gable or high shaped parapet, are among a group of eleven surviving in the city which Charles van Ravenswaay's study of Missouri-German architecture cites as unique in the state.(10) The group includes August Roetger's circa 1855 building at 120 W. Front (Photo #10), the pork packing plant of Gerhardt Tod at 314 W. Front, the stepped-gabled buildings of furniture dealers John F. Bleckmann (Photo # 11) and Wm.H. Otto at 211 Elm; and John D. Grothaus's establishment at 201 Main Street (Photo # 12). One large building at 104-08 W. Main (Photo # 15) shares some family resemblance to the group with its parapeted chimneys and broad gable-end fronting the street. 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.

Although somewhat less imposing, another group of two- and three-story residential and commercial buildings exhibits a stately but more conventional classicism usually featuring side-gabled roofs and brick dentilling or stringcourses at the cornice. Several buildings of the 1850s and 60s, however, are particularly noteworthy for their fine early ornamental cast iron (Photos # 1,5,7). A balcony railing design (Photo # 8) which appears on two District 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. A later, 1880s commercial block at the northeast corner of Main and Elm (Photo # 16-right) displays a fine cast iron store front which also most probably was manufactured by a St. Louis foundry. The building's restrained cornice treatment with bands of recessed paneling and dentil work recalls designs of the 1850s as do the pilasters,

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paneling and molded brickwork of the 1891 Commercial Hotel addition at 108 Elm. Both buildings testify to the conservative design tradition which nurtured later builders. St. Francis Borgia Church (Photo # 13) also displays 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, although the round-arched corbel tables trimming the gable and nave elevations evoke the Early Romanesque Revival.

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 (Photo # 31). 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." (11) 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 (Photo # 3).

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. Italianate traits usually are limited to cornice treatment. Although round-arched openings were a popular Italianate stylistic element employed in even modest buildings elsewhere in Missouri, Washington builders almost exclusively adhered to the segmental arch. The Italianate and closely related Second Empire or Mansard styles eventually supplanted the neoclassical as the fashionable commercial image in Washington. Most examples are concentrated along Main Street (Photos # 15,16). 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

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Washington at 114-16 W. 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 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 (Photo # 20). 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.

A special trade edition of the Washington Journal in December 1895 revealed an unusual sense of local pride and respect for the city's building traditions when the publisher characterized Washington as, "A Solid Town of Brick!" constructed "like the old biblical story of the house upon a rock", its buildings, streets and sidewalks "in keeping with its foundation, being nearly all of brick and stone." (12) Although at the end of the 19th century a diverse assortment of Revival styles began to appear in Washington's architecture, the majority of buildings were little affected. The conservative bias towards unembellished planar brick facades articulated with familiar forms was as much in evidence in commercial and domestic buildings as it was in industrial designs such as the Missouri Meerscham Company plant (Photo # 27) or the Grant Flour Mill at 26 E. Front (Photo #29).

Revival styles most commonly were reflected in commercial buildings only as systems of ornament. Such is the case at 113-15 Elm which features a highly decorative galvanized steel front manufactured by the Mesker Bros. Company of St.Louis (Photo # 21). More fully developed styles, however, may be found in such buildings as the Queen Anne terra

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cotta-trimmed, Waterworks Building of 1888 at 1 West Front (Photo #32), and the Classical Revival designs of the Tibbe Power Plant (1915) designed by St. Louis architect Theodore Link (Photo # 5, 3rd from right), the Calvin Theater (1909) at 311 Elm (Photo #22) designed by Kansas City architect E.C.Little, and the 1922 Post Office on Lafayette (Photo # 23). In terms of numbers citywide, Queen Anne was the most popular residential style. The 1888 Henry Thias house at 304 Elm (listed in the National Register) is perhaps the finest example, but there are many good vernacular or folk interpretations of Queen Anne houses such as 518 W. Front (Photo # 4, second from right).

Some early 20th century designs in Washington began to show influence of progressive ideals advocated nationally by architects who argued against High Victorian picturesqueness and excessive ornament. 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 first new house type to appear was the foursquare, around 1905, represented in the District by 306 Elm (Photo #17, middleground). Mid to late 1920s Bungalows form the largest group of new house designs citywide, and the District includes one example at 7 Lafayette. Several two-story brick commercial/residential properties were erected circa 1905-1930 whose most salient stylistic trait is a corbeled brick cornice resembling Craftsman brackets (Photo # 24) also employed in the 1929 Masonic Lodge at 109 Lafayette. Other commercial buildings display the Craftsman aesthetic in facades accented with restrained brick patterning (Photo # 25, left).

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 (Photo #26), a handsome Art Deco design in brick and terra cotta now in use as a parochial grade school. The school was enlarged in 1951 with an addition extending to Third Street which replicates the original section. The streamlined Moderne look subsequently introduced a facade treatment which was imitated in several small commercial structures (Photos # 25).

COMMERCE/INDUSTRY

The District 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 Front Street where the majority of industrial structures are concentrated. Washington's early development

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as an important regional commercial and industrial 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. A simple board and batten frame depot, currently being restored, was constructed in 1865 after Confederate troops destroyed the first one. In 1923, when a new brick passenger depot was erected at 301-223 W. Front, the frame depot was moved to its present site at 401 W. Front and put in service as a freight depot. 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 once stood on the riverfront. At least one 1850s property is associated with this early tobacco trade, the house and shop of Bernard Wiese at 430 Front Street (Photo # 5, right); it is likely that there are others as many small cigar factories were in operation.

During the 1850s, 60s, and 70s consumer markets were rapidly expanding and construction of stores correspondingly increased. Among the business shops erected in those booming decades which stand in the District today are three general stores, three furniture stores, and three hotels or inns, the latter all conveniently located on Front Street near river and rail transportation.

One of the first brick hotels in Washington was erected in 1855, the same year the railroad reached Washington. Located at the southwest corner of Front and Elm across from the Pacific Railroad depot, the hostelry was aptly named the Pacific Hotel. The building, which also housed the "Cheap Cash Store", was erected by Christopher H. Kahmann (1826-94) who 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

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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 (Photo # 7). 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." (13) 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 (Photo #7).

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 (Photo #6, right middleground). William Wolf from Wurtemberg was managing the hotel under his name in the early 1870s. A block east of the Wolf Hotel is the inn at 120 W. Front (Photo #10, left) erected c.1855 by Prussian-born August Roetger who also worked as a cabinetmaker.

The largest pork packing plant in 19th century Washington, 314 Front Street, was operated from c.1870-91 by Gerhardt Tod from Hesse, 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.(14) Blacksmithing, an essential service of the town throughout the 19th and early 20th centuries, is represented by the building at 409 W. Main Street, constructed in the mid-1880s by Hannoverian John F. Bleckmann and remodeled and enlarged circa 1940 by his descendents who continued one of the town's primary blacksmith and machine shops.

During the last quarter of the 19th century new buildings with commercial storefronts mushroomed along Main Street and also filled in parcels on Elm. They offered a variety of retail shopping for millinery, shoes, clothing and tailoring, hardware, jewelry, drugs, and bakery goods; new saloons and restaurants were also established. Many of these buildings were erected by merchants who previously were located in smaller, older stores, and now required larger quarters to meet the demands of trade. Both Henry Trentmann and J.L.Hake established boots and shoe businesses in the 1870s, but later erected

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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. The construction in 1880 of a handsome new three-story bank building at 114-16 W. Main by the Bank of Washington, founded in 1877, was an indicator of the city's economic maturity.

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 and Rombach established himself at 123-25 W. Main.

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, and Droege's Supermarket is located in the Main Street building.

Washington, by the close of the 19th century, was indeed the "busy little city" described by the Washington Journal. Celebrating the town's growth and prosperity, as well as its quality of life, the paper reported that Washington's numerous manufacturing interests, resulting in its high employment rate, gave the community claim to "fewer genuine loafers" than "in thousands of towns having only one-tenth her population." (15) The city also boasted streets and buildings lighted with electricity introduced by Anton Tibbe whose company also offered telephone service to Union, the county seat. Around the turn of the

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century, Tibbe's plant was located at 514 W. Front (Photo # 4, 3rd from right) and connected by spurr lines to the main track of the Missouri Pacific Railroad. Modern improvements in municipal services additionally included a waterworks plant of 1888 at the foot of Jefferson Street (Photo #32), a sewage system, and regular street and gutter cleaning.

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 (Photo #29, left) was built in 1900, probably by Grant Tower Milling Company, flour millers who appear at that address on the 1908-26 Sanborns. The large iron grain bins (Photo #29) behind this building were built about 1915 along with the one-story building facing Front Street. The mill had a capacity of 100 bushels per twenty-four hours. Four reinforced concrete wheat bins (Photo #30) were constructed circa 1910 by the town's largest mill, the Washington Flour Mill Company, which had a daily production capacity of 400 bushels. The bins were located behind the mill (destroyed by fire in more recent history) in City Block 32.

Washington's unique industry, the manufacture of corn cob pipes, earned the city a national reputation as the world's entire supplier of commercially made cob pipes 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 still manufacturing today at 400-20 W. Front Street (Photo #27) 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 had established their own factory in St. Louis.(16) In 1898, they moved to Washington, locating in the former

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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 significant boost by construction of two large shoe factories outside the District boundaries. Both had large factory payrolls and in the late 1930s were employing over 1400 workers. In 1917, the Missouri Valley Creamery had began production at a new factory building outside the District at 222 Oak. These concerns were the impetus for population growth which more than doubled between 1910 and 1940, as well as for 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 (Photo # 6, left), city hall, and post office (Photo # 23, foreground); and in the 1930s, a large public elementary school on Fifth Street, and a Catholic High School at Cedar and Second (Photo #26) 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 such as the building at 21-17 Jefferson Street, as well as gas stations (Photo #25, foreground) and repair shops throughout town; eventually, a bridge spanned the Missouri River in 1935.

FOOTNOTES

1)Ralph Gregory, The German-Americans in the Washington, Missouri Area, (Washington: Missourian Publishing Co., 1981), pp.24; 31-2.

2)Gregory, pp. 6-7; 22.

3)Gregory, pp. 37-41.

4)Gregory, pp. 66-67; 79-80.

5)Gregory, pp. 55-57.

6)Gregory, pp. 48-50.

7)Gregory, pp. 51-53.

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8) Gregory, pp. 45-46.

9) WPA Writers' Program, comp., Missouri A Guide To The "Show Me" State, (New York: Duell, Sloan & Pearce, 1941), p. 392.

10) Charles van Ravenswaay, The Arts and Architecture of German Settlements in Missouri, (Columbia, MO: University of Missouri Press, 1977), pp. 242-47.

11) R.A. Campbell, Campbell's Gazetteer of Missouri, (St. Louis: n.p., 1875), pp. 205-06.

12) Washington Journal 13 December 1895.

13) History of Franklin, Jefferson, Washington, Crawford and Gasconade Counties, (Chicago: Goodspeed Publishing Co., 1888), pp. 770-71.

14) E.B. McClure, History of Washington, Missouri, (Washington: The Washington Missourian, 1939), p. 39.

15) Washington Journal 13 December 1895.

16) H. G. Kiel, The Centennial Biographical Directory of Franklin County Missouri, (Washington: n.p., 1925; reprinted, Washington: Missourian Publishing Co., 1986), pp. 54-55.

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- A. 15/672843/4270060
- B. 15/673520/4269640
- C. 15/673440/4269520
- D. 15/673283/4269605
- E. 15/673227/4269525
- F. 15/673127/4269585
- G. 15/673020/4269425
- H. 15/672925/4269485
- I. 15/672983/4269565
- J. 15/672880/4269643
- K. 15/672980/4269565
- L. 15/672767/4269940

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The following information is the same for all photographs:

Photographer: Mary M. Stiritz

Date of Photo: December, 1988

Neg. Location: City Hall, Washington, Missouri

Area of Strong German Settlement

Downtown Washington Historic District

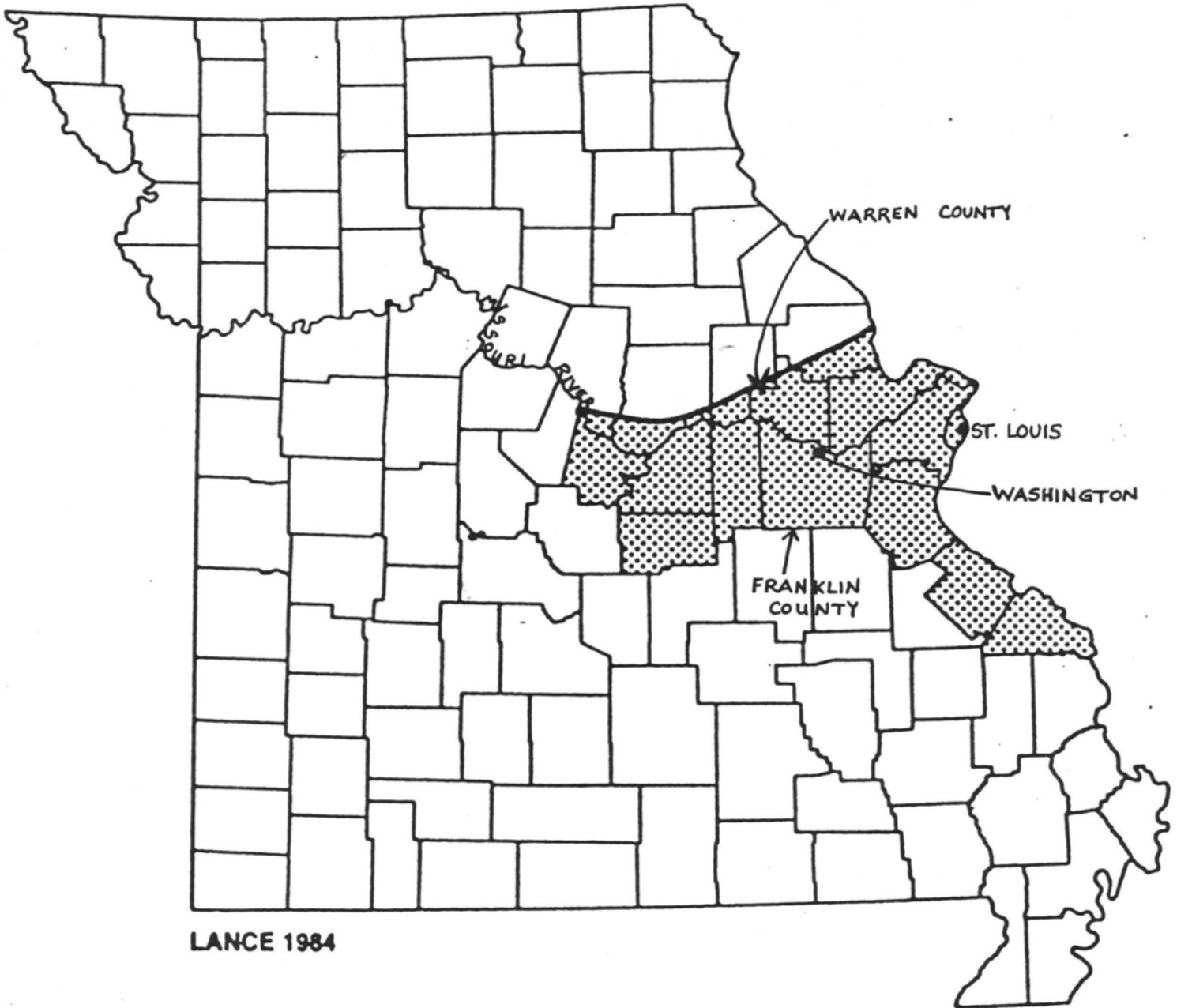


FIG. I

ADAPTED FROM LANCE, DONALD M. "SETTLEMENT PATTERNS, MISSOURI GERMANS, AND LOCAL DIALECTS," THE GERMAN-AMERICAN EXPERIENCE IN MISSOURI, COLUMBIA, UNIVERSITY OF MISSOURI 1986. CULTURAL HERITAGE CENTER PUBLICATION NO. 2.



1
Intersection Front & Lafayette, Downtown Washington Historic District
Franklin Co., MO
camera facing south



2

STREETSCAPE, 9-15 WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NW



3

311 WEST THIRD ST., DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO

CAMERA FACING NORTH



4

STREETScape, SOUTH SIDE 500 BLOCK WEST FRONT, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING SOUTHEAST



5

STREETSCAPE, SOUTH SIDE 400 BLOCK WEST FRONT, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO. MO
CAMERA FACING SOUTHEAST



6

STREETScape, 300-200 WEST FRONT, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING EAST



7

STREETSCAPE, EAST SIDE 100 BLOCK ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co., MO
CAMERA FACING NORTHEAST



8

DETAIL OF 120 ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHEAST



9

STREETScape, 200 BLOCK WEST SECOND, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING EAST



10

120 WEST FRONT ST., DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING SOUTHWEST



11
315-17 WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co., MO
CAMERA FACING NORTHWEST



12

STREETSCAPE, 200-100 BLOCK WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co., MO
CAMERA FACING EAST



13

ST. FRANCIS BORGIA CHURCH, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co., MO
CAMERA FACING SOUTHWEST



14

311 SECOND STREET, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO. MO
CAMERA FACING NORTHEAST



15

STREETSCAPE, SOUTH SIDE, 100 BLOCK WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO. MO
CAMERA FACING SOUTHWEST



16

STREETSCAPE, 200 BLOCK WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co. MO
CAMERA FACING WEST



17

310-306-304 ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO. MO
CAMERA FACING NORTHEAST



18

115 CEDAR, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHWEST



19

STREETSCAPE, WEST SIDE 200 BLOCK ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO. MO
CAMERA FACING NORTHWEST



20

STREETSCAPE, 100 BLOCK ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO. MO
CAMERA FACING NORTHWEST

21

DETAIL OF 113 ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co., MO
CAMERA FACING WEST





22

STREETSCAPE, WEST SIDE 300 BLOCK ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO. MO
CAMERA FACING NORTH WEST



23

STREETSCAPE, 100 BLOCK LAFAYETTE, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co., MO
CAMERA FACING NORTHWEST



24

STREETSCAPE, EAST SIDE 200 BLOCK ELM, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHEAST



25
STREETSCAPE, NORTHWEST CORNER ELM & W. FOURTH, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHWEST



26

200 CEDAR (ST. FRANCIS BORGIA SCHOOL), DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO. MO
CAMERA FACING SOUTHWEST



27

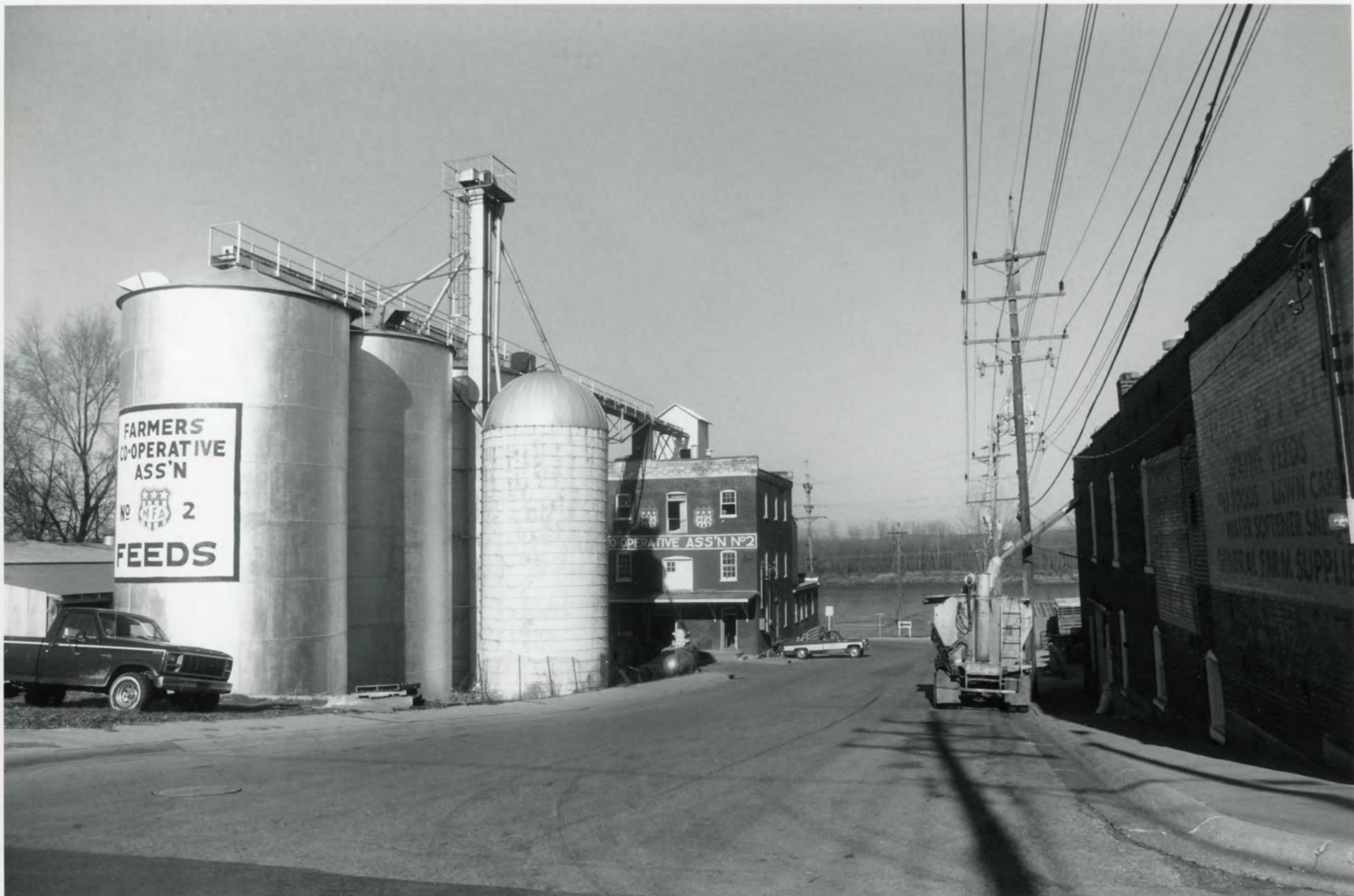
MISSOURI MEERSCHAUM PLANT, 400-20 WEST FRONT, DOWNTOWN WASHINGTON HISTORIC DISTRICT,
CAMERA FACING SOUTHEAST

FRANKLIN Co., MO



28

STREETSCAPE, 21-16 JEFFERSON, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO. MO
CAMERA FACING NORTH



29

STREETScape, WEST SIDE MARKET AT EAST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co.,
CAMERA FACING NORTHWEST MO



30

STREETScape, REAR OF NORTH SIDE, 200 BLOCK WEST MAIN, DOWNTOWN WASHINGTON HISTORIC DISTRICT,
CAMERA FACING SOUTHWEST
FRANKLIN Co., MO



31

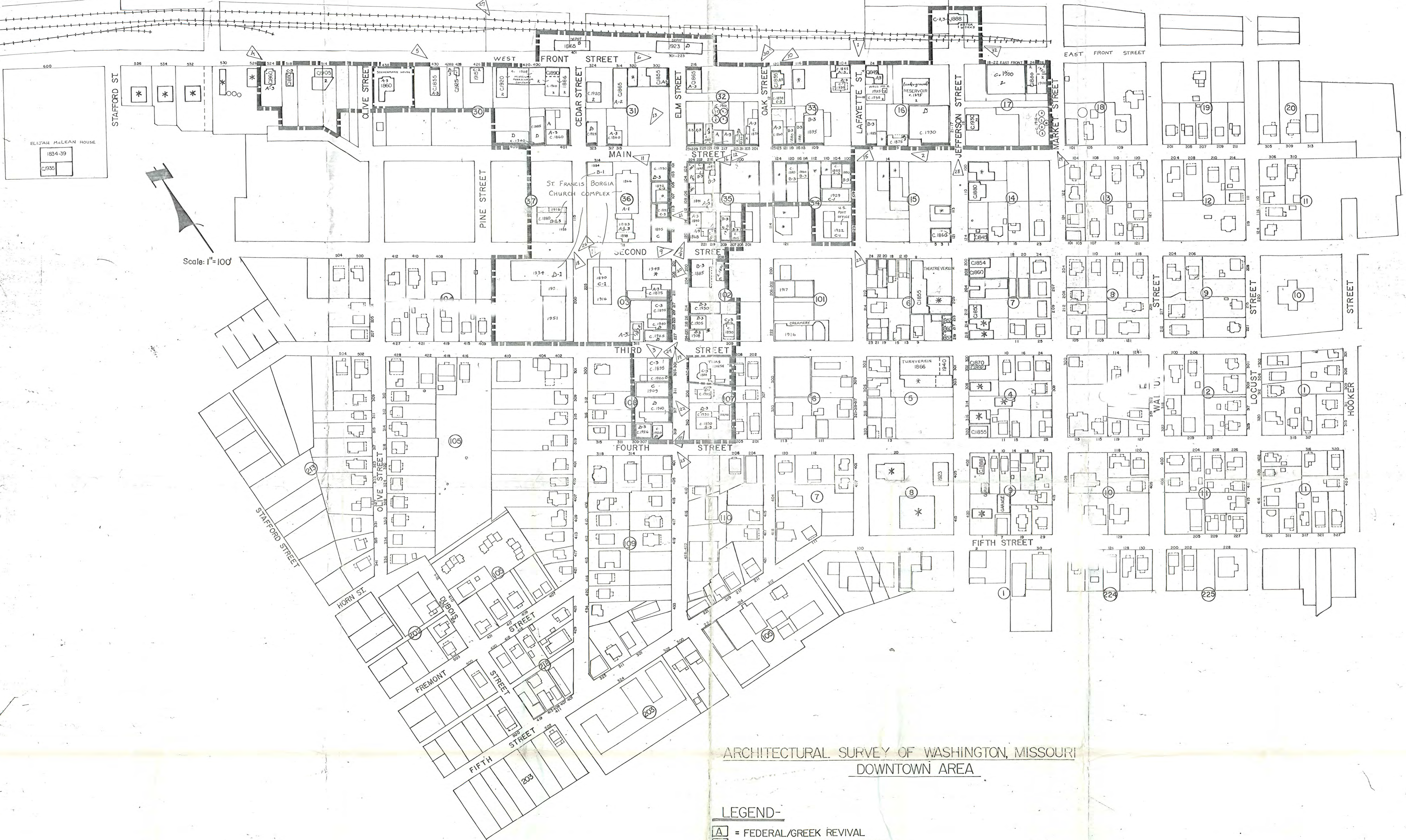
BIRD'S EYE VIEW OF WASHINGTON, 1869, DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN Co., MO
 COPY NEGATIVE: SILVER IMAGE, ST. LOUIS, MO



32

WATERWORKS, 1 WEST FRONT ST., DOWNTOWN WASHINGTON HISTORIC DISTRICT, FRANKLIN CO., MO
CAMERA FACING NORTHWEST

Missouri River

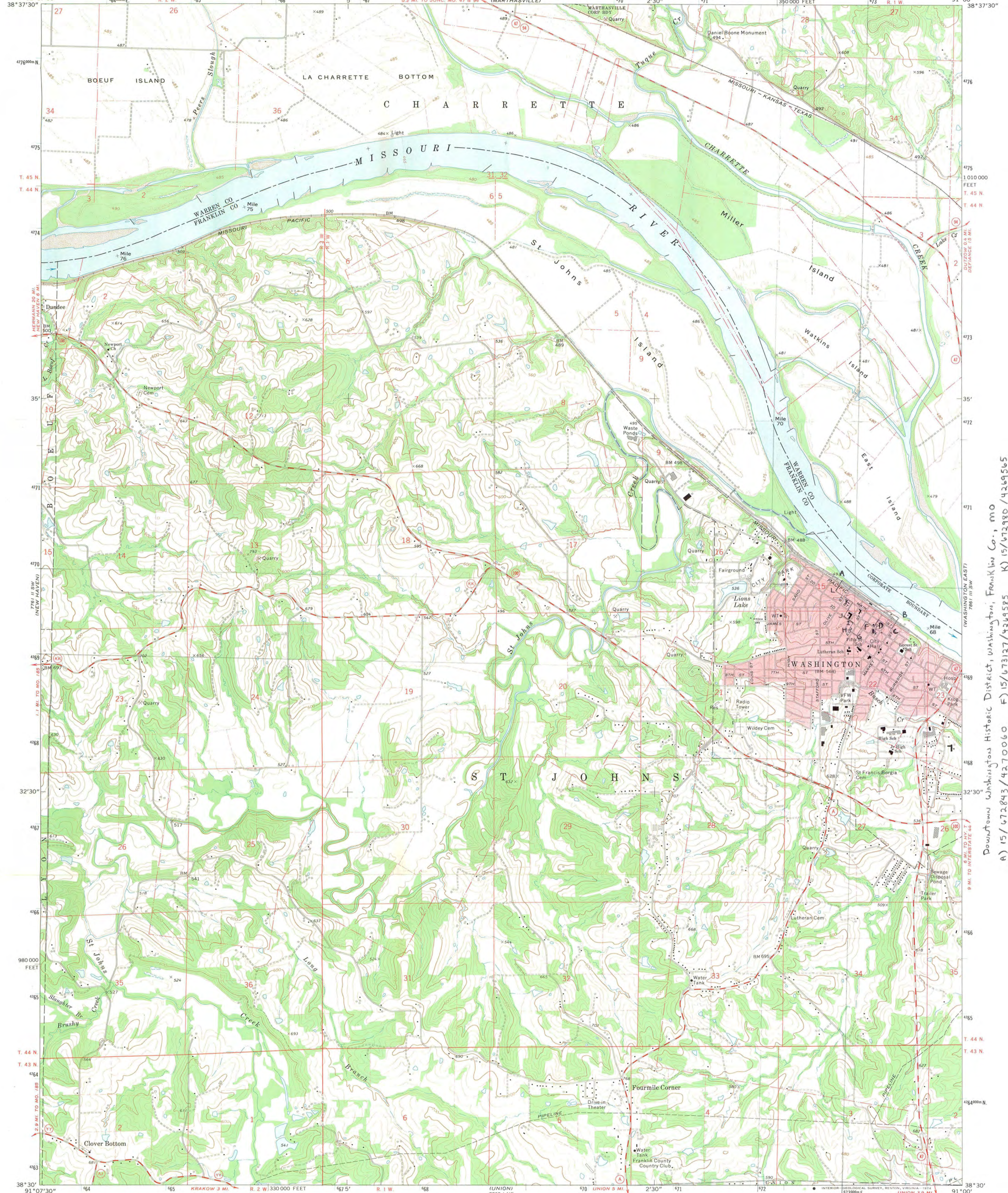


Scale: 1"=100'

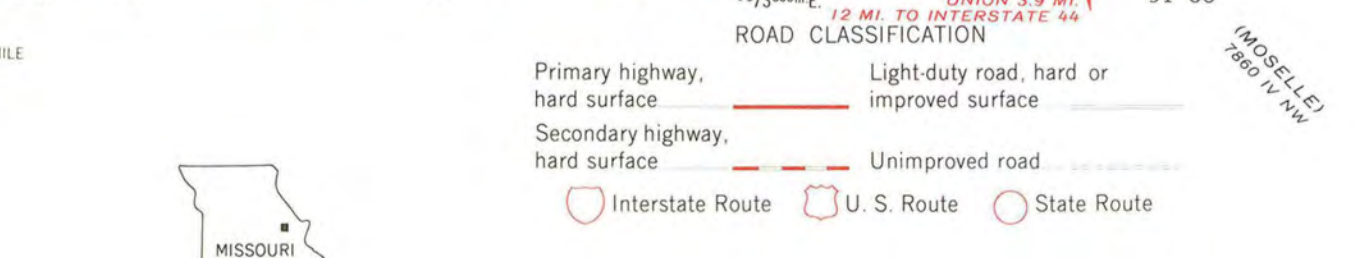
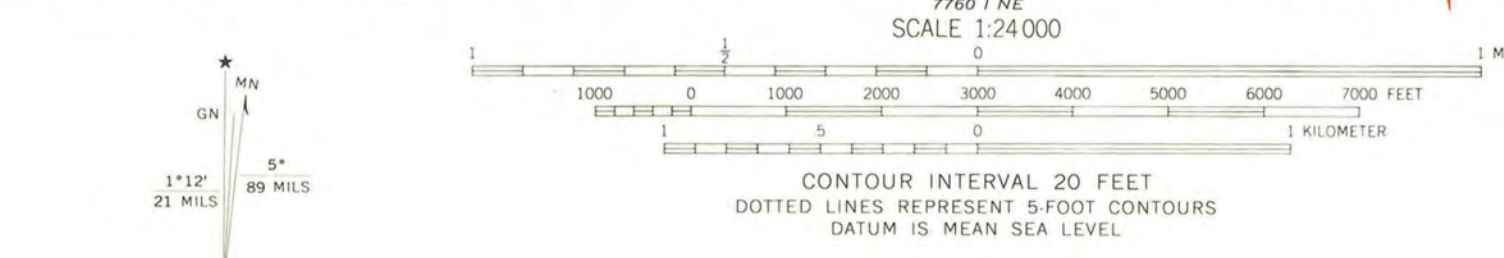
ARCHITECTURAL SURVEY OF WASHINGTON, MISSOURI
DOWNTOWN AREA

LEGEND-

- A = FEDERAL/GREEK REVIVAL
- B = ITALIANATE/SECOND EMPIRE I
- C = REVIVAL STYLES
- D = EARLY TWENTIETH CENTURY
- 1 = INSTITUTIONAL
- 2 = INDUSTRIAL
- 3 = RESIDENTIAL
- 4 = COMMERCIAL
- * = NON-CONTRIBUTING
- = BOUNDARY, DOWNTOWN WASHINGTON HISTORIC DISTRICT
- - - - = LISTED IN THE NATIONAL REGISTER
- △ = PHOTO ANGLE AND NUMBER



Mapped, edited, and published by the Geological Survey
 Control by USGS and USC&GS
 Topography by photogrammetric methods from aerial photographs taken 1970. Field checked 1973
 Projection and 10,000-foot grid ticks: Missouri coordinate system, east zone (transverse Mercator)
 1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue. 1927 North American datum
 Red tint indicates area in which only landmark buildings are shown
 Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



WASHINGTON WEST, MO.
 SE/4 WASHINGTON 15' QUADRANGLE
 N3830-W9100/7.5
 1973

Downtown Washington Historic District, Washington, Franklin Co., MO
 A) 15/672843/4270060
 B) 15/673520/4269640
 C) 15/673440/4269520
 D) 15/673283/4269605
 E) 15/673227/4269525
 F) 15/673127/4269585
 G) 15/673020/4269425
 H) 15/672925/4269485
 I) 15/672828/4269565
 J) 15/672820/4269565
 K) 15/672980/4269565
 L) 15/672767/4269440
 Z

National Register of Historic Places

Note to the record

Additional Documentation: 2014



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Downtown Washington National Register Historic District (Revision)
Other names/site number n/a
Name of related Multiple Property Listing n/a

2. Location

Street & number Roughly 14.5 blocks in the Washington CBD n/a not for publication
City or town Washington n/a vicinity
State Missouri Code MO County Franklin Code MO 071 Zip code 63090

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local
Applicable National Register Criteria: x A B x C D

Mark A. Miles Sept 10, 2014
Signature of certifying official/Title Mark A. Miles, Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register

Additional Documentation Approved
Other (explain :)
for Edson W. Beall 10-29-14
Signature of the Keeper Date of Action

Downtown Washington Historic District
(Revision)
Name of Property

Franklin County Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
90	16	buildings
0	6	sites
2	14	structures
0	0	objects
92	36	Total

Number of contributing resources previously listed in the National Register

94 (See Sec. 7 Summary and Fig. 5)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/specialty store

INDUSTRY/manufacturing

INDUSTRY/energy facility

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

RELIGIOUS/ religious building, church school

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/specialty store

INDUSTRY/manufacturing

INDUSTRY/energy facility

DOMESTIC/multiple dwelling

DOMESTIC/single dwelling

RELIGIOUS/ religious building, church school

7. Description

Architectural Classification

(Enter categories from instructions.)

Greek Revival

Late Victorian

Late 19th and 20th Century Revivals

Late 19th and early 20th Century American

Movements

Federal

Materials

(Enter categories from instructions.)

foundation: Limestone, Concrete

walls: Brick,

Weatherboard

roof: Asphalt, Tar, Slate

other: Wood

Cast Iron

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Downtown Washington Historic District
(Revision)
Name of Property

Franklin County Missouri
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

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

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

B Removed from its original location.

C A birthplace or grave.

D A cemetery.

E A reconstructed building, object, or structure.

F A commemorative property.

G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

Ethnic Heritage

Architecture

Commerce

Industry

Period of Significance

c.1849-1940

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.) N/A

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: **National Park Service**

Historic Resources Survey Number (if assigned): _____

Downtown Washington Historic District
(Revision)
Name of Property

Franklin County Missouri
County and State

10. Geographical Data

Acreeage of Property 30.9 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: (See Fig. 1 for full list)
(enter coordinates to 6 decimal places)

1	<u>38.560375</u>	<u>-91.009473</u>	6	<u>38.560228</u>	<u>-91.016144</u>
	Latitude:	Longitude:		Latitude:	Longitude:
5	<u>38.558145</u>	<u>-91.014220</u>	9	<u>38.563165</u>	<u>-91.015665</u>
	Latitude:	Longitude:		Latitude:	Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

 NAD 1927 or NAD 1983

1	<u> </u>	<u> </u>	<u> </u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Katie Graebe/Researcher, Andrew B. Weil/Executive Director

organization Landmarks Association of St. Louis date 3/24/14

street & number 911 Washington Avenue telephone 314-421-6474

city or town St. Louis state MO zip code 63101

e-mail aweil@landmarks-stl.org

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Downtown Washington Historic District (Revision)

City or Vicinity: Washington

County: Franklin State: Missouri

Photographer: Katie Graebe and Andrew Weil

Date
Photographed: September-October 2013, March 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photos represent newly inventoried resources, resources that have changed status since the original nomination, as well as representative streetscapes.

See Fig. 2 for keyed photo map

225 Cedar Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing East from West Third Street: 225 Cedar St. rear pavilion
001 of 31

111 Elm Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing West: entire front façade of 111 Elm St.
002 of 31

214 Elm Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing West from Oak & Third St. parking lot: 214 Elm St., rear, rear façade visible from the street.
003 of 31

Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

304 Elm Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing Southwest: 304 Elm St. rear garage
004 of 31

306 Elm Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing Southwest: 306 Elm St. rear garage
005 of 31

319 Elm Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing North-Northwest: entire front façade of 319 Elm St.
006 of 31

201 West Fourth Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Northeast: 201 West Fourth St.
007 of 31

205 West Fourth Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing North-Northeast: 205 West Fourth St.
008 of 31

6 East Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing South: corner of Front and Jefferson St.
009 of 31

Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

118 West Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest from Front St.: 118 W. Front St.
010 of 31

118 West Front Street,
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing East from Oak St.: 118 W. Front St.
011 of 31

324 West Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing South-southeast from Cedar St.: 324 W. Front St.
012 of 31

428/428b West Front Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing West: 428/428B site
013 of 31

4 Lafayette Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Andrew Weil
3/19/14
Facing South from West Front Street: rear 4 Lafayette Street
014 of 31

8 Lafayette Street, Front-south
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest: demolished 8 Lafayette St., front
015 of 31

Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

107 West Main Street

Downtown Washington Historic District Revision
Franklin County, Missouri

Katie Graebe

3/19/14

Facing North to Northeast: front entrance of John Gs from Front & Lafayette St. parking lot
016 of 31

112 West Main Street

Downtown Washington Historic District Revision
Franklin County, Missouri

Katie Graebe

10/30/2013

Facing Southwest: front façade of 112 West Main St.
017 of 31

112 West Main Street

Downtown Washington Historic District Revision
Franklin County, Missouri

Katie Graebe

10/30/2013

Facing Southwest: Detail of 112 West Main St.
018 of 31

113-115-119 West Main Street

Downtown Washington Historic District Revision
Franklin County, Missouri

Katie Graebe

10/30/2013

Facing Northeast: site of 113-115-119 West Main St.
019 of 31

200 West Main Street

Downtown Washington Historic District Revision
Franklin County, Missouri

Katie Graebe

10/8/2013

Facing Northeast from West Second: 200 West Main as well as previous location of 205-207 West Second St.
020 of 31

219 West Main Street

Downtown Washington Historic District Revision
Franklin County, Missouri

Katie Graebe

3/19/14

Facing Northeast: 219 West Main St.
021 of 31

Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

315 West Main Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing North: 317 W. Main and previous location of 315 West Main St.
022 of 31

307 Oak Street & 307 Oak Street, [S] side
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing West: 307 Oak St.
023 of 31

314 West Second Street, rear
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing East from Cedar St: 314 West Second Street, rear
024 of 31

202 West Third Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest: 202 West Third St.
025 of 31

208 West Third Street
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
10/29/2013
Facing Southwest: 202 West Third St.
026 of 31

Streetscape: Corner of West Front & Oak St.
Downtown Washington Historic District Revision
Franklin County, Missouri
Katie Graebe
3/19/14
Facing West from W. Front St.: parking lot on the corner of West Front and Oak St.
27 of 31

Downtown Washington Historic District
(Revision)

Franklin County Missouri

Name of Property

County and State

Streetscape: Front Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing West to Northwest from rear corner of 223 W. Front St.: intersection of W. Front & Elm St.

28 of 31

Streetscape: West Main Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Southeast from the Northeast corner of Oak St.: Main St. bounded by Lafayette & Oak St.

29 of 31

Streetscape: West Main Street [bounded by Oak & Cedar St.]

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Northwest from the Southeast corner of Oak St: Main Street bounded by Oak & Cedar St.

30 of 31

Streetscape: Elm Street

Downtown Washington Historic District Revision

Franklin County, Missouri

Katie Graebe

3/19/14

Facing Northeast from center of Elm St.: intersection of Elm & W. 2nd St.

31 of 31

Downtown Washington Historic District
(Revision)

Name of Property

Franklin County Missouri

County and State

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1: Geo-referenced location map of Downtown Washington Historic District (Revision)

Franklin County, Missouri

Katie Graebe, Dec. 2013

Figure 2: Downtown Washington Historic District Map (Revision): Boundary Revision, Architectural Survey and Photo Map

Franklin County, Missouri

Katie Graebe, Dec. 2013

Figure 3: Downtown Washington Historic District Map (Original: 1988) with current boundaries

Franklin County, Missouri

L. Schnur, Aug. 1988

Figure 4: 112 West Main Street, Downtown Washington Historic District, 1987

Franklin County, Missouri

M. Stirtz, November 1987.

Downtown Washington Historic District Cultural Survey FR-AS-002-277

Facing West: 112 West Main Street storefront facade

Fig. 5: Contributing and Non-Contributing Resources in the Downtown Washington Historic District, Franklin County, Missouri

Katie Graebe, 2013-2014

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Downtown Washington Historic District (Revision)

Name of Property

Franklin County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

Summary

The following document provides an update and revision of the Downtown Washington, MO National Register Historic District. The original district was listed in 1989 (NR 8/5/1989) and represented the first historic district that was created within the City following the creation of the Washington Historic Preservation Commission and the accreditation of the City as a Certified Local Government in 1986.¹ The original 1989 Downtown Historic District nomination consisted of 85 contributing buildings, 9 contributing structures, 10 non-contributing buildings, and 1 non-contributing structure. There were no sites or objects listed in this nomination. (Fig. 3, 5)

Over the course of more than two decades since the creation of the District, both demolition and new construction have taken place within its boundaries resulting in a need to reevaluate boundaries, resource counts, and period of significance to reflect current conditions. As such, the City of Washington sought and was awarded a Historic Preservation Fund Grant by the State Historic Preservation Office of Missouri in 2013 to support necessary revisions. Fieldwork took place in the late summer and fall of 2013 with supplemental photographic documentation in the spring of 2014. Fieldwork was aimed at documenting changes to the physical fabric of the District that have occurred since the original listing in 1989. The Downtown Washington Historic District, as revised, consists of 90 contributing buildings, no contributing sites, two contributing structures, 16 non-contributing buildings, five non-contributing sites, and 14 non-contributing structures. There are no contributing or non-contributing objects within the District (Fig. 2, 5). Boundaries were determined based on the presence of contributing/eligible buildings and have changed only slightly from the original nomination. The northwestern and northeastern corners of the district were slightly reduced, the corner of West Second and Oak Street reduced, and the block between West Third and West Fourth expanded to Oak to include the eastern half (Fig. 3).

Elaboration

Located in the central business district of the City of Washington in Franklin County, Missouri, the District contains a mix of commercial, industrial, religious, and domestic building types. While change has occurred since the original nomination was approved, the District remains largely intact and still conveys the appearance of a relatively dense town center that is dominated by buildings that were constructed during the original period of significance c.1849-1940. (This density and other parts of downtown can be seen in photographs 27-31.) As identified in the original nomination, the District continues to reflect aspects of Washington's ethnic heritage as well as architectural, industrial, and commercial patterns that are locally significant. The Downtown Washington Historic District encompasses portions of approximately 14.5 blocks and has an irregular shape that is roughly bounded by Front Street on the north, Olive Street on the west, Fourth Street on the south, and Market Street on the east. The District follows, for the most part, current parcel lines and encompasses roughly 30 acres (30.86 to be exact).

Since the creation of the Downtown Washington Historic District in 1989, three other National Register Historic Districts have been created adjacent to the downtown area:

1. The Locust Street NR District (NR 9/14/00) is located to the east of the Downtown District.²

¹ Mary M. Stirtz, National Register of Historic Places Nomination Form: *Downtown Washington Historic District*. (Washington D.C.: US Department of Interior/National Park Service, 1989).

² Becky L. Snider and Debbie Sheals, National Register of Historic Places Nomination Form: *Locust Street Historic District*. (Washington D.C.: US Department of Interior/National Park Service, 2000).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Downtown Washington Historic District (Revision)

Name of Property

Franklin County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

2. The Stafford-Olive NR District (NR 9/14/00) is to the west of the Downtown District.³

3. The Tibbe NR District (NR 3/22/90) is to the south.⁴

Both the Locust District and the Stafford-Olive District were completed under the aegis of the Historic Resources of Washington, MO Multiple Property Submission (NR 8/14/00).⁵ Two buildings in the District are individually listed in the National Register: the Schwegmann House at 438 West Front Street (NR 3/22/1984)⁶ and the Thias House at 304 Elm Street (NR 9/20/84).⁷

Several buildings in the District were slightly altered or constructed after the end of the original period of significance (c. 1849-1940) and were originally listed as non-contributing. In some cases these buildings have achieved 50 years of age or greater since the original nomination; it was necessary to re-evaluate all non-contributing resources. In all but one case, mentioned below, buildings originally identified as non-contributing were left in this category due to their lack of historic integrity (i.e. they didn't reflect their original appearance) or lack of association with an historical or architectural pattern deemed significant to the development of the overall District.

The current evaluation determined that the original period of significance (c. 1849-1940) adequately encompasses the significant patterns of architectural development that define the character of the District. Within the District boundaries, the few buildings currently 50 years old and constructed after the period of significance are not numerous enough nor do they possess sufficient integrity to constitute a significant pattern of development. As such, no new historical or architectural contexts were created as a result of the current revision. Figure 5 illustrates all of contributing and non-contributing features to the district and elaborates on any other changes that have occurred since the original District nomination.

Only one building that was originally identified as non-contributing is now considered to be a contributing resource: 112 Main Street (Photo 17, 18). Constructed c. 1932, the building can be classified as "early 20th century" and/or "commercial" using the terminology of the original nomination. When originally surveyed in the 1980s, the building was obscured by non-original cladding and had thus been considered a non-contributing resource. Today, the cladding has been removed and the original appearance of the building restored.

Two resources went from contributing to non-contributing due to non-historic alterations. 319 Elm Street underwent a substantial remodeling in 2009 that altered both the primary façade and entrance (Photo 6). In addition, two buildings recorded as 105 and 107 Elm Street (Photo 2) in the 1989 survey (the former contributing, the latter non-contributing) are now considered a single non-contributing building (111 Elm) due to internal connections and major alterations to the primary façade.

³ Debbie Sheals, National Register of Historic Places Nomination Form: *Stafford-Olive Historic District*. (Washington D.C.: US Department of Interior/National Park Service, 2000).

⁴ Mary M. Stirtz, National Register of Historic Places Nomination Form: *Tibbe Historic District*. (Washington D.C.: US Department of Interior/National Park Service, 1990).

⁵ Debbie Sheals and Becky L. Snider, National Register of Historic Places Multiple Documentation Form: *Historic Resources of Washington Missouri*. (Washington, D.C.: US Department of Interior/National Park Service, 1999).

⁶ R. L. Haynes, National Register of Historic Places Nomination Form: *Schwegmann House*. (Washington D.C.: US Department of Interior/National Park Service, 1984).

⁷ Gerald Lee Gilleard, National Register of Historic Places Nomination Form: *Thias House*. (Washington D.C.: US Department of Interior/National Park Service, 1984).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Downtown Washington Historic District (Revision)

Name of Property

Franklin County, Missouri

County and State

N/A

Name of multiple listing (if applicable)

While the original nomination was created in keeping with the requirements of the National Register in 1989 and reflects a high level of scholarly rigor, contemporary standards would have required some additional documentation and the lack of certain information posed some challenges to re-evaluation. For example, most individual buildings were not described in Section 7 of the original District. This creates a problem when trying to identify alterations that post-date the original nomination. In addition, while total resource counts were provided, key information was occasionally omitted. For example, a count of contributing structures was included in the original nomination, but they were not identified in text by address or description, leaving current investigators to rely on the District map and field survey to attempt to locate these resources for re-evaluation. In addition, vacant lots (sites) and parking lots (structures) were not counted, evaluated, or addressed in text by the original nomination, as they would be today.

As mentioned, the original survey lists nine contributing structures; however it is unknown which resources they include. The original nomination also uses the terms “structure” and “building” interchangeably adding to the confusion. As a result, all identified structures, sites and buildings identified in the field were reevaluated and inventoried during the present revision. This reevaluation resulted in the identification of two contributing structures in the District: a c.1895 underground reservoir near the northeastern corner of W. Front and Jefferson, and a group of four industrial storage tanks in the center of the block between Oak and Elm Street. These two structures are noted on the current map (Fig. 2).

There are two newly identified, non-contributing pavilions (structures) that post-date the original nomination. Both 225 Cedar Street rear and 315 W. Main Street are open pavilions (Photo 1, 22). The original nomination recorded a contributing building at 315 W. Main Street but it was demolished and replaced with the pavilion during the restoration of its neighbor at 317 West Main Street.

There are also 12 non-contributing parking lots (structures) that were not addressed by the original 1989 survey and nomination (example, Photo 27). The original map does however illustrate unmarked, vacant spots that were revisited and evaluated as a component of the current revision. Parking lots were evaluated in accordance with “Parking Lots in Historic Districts: A National Register White Paper” at the recommendation of the Missouri SHPO.⁸ The lots were evaluated as structures if they had ten or more parking spaces or otherwise represented “land that exhibits a substantial amount of construction in paving or land that is put to use”. The non-contributing parking/paved lots identified by the current revision are as follows (Fig.3, 5):

- a. Elm Street Lot [between W. Front and W. Main Street]
- b. Corner Lot of Elm and W. Main Street
- c. Lot bounded by Elm, W. Front, and Oak Street
- d. Oak Street Lot [between W. Front and W. Main Street]
- e. Corner Lot bounded by W. Main, Lafayette, and W. Front Street
- f. Jefferson Street Lot [near SE corner of Jefferson and Front]
- g. Corner Lot of E. Main Street and Jefferson [NR corner]
- h. Corner Lot of W. Main and Cedar Street [SW corner]
- i. West Third Street Lot [rear of 225 Cedar]

⁸ Barbara Wyatt, “Parking Lots in Historic Districts” (a National Register White Paper, Washington, DC, July-16-2009), 2.

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- j. West Third Street Lot [NE corner of W. 3rd and Cedar Street]
- k. Elm Street Lot [between W. 2nd and W. 3rd Street]
- l. West Third Street Lot [between Oak and Elm Street]

As explained above, the boundaries were determined based on the presence of contributing/eligible buildings and have changed only slightly from the original nomination. The list below illustrates the changes in the district's resources. Because the original nomination did not clearly define its resources, it was difficult to ascertain whether the resulting numbers correctly correlated to the original count. The Downtown Washington Historic District, as revised, consists of 90 contributing buildings, no contributing sites, 2 contributing structures, 17 non-contributing buildings, 5 non-contributing sites, and 14 non-contributing structures. There are no contributing or non-contributing objects within the District (Fig. 2, 5).

Previously Listed Resources within Original District Boundary (1989 Survey & Nomination)

	Contributing	Non-Contributing
Buildings	85	10
Sites	0	0
Structures	9	1
Objects	0	0
Total	94	11

Previously listed National Register resources include:

- Swegmann, John F. House, 438 W. Front St. (listed on March 22, 1984)
- Thias, Henry C., House, (Forrest Schwartze Residence), 304 Elm St. (listed September 20, 1984)

Total Number of Resources within revised District:

	Contributing	Non-Contributing
Buildings	90	17
Sites	0	5
Structures	2	14
Objects	0	0
Total	92	36

Methodology

Researchers walked and photographed the blocks of the District comparing current conditions observed in the field to the map of the original District. This survey identified new buildings and demolitions. Each building previously listed as a contributing resource was examined for significant alterations. When substantial alterations to the primary façade was apparent (i.e. cladding, alteration of bays (number and/or form), changes in fenestration patterns, changes to rooflines etc.) these buildings were flagged for further investigation. The goal of the additional investigation was to determine if the alterations existed

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when the building was originally evaluated as a contributing resource, or if they had happened in subsequent years. This additional research was carried out in cooperation with the City of Washington, the Washington Historical Society, the Washington Library, the Franklin County Assessor, and with the aid of the existing town surveys and Sanborn Maps.

Each building previously listed as a non-contributing resource was re-evaluated to determine why it was originally assessed as such and to investigate whether changes that post-dated the original nomination may warrant a change in contributing status. Because the original nomination did not make it clear if a building was considered non-contributing due to age or lack of integrity, all non-contributing buildings were re-evaluated.

Every resource whose status changed because of this evaluation process is discussed individually as are all buildings previously recorded as non-contributing (because they were reevaluated as a component of the revision). Additionally, all buildings not previously shown on the District map (i.e. new construction) are discussed. If a building was originally assessed as contributing and current evaluation agreed with that finding, it was not deemed necessary to reiterate that status in text. The individual description of contributing buildings that did not change status as a result of the current reassessment was beyond the scope of this project.

The architectural classifications that were defined by the original nomination remain pertinent today and effectively describe the contributing resources of the District.⁹ They were defined by the following categories:

1. Federal/Greek Revival, c. 1849-1895.
2. Italianate/Second Empire, 1865-1900.
3. Revival Styles, c. 1888-1925.
4. Early 20th Century, c. 1905-1940.
5. Commercial, no date.
6. Institutional, 1866-1934.
7. Industrial, c. 1865-1935.
8. Residential c. 1849-1930.

Setting

The Downtown Washington Historic District is located in the core of the city's historic central business district. Washington was originally reliant on the Missouri River as its principal means of trade, followed by railroad transport, which arrived in the mid 19th century. Both the river and rail-related resources are located just beyond the northern boundary of the District at Front Street. The District rises in elevation from north to south climbing the bluff away from the river. To the west, east, and south of the District, the land-use and architecture becomes increasingly residential. While the character of the Downtown District is primarily commercial, residential buildings were also included as contributing resources in the District illustrating both the changing settlement patterns of the city through time and the fact that, historically, a variety of uses were integrated into the downtown core.

⁹ Stirtz, 1989. p.1-3.

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Integrity

The integrity of the District remains very good with the vast majority of contributing resources identified by the original nomination still intact. While some demolition has occurred, it has not resulted in a substantial degradation of the historic fabric. In three areas, buildings had been demolished on the periphery of the District necessitating minor alterations to district boundaries to exclude areas that had lost integrity (i.e., no longer contained historic buildings). The demolitions that resulted in boundary contractions are:

Area 1: 518 and 524 W. Front Street,

Area 2: 205, 209, and 207 West 2nd Street,

Area 3: 24-26 E Front Street and the four silos at the northwest corner of Market and East Main (no address).

Figure 3 is the original 1988 map with original boundaries as well as the current boundary marked. To compare the current District boundaries and buildings to the boundaries and buildings of the original District see Figures 2 and 3.

While contributing buildings retain their historic appearance, many have been updated to suit current needs. Common alterations include reductions in the size of storefront display windows through framing, replacement awnings, replacement windows, and doors.

Buildings were considered non-contributing if there were major alterations to their fenestration pattern, roofline, or if modern cladding and replacement components overwhelmed their historic appearance. Buildings constructed after the period of significance were also considered non-contributing.

Boundary Revisions

Portions of approximately eight city blocks adjacent to the existing District were examined for possible inclusion in an expansion of the original boundaries. While historic resources were identified in these areas, particularly to the east along Jefferson and to a lesser extent along Lafayette Street, there was insufficient context to connect these resources to the existing district. Simply put, there was too much vacant space and too many non-historic resources between the district and the eligible properties to justify any substantial boundary increases. Fortunately, a large number of the historic resources located beyond the boundaries of the Downtown District have been listed in the National Register individually (or are eligible for listing) with the aid of the aforementioned Historic Resources of Washington, MO Multiple Property Document. It is recommended that the use of this cover document should continue to be employed as the most appropriate way of listing additional resources in the vicinity of the district. This strategy is considered more appropriate than the significant alteration of existing well-defined district boundaries. As such, only minimal revision of the original boundaries of the Downtown Washington Historic District has resulted from the current analysis.

The first revision of the boundary is at the northwest corner of Front Street where two formerly contributing buildings (518 and 524 Front Street) have been demolished and replaced with new faux-historic construction (Fig. 3). As these buildings anchored the edge of the original District, their

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elimination justifies the creation of a new boundary at the district's northwest corner (now located along the west parcel line of the contributing building at 514 Front Street).

A similar revision (contraction) occurs at the northwest corner of the intersection of West Second and Oak Street. The corner was already left out of the original district but was reduced further after the demolition of 205/207 and 209 West Second Street. These buildings were demolished for the development of the Bank of Washington, 2009, at the upper portion of the block. There is currently an underground and surface parking lot at the corner.

The final contraction of the district is justified at its northeastern corner where four storage tanks that were previously listed as non-contributing, but that were constructed during the period of significance, as well as two formerly contributing buildings (24 and 26 East Front Street) have been demolished (Fig. 3). These resources formerly anchored the northeastern corner of the district and their destruction justifies the retraction of the district boundary two lots to the westward to the east property line of 18-22 East Front Street (contributing).

The only addition to the revised boundary results in the inclusion of five resources (previously not included in the district) along Oak, Third, and Fourth Streets. These resources are 202 (Photo 25) and 208 (Photo 26) Third Street, 307 Oak Street and 307 Oak Street-side garage (Photo 23), and 201 (Photo 7) and 205 (Photo 8) Fourth Street. All are residential resources that were constructed within the original period of significance for the District and correspond with the "Early 20th Century, 1905-1940" architectural classification defined by the original nomination.

Individual Building Descriptions

Cedar Street

225 Cedar Street, rear (1 Non-Contributing Structure)

Situated west of the primary contributing building of 225 Cedar is a large open pavilion with metal gable roof and wood support beams. The structure was not recorded in the original nomination. The pavilion is of modern construction but was constructed prior to February 17, 1995. It is a non-contributing resource due to its date of construction, which postdates the period of significance. (Photo 001)

Elm Street

111 Elm Street (1 Non-Contributing Building)

111 Elm Street was recorded as 105 and 107 Elm in the original nomination. The building consists of a one-story component with a brick veneer that dates to c. 1980 and a two story brick component that was constructed between c. 1885 and 1892. In the original nomination 105 Elm,

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the c.1885-1892 two-story brick building, was recorded as a contributing resource, while 107 Elm, the c.1980 one-story brick building, was recorded as non-contributing.

The variegated brick veneer of the one-story 1980s portion has been extended across the first floor of the older building to create the appearance of a single storefront with the two internally connected. The façade of this storefront contains three non-historic picture window bays, a recessed entry, and a doorway with a jack arch that serves as a separate entrance to the two-story portion. The second floor of the two-story building retains its historic appearance with three segmental arched window bays containing one-over-one, double-hung sash windows, a corbelled cornice and a false side-gable roof with stepped parapet walls. While previously listed individually, due its single address and significant alterations impacting its historic integrity, the building is a non-contributing resource. (Photo 002)

214 Elm Street, rear (1 Contributing Building)

Situated east of the primary contributing building of 214 Elm is a one-story brick garage with a heavy aggregate concrete foundation. The garage has a composition flat roof with parapet wall on the north, west, and south sides and an interior brick chimney on the northeast corner. The rear (east side) brick façade is visible from Oak Street, while the front (west side) façade has a centered garage door and vinyl siding and is not visible from the street. The building was not recorded in the original nomination and has thus been assessed as a contributing resource. (Photo 003)

304 Elm Street, rear (1 Contributing Building)

Situated southeast of the primary contributing building of 304 Elm is a one-story garage with board-and-batten siding and standing seam metal hipped roof that is almost pyramidal. The north façade faces W. Third St. and has two individual garage door bays. Each of the surrounding three façades has two centered, single 4 paned wood sash windows. The building was not recorded in the original nomination and has thus been assessed as a contributing resource. (Photo 004)

306 Elm Street, rear (1 Non-Contributing Building)

Situated east of the primary contributing building of 306 Elm is one-story garage with an asphalt shingle front-facing gable roof. The building has a concrete foundation and possible vinyl clapboards with an aluminum garage door on the north façade facing W. 2nd Street. The building was not recorded in the original nomination and has thus been assessed as a non-contributing resource due to its modern date of construction. (Photo 005)

319 Elm Street (1 Non-Contributing Building)

The one-story brick commercial building has a flat roof and was constructed c. 1920. In 2009 it was remodeled and the exterior was parged. A new corner entry with a stone veneer was constructed, its storefront windows replaced, and new shed awnings applied. Previously recorded as a contributing resource, 319 Elm has been reassessed as non-contributing due to alterations that were carried out after the period of significance. (Photo 006)

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Fourth Street

201 West Fourth Street (1 Contributing Building)

This single family residence was constructed c.1918-1920 and is a one-and-one-half story brick bungalow. It has a limestone foundation and a side gable roof with a central, front gable dormer. The dormer contains a ribbon of three, one-over-one, double-hung possibly vinyl sash. There are similar single dormers on each side of the roof. The primary façade has an almost full width porch with an integrated roof. It has a centered concrete step entry, brick balustrade and brick and wood piers. There is a central entry flanked by jack arch window bays containing one-over-one, double hung wood sash. Due to its integrity and date of construction, the property is a contributing resource to the Downtown Historic District and added via boundary increase. (Photo 007)

205 West Fourth Street (1 Contributing Building)

This two-story brick single family residence was constructed c.1905. The building has a limestone foundation with a pyramid asphalt shingle roof and a centered hipped dormer with two one-over-one, double-hung vinyl sash. The primary façade is four bays wide and has a western partial off center porch with wood spindle balustrade, wood Tuscan columns, and hipped asphalt shingle roof. The porch contains two historic, paneled and glass doors. To the east of the porch are two historic, double-glazed wood hopper windows in the foundation and two 1/1 double-hung replacement vinyl windows on the first story. The second story has three similar windows, all of which have stone lintels and brick row-lock arches. Due to its integrity and date of construction, the property is a contributing resource to the Downtown Historic District and added via boundary increase. (Photo 008)

Front Street

6 East Front Street (1 Non-Contributing Building)

This three-and-a-half story mixed-use brick building has a flat roof and a concrete foundation. It was constructed in August of 2013 and therefore not recorded in the original nomination. The building has a rectangular plan, four bays wide by three deep, with shallow dentil stringcourse on the first and third stories, as well as a small brick pavilion-like structure on the south-east side of the flat roof. The first floor fronting front has a storefront design with flat metal awning over each bay containing 16 light windows set in jack arches. The entrance is a single light and metal door glanced by 5 glazed sidelights. The Jefferson side has a 12 light window and two garage bays with a 3 light metal door. The modern vinyl windows are paired 4/4 (false muntins) on the upper stories. Due to the building's recent construction it is a non-contributing resource to the District. (Photo 009)

118 West Front Street* (1 Non-Contributing Building)

118 West Front Street was constructed in 1997-98 and therefore not recorded in the original nomination. It is a two-story building with a rectangular plan constructed adjacent to 120 W. Front St. but the two are not internally connected. The building is set back from Front street with one facade adjacent to Oak street. It has a side-gabled roof covered with asphalt shingle and a concrete foundation. The Front Street entrance is set-back from the street and located on the rear

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or east side of the building. There is weatherboard on the east, west and south facades and brick veneer on its west façade, which faces Oak Street. The Oak St. façade has a double door entry to the north and a single sliding window to the south, both with soldier course lintels. The second story has a large fixed, single pane wheel window with stone accents. Due to the building's recent construction it is a non-contributing resource to the District. (Photo 010, 011)

*While this building has its own address on W. Front Street, the Franklin County Assessor does not recognize 118 Front Street as an individual address. Rather, it is listed as an addition to 120 West Front St. Since the buildings are not internally connected, for the purpose of this nomination, 118 W. Front is regarded as an individual non-contributing resource.

324 West Front Street (1 Non-Contributing Site)

The c. 1938 storage building at the corner of W. Front St. and Cedar was recorded as a contributing resource by the original nomination. The building was demolished in 1990 and is now a vacant lot. Due to the building's demolition and current vacant lot, it is non-contributing site to the district. (Photo 012)

428/428B West Front Street (1 Non-Contributing Site)

428 and 428B W. Front, two adjacent buildings, were located on this lot. The 1980s survey has two individual surveys for each structure. 428 W. Front, c.1925 building at this location, was recorded as a contributing resource by the original nomination. It was demolished between 1988 and November 15, 2004 and is now a vacant lot. 428 B, c. 1925 building at this location, was recorded as a contributing resource by the original nomination. It was demolished sometime between 1988 and November 15, 2004 and is now a vacant lot. Due to both building's demolition and current vacant lot, it is non-contributing site to the district. (Photo 013)

Lafayette Street

4 Lafayette Street, rear (1 Non-Contributing Building)

Situated southeast of the primary contributing building of 4 Lafayette is a one-story frame outbuilding with a composition shed roof. The west facade has board-and-batten siding with two centered wood doors and an enclosed snack window on the far left. The north facade has corrugated metal siding and a single fixed six-paned wood sash window and wood sill. The building was not recorded in the original nomination and has thus been assessed as a non-contributing resource due to its lack of historic integrity and modern construction. (Photo 0014)

8 Lafayette Street, Front-south (1 Non-Contributing Site)

The 1935 warehouse, located on the southern portion of the lot, was constructed of variegated brown/plum terra cotta block and had a flat roof. The building, as well as a rear northern building, was recorded as a contributing resource by the original nomination. 8 Lafayette St., front-south was demolished prior to November 15, 2004. Due to the building's demolition and current vacant lot, it is non-contributing site to the district. (Photo 015)

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Main Street

107 West Main Street (1 Non-Contributing Building)

107 West Main Street was constructed c.2009-10 for “John G’s Bier Deck” bar and restaurant and therefore not recorded in the original nomination. The complex sits atop a rusticated concrete block retaining wall, facing Front Street with the main entrance on W. Main Street. There is a long wooden staircase running up the east side of this Front St. wall. The property has a two-level wood patio, a striped canvas hipped roof pavilion with detached flat canvas patio covering on the south side of the lot and a small frame building with a standing seam metal cross-gabled roof. It is a non-contributing resource due to its date of construction, which postdates the period of significance. (Photo 001) (Photo 016)

112 West Main Street (1 Contributing Building)

112 West Main Street was constructed in 1933 as a J.C. Penny store and appears on the 1926-1945 Sanborn maps. The two-story brick building has a flat roof. When surveyed for the original nomination, the building was obscured by cladding from the 1950s. That cladding was removed sometime after 1987 restoring the building’s original appearance. The first floor contains a recessed storefront with a central entry and large plate glass windows. An original tiled entryway advertising “J.C. Penny” is intact. On the left side of the storefront is an entrance for the second floor. The second story has three, historic 2/2, with horizontal muntins, double-hung ribbon windows and a corbelled parapet. The building was previously listed as non-contributing because of the cladding. Due to its restoration, it has been re-assessed as a contributing resource. (Photo 017, 018, Figure 4)

113/115 West Main Street (1 Non-Contributing Site)

The c. 1881 building at this location sat on its own lot, but was adjacent to 119 W. Main. It was recorded as a contributing resource by the original nomination. It was demolished in 2006 after a structural failure caused by nearby excavation activity and is now a vacant lot. Due to the building’s demolition and current vacant lot, it is non-contributing site to the district. (Photo 019)

119 West Main Street (1 Non-Contributing Site)

The c. 1880 building at this location sat on its own lot, but was adjacent to 113/115 W. Main. It was recorded as a contributing resource by the original nomination. It was demolished sometime c. 2006 after the collapse of its neighbor at 113-115 W. Main Street and is now a vacant lot. Due to the building’s demolition and current vacant lot, it is non-contributing site to the district. (Photo 019)

200 West Main Street (1 Non-Contributing Building)

200 West Main Street sits on the corner of West Main and Oak Sts. and was constructed in 2009 for the Bank of Washington. It was not included in the original nomination due to its recent construction; however the location was originally marked as non-contributing. The building is an imposing three-story brick building that has a concrete foundation and a flat roof with parapet wall. Behind the building is a large surface lot with underground parking, covering the southeast corner of the lot. Due to the building’s recent construction it is a non-contributing resource to the District. (Photo 020)

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219 West Main Street (1 Non-Contributing Building)

219 West Main Street is a one-story, brick infill building built c.1946. It has a flat/composition roof. The commercial building is three bays wide with a centered, recessed cant storefront with large plate-glass windows and a canvas shed awning. The building was not recorded in the original nomination. Due to its date of construction, which postdates the period of significance, it is a non-contributing resource. (Photo 021)

315 West Main Street (1 Non-Contributing Structure)

The c.1870 building at this location was recorded as a contributing resource by the original nomination. It was demolished c. 2006 and replaced with a permanent shed roof pavilion to shelter the Washington Farmer's Market. Due to its recent construction, the pavilion is a non-contributing resource. (Photo 022)

Oak Street

307 Oak Street (1 Contributing Building)

307 Oak Street was constructed c. 1928. It is a two-story brick single family residence has an asphalt shingle hipped roof and stone foundation. There is a full width, one-story porch surrounded by a low brick wall. The hipped porch roof has square wooden supports. The entry is in a jack arch opening on the left side of the façade. Opposite the entry is a ribbon of three one-over-one, double-hung ribbon vinyl windows in a jack arch opening. The second story has two pairs of one-over-one, double-hung vinyl windows in jack arch openings. Centered on the roof is a hipped dormer with a pair of one-over-one, double hung windows. Due to its integrity and date of construction, the property is a contributing resource to the Downtown Historic District and added via boundary increase. (Photo 023)

307 Oak Street, [S] side (1 Non-Contributing Building)

Situated south of the primary contributing building of 307 Oak, is a one-story brick garage with a concrete foundation and an asphalt shingle front-facing gable roof with. The building was not recorded in the original nomination but due to the primary property's construction date, both are now included within the boundary increase. The front façade [east] faces Oak Street. It has been altered and expanded; now containing a metal garage door and vinyl clapboard gable. The southern façade has a segmental brick arch doorway on the far left and a 6/6 double hung historic, wood sash window (on the north & south) set within a similar arch. The south side illustrates that there was an extension to the front of the building. Due to its street façade alteration, it is a non-contributing resource. (Photo 023)

Second Street

314 West Second Street, rear (1 Contributing Building)

Situated southeast of the primary contributing building of 314 West Second is a one-story brick garage with a standing metal-seam shed roof. The building is two bays wide and one bay deep. The front façade [west] faces Cedar St. and has an elaborate dentiled cornice similar to those on the older German buildings. This elevation [west] has one boarded window and a garage door on the northern bay and a door flanked by two enclosed windows on the southern bay. The northern

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and southern elevations have four enclosed windows. All openings have brick jack arches while the garage bay has a wood lintel. Due to its dental cornice, it appears the building pre-dates the c.1910 school rear addition in which the building is situated behind. The garage closely resembles the details on the c.1875, 211 Elm, which it is also behind. The building was not recorded in the original nomination. Due to the building design it dates to c.1875-80 and has thus been assessed as a contributing resource. (Photo 024)

Third Street

202 West Third Street (1 Contributing Building)

202 West Third Street is a c.1910 two-story, brick multiple-family residence. The building is four bays wide and five bays deep. It has a stone foundation and a standing seam metal hipped roof with overhanging eaves and a centered hipped dormer with a one-over-one, double-hung vinyl window. The primary façade has a full width porch whose roof forms a second story balcony. The original first story porch has been replaced. There are two doors in segmental arch openings and two, one-over-one, double-hung windows with segmental arches on the first floor. There is one door and two windows on the second floor in segmental arch openings. The windows are one-over-one, double-hung sash which appear to be wood sash with modern storm windows. Due to the building's date of construction and non-major alterations, the property is a contributing resource to the Downtown Historic District and added via boundary increase. (Photo 025)

208 West Third Street (1 Contributing Building)

208 West Third Street was constructed c.1905 as a single family residence. The two-story brick building has a stone foundation and a pyramidal hipped asphalt shingle roof and a centered, hipped dormer with two one-over-one, double-hung windows. There is a full width front porch with a hipped asphalt shingle roof. The porch has a wooden spindle balustrade with Tuscan columns supporting its roof. There is a single-glazed and paneled replacement door with single glazed transom entry. To the left of the entry is a single one-over-one, double-hung vinyl window and to the right of the entry is a replacement 4 horizontal light, picture window with false muntins. The second story contains two one-over-one, double-hung windows. All of the windows appear to be replacement vinyl sash in jack arch openings with limestone stone sills, except for the dormer, which is in a frame surround. Due to its date of construction and integrity, the property is a contributing resource to the Downtown Historic District and added via boundary increase. (Photo 026)

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Statement of Significance

See original Downtown Washington Historic District Nomination.

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Washington, DC, July-16-2009.

National Register of Historic Places
Continuation Sheet

Section number 10 Page 16

Downtown Washington Historic District Revision
Name of Property Franklin County, Missouri
County and State N/A
Name of multiple listing (if applicable)

Boundary Description

The Downtown Washington Historic District encompasses 30.86 acres, which covers portions of roughly 14.5 blocks in the Central Business District of Washington (Figure 1,2). The district has an irregular shape roughly bounded by Front Street on the north, Olive Street on the west, Fourth Street on the south, and Market Street on the east. The boundary corners affected by the increase and decrease to The District are:

- #2. Northeast corner 38.559078, -91.010027
- #4. East side 38.560182, -91.013125
- #5. Southeast corner 38.558145, -91.014220
- #9. Northwest corner 38.563165, -91.015665

Boundary Justification

As with the original District, boundaries were determined on the north by a cessation of development along the railroad tracks and the Missouri River. On the east, west, and south, they were determined by a decline in contributing buildings and/or a change from mixed use to purely residential development.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 17

Downtown Washington Historic District Revision
Name of Property
Franklin County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 1: Geo-referenced location map of Downtown Washington Historic District (Revision)

Fig. 1
Geo-referenced location map and boundary revision:
Downtown Washington National Register District Revision
Franklin County, Missouri



National Register of Historic Places
Continuation Sheet

Section number Figures Page 18

Downtown Washington Historic District Revision
Name of Property
Franklin County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Figure 2: Downtown Washington Historic District Map (Revision): Boundary Revision, Architectural Survey and Photo Map

-See attached sheet

Figure 3: Downtown Washington Historic District Map (Original): 1988

-See attached sheet

Figure 4: 112 West Main Street, Downtown Washington Historic District, 1987



National Register of Historic Places
 Continuation Sheet

Section number Figures Page 19

Downtown Washington Historic District Revision	
Name of Property	Franklin County, Missouri
County and State	N/A
Name of multiple listing (if applicable)	

Fig. 5: Number of Resources and Contributing Resources to the Downtown Washington Historic District, Franklin County, Missouri

Previously Listed Resources within Original District Boundary (1989 Survey & Nomination)

	Contributing	Non-Contributing
Buildings	85	10
Sites	0	0
Structures	9	1
Objects	0	0
Total	94	11

Previously listed resources are included in the following National Register

Schwegmann, John F. House, 438 W. Front St. (listed on March 22, 1984)

Thias, Henry C., House, (Forrest Schwartze Residence), 304 Elm St. (listed September 20, 1984)

Newly Identified Resources within District (Boundary Revision):

	Contributing	Non-Contributing
Buildings	9	10
Sites	0	5
Structures	0	2
Objects	0	0
Total	9	17

Total Number of Resources within District (includes previously listed and newly identified):

	Contributing	Non-Contributing
Buildings	90	17
Sites	0	5
Structures	2	14
Objects	0	0
Total	92	36

National Register of Historic Places
Continuation Sheet

Section number Figures Page 20

Downtown Washington Historic District Revision

Name of Property
Franklin County, Missouri
County and State
N/A
Name of multiple listing (if applicable)

Fig. 5

Newly Identified Resources within the District (Boundary Increase)

There are 26 newly inventoried resources in the revised District boundary. These are resources that have either been demolished, are new construction, or have changed status since the original nomination.

Contributing Buildings: (9)
214 Elm Street, rear (1 *Contributing Building*)
304 Elm Street, rear (1 *Contributing Building*)
201 West Fourth Street (1 *Contributing Building*)
205 West Fourth Street (1 *Contributing Building*)
112 West Main Street (1 *Contributing Building*)
307 Oak Street (1 *Contributing Building*)
314 West Second Street, rear (1 *Contributing Building*)
202 West Third Street (1 *Contributing Building*)
208 West Third Street (1 *Contributing Building*)

Non-Contributing Buildings: (10)
111 Elm Street (1 *Non-Contributing Building*)
306 Elm Street, rear (1 *Non-Contributing Building*)
319 Elm Street (1 *Non-Contributing Building*)
6 East Front Street (1 *Non-Contributing Building*)
118 West Front Street (1 *Non-Contributing Building*)
4 Lafayette Street, rear (1 *Non-Contributing Building*)
107 West Main Street (1 *Non-Contributing Building*)
200 West Main Street (1 *Non-Contributing Building*)
119 West Main Street (1 *Non-Contributing Building*)
307 Oak Street, [S] side (1 *Non-Contributing Building*)

Non-Contributing Sites: (5)
324 West Front Street (1 *Non-Contributing Site*)
428/428B West Front Street (1 *Non-Contributing Site*)
8 Lafayette Street, Front-south (1 *Non-Contributing Site*)
113/115 West Main Street (1 *Non-Contributing Site*)
219 West Main Street (1 *Non-Contributing Site*)

Non-Contributing Structures: (2)
225 Cedar Street, rear (1 *Non-Contributing Structure*)
315 West Main Street (1 *Non-Contributing Structure*)

National Register of Historic Places
 Continuation Sheet

Section number Figures Page 21

Downtown Washington Historic District Revision
Name of Property Franklin County, Missouri
County and State N/A
Name of multiple listing (if applicable)

Fig. 5

Downtown Washington National Register Historic District (Revision) Observations: Changes in resources from the Original 1988 Survey to the Revised 2013/14 Survey

A=	Altered	RE=	Reevaluated
C=	Contributing	Nc=	New Construction
D=	Demolished	N/C=	Non-contributing
E=	Evaluated		

Demolished resources resulting in Boundary Decrease: [8 Total]

518 W. Front St.	[D]	- Now new construction [N/C Building, currently outside the boundary]
524 West Front St.	[D]	- Now new construction [N/C Building, currently outside the boundary]
24 E. Front St.	[D]	- Now a vacant lot [N/C site, currently outside the boundary]
26 E. Front St.	[D]	- Now a vacant lot [N/C site, currently outside the boundary]
Market & Main St. [4Silos]	[D]	- Was an N/C structure [N/C site, currently outside the boundary]
205 W. 2 nd St.	[D]	- [N/C Structure, currently outside the boundary]
207 W. 2 nd St.	[D]	- [N/C Structure, currently outside the boundary]
209 W. 2 nd St.	[D]	- [N/C Structure, currently outside the boundary]

Reevaluated resources resulting in Boundary Increase: [6 Total]

[5 C buildings, 1 N/C Building]

202 W. 3 rd St.	[RE]	- C Building, Added to boundary
208 W. 3 rd St.	[RE]	- C Building, Added to boundary
201 W. 4 th St.	[RE]	- C Building, Added to boundary
205 W. 4 th St.	[RE]	- C Building, Added to boundary
307 Oak St.	[RE]	- C Building, Added to boundary
307 Oak St., [S] side	[RE]	- N/C Building, Added to boundary

Resources that went from Non-Contributing to Contributing: [1 Total]

112 W. Main	[RE]	- C Building
-------------	------	--------------

Resources that went from Contributing to Non-Contributing: [9 Total]

[2 N/C buildings, 6 N/C sites, 1 N/C structure]

105 Elm St.	[A]	- Currently 111 Elm [105 Elm was C & 107 Elm was N/C]
319 Elm St.	[A]	- Now a N/C Building
324 W. Front St.	[D]	- Now a N/C site
428 W. Front St.*	[D]	- Now a N/C site
428B W. Front St.*	[D]	- Now a N/C site

*Since the two buildings were adjacent and on 1 lot, they have been combined into 1 NC Site for the final count

8 Lafayette St.	[D]	- Now a N/C site
113/15 W. Main St.	[D]	- Now a N/C site
119 W. Main St.	[D]	- Now a N/C site
315 W. Main St.	[D]	- Now a N/C Structure

National Register of Historic Places
Continuation Sheet

Section number Figures Page 22

Downtown Washington Historic District Revision
Name of Property Franklin County, Missouri
County and State N/A
Name of multiple listing (if applicable)

Fig. 5

New Construction within the Boundary: [4 Total]

6 East Front Street	[Nc]	- N/C Building
107 West Main Street	[Nc]	- N/C Building
118 West Front Street	[Nc]	- N/C Building
200 West Main Street	[Nc]	- N/C Building

Resources identified during current revision that were not recorded in original nomination or survey: [7 Total]

225 Cedar Street, rear	[E]	- N/C Structure
214 Elm St., rear	[E]	- C Building
304 Elm St, rear	[E]	- C Building
306 Elm St., rear	[E]	- N/C Building
4 Lafayette St., rear	[E]	- N/C Building
219 W. Main St.	[E]	- N/C Building
314 W. 2 nd St., rear	[E]	- C Building

Substantial Parking Lots:

Included in the Total Number of Resources within District Boundary [12 Total]

In the original 1988 survey and nomination, parking lots were considered vacant lots, therefore noncontributing and not counted. In the revision, substantial parking lots are classified as land that exhibits substantial construction and ten or more parking spaces.

- a. Elm Street Lot [between W. Front and W. Main Street]
- b. Corner Lot of Elm and W. Main Street
- c. Lot bounded by Elm, W. Front, and Oak Street
- d. Oak Street Lot [between W. Front and W. Main Street]
- e. Corner Lot bounded by W. Main, Lafayette, and W. Front Street
- f. Jefferson Street Lot [near SE corner of Jefferson and Front]
- g. Corner Lot of E. Main Street and Jefferson [NR corner]
- h. Corner Lot of W. Main and Cedar Street [SW corner]
- i. West Third Street Lot [rear of 225 Cedar]
- j. West Third Street Lot [NE corner of W. 3rd and Cedar Street]
- k. Elm Street Lot [between W. 2nd and W. 3rd Street]
- l. West Third Street Lot [between Oak and Elm Street]

Downtown Washington Historic District (Revision), Franklin County, Missouri

The scale is 1" = 120' on 24 x 36"

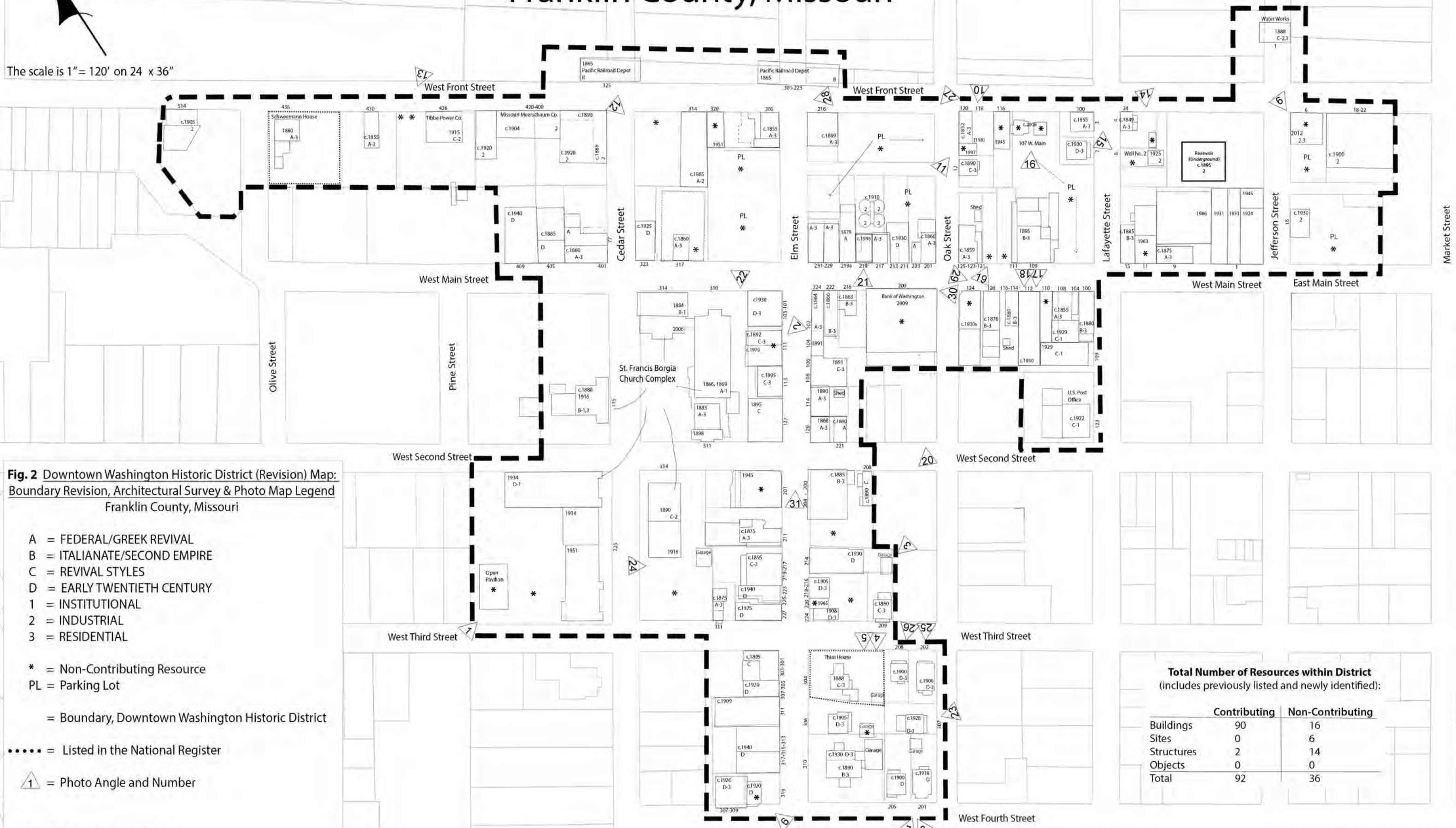


Fig. 2 Downtown Washington Historic District (Revision) Map:
Boundary Revision, Architectural Survey & Photo Map Legend
Franklin County, Missouri

- A = FEDERAL/GREEK REVIVAL
- B = ITALIANATE/SECOND EMPIRE
- C = REVIVAL STYLES
- D = EARLY TWENTIETH CENTURY
- 1 = INSTITUTIONAL
- 2 = INDUSTRIAL
- 3 = RESIDENTIAL

- * = Non-Contributing Resource
- PL = Parking Lot

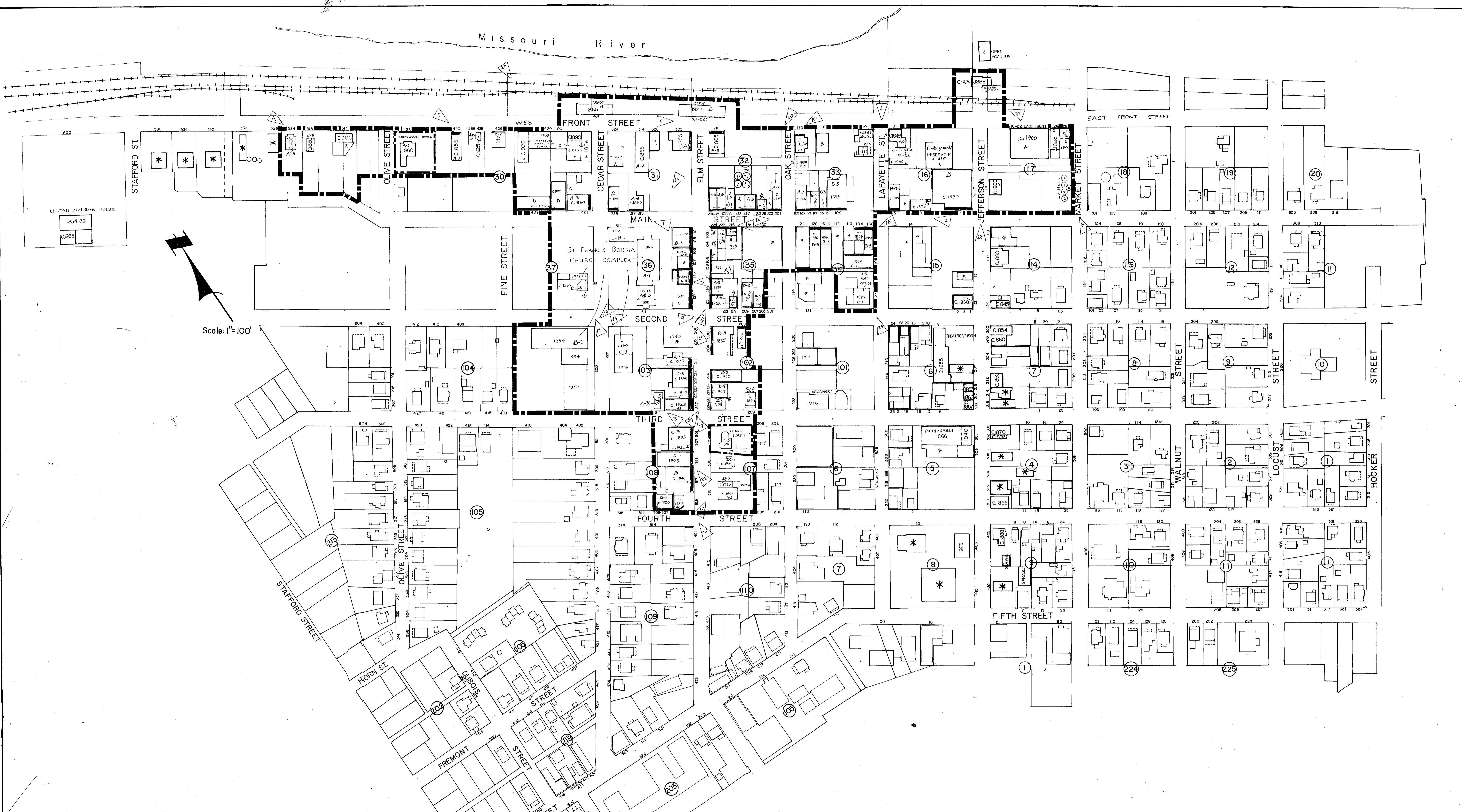
— = Boundary, Downtown Washington Historic District

••••• = Listed in the National Register

△ 1 = Photo Angle and Number

Total Number of Resources within District
(includes previously listed and newly identified):

	Contributing	Non-Contributing
Buildings	90	16
Sites	0	6
Structures	2	14
Objects	0	0
Total	92	36



ARCHITECTURAL SURVEY OF WASHINGTON, MISSOURI
DOWNTOWN AREA

- LEGEND-**
- A = FEDERAL/GREEK REVIVAL
 - B = ITALIANATE/SECOND EMPIRE I
 - C = REVIVAL STYLES
 - D = EARLY TWENTIETH CENTURY
 - 1 = INSTITUTIONAL
 - 2 = INDUSTRIAL
 - 3 = RESIDENTIAL
 - 4 = COMMERCIAL
 - * = NON-CONTRIBUTING
 - = BOUNDARY, DOWNTOWN WASHINGTON HISTORIC DISTRICT
 - = LISTED IN THE NATIONAL REGISTER
 - △ = PHOTO ANGLE AND NUMBER

Figure 3: Downtown Washington Historic District Map (Original): 1988



WICK



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PHARMACY
1234 Main St
555-1234



A long, two-story brick building with peeling white paint and several windows, some of which are boarded up with white panels. The building has a weathered appearance and is situated on a street corner. A yellow curb runs along the sidewalk in front of the building.

A large, light-colored teepee structure stands in the yard in front of the brick building. It is made of a light-colored fabric or canvas material and is supported by several wooden poles. The teepee is situated on a grassy area next to a sidewalk.

A building with a green roof and a concrete foundation is visible in the background. It appears to be a multi-story structure with a balcony or upper level. The building is partially obscured by the brick building in the foreground.

Utility poles and power lines are visible on the left side of the image. The poles are made of wood and have several power lines attached to them. The lines run across the sky from the left side of the frame.

A yellow fire hydrant is located on the sidewalk in front of the brick building. It has a green top and is situated near the corner of the street.

A dark-colored car is visible on the street to the left of the brick building. It is partially obscured by the utility poles and power lines.



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2194



WASHINGTON FARMERS' MARKET

WASHINGTON FARMERS' MARKET





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GROUNDS
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Call The Handyman Service

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LEWIS & CLARK
1804 - 1806
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H&L Concrete & Bank





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H. John Visser DPM
Jeffrey S. Brooks DPM
Christopher L. Johnson DPM
239-1633

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J.B. NUTS & FRESH TOES

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Downtown Washington Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MISSOURI, Franklin

DATE RECEIVED: 8/21/89 DATE OF PENDING LIST: 9/05/89
DATE OF 16TH DAY: 9/21/89 DATE OF 45TH DAY: 10/05/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001465

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10/5/89 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept - A, C
REVIEWER Bolton
DISCIPLINE Historian
DATE 10/5/89

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___ count ___ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___ historic ___ current

DESCRIPTION

___ architectural classification
___ materials
___ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___ summary paragraph
___ completeness
___ clarity
___ applicable criteria
___ justification of areas checked
___ relating significance to the resource
___ context
___ relationship of integrity to significance
___ justification of exception
___ other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___ acreage ___ verbal boundary description
___ UTM's ___ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___ sketch maps ___ USGS maps ___ photographs ___ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____

JOHN ASHCROFT
Governor

G. TRACY MEHAN III
Director



STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

DIVISION OF PARKS, RECREATION, AND HISTORIC PRESERVATION

P.O. Box 176
Jefferson City, MO 65102
314-751-2479

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

August 16, 1989

Ms. Carol Shull
National Register Branch
Interagency Resources Division
National Park Service
1100 L Street, Room 6209
Washington, D.C. 20240

AUG 21 1989

NATIONAL
REGISTER

Dear Ms. Shull:

Enclosed please find the following submission from Missouri for nomination to the National Register of Historic Places.

DOWNTOWN WASHINGTON HISTORIC DISTRICT
Washington, Missouri

Originally submitted by the City of Washington, a Certified Local Government, this nomination was approved by our state review board, the Missouri Advisory Council on Historic Preservation, on February 17, 1989. All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the above proposed nomination in accordance with Section 60.6 (c) 36CFR60, interim regulations, using the exact notification format recommended by the National Register. Two property owners in the district, one of which is a farmers cooperative, submitted notarized objections to the nomination (copies enclosed). In actuality, nine members of the cooperative submitted individual notarized letters of objection, however, our understanding of the federal regulations on this subject would indicate that a cooperative can only submit one objection. The City of Washington, as part of its responsibilities as a Certified Local Government, reviewed the proposed nomination prior to its presentation to the state review board. Enclosed you will find letters of support from both the Mayor of Washington, chief elected official, and the Washington Historical Preservation Commission.

This nomination relies on a large district map, coded to indicate historic function and architectural style, to convey information about individual buildings and structures within the district rather than an individual discussion of each building or structure in the text. Staff finds this map difficult to understand and is unsure if it meets the documentation requirements of National Register Bulletin #16. In the past, the inclusion of a large color-coded district map, as part of a Missouri nomination, was common. Until now, we have not processed any nomination which relies heavily on a district

Ms. Carol Shull
August 16, 1989
Page 2

map for information on individual resources, since the adoption of the new Registration Forms and the publication of Bulletin #16. In addition, staff believes that the usability of the map is hindered due to the lack of color, which is no longer permitted under Bulletin #16 guidance. Therefore, we are requesting a substantive review of this nomination.

We would appreciate guidance as to the acceptability of this map or suggestions as to other viable mapping options. We are also concerned about the acceptability of discussing architectural styles in the text using terminology that is not identical to the architectural classifications listed at the top of the item 7.

If you have any questions concerning this submission, please contact Steven Mitchell of my staff at 314/751-5376.

Sincerely,

HISTORIC PRESERVATION PROGRAM

Claire F. Blackwell

Claire F. Blackwell
Director and Deputy State Historic
Preservation Officer

CFB:meh

Enclosure: as stated

cc: The Honorable Stephen J. Reust
Ms. Jo Ann Radetic
Mr. James Briggs
Mr. Richard Oldenburg
Ms. Mary M. Stiritz
Mr. Charles W. Yarbrough
Missouri Farmers Co-op Association #2

City of Washington

405 JEFFERSON STREET
WASHINGTON, MISSOURI 63090
• Telephone (314) 239-6710

- Mayor
Stephen J. Reust
- City Administrator
James A. Briggs

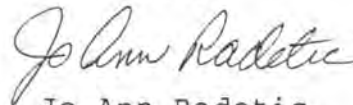
January 17, 1989

Ms Beverly Fleming
Missouri Department of Natural Resources
P. O. Box 176
Jefferson City, Missouri 65102

Dear Beverly:

After reviewing and discussing the Downtown Washington Historic District nomination to the National Register of Historic Places, the Washington Historical Preservation Commission voted to support that nomination at their January 11, 1989, meeting.

Sincerely,



Jo Ann Radetic
Chairman
Washington Historical
Preservation
Commission

JAR:lks

City of Washington

405 JEFFERSON STREET
WASHINGTON, MISSOURI 63090
• Telephone (314) 239-6710

- Mayor
Stephen J. Reust
- City Administrator
James A. Briggs

January 17, 1989

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JAN 23 1989

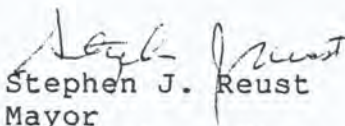
HISTORIC PRESERVATION
PROGRAM

Ms Beverly Fleming
Missouri Department of Natural Resources
P. O. Box 176
Jefferson City, MO 65102

Dear Beverly:

As chief elected official of the City of Washington, Missouri, I hereby express my support for the Downtown Washington Historic District nomination to the National Register of Historic Places.

Sincerely,


Stephen J. Reust
Mayor
Washington, Missouri

SJR:lks

February 9, 1989

Ms. Beverly A. Fleming
Chief, Preservation Planning
Historic Preservation Program
Department of Natural Resources
P.O. Box 176
Jefferson City, Missouri 65108

RECEIVED
FEB 14 1989

HISTORIC PRESERVATION
PROGRAM

Dear Ms. Fleming:

I've been informed that the Missouri Farmers Co-op Association No. 2 property is being considered for nomination to the National Register of Historic Places.

As a farmer member and Vice-President of the Board of Directors of Farmers Co-op No. 2, I strongly object to any consideration of this listing to the National Historic Preservation Act and 36 UPR 60.

Sincerely,

Robert Ley

Robert Ley
R. Ley Farms, Inc.
Route 1, Box 275E
Washington, Mo. 63090

Subscribed and Sworn to before me this 10 day, Feb 1989

My Commission expires March 6-1989

*Melvin Heckstar
Notary Public*

RECORDED
FEB 14 1989

HISTORIC PRESERVATION
PROGRAM

February 10, 1989

Ms. Beverly A. Fleming
Chief Preservation Planning,
Historic Preservation Program
Dept. of Natural Resources
P.O. Box 176
Jefferson City, Mo. 65102

Charles W. Yarbrough
205 Mac Arthur
Washington, Mo. 63090

Dear Ms. Fleming:

I would like to present this letter as a letter of objection, listing my property located at 110 W. Main Washington, Mo. on the national register. I am not opposed to the district per say, only the listing of my property.

My building may be fifty years old but it has no sufficient character or historic value whatsoever. It has been altered over the many years and totally lost any of its characture if it ever had any.

Please enter this into your records.

Sincerely,

Charles W. Yarbrough

Charles W. Yarbrough

Subscribed and sworn to before me this 10th day of February, 1989.

Linda Scharfenberg
Notary Public

LINDA SCHARFENBERG
STATE OF MISSOURI
FRANKLIN COUNTY
COMMISSION EXPIRES 5-13-1991

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Name: Downtown Washington Historic District

MULTIPLE Name:

STATE & COUNTY: MISSOURI, Franklin

DATE RECEIVED: 9/12/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 10/29/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001465

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10.29.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

**Missouri CLG National Register of Historic Places
Nomination Review Report Form**

Property Name: Downtown Washington Historic District
Address: roughly 14.5 blocks in the Washington CBD, Washington, Franklin County
Certified Local Government: Washington Historic Preservation Commission
Date of public meeting at which nomination was reviewed: 7-21-14 & 6-16-14

Criteria of Significance Please check below the responses appropriate to the nomination review.
NOTE: For more information on the criteria, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- Criterion A. Property is associated with events that have made a significant contribution to our history.
- Criterion B. Property is associated with the lives of persons significant in our past.
- Criterion C. Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (a district).
- Criterion D. Property has yielded or may be likely to yield information important in prehistory or history.
- None of the Above

Integrity Please check below the responses appropriate to the nomination review.
NOTE: For more information on integrity, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- The property retains authentic historic character from its period of significance.
- The property has been significantly altered and no longer retains authentic historic character from its period of significance.

Review Comments Please check below the responses appropriate to the nomination review.

Commission/Board

- The commission/board recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- The commission/board recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- The commission/board chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Chief Elected Official

- The chief elected official recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- The chief elected official recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- The chief elected official chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Attach additional sheets for further comments.

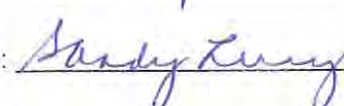
CLG Commission/Board Chair or Representative

Print Name: Bryan S. Bogue

Signature and Date: 

Chief Elected Official or Designee

Print Name: SANDY LUCY

Signature and Date:  7-25-14



Jeremiah W. (Jay) Nixon, Governor • Sara Parker Pauley, Director

DEPARTMENT OF NATURAL RESOURCES



www.dnr.mo.gov

Memorandum

Date: September 10, 2014

To: Keeper, National Register of Historic Places

From: Mark A. Miles, Deputy SHPO and Director, Missouri State Historic Preservation Office *MAM*

Subject: Downtown Washington Historic District Revision, Washington, Franklin County, Missouri, National Register Nomination

Our state review board, the Missouri Advisory Council on Historic Preservation, approved the above nomination on August 15, 2014. All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the above nomination in accordance with Section 36CFR60.6, interim regulations, using the exact notification format recommended by the National Register. **The enclosed disc contains the true and correct copy of the nomination for the Downtown Washington Historic District Revision to the National Register of Historic Places.**

Please find enclosed the following documentation:

- 1 CD with original National Register of Historic Places registration form, correspondence, and maps
- Multiple Property Documentation Form
- Photographs
- 2 CD with electronic images
- Original USGS map(s)
- 2 Piece(s) of correspondence (cover letter and signature page)
- Other: _____

Comments:

- Please ensure that this nomination is reviewed
- The enclosed owner objection(s) do do not constitute a majority of property owners.
- Other: _____