

HISTORIC SOUTHSIDE
JEFFERSON CITY, MISSOURI

SUMMARY REPORT
ARCHITECTURAL/HISTORIC SURVEY

Prepared by
The URBANA Group
for the
Jefferson City Commission on Historic Preservation
and the
Jefferson City Department of Planning and Code Enforcement

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Introduction

Munichburg: It was where the Moerschel Brothers, proprietors of the Capitol Brewery Company, produced what they proclaimed to be "The Finest and Purest Beer Brewed in the West."¹ It was where Jacob Tanner operated his dry goods and grocery store, offering hats, caps, boots, shoes, hardware, agricultural implements, and farm machinery. It was where Hugo Busch bought Nagel Florists to begin his own flower and plant venture in 1890 at the corner of Madison and East Dunklin streets. It was where Milo Walz remodeled "the old" Doerhoff Store in 1924 to start a furniture business.

Today, Coca-Cola is the neighborhood's "brew" (604 Jefferson Street), the B & L Apple Market stands where the Moerschel Brother's establishment was (north side, 100 block West Dunklin Street), and Tanner's store has been long since replaced by a modern gas station (southwest corner of West Dunklin and Jefferson streets). However, the Milo Walz enterprise has boomed beyond its original storefront to a multi-building, multi-city business which even includes a hardware store. Busch Florist still provides flowers, and as a bonus, the best ice cream cones around² are available next door at the Central Dairy. The Old Munichberg³ Antique Mall's sign carries on the historic tradition of the neighborhood's name (in the Theo. Tanner Machine Shop and Foundry Building at 708 Jefferson Street), a reference due to the neighborhood's earliest residents hailing from Bavaria, the capital of which was Munich. Not much besides that sign (and the Ecco Lounge's menu) remind one of the Munichburg name.

Once connected to downtown Jefferson City by only a Madison Street access over Wear's Creek, Munichburg was something of a separate, self-sufficient community. It had its own school, churches, a fire department, residences, and hotels, all focussed around a Dunklin Street commercial node which offered a variety of goods and services to the whole community.

This survey project, funded by the City of Jefferson and the Missouri Historic Preservation Program, examined the approximately seventy-five acres known historically as Munichburg. The examination was two-fold: to see what remained in the built environment and to summarize what is known about the neighborhood. In total, 193 historic resources were recorded in the approximately fourteen block area which is referred to as the Historic Southside.

The subject area is roughly bounded by the Rex Whitton Expressway (U.S. Highway 50/63) on the north; Monroe Street to Atchison Street, then Popular Street on the east; Franklin Street on

the south; and Jefferson Street to Ashley Street, then Broadway Street on the west. Accessible across the Rex Whitton Expressway from Broadway, Jefferson, and Madison streets, the Southside rises in elevation in several areas, giving the neighborhood some of the most spectacular views available of the city's downtown and state capitol (especially from the 200 block of East Cedar Street and down a vacated brick alley just west of 216 West Ashley.) While it has experienced a great deal of change over the years, the neighborhood's focus around an active commercial center has remained intact. It remains a small scale urban community unto itself.

The Research Design, Project Participation, and Inventory Form Data sub-sections of this Introduction provide further background information for this project which began in the Winter of 1995. The Historic Context section blends a discussion the historic development of the neighborhood with the built environment which remains from that history. The key to this report, however, are the *Recommendations* and *Conclusions* sections. In fact, the key to this report, as with any planning document, is the action taken as a result of the project.

Research Design: Objectives and Methodology

The objective of this project was to conduct an intensive-level architectural/historic survey for the area known as the Historic Southside Commercial Area. The original area defined for this project was roughly bounded by the Rex Whitton Expressway (U.S. Highway 50/63) on the north; Monroe Street to Atchison Street, then Popular Street on the east; Franklin Street on the south; and Jefferson Street to (an alley one-half block south of) Dunklin Street, then Broadway Street on the west. After the project was begun, that original boundary was increased to include Broadway Street south to Ashley, including another half-block of Broadway and Washington streets, and another two blocks of Ashley Street. Focussing on an active historic business center which is concentrated on Dunklin Street, this area may be seen as the southern continuation of the city's "downtown," which overall extends from the Missouri River on the north to this commercial development on the south.

Historically, the south side of Jefferson City was the hub of immigrant settlement, particularly that of Germans, in the mid-late nineteenth century. The cultural heritage of the area was shown through building uses (German shops, banks, lodges, and churches) and building construction (brick and German in influence). While the focus of the survey area is commercial architecture, a number of residences are also included. Notably, the Lohman Mansion (933 Jefferson Street) is within the survey area. L.C. Lohman, for whom the house was built, was a prominent merchant and bank president; he was the son of Charles F. Lohman who established the city's first commercial area--Lohman's Landing--located near the Missouri River at the north end of the city's downtown.

Alice Edwards Novak and Karen Lang Kummer of The URBANA Group, Urbana, Illinois, were hired by the city to conduct the survey. Novak, a preservation planner, and Kummer, an architectural historian, conducted the survey of the Historic East neighborhood in 1992-93. The two have conducted other surveys in Missouri and Illinois, and have written numerous nominations for Missouri buildings, sites, and historic districts which have been listed in the National Register of Historic Places.

The survey itself consisted primarily of two components: field survey and archival research. The field survey was comprised of an on-site analysis of each historic building's architecture, including architectural style and/or vernacular building type, construction, materials, features, details, and approximate date of construction; any outbuildings and site features were also noted. At least one black and white photograph was taken of each building, with a 5" x 7" photograph accompanying every form. The approximately seventy-five acre area was estimated to consist of 239 buildings total, with 189 of those buildings expected to be fifty years old or older. However, after the field survey was begun, the actual number of historic buildings appeared to fall short of the target 189, thus the survey area was extended as previously noted. In total, 193 survey forms resulted from the project. Any building within the survey area, regardless of integrity, which appeared to date to earlier than 1946 in construction, was documented by the field surveyors. The "fifty year old" rule comes from criteria for listing in the National Register of Historic Places, which states that buildings must typically be fifty years old or older to be eligible (with some exceptions.)

Archival research was conducted for the area in general as well as for specific buildings. Research focussed to the best extent possible on the immigrant groups which settled and developed this area, chiefly the Germans. Specific individuals who lived in the area historically were also part of the research focus.

General sources on the city's history include Ford's 1938 *History of Jefferson City*, the only city history book, and the *Cole County Illustrated Sketch Book* (1900), which provides biographical highlights of some of the community's most prominent citizens. The *Missouri Historical Review* was checked for articles relevant both to the area specifically and to German heritage in Missouri, and was consulted for any insight into German-influenced architecture. The historic context developed for the September 1993 *Jefferson City's Historic East Architectural/Historic Survey Summary Report* was also referenced for general context. Local repositories, including the Missouri River Regional Library (formerly the Thomas Jefferson [city] Library) and the Cole County Historical Society, were consulted for relevant materials, as was the Missouri Historical Society in Columbia.

Building specific information was mostly gleaned from Sanborn Fire Insurance Maps (available on Jefferson City for the years 1885, 1892, 1898, 1908, 1923, and 1939) and city directories (available for 1897-98, 1900, 1904-05, 1908-09, 1911-12, 1913, 1915, 1917, 1918, 1921, 1923, 1925, 1927, 1931, 1933, 1935, 1938, 1943, and 1946). The Sanborn Maps were useful in dating buildings, and in dating/confirming additions to buildings. However, the earlier maps show very little, if any, of the survey area. Some city directories (1908, 1915, 1925, and 1935) were consulted to establish historic uses of commercial buildings, historic names of buildings, and historic occupancy of residential buildings. Occupations for historic residents were checked to the best extent possible, but, perhaps surprisingly, from the years/buildings checked, the percentage of people who lived and worked in the neighborhood is fairly small.

The final report for this project includes the historic context for the area, and synthesizes the information gathered from the field survey. Recommendations for individual buildings which may be eligible for the National Register of Historic Places and a potential local landmark program are also presented. A map showing the buildings within the survey area is included, with the addressed keyed to the individual inventory forms which should be used in conjunction with this project.

All of the city's historic commercial buildings are expected to be represented between the three surveys which have been conducted--Downtown, Historic East, and Historic Southside. The completion of this project--the third survey--will allow for a greater, more complete analysis of historic commercial buildings in the city.

As with the city's previous survey project for the Historic East, the value of this project is not limited to identification (the survey) and registration (recommendations) processes. Preservation Education/Public Participation components were woven into the activities of this project.

Project Participation

Four public meetings were held in conjunction with this project. The first meeting was held as a special meeting of the Commission on Historic Preservation, Monday, March 13, 1995. Initial impressions of the survey area were discussed at that time. The second public meeting was held two days later in the survey neighborhood in the sales room of the Coca-Cola Bottling Company Building at 604 Jefferson Street. Although not well attended by property owners, the meeting included some useful dialogue regarding the neighborhood and presentation of this project. The press release intended to encourage people to attend that meeting did at least result in some radio coverage, as the following day some property owners spoke of hearing about the project via that media. Newspaper and television coverage followed, including a television interview with Commission member Chip Buckner in the Historic Southside.

As "strangers," alias field surveyors, investigate the neighborhood with camera and clipboard in hand, property owners and/or occupants can understandably get curious. A question-and-answer format handout was distributed to interested property owners and/or tenants who approached the field surveyors with questions. (See *Appendix 1*)

The third public meeting was held as part of the regularly scheduled Commission on Historic Preservation meeting June 27, 1995. Extending the survey boundaries and the final meeting presentation were discussed at that time. Commission meetings are open to the public. All meetings held in conjunction with this project were attended by Alice Edwards Novak and Karen Lang Kummer, the consultants conducting the project; Janice O. McMillan, Senior Planner and project coordinator for the city; and the Commission on Historic Preservation.

As per a suggestion at the neighborhood meeting, the final presentation was held before the City Council at their regularly scheduled meeting September 18. A brief slide show of the neighborhood was given along with a synopsis of this project, with Commission members, representatives from the Cole County Historical Society, and the Convention and Visitors Bureau (a division of the Jefferson City Area Chamber of Commerce) among the audience in attendance. Additional publicity followed after the Council meeting, including an interview with radio station KALK.

This Summary Report was submitted in rough draft form to Ms. McMillan and the Commission for their final review and comments. Complete copies of all 193 survey forms, photographs, and this summary report are on file at the city's Department of Planning and Code Enforcement and the Missouri Historic Preservation Program (Department of Natural Resources). Relevant newspaper articles are included as an Appendix to this report.

Inventory Form Data

The three-page Missouri Historic Property Inventory Form has been required by the state since 1994. It is different from the form used for the Historic East survey. Designed for state use in computerization of inventory data from around the state, the focus of the form is the front and

back "fill in the blanks" pages with only coding numbers required for information such as area of significance, architectural style and/or vernacular building type, historic function, building materials, and other items. The form is intended to be used with the coding manual available to translate the codes.

In order to make the information recorded more useful for city and general public purposes, in addition to the code numbers, a written reference was added by the codes. This allows the forms to be understood to some degree without the use of the coding manual. (The manual's architectural style/vernacular building type guide, however, may be useful in better understanding the categories of buildings.) Additionally, the continuation sheet--the third page--which is not required, was used extensively for a complete verbal narrative architectural description and historical (significance) information. Photograph roll and frame number were added, as these are very useful, but not required, components for the survey record.

The "Significance" space allows for any historical, building-specific information to be provided. To the best extent possible, at a minimum, the 1908, 1923, and 1939 Sanborn Fire Insurance Maps and several city directories were consulted for each building. Where available, additional information was provided.

While the project resulted in 193 survey forms, more than 193 buildings were surveyed. Each survey form includes a "Description of Environment and Outbuildings" space where relevant. Garages, mostly, account for numerous other buildings recorded in the project.

Each property's current owner's name and address was provided to the best extent possible. This information was furnished by the Department of Planning and Code Enforcement. As no historic building records are available, most of the dates of construction given on the survey forms are based on a combination of professional judgment, Sanborn Fire Insurance Company maps, and city directory information.

Historic Context

How did German immigrants end up in Jefferson City? Inclement economic and political conditions in Germany during much of the nineteenth century prompted many Germans to immigrate to the United States.⁴ The draw of the Louisiana Purchase and new lands west no doubt had some appeal, but beyond that, the importance of river-based transportation was instrumental in the distribution of German settlements west from St. Louis through Missouri. In that respect, the river counties of Missouri show some similarities in development.⁵ Later, in the mid-nineteenth century, the expanding railroads provided another means of transportation which affected settlement and immigration patterns.

No Germans had settled in Missouri at the time of the state's admittance into the Union. Shortly thereafter, however, German immigration slowly began.⁶ Some natives of Osnabruck and Oldenburg settled in Warren and St. Charles counties by 1824.⁷ That same year marks Gottfried Duden's first visit to Missouri. Duden, a veteran of the Napoleonic wars and a civil office holder, was apparently very well-educated and quite excited about his two trips to Missouri (in 1824 and 1827, before returning permanently to settle.) Duden returned to his native land to author *A Report of a Journey to the Western States of North America*, published in Germany in 1829. A romantic description of his journey to America and the attractions of the western United States, the book was widely circulated in Germany, providing much encouragement for immigration.⁸ Duden's book is noted as being the foremost instigator of German immigration to the United States (and particularly Missouri) during this time period. Duden, himself, purchased around 270 acres above the Femme-Osage River, fifty miles north of the mouth of the Missouri River in Warren (then Montgomery) County.⁹ Others were soon to follow.

Another wave of German immigration began early in the 1830s under the auspices of Giessener Gesellschaft, lead by Paul Follenius and Friedrich Munch.¹⁰ Disappointed at the failure of the liberal movement in Germany and throughout western Europe in 1830, the pair created an ambitious plan to concentrate German immigration upon some territory of the American West, referring to "a territory which we shall be able to make a model state in the great republic."¹¹ In total, that society brought over 500 immigrants in two groups from Germany in 1834; the organization disbanded after this success. A large number of immigrants from this "society" in 1834 settled with Follenius and Munch on the north bank of the Missouri River in Warren County; this area eventually became the center of the most widespread settlement of Germans west of the Mississippi River.¹²

The patterns of German immigration to Missouri were notable throughout much of the nineteenth century. In his 1909 book *The German Element in the United States*, Albert B. Faust reports:

On both sides of the Missouri River, from its mouth . . . upward a distance of 125 miles, all is German territory. In all towns from St. Louis to Jefferson City, such as St. Charles, . . . Hermann, . . . Boonville, and even beyond and including Kansas City, the Germans are very numerous, generally constituting over one-half of the population. . . In Cole County (Jefferson City), in Moniteau, and to the

west and southwest in Morgan, Pettis (Sedalia), and Benton counties, large groups of German immigrants established permanent homes.¹³

St. Louis, as the terminus of the steamboat lines from New Orleans and the starting point for navigation to the upper Missouri, Illinois and Mississippi rivers, served as the distribution center of the German population for Missouri and the western United States.¹⁴

According to records of the Circuit Court of Cole County, the first immigrant to be naturalized in Cole County was a Prussian who became a citizen in 1834, some fourteen years after the creation of Cole County.¹⁵ At that time, naturalization laws provided for a five year waiting period for immigrants to be naturalized and statistics show a high percentage of the immigrants were as prompt as that law allowed in becoming Americans.¹⁶

A great portion of naturalization cases from 1841 to 1860 in Cole County were Germans, reflecting similar statistics nationally. Irish immigration exceeded that of Germans up to about 1850, but from 1851 to 1860, German immigration surpassed all others, and continued to do so until the last decade of the nineteenth century.¹⁷ Trends of that immigration, however, appear to change after 1860. Nationally, between 1820 and 1860, 1,545,508 Germans immigrated to the United States, with Cole County statistics showing most of its German immigrants being naturalized during this period.¹⁸ Continued political and economic turmoil resulted in another wave of German immigration after the Civil War. From 1866 to 1873, German immigration to the United States corresponded with a period of great wars in Prussia, and the chaos of the German states before being unified through the 1870 Franco-Prussian War.¹⁹ During the remainder of the nineteenth century, 3,463,772 more German immigrants arrived in the United States, but Cole County, and likely other central Missouri River counties, received few of them.²⁰

Germans and Americans of German descent resided throughout Jefferson City, but the concentration of these people in the Historic Southside or "Munichburg" is particularly notable. Why, exactly, the concentration took place in this section of the city is not known. Presumably, the location on the city's Southside, actually more suburban at that time, was simply a logical direction of growth for the community. The settlement of the neighborhood came from German immigrants, as well as first and later generation descendants of German immigrant parents and grandparents; the earlier generations were not necessarily settled originally in Jefferson City.

The Germans immigrating to the United States, and likewise to Jefferson City, included skilled artisans and craftsmen, particularly masons (brick and stone). That imported skill gives German areas of many communities a special architectural character. Historic photographs of Munichburg show the streets crowded with handsome, solidly built and relatively unadorned brick buildings, few of which remain extant today. However, a few do remain, including a most significant example found at 707 Washington Street, the Wendeln and Margaret Bodtenschats Buehrle House. The Buehrle's history is an excellent illustration of the type of immigrant who was settling in Jefferson City's Munichburg. Wendeln, a native of Baden (born in 1828), Germany, arrived in Jefferson City in 1858, after first staying in Fort Wayne, Indiana.²¹ He came to the United States after being forced to leave Germany, having participated in the revolt against the government in

the 1840s.²² Margaret Bodtenschats was a native of Bavaria (born in 1827), and also ended up in Fort Wayne, where she met and married Wendeln. A potter by trade, Wendeln also worked at plastering and bricklaying, as well as serving as a contractor in building construction. The Buehrles came to Jefferson City after they lost their home to fire; Wendeln had gone into business for himself before the family's relocation.

The Buehrles purchased the lot at 707 Washington Street in Jefferson City's Munichburg on March 11, 1864 from Charles P. Hyatt; the house was erected shortly thereafter.²³ The house was constructed by Wendeln, who reportedly also built at least two other houses in the same neighborhood (perhaps 714 Washington Street, nearby across the street) and built or assisted with the construction of a number of Cole County churches. Margaret Buehrle died in 1872; Wendeln died in 1914 at the age of eighty-seven.²⁴ Their third child, Fredolin, apparently inherited Wendeln's bricklaying and construction skills, as Fred's career in masonry is quite notable. At the age of twenty-one, in 1881, Fred served as a bricklayer on the Dallmeyer and Linhardt buildings.²⁵ He later served as foreman in the construction of the wings on the old state capitol in 1887-88 before resigning to work for noted architect and at that time, brick contractor, Frank Miller.²⁶ That association lasted for more than a half century, and resulted in some of the city's most notable buildings. Buehrle constructed a brick wall for the Missouri State Prison (completing a Miller contract), the Lohman Opera House, the old Carnegie Library, dormitories at Lincoln Institute, a twenty-stall roundhouse for the Missouri Pacific Railroad, and the Episcopal and Methodist churches.²⁷

Among the earliest German immigrants to settle in Jefferson City were Charles F. and Henrietta Lohman, natives of Prussia who immigrated to America in 1842.²⁸ The Lohmans spent two years in St. Louis, where they were married, then headed for California. However, they stopped in Jefferson City and ended up staying, becoming one of the wealthiest families in Central Missouri.²⁹ Charles Lohman was involved in various businesses, including large investments in steamboats. (The Lohman's Landing building on Jefferson City's waterfront remains from this enterprise.) Their son, Louis, was born in Jefferson City on October 31, 1850.³⁰ Louis followed in his father's footsteps, and began as a store clerk before becoming a clerk on one of his father's steamboats. Having begun his career at the age of eighteen in 1868, by 1871, Louis was already a partner in the Lohman businesses; by 1874, he was full owner. He became owner and manager of the Lohman Opera House, and was President of the Mercantile Bank, in addition to being a stockholder and a director for the First National Bank. He married Amelia Staats, a first generation American whose parents were Germans, on September 6, 1886 and the Lohman's had three sons and a daughter.

Lohman's businesses were based in the downtown, but he lived in the Southside. The *Sketch Book of 1900* notes that the Lohman's "elegant home, in the suburbs of the city on South Jefferson" was erected in 1893 at 933 Jefferson Street. The "suburb" was Munichburg, where the Lohmans purchased eight acres in 1887, consisting of a parcel from Peter Meyers, then Cole County sheriff, and Mr. and Mrs. Nelson Burch.³¹ Built for under \$10,000, the house was designed by prominent Jefferson City architects Miller (noted above) and Opel, who designed many of the city's finest late nineteenth and turn of the century dwellings. The Lohman's house was constructed in the popular Queen Anne style of the period, but its lavish steeply-pitched hip roof with multiple gables

and turret was destroyed by fire in 1921. The roof was replaced with a lower, simpler hip roof (without a turret) which was more typical of early twentieth century architecture.

Louis's and Amelia's son, Louis V. Lohman, had the longest tenure in the house, living there from the time he was three years old until he was 79. In 1969, the Salvation Army purchased the Lohman Mansion, including 3.7 acres between the 900 blocks of Jefferson and Madison streets. The mansion was purchased from the Lohman heirs for an undisclosed amount.³²

The development of Munichburg may be more the result of first generation Americans of German-born parents, than of direct immigrants. Louis C. Lohman and Fred Buehrle are just two examples of the "first generation" influence. Another is Milo Walz. Milo's mother, Anna Hustchreider Walz, was a native of Germany who immigrated to America when she was fifteen. His father, Charles, was a native of St. Louis, but came to Jefferson City when he was a child.³³ Charles Walz was in the furniture and undertaking business, a common business combination in the mid-nineteenth century. Milo Walz worked for the Hugh Stephens Printing Company as a bookbinder before and after his fourteen-month service during World War I.³⁴ In 1924, he bought and remodeled the Doerhoff store at 128 East Dunklin Street, to begin his own furniture enterprise. In 1936, the business expanded into space on Madison Street, becoming one of the largest furniture stores in central Missouri.³⁵ Milo was married to Esther Beck, a native of Jefferson City; the couple had eight children.³⁶

The combination of German immigration and the existence of breweries and/or wineries is fairly common in mid-size and large cities throughout the Midwest, and Jefferson City was no different. Joe Kessler began the first brewery in the city in 1845, with a capacity of one barrel of beer per week.³⁷ That capacity was increased by succeeding owners Joseph Gundelfinger, then George Wagner and Sons who purchased the business in 1870. In 1892, Wagner sold the enterprise to Jacob F. Andrew (Andreas in some references), and Frank Moerschel.³⁸ The Moerschel's background illustrates another pattern of German immigration in the Historic Southside--German immigrants who spent numerous years in another city (in this case, the St. Louis area) before settling in Jefferson City. Jacob F. Moerschel, born in Bavaria July 20, 1848, learned the brewery business in Germany before immigrating to St. Louis in 1867. Despite not speaking English and having no financial resources, After brief brewery employment in St. Louis, Jacob F. was able to acquire an interest in the Klausmann Brewery. The Klausmann enterprise was sold to a syndicate, with Jacob realizing a substantial profit.³⁹ The syndicate, the St. Louis Brewery Association, was a group of English investors which acquired around eighteen St. Louis breweries in 1889, continuing their individual operation.⁴⁰ Jacob F. then bought a small plant in St. Charles in 1890, remodeling and operating the facilities until he sold it in 1900.⁴¹ While continuing the St. Charles operation, Jacob F., with brothers Andrew and Frank, bought the Wagner brewery in Jefferson City, enlarging and modernizing the plant under the name Capitol Brewery Company. That facility was located on the north side of the 100 block of West Dunklin (118 West Dunklin Street) where the B & L Apple Market now stands.

By 1900, Frank Moerschel was no longer listed in company information. The company had increased operations to include the manufacturing of "pure, artificial ice, delivered anywhere in the city at the usual price."⁴² It was the only ice company in operation at the turn of the century,

with artificial ice production causing the end of natural ice distribution (an industry which had relied on cutting ice from a nearby dammed creek during winter months.) An early twentieth century local souvenir booklet entitled *Jefferson City, Missouri, Past & Present Progress & Prosperity* gives typically glowing remarks to "one of the city's important industries." The publication notes the Capitol Brewery Company as occupying the entire block at the corner of Dunklin and Washington streets. The company's facilities included the brewery, water rooms, cooling repository, stables, and offices, in buildings "of fine architecture equipped with the latest known appliances for the manufacture of this favorite pure beer."⁴³ At that time, the company produced 20,000 barrels annually, with the beer sold in bottles and draught in Jefferson City and "all towns within a radius of 100 miles."⁴⁴ Bottled beers included "Moerschel's Famous Pale Lager," "Hub City," and Muenchener style. In the company's 1897 marketing scheme, the Moerschel Brothers advertised,

The Finest and Purest Beer Brewed in the West. Only Best Quality of Hops and Barley Malt used. It is recommended by the Physicians for Family Use on account of its **Purity and Strengthening** qualities.⁴⁵

That block of West Dunklin Street must have been busy. Picture sixty tons of ice being produced each day; 20,000 barrels of beer being produced during the year; seven wagons operating to distribute beer and ice throughout the city; and thirty-seven employees at Capitol Brewing Company alone, not to mention all the other businesses operating nearby on East Dunklin Street.⁴⁶ The busy block also included the Munichburg Fire Department at the southwest corner of Capitol Brewing's lot. Serving on the department's board were Theo. Tanner, President Henry Oster, Secretary and Treasurer; and George Staihr, Harry Moerschel (relation to brewers unknown), Joe Schmidli, Andrew Scott, Joe Schleer, and Henry Nilges.⁴⁷

The brewery reorganized post-prohibition under the name Moerschel Brewery. Jacob F.'s sons, Jacob W. and Ernst C. Moerschel, ultimately ran the business. The brothers eventually switched "brews;" the Coca-Cola Bottling Company (604 Jefferson Street) was listed as Moerschel Products Company in the early 1940s city directories; conveniently, it was located on the same block as the brewing company. By the late 1930s, the brewery complex had been changed to "Moerschel Produce." Nothing remains of that complex; the site is now occupied by the B & L Apple Market, in a former Safeway store.

Accompanying the brewery and ice business was the compatible Western Bottling Works at 610 Jefferson Street, on the same block with the other two enterprises. The Bottling Works offered "sarsaparilla; iron phostone; strawberry, lemon sour, ginger ale, lemon soda, and mineral waters." The company was owned by W.F. Roesen.⁴⁸ The building remains extant, and is known as the J & D Bicycle Shop.

Two churches were an integral part of the development of Munichburg: the German Evangelical Central Church and the German Methodist Church. After forming as early as 1858 and meeting in neighborhood homes, the congregation of the German Evangelical Central Church built a "plain brick church" at a cost of about \$1,500 in 1859.⁴⁹ That "plain brick church" was located at the

same site--Washington and Ashley streets--as the extant church, and its handsome, well-constructed brick facade fit well among the German-influenced surroundings.

In the later half of 1860, a parsonage was built at a cost of \$1,300.⁵⁰ The size of the congregation progressed steadily and during the tenure of Rev. E. Huber (November 1869 until January 1874), a parochial school was established and a two story school building was erected.⁵¹ The last service in the first church building was held February 22, 1891, after which the building was demolished to allow for construction of the new church.⁵² Fred Binder, president of the congregation, received the contract to construct the new church building, which was erected and furnished at a cost of \$10,000.⁵³ The construction of a new parsonage followed in 1898.⁵⁴

The continuing strength of the community as a hub of German immigration and heritage may be illustrated, in part, by the continued growth of this congregation, with its turn of the century enrollment reaching 245. The names of the congregants themselves confirm the continuation of German ties with the neighborhood: Linkmeyer, Delmar, Mueller, Zuendt, Faust, and Gruber just to name a few. Pauline Delmar, who headed the parochial school, completed her education in Germany, before coming to Jefferson City's Munichburg, furthering the ties to the homeland for many of the neighborhood's residents.⁵⁵

The smaller, fourteen member German Methodist Episcopal congregation was incorporated in 1873, twenty-two years after its founding. The congregation was actually organized in 1846 with members throughout Osage, Cole, Moniteau, and Cooper counties, but was not in Jefferson City until 1851.⁵⁶ The congregation's activities in Jefferson City were soon abandoned, and did not resume until 1864, with a church being constructed ten years later in 1874.⁵⁷ The German Methodist Episcopal Church was built at the northeast corner of Broadway and Elm streets. It was an oversized one story gable front building constructed of brick, as were most of the buildings in the neighborhood. By 1900, a new Opel-designed building was being built for the congregation. The congregation left the Broadway Street building. Reportedly, the old church building was used as a garage at one point in the 'teens. Around 1927, the church building was converted to a duplex with the address of 224 A & B West Elm Street, and has been occupied by the Walter Schroeder family since that time. The building is now a significant example of early twentieth century architecture with stucco walls and multi-light windows, but the church building is not without detection. The gable end facing Broadway is the front of the original church.

The parochial school offered by the German Evangelical Central Church was not the only school in Munichburg. A two room public school was built at the northeast corner of Broadway and West Dunklin streets in 1891 (230 West Dunklin Street).⁵⁸ At the same site, in 1904, the new six room Broadway School was built at a cost of \$13,229. The same floor plans for the Miller and Opel-designed Broadway School were used for Washington, Fairview, and West End schools, all built in 1903. A early \$7,282 expansion added additional classroom space to the building. An elementary school, Broadway was closed in 1955 when South School was completed.⁵⁹ In August 1955, the building and land were sold to the Carpenters Union for \$32,000.⁶⁰

Frederick H. Binder, who received the contract for the construction of the German Evangelical Central Church, was, like Wendeln Buehrle, another German immigrant who brought over his

trade skills, and contributed to Jefferson City's built environment. A native of Hanover, Germany, Binder was twenty when he arrived in the United States in 1866. Binder came from a family of builders, including his father Heinrich, who was a lumber man and builder, and his brother Carl, who was supervising architect of the district and city of Wolfenbuttel.⁶¹ Fred H. Binder, an architect and builder, and even one time mayor of Jefferson City, was responsible for numerous buildings in addition to his church.

Many substantial buildings stand as monuments to him, from neat brick dwellings of working people to pretentious homes, churches, schools, and state and federal buildings. Among these are St. Peter's Catholic church, the Evangelical church, the old post office building, several buildings at the state university and at different state institutions.⁶²

Munichburg offered a wide variety of services, effectively a community within a community. At the southeast corner of Jefferson and Dunklin streets (still extant at 703 Jefferson Street) was the Farmers Home Hotel, "recognized as headquarters for transients."⁶³ The hotel, operated by Nick Kielman, offered nineteen well-furnished rooms and a large and elegant buffet; an adjacent wagon yard was provided for the use of its patrons.⁶⁴ Kielman, born in Jefferson City, represented the new generation Americans of German descent in the neighborhood. Nearby on the same block, the Neighorn House Hotel was similar to Kielman's enterprise. The Neighorn, later the South Side Saloon & Hotel, then remodeled to Bassman Apartments, remains at 120-122 East Dunklin Street.

The neighborhood was dotted with grocery, dry goods, and specialty stores which concentrated on Dunklin Street, but also spread throughout the neighborhood. Louis Sachs, like Nick Kielman, was born and educated in Jefferson City. In the 1880s, Sachs established a harness and saddlery business at 118 East Dunklin Street; the business operated at least through the turn of the century.⁶⁵ The building was later refaced, c. 1950, with a modern brick storefront, but the three separate storefronts remain intact. The building now includes T.J.'s ("Roadkill") Cafe and a barber shop. John Ahrens (born in Osage County in 1870) and E.H. Graessle (born in Cole County in 1865) established "Ahrens & Graessle," in 1889 at the southeast corner of Jefferson and Atchison streets (901 Jefferson Street).⁶⁶ Their business offered general merchandise, feed, and flour. Their building has remained virtually unchanged; it is now a scuba shop. The Theodore G. Nilges Grocery and Feed Store was located at the southeast corner of Jefferson and Ashley streets, just one block away at 801 Jefferson Street. It remains intact and in use, with a c. 1840s house attached, via a hyphen, at the building's rear elevation. The Bruegging Brothers grocery was located at 225 West Dunklin Street, about the location of where a c. 1950s apartment building now stands.

The northwest corner of Jefferson and Dunklin streets was occupied by Henry Schwartze's business, with the first story being used for blacksmith and shoeing services, and wagon manufacturing and repair; the second story was used as a painting shop.⁶⁷ The shop, rather "industrial" for the period, carried implements and farm machinery as well as offering buggies and wagons made to order. Schwartze, who was born in Osage County in 1873, began the business in 1887.⁶⁸ His building appears to remain extant within the walls of the "updated" early twentieth

century building facade which is still extant at that corner (626-628 Jefferson Street). It is on the block which was mostly occupied by the Capitol Brewing Company.

One of the more noted families in the neighborhood were the Tanners. Jacob Tanner operated a dry goods and grocery store at the southwest corner of Jefferson and Dunklin streets, across Dunklin Street from Henry Schwartz's wagon business. His shop advertised "hats, caps, boots, shoes, hardware, etc. Agricultural implements and Farm Machinery."⁶⁹ Jacob Tanner was a native of Bavaria, born on May 14, 1829. Trained as a millwright, he came to the United States in 1853, heading for Ohio and Lawrenceburg, Indiana before arriving in Jefferson City.⁷⁰ Tanner married Henrietta Kastner, a native of Bavaria, in 1854; the couple had seven children.⁷¹ In 1855, he built Glover's Mill, the first water mill in Cole County. In 1856, Jacob and his brother, Charles, bought the mill, operating it until 1859 when it was destroyed by a flood.⁷² In 1866, Jacob Tanner bought a steam flouring mill and three hundred acres of land near Jefferson City.⁷³ The Tanner building at Jefferson and Dunklin streets was erected in 1858, remaining in operation into the early twentieth century (c. 1926) when the building became the Tanner Funeral home. A modern gas station is now at that site. Jacob Tanner was also county treasurer, city treasurer, and a member of the city council.

A second generation of Tanners assisted with the family business. Jacob and Henrietta's son Herman joined in the mercantile business. Jacob's death resulted in the division of the business, with August Tanner taking over the grocery department (August Tanner & Son, 702 Jefferson Street) and Herman operating the other lines of merchandise (700 Jefferson Street); Herman retired in 1926; he died in 1930.⁷⁴ Herman's and Caroline Schuberth Tanner's son, W.C., represented the third generation of Tanners to occupy the business; he was funeral director for the Tanner Funeral Home which took over the mercantile building. The remainder of this half of the 700 block of Jefferson was also occupied by Tanners. Theodore Tanner had a foundry and machine shop at 706-710 Jefferson Street; around 1915, that enterprise became Tanner Brothers Machine Shop. The two buildings from this Tanner enterprise remain extant; one is the Old Munichberg Antique Mall.

Joseph Pope was one of a smaller group of late nineteenth century immigrants to arrive in Munichburg. Still, however, the craftsmanship learned in his native land continued to benefit Munichburg and Jefferson City. Born (August 12, 1870) in the Tyrol section of Southern Austria in what is now part of Italy, Pope immigrated to the United States in 1890 after being injured in an accident.⁷⁵ He lived with an uncle who was a priest in Osage County for a while before becoming a naturalized citizen. As his first business venture, Pope attempted to make cement roofs similar to those in his native land. However, wooden frame construction proved inadequate to support the roof type.⁷⁶ He expanded his efforts with tile roofs, and then experimented in cement sidewalk construction. Pope moved to Jefferson City in 1894, and accepted a contract to build a sidewalk in front of the furniture store of Joseph Stampfli, then postmaster of Jefferson City; it was the first cement sidewalk in the city.⁷⁷ Soon, a contract for a similar sidewalk at the governor's mansion followed, then another for State Treasurer Lon V. Stephens.

The following year, a controversy arose over moving the state capital to Sedalia, as Jefferson City was "stuck in the mud," that is, without adequate sidewalks and other municipal facilities.⁷⁸

Needless to say, the capital did not relocate, and Pope soon had a booming business. In 1901, he built the first macadam street in the city.⁷⁹ Pope also received the contract to construct the pier for the Missouri Pacific Railroad along the Missouri River route, then subsequently was given a contract by the Iron Mountain Railroad in Arkansas. Pope's company was responsible for an estimated seventy-five percent of the sidewalks and ninety percent of the improved streets in Jefferson City.

Joseph Pope married Louise Foerster in 1897, and constructed a fine house for himself and his new bride at 222 West Dunklin Street, where their family of nine children was raised. The oversized outbuilding at the rear alley, constructed c. 1915, appears to display some creativity on the part of this successful concrete entrepreneur. The building is constructed of three different types of concrete block which create an interesting wall pattern. In keeping with some continuity in the neighborhood, the house is still occupied by members of the Pope family.

The support organizations for the German American community in Jefferson City extended beyond the concentration of Germans found in Munichburg. Albert Kroeger began the publication of the *Missouri Volksfreund* on February 9, 1876.⁸⁰ The *Volksfreund* promoted itself as being "a most welcome guest . . . in hundreds of German families in the counties of Cole, Osage, Miller, Maries, etc." It was published at least through the turn of the century, offering over a quarter of a century of news and advertisement tailored to the German community. Its offices were located in the Volksfreund Building on Madison Street, between High and McCarty streets in the downtown. The German Y.M.C.A. was organized on November 2, 1881, with members of the neighborhood including George Deeg, Fred Buehrle, and Herman Tanner.⁸¹ The Germania Club was organized on February 8, 1883, with original members including Fred Binder and Joseph Stampfli from Munichburg.⁸² The Southside itself organized the South Side Booster Club, with Munichburg apparently gaining a new name around the turn of the century.

As noted, the turn of the century marked a change in the previously heavy patterns of German immigration. The name identification "South Side" likely marked a compositional change which was occurring in the neighborhood. While the neighborhood continued to grow and prosper, and was still influenced by Americans of German descent, the immigrant generation had largely passed away in the late nineteenth century; the first generation and in some case, second generation of German Americans passed away in the early twentieth century. The result was a neighborhood which was more "Americanized." Later, the World Wars likely had some impact on the lack of desire for the "Munichburg" association.

The early twentieth century brought a continuation of growth to the Southside. Modest and finer residences were still being constructed, sometimes likely replacing earlier German vernacular buildings. Early businesses such as Hugo Busch's Capitol City Florist continued, but new buildings were replacing the older original construction; in the case of Busch Florist, the location was retained, but a modern c. 1935 building was erected. Milo Walz's 1920s business took an earlier one story building and completely remodeled it into a two story "modern" building; by the 1930s, his business was substantially expanding and other neighborhood buildings were being included in the Walz operation.

Other new businesses were joining the Southside. Dot Sappington brought the Central Dairy to 610 Madison Street in 1932, having begun operations in Columbia. Sappington's son Harry was the company's vice president and his son-in-law Eddie Tallent was secretary-treasurer. Roy, another son, operated the Columbia dairy after the Southside business was begun.⁸³ Coca-Cola Bottling Company located in new headquarters at 604 Jefferson Street around 1940; the company was located on the Moerschel's block, and was affiliated with the family's operations. Interestingly, a 1943 listing of businesses in the city lists Ramsey Supply Company, which offered Orange Crush and Pepsi-Cola, at 605 Jefferson Street, just across the street from the Coca-Cola building.

Corner grocery stores continued in operation, but were gradually being taken over by larger enterprises. Adolph Schwartz's market (130 East Dunklin Street) became the Kroger Grocery and Baking Company. However, small businesses were still being founded in the Southside. Lloyd's Cleaning and Pressing was begun at 716 Monroe Street in the late 1920s, bringing a new architecture (in the period revival styles) and yellow brick to the neighborhood.

Today, aspects of the Southside remain quite strong, while others have been all but obliterated. The current state of the Southside is additionally reflected in the *Recommendations* section which follows.

Recommendations

One of the objectives of this survey project was to examine the Historic Southside for its potential to be recognized as a historic district in the National Register of Historic Places. While the National Register may be a familiar program to some people, many aspects of the program are not commonly known. The following brief synopsis is intended to cover the basics of the National Register.

The National Register of Historic Places is the official list of historic properties recognized by the federal government as worthy of preservation for their local, state, or national significance in American history, architecture, archaeology, engineering, and culture. Districts, sites, buildings, structures, and objects may be listed in the National Register, providing they possess integrity of location, design, setting, materials, workmanship, feeling, and association; and meet one or more of the following Criteria for listing:

- A. association with events that have made a significant contribution to the broad patterns of our history;
- B. association with the lives of persons significant in our past;
- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. yield, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces or graves of historical figures, churches, moved buildings, reconstructed historic buildings, commemorative properties, and properties that have achieved significance within the past fifty years are not considered eligible for the National Register. However, exceptions to these rules do exist, including when such resources are integral parts of districts that do meet the criteria.

The National Register of Historic Places is administered by the National Park Service, and was authorized by the National Historic Preservation Act of 1966, as amended. The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources. Nominations to the National Register are made through the State Historic Preservation Office. In Missouri, this is the Historic Preservation Program of the Missouri Department of Natural Resources.

Listing in the National Register carries a degree of prestige which can raise a property owner's and community's awareness and pride. A major benefit of listing in the National Register is the Rehabilitation Investment Tax Credit, a federal credit of 20% for the substantial rehabilitation of income-producing properties which are listed either individually or as contributing to a historic district. Listing in the National Register also allows the federal Advisory Council on Historic

Preservation and the Missouri Historic Preservation Program to comment on the effect of federal projects on historic properties. This process, however, does not guarantee negative impact of federal monies.

Misconceptions are common regarding the meaning of listing in the National Register. Listing *does not* prohibit the owner of the listed property from remodeling, repairing, altering, selling, or even demolishing the property with private funds. Listing *does not* require that private property be open to the public. In many ways, the National Register does not protect a historic resource. The National Register is distinctly different from a local register; local registers and ordinances are discussed later in this report.

The National Register defines a district as

[An area which possesses] a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or by physical development.

The Historic Southside or Munichburg does not meet this definition. The Historic Southside has few, if any, blocks of uninterrupted historic construction. A review of the survey area map, with modern buildings shaded, partially illustrates the broken patterns of historic buildings throughout much of the neighborhood. Where interruptions, i.e. modern buildings and parking lots, have not occurred, integrity becomes an issue when realistically addressing the neighborhood's potential as a historic district.

The Historic Southside does, however, include individual buildings which appear to have sufficient significance (architectural and/or historic) to potentially be included in the National Register of Historic Places. In addition to the Missouri Historic Inventory forms completed for these buildings, additional information may be found in the *Historic Context* section of this report.

National Register of Historic Places

Wendeln and Margaret Bodenschatz Buehrle House, 707 Washington Street
707 rear, Washington Street
Hess Family House, 714 Washington Street
Coca-Cola Bottling Company, 604 Jefferson Street
Louis C. Lohman House, 933 Jefferson Street
Broadway School, 230 West Dunklin Street
Joseph Pope House and Outbuilding, 222 West Dunklin Street
Central Dairy, 610 Madison Street
Western Bottling Works, 610 Jefferson Street
Ahrens & Graessle Dry Goods, 901 Jefferson Street

Local Preservation Ordinances and Designation

Information provided in the September 1993 *Jefferson City Historic East: Architectural/Historic Summary Report* unfortunately bears repeating. The emphasis on "unfortunately" here is because the city has still not enacted a local historic preservation ordinance to provide some degree of protection to local landmarks and historic districts which would be designated by the Commission on Historic Preservation. As mentioned earlier in this report, the National Register of Historic Places provides little or no protection to the historic resources which are listed. Buildings on the National Register may still be demolished, altered beyond recognition, or suffer "demolition by neglect" by having no maintenance whatsoever.

A local historic preservation ordinance is the only way to protect the character of a historic neighborhood. Preservation ordinances do not apply to all areas of a city but rather, apply to only formally designated local landmarks and historic districts. Local ordinances typically involve exterior design review for certain exterior work. Normally, the exterior work to be reviewed is not standard maintenance work such as painting or repairing. Rather, the review process would examine changes to windows, wall materials, additions, porches, etc. Design guidelines serve as the "rules" for the exterior design review, and simply outline principles to follow in order to retain the historic character of a building.

Local ordinances do not require museum-quality properties. A property owner is not required to return a house to its pristine original appearance. A preservation ordinance simply requires that the work which is done not adversely affect the historic character of the building. Preservation ordinances also allow provision for economic hardship. Local preservation ordinances do not raise taxes or assess fees.

As in the Historic East neighborhood, illustrations of how such an ordinance could have benefitted the Historic Southside and could still benefit the neighborhood are found. Several examples of inappropriate infill illustrate how the historic integrity of the Southside could have been better retained had it been recognized as a local historic district. Included among these examples are the 900 block (east side) of Jefferson Street where a modern office building, disrespectful of the adjacent Queen Anne buildings' style, materials, and setback/placement, was inserted into the block; the 900/1000 block of Madison (east side), where a large modern funeral home allows practically no side setback to its south (with a historic Gable Front house very nearby), or to its front west (overwhelming the small historic residences which remain on the south half of the block); and the 200 block of West Elm Street, where a modern house with a totally concrete front setback space (retaining walls and double car driveway up to a raised basement) has been inserted into a formerly cohesive block of historic houses. The new construction may have been well-intentioned, but it was not well-thought in terms of design, materials, and setting. This is not to say that in all cases, modern construction should not be allowed; many communities, in fact, encourage "infill" or modern construction on vacant lots in historic neighborhoods. Important, however, is that the new construction blend into its historic surroundings. Typically, infill construction should not replicate or imitate the historic construction, but maintain a continuity of

roof lines, setbacks, massing, and other building design qualities to allow for good, modern design in historic districts.

Other examples of how a historic preservation ordinance could have strengthened the historic integrity of the Southside lie in inappropriate changes which have been made to historic buildings. Examples include the Farmer's Home Hotel, where original windows have been replaced with smaller, modern windows, making the partial infilling of the original openings necessary. The Queen Anne cottage at 710 Washington Street has had its roof line changed unsympathetically to provide increased apartment space, converting this former single family house into a multi-family rental. The Gabled Ell form of that house has been altered with both the front/east and side/north gables being turned into rectangular forms with the addition of full flat roof dormers. More serious examples of poorly conceived alterations of historic buildings are found at 705 and 707 Madison Street. Although these two buildings are recognizable by their historic forms, their exterior materials, windows, and doors have been completely changed; their porches have been removed and their front yards have been altered in elevation and materials.

In still other ways, a local historic preservation ordinance may be useful beyond the National Register of Historic Places. Some buildings within the Historic Southside may be charming historic buildings, but may simply not be significant enough in terms of the criteria for listing in the National Register to receive that recognition. A number of buildings found within the Historic Southside are important to the neighborhood's, and in turn, the city's, development. While the National Register likely would not recognize them, a local designation should.

Local Designation

Lloyd's Cleaning and Pressing, 716 Monroe Street
German Evangelical Central Church, 721 Washington Street (or 118 West Ashley Street)
German Methodist Church, the Walter Schroeder Duplex, 224 A & B West Elm Street
513 Broadway Street
Busch Florist, 620 Madison Street
213 Cedar Street
116 East Ashley Street
Adolph F. Schwartz Market, 130 East Dunklin Street
T. Nilges Grocery and Feed Store, 801 Jefferson Street

Additionally, the buildings recommended for the National Register of Historic Places would make logical candidates to be automatically recognized as landmarks by a local ordinance, as their protection for inappropriate alterations should be of particular concern.

Local Designation of buildings recommended for the National Register of Historic Places

Wendeln and Margaret Bodenschatz Buehrle House, 707 Washington Street

707 rear, Washington Street

Hess Family House, 714 Washington Street

Coca-Cola Bottling Company, 604 Jefferson Street

Louis C. Lohman House, 933 Jefferson Street

Broadway School, 230 West Dunklin Street

Joseph Pope House and Outbuilding, 222 West Dunklin

Ahrens & Graessle Dry Goods, 901 Jefferson Street (now Scuba Adventure)

Western Bottling Works, 610 Jefferson Street

Central Dairy, 610 Madison Street

Conclusions

With the second most popular reason to travel in the United States being to see historic sites (the first reason is for recreation), Jefferson City should build upon its draw as the capital of Missouri to include heritage tourism. One way to do this is through preservation of historic resources. Preserve and protect something for people to visit. With the success of nearby historic communities such as Hermann, Arrowrock, and even Fulton, the city should look at the reasons tourists are visiting those locations, taking a detour "off the beaten path."

As many people have cited in heritage tourism discussions, "everybody has a McDonald's," pertaining to the prevalence of the popular eating chain in just about any community with a population over 3,000. One could stand in the middle of a Wal-Mart store and it would be no different than hundreds of others across the country. However, buildings such as the Buehrle House and the Hess Family House are not so common. Many communities the size of Jefferson City never had, or no longer have, historic neighborhood commercial nodes like Dunklin Street, with a corner market and historic hotel still remaining. Few neighborhoods show the interesting variety of historic development which took place in the Historic Southside, everything from small German vernacular brick cottages, to lavish Queen Anne residences, and from turn of the century Classically influenced commercial buildings to sleek, "modern" buildings such as the Coca-Cola Bottling Company and the Central Dairy Building.

Again, a statement from the 1993 report *Jefferson City Historic East: Architectural/Historic Survey Summary Report* bears repeating:

The key to this project is that it not remain in a file or on a shelf, but that it is used to activate a much needed program to register and protect the historic resources of Jefferson City. Furthermore, historic preservation should become an integral part of the city's planning program, with strong consideration given to significant historic resources.

The 1993 report did not result in any changes. Buildings recommended for the National Register of Historic Places in the Historic East have been demolished. Hundreds of communities across the country have recognized the importance of historic preservation in their communities by enacting a historic preservation ordinance. The passage of a historic preservation ordinance in Jefferson City is long overdue.

Endnotes

1. Raithel and Murphy, *Directory of Jefferson City, including Cole County* (Jefferson City: Tribune Printing Co., 1897), p. 29.
2. Field surveyors' bias. . .
3. Two spellings--Munichburg and Munichberg--are found in historic references. The "u" version, with "burg" meaning city, is the preferred usage in this report.
4. "German Immigration," unpublished short paper in the "German" files of the Cole County Historical Society.
5. "Immigration and Naturalization in Cole County, Missouri, 1834-1900," unpublished article by Donald D. Parker, Head, Department of History, South Dakota State College of Agriculture and Mechanic Arts, Brookings, South Dakota, submitted to the Cole County Historical Society, 24 October 1945.
6. "Immigration. . .," p. 3.
7. Ibid.
8. "German Immigration."
9. "Immigration and Naturalization . . .," p. 3-4.
10. "Immigration and Naturalization. . .," p. 4.
11. Ibid.
12. Ibid.
13. Faust through "Immigration. . .," p. 4.
14. "Immigration . . .," p. 5.
15. Ibid.
16. Ibid.
17. Faust through "Immigration. . .," p. 6.
18. Ibid., p. 6.
19. Ibid., p. 7.

20. Ibid., p. 6.
21. James E. Ford, *History of Jefferson City* (Jefferson City: The New Day Press, 1938), p. 390.
22. Ibid., p. 391.
23. Information Form, Historical Sites Survey, State Historical Society of Missouri, Columbia, MO, information from Miss Christine Bauman, 707 Washington, and granddaughter of the Buehrls, 15 December 1969 as recorded by W.A. Bassman of Jefferson City.
24. Ford, p. 390.
25. Ibid.
26. Ibid., p. 390-91.
27. Ibid.
28. J.W. Johnson, ed. *The Illustrated Sketch Book and Directory of Jefferson City and Cole County* (Jefferson City: Press and Bindery of Tribune Printing Company, 1900), p. 330.
29. Ibid.
30. Ibid.
31. "Landmark revived," *The Sunday News and Tribune*, Jefferson City, Missouri, 4 January 1970.
32. Ibid.
33. Ford, p. 572.
34. Ibid.
35. Ibid., p. 574.
36. Ibid.
37. Ibid., p. 395.
38. Ibid., p. 395.
39. Ibid., p. 395.
40. Telephone interview, Susan K. Appel, Ph.D., 24 September 1995.
41. Ford, p. 395.

42. Johnson, p. 18.
43. *Jefferson City, Missouri: Past and Present Progress and Prosperity* (Jefferson City: Freeman Publishing Company, n.d.), p. 8.
44. Ibid.
45. Raithel and Murphy, p. 29. Bold lettering as in advertisement.
46. *Past and Present* . . . , p. 8.
47. Raithel and Murphy, p. 33.
48. *Jefferson City, Missouri: Past and Present Progress and Prosperity: Souvenir* (Jefferson City: Freeman Publishing Company, 1891), p. 141.
49. Raithel and Murphy, p. 266-67.
50. Ibid.
51. Ibid.
52. Central Evangelical and Reformed Church, 1957, n.p.
53. Raithel and Murphy, p. 267.
54. Ibid.
55. Ibid., p. 268.
56. *History of Cole, Moniteau, Morgan, Benton, Miller, Maries, and Osage Counties, Missouri*. (Chicago: The Goodspeed Publishing Co., 1889.) p. 291.
57. Ibid., p. 291.
58. Jerena East Giffen, *The House on Hobo Hill, The History of the Jefferson City Public Schools* (Jefferson City: Jefferson City Public Schools, 1964), p. 107.
59. Ibid., p. 106-07.
60. Ibid., p. 167.
61. Ford, p. 378.
62. Ford, p. 378.
63. *Souvenir*, p. 32.

64. Ibid., p. 32.

65. Ibid., p. 32.

66. Ibid., p. 26.; this reference notes the store's address as being "900," but city directories list the buildings address as 901 and Sanborn Fire Insurance maps would appear to confirm the building's location.

67. Ibid., p. 19.

68. Ibid., p. 19.

69. Raithel and Murphy, p. 175.

70. Ford, p. 556.

71. Ford, p. 557.

72. Ford, p. 556.

73. Ibid.

74. Ibid., p. 557.

75. *Missouri: Mother of the West* (Chicago: The American Historic Society, Inc., 1930), Vol. III, p. 74.

76. Ibid.

77. Ibid.

78. Ibid.

79. Ibid.

80. Johnson, p. 66.

81. *History of Cole . . . County*, p. 296-97.

82. Ibid., p. 298.

83. Ford, p. 532.

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Appendix 1: Survey Handout

City of Jefferson



Louise Gardner
Mayor

Department of Planning and Code Enforcement
320 East McCarty Street
Jefferson City, Missouri 65101

Keith A. DeVault, Director
Janice O. McMillan, Senior Planner
Phone: (314) 634-6409

SOUTHSIDE COMMERCIAL AREA SURVEY

Where Is the Southside Commercial Area?

The area is roughly bounded by the Rex Whitton Expressway to the north, Monroe and Poplar streets to the east, Franklin Street to the south, and Jefferson and Broadway streets to the west.

What Is the Southside Commercial Area architectural/historic survey?

The survey will record properties dating before 1946 within the Southside Commercial Area, and determine whether they may be of architectural and/or historic significance. A survey form, including at least one photograph, will be completed for each building. A map with building outlines will also be created. A survey report will summarize the project, and make recommendations for the area.

What Information Is on the survey form?

The degree of information available will vary from building to building, but a basic architectural description will be prepared for each property. This information includes building materials, wall construction, plan shape, number of stories, estimated date of construction, architectural style or building type, and any alterations. Historical information will be included whenever possible.

Why do we need this survey?

The city's Commission on Historic Preservation is assigned, among other things, with the task of collecting information on the city's historic buildings and neighborhoods. The information from the survey will assist the City, the Commission, and others in considering the protection and improvement of the area when planning projects. Additionally, the survey will help increase public understanding of, and interest in, the area's history and properties.

How will the survey be conducted?

Jefferson City has hired The URBANA Group, urban planning consultants specializing in historic preservation, to conduct the survey. From March through June, two professionals from that company will walk through the area, taking notes and photographs. The consultants will also conduct library research, and attend meetings of the Commission on Historic Preservation, as well as participate in special public meetings on the project. The URBANA Group conducted a similar project in the city's Historic East neighborhood in 1991-92.

Will anyone be on my property? Will I have to let anyone into my house?

The consultant will remain on public property. You will not be asked to invite anyone into your home or business; access to private property is not part of this project.

Will my taxes be affected by the information gathered on the survey form?

This architectural/historic survey is a completely separate process from property assessments. The information gathered will not affect your property taxes.

MISSOURI HISTORIC PROPERTY INVENTORY FORM

REFERENCE NUMBER		A. HISTORIC NAME Joseph Pope House						
B. COUNTY [0151] Cole		C. OTHER NAME(S)						
D. ADDRESS 222 West Dunklin Street				E. CITY Jefferson City		F. VICINITY <input type="checkbox"/>	G. RESTRICTED <input type="checkbox"/>	H. ACREAGE
I. SECTION	J. TOWNSHIP	K. RANGE	L. SPANISH LAND GRANT	M. QUARTER SECTIONS		N. OWNERSHIP <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> LOCAL <input type="checkbox"/> STATE <input type="checkbox"/> FEDERAL <input type="checkbox"/> MIXED		
O. AGENCY(S) 1.				2.				
P. UTM ZONE	EASTING		NORTHING		USGS QUADRANGLE		D. AREA(S) OF SIGNIFICANCE-CONTEXT(S)	
1. []	/ / / / / /		/ / / / / / / /				1. []	
2. []	/ / / / / /		/ / / / / / / /				2. []	
3. []	/ / / / / /		/ / / / / / / /				3. []	
4. []	/ / / / / /		/ / / / / / / /				4. []	
R. SIGNIFICANT PERSON(S)				T. SIGNIFICANCE				
1. Joseph Pope								
2.								
3.								
S. SIGNIFICANT EVENT DATE(S)								
1.								
2.								

SEE CONTINUATION SHEET

2A ARCHITECT/BUILDER/DESIGNER/ENGINEER			
1. _____		2. _____	
2B ARCHITECTURAL STYLE		2C VERNACULAR TYPE	
[4][5] Queen Anne Influence		[][][][]	
2D CONSTRUCTION DATE (CIRCA)	2E. ALTERATION DATE		
1897	1. c.1920	2. _____	3. _____
2F RECONSTRUCTION DATE (CIRCA)	2G. DATE MOVED	2H. DESTRUCTION DATE	2I. OWNER'S NAME & ADDRESS (IF DIFFERENT)
			Louise & Rose Marie Pope, 3606 W. 47th Terrace, KS Shawnee Mission
2J HISTORIC FUNCTION			
1. [0][1] Domestic 2. [][][] 3. [][][] 4. [][][] 5. [][][]			
2K HISTORIC SUBFUNCTION			
1. [0][1]A Single dwl. 2. [][][] 3. [][][] 4. [][][] 5. [][][]			
2L NO OF ANCILLARY STRUCTURES	2M RESOURCE TYPE		2N STORES
One	<input checked="" type="checkbox"/> BUILDING <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT		1. 2-1/2 2. _____ 3. _____
2O STRUCTURAL SYSTEMS	2P EXTERIOR WALL MATERIALS	2Q OTHER MATERIALS	
1. [][][]	1. [3][0] Brick	1. [2][2] Dec. shingles 3. [][][]	
2. [][][]	2. [][][]	2. [][][] 4. [][][]	
2R ROOF SHAPES	2S ROOF MATERIALS	2T ROOF FEATURES	
1. [H][P] Hipped	1. [4][5] Slate	1. [][][] 4. [][][]	
2. [G][B] Gable	2. [][][]	2. [][][]	
3. [][][]	3. [][][]	3. [][][]	
2V PORCHES	2U FOUNDATION MATERIALS		2W PLAN
1. [0][H] One-Half	1. [4][0] Stone		[I][R] Irregular
2. [][][]	2. [][][]		
3. [][][]	3. [][][]		
2X FURTHER DESCRIPTION		2Y DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS	
<input checked="" type="checkbox"/> (SEE CONTINUATION SHEET)		<input checked="" type="checkbox"/> (SEE CONTINUATION SHEET)	
2Z. SOURCES OF INFORMATION	PREPARED BY	ORGANIZATION	DATE
<input type="checkbox"/> (SEE CONTINUATION SHEET)	Karen Lang Kummer	The URBANA Group	3/95

REFERENCE NUMBER	A HISTORIC NAME	B COUNTY	C ADDRESS
		051/Cole	222 West Dunklin Street
<p>Photograph Negative Roll: 1 Frame: 2</p>			
<p>2.X. Further Description</p>			
<p>2 stories with attic. Queen Anne style influence. irregular plan, 2 bay asymmetrical facade. coursed stone foundation, brick (face brick running bond facade, 7-course common bond sides) walls. truncated hip and cross gable (slate) roof. west bay with projecting hip roof porch with two brick corner piers with decorative brick drops and wood side brackets, step pedestal, open wood railing, concrete and stone deck, wide wood frieze with wide overhanging boxed eaves; corner 1-light with 1-light transom historic door with small round top 1-light window to west with stone sill and exaggerated soldier brick voussoirs, single 1/1 window above porch; east bay as gable roof cut-away bay with blind side faces and corner brackets, center with 2-story round arch defined by stack and soldier bricks, 1/1 window with stone sill and lintel on 1st story and 1/1 with round arch transom on 2nd story, spandrels of both windows with decorative brickwork; wood frieze across facade, gable with decorative scalloped wood shingles and single 1-light square attic sash, rake and cornice boards. windows as 1/1 double hung with soldier course segmental arched openings, stone sills; 2/2 windows with double rowlock segmental arch openings, east elevation with face brick; 1/1 windows per story and interior end chimney to south, brick square pavilion with 1/1 windows to rear. west elevation as 7-course common bond, round top 1-light stair sash to south, two 2/2 windows per story to north with interior end chimney between; projecting angled bay to rear with door in angled south face, 2/2 window above; single 2/2 per story on rear, interior end chimney. rear with 2-story corner porch on east three-quarters with open 1st story, screened 2nd story, tall brick corner pier and wood railing; center gable roof dormer on rear slope; 2-story shed roof brick wing on west quarter with blank north elevation.</p>			
<p>2.Y. Description of Environment and Outbuildings</p>			
<p>Busy commercial street; metal pipe trellis/arbors between house and outbuilding; ornate iron fence with large stone piers with pyramidal caps along front sidewalk, stone fence with piers along west lot line, stone piers with wood fencing along east lot line Concrete block outbuilding at alley, see 222 West Dunklin, rear form</p>			
<p>T. Significance</p>			
<p>1908 <i>City Directory</i>: Joseph Pope 1915 <i>City Directory</i>: Joseph & Louisa Pope, street contractor 1925 <i>City Directory</i>: Joseph Pope, owner 1935 <i>City Directory</i>: Joseph Pope, owner</p>			
<p>The 1908 Sanborn Map shows this dwelling without the rear wing, but with the front corner porch and a large rear porch. The rear wing and rear 2-story porch appear on the 1923 map. The 1939 map is similar, but labeled a "flat."</p>			
<p>Missouri State Historical Survey, August 18, 1970: Joseph Pope founded Pope Construction Company, built house in 1897. Pope built first sidewalk in Jefferson City. In 1917 he carried out the first state contract for an improved road between the Osage River Bridge and Centertown. Later he was a director of the Central Missouri Trust Company. Porch built about 1920 to replace original wood porch.</p>			
<p>Pope is listed in <i>Missouri, Mother of the West</i>, Vol. III (Chicago: American Historical Society, Inc., 1930), p.74. He was a pioneer concrete builder and constructed some of the first sidewalks, street and highways in Missouri. He built the first macadam street in Jefferson City and was probably responsible for 75% of all sidewalks and 90% of all streets in the city.</p>			

Appendix 3: Building Address List

The following is a list of the buildings which were surveyed in the Historic Southside, organized by odd and even sides of the blocks, with notations of modern construction added where appropriate. The addresses which are listed without notations of "modern," all have accompanying inventory forms which are supplementary to this report. Further information is in the *Recommendations* section and on the individual inventories. No historic district is recommended for this survey area.

Broadway Street

Modern (Zesto Drive-In, 501 Broadway)

Vacant lot (505 Broadway)

507 Broadway

509 Broadway

511 Broadway

513 Broadway

515 Broadway

601 Broadway

607 Broadway

609 Broadway

611 Broadway

703 Broadway

705 Broadway

711 Broadway

713 Broadway

715 Broadway

717 Broadway

719 Broadway

721 Broadway

Washington Street

	518 Washington
	520 Washington
	522 Washington
	602 Washington
601 Washington	604 Washington
603 Washington	606 Washington
605 Washington	608 Washington
	Modern apartments (610)
	612 Washington
705 Washington	Modern apartments
707 Washington	708 Washington
707 rear Washington	710 Washington
713 Washington	712 Washington
721 Washington	714 Washington

Jefferson Street

609 Jefferson

611-613 Jefferson

615 Jefferson

Modern

604 Jefferson

608 Jefferson

610 Jefferson

626-28 Jefferson

701-703 Jefferson

705 Jefferson

709-11 Jefferson

713 Jefferson

Four Modern Buildings

708 Jefferson

710 Jefferson

712 Jefferson

Modern (722)

801 Jefferson

803 Jefferson

805 Jefferson

Modern (807)

809 Jefferson

811 Jefferson

813 Jefferson

815 Jefferson

817 Jefferson

819 Jefferson

821 Jefferson

806 Jefferson

808 Jefferson

814 Jefferson

822 Jefferson

901 Jefferson

909 Jefferson

915 Jefferson

Modern

933 Jefferson

Madison Street

601 Madison
603-605 Madison
611 Madison
615 Madison
617 Madison

610 Madison

620 Madison

711 Madison

704 Madison
Modern (710)

712 Madison

714 Madison

Modern (801-805)

807 Madison

809 Madison

811 Madison

813 Madison

815 Madison

817 Madison

821 Madison

820 Madison

901 Madison

905 Madison

907 Madison

Modern (funeral home)

921 Madison

923 Madison

Modern (925 Madison)

Modern (1001 Madison)

1005 Madison

1009 Madison

1011 Madison

1013 Madison

Modern (1015 Madison)

Monroe Street

710 Monroe

712 Monroe

714 Monroe

716 Monroe

804 Monroe

812 Monroe

814 Monroe

816 Monroe

818 Monroe

Poplar Street

1004 Poplar
1008 Poplar

Miller Street

209 Miller
211 A & B Miller

Cedar Street

207 West Cedar (Elm rear)
211 West Cedar (Elm rear)

220 West Cedar (West Dunklin Street rear)

213 East Cedar
215 East Cedar

212 East Cedar
214 East Cedar
216 East Cedar

Elm Street

207 West Elm
209 West Elm
213 West Elm
215 West Elm

122 West Elm
124 West Elm
206 West Elm
208 West Elm
210 West Elm
212 West Elm
214 West Elm
218 West Elm
220 West Elm
224 A & B West Elm

Dunklin Street

109-111 West Dunklin

115 West Dunklin

115 rear, West Dunklin

117-119 West Dunklin

121 West Dunklin

125 West Dunklin

129 West Dunklin

Modern (Exchange Natl. Bank)

Modern (apartment bldg.)

200-202 West Dunklin

210 West Dunklin

212 West Dunklin

218 West Dunklin

222 West Dunklin

222 rear West Dunklin

230 West Dunklin

113-115 East Dunklin

Modern (117 East Dunklin)

Parking lot

Modern (florist greenhouse wings)

114-116-118 East Dunklin

120-122 East Dunklin

124 East Dunklin

126 East Dunklin

128 East Dunklin

130 East Dunklin

Modern (203 East Dunklin)

Modern (205 East Dunklin)

211 East Dunklin

Modern (219 East Dunklin)

225 East Dunklin

227 East Dunklin

229 East Dunklin

224 East Dunklin

Ashley Street

111 East Ashley
113 East Ashley
115 East Ashley
117 East Ashley
209 East Ashley
215 East Ashley

216 West Ashley
218 West Ashley
Modern
222 West Ashley

102 East Ashley
110 East Ashley
110 rear East Ashley
112 East Ashley
116 East Ashley
118 East Ashley
204 East Ashley
206 East Ashley
216 East Ashley
218 East Ashley
220 East Ashley

Atchison Street

109 East Atchison
113 East Atchison
115 East Atchison

205 East Atchison
207 East Atchison
209 East Atchison
211 East Atchison

108 East Atchison
110 East Atchison
vacant lot
114 East Atchison
116 East Atchison
202 East Atchison
Modern
206 East Atchison

HISTORIC PRESERVATION COMMISSION

- Special Meeting -

Monday, March 13, 1995
7:00 p.m.

Lower level conference room

Municipal Building

Representatives from The Urbana Group, Inc. will be present to discuss the historical/architectural survey of the "Southside Commercial Area", to be conducted in 1995.

Neighborhood object of historic inquiry

By RICK BROWN
News Tribune

Some Jefferson City business owners may be suspicious of a pair of out-of-towners who, with clipboards in hand, are snooping around their southside neighborhood this week.

"People come flying out of their buildings (to say), 'You're not raising my taxes, are you?'" said Alice Edwards.

The answer — most people are relieved to hear — is no, they're not tax reassessment officials. Ms. Edwards and a colleague, Karen Kummer, are compiling information for a report on the history and architecture of commercial and residential structures built before 1945.

The two women are employees of the Urbana Group, a private company specializing in historic preservation. They've been hired by the Jefferson City Historic Preservation Commission to survey 189 properties in a 14-block area south of downtown.

They discussed their mission with commission members on Wednesday night during a public hearing that drew seven interested people.

The southside neighborhood, once referred to as old Dutchtown or the old Munichberg area, was established primarily by German settlers, said commission chairman Mark Schreiber.

Ms. Edwards said of the area's property owners: "They don't realize that their buildings are historic. They think it's limited to the Governor's Mansion or the Capitol."

The survey covers a mostly commercial area south of the Whitton Expressway. It's roughly bounded by Monroe and Popular streets on the east, Franklin Street on the south and Jefferson and Broadway streets to the west.

"It's not screaming out its German history anymore," said Ms. Kummer. "There are only a few vestiges left."

Once the survey of the southside area is finished, the research-

ers say they will schedule public meetings to discuss their findings.

"People have to be educated to the real value of historical buildings," observed Fifth Ward Councilman Randy Haisey. "They say 'Let's tear the building down,' and they don't have an appreciation of it."

The Urbana study can be used to encourage property owners to take pride in their buildings and promote them as tourist attractions, said Ms. Kummer. Some commercial businesses might even qualify for tax breaks to fund building restorations.

Similar historic studies of the downtown and east central areas of the city were conducted and completed by 1992. At the time, public opposition scuttled a proposed historic preservation ordinance, which would have regulated renovations in neighborhoods designated as historic districts.

Since then, preservation commission members have tried to revive the issue in a modified form. They proposed a less restrictive preservation ordinance in 1994, but city officials have made other issues a higher priority.

The Commission on Historic Preservation recognizes National Historic Preservation Week
Southside's historic German Evangelical Central Church received a Landmark Award
Post-Tribune, Jefferson City, Missouri, Monday, May 15, 1995

Real People, Real Places, Real History.

NATIONAL HISTORIC PRESERVATION WEEK

The City of Jefferson
Historic Preservation Commission
announces the presentation

**of Landmark Awards
during National Historic
Preservation Week on**

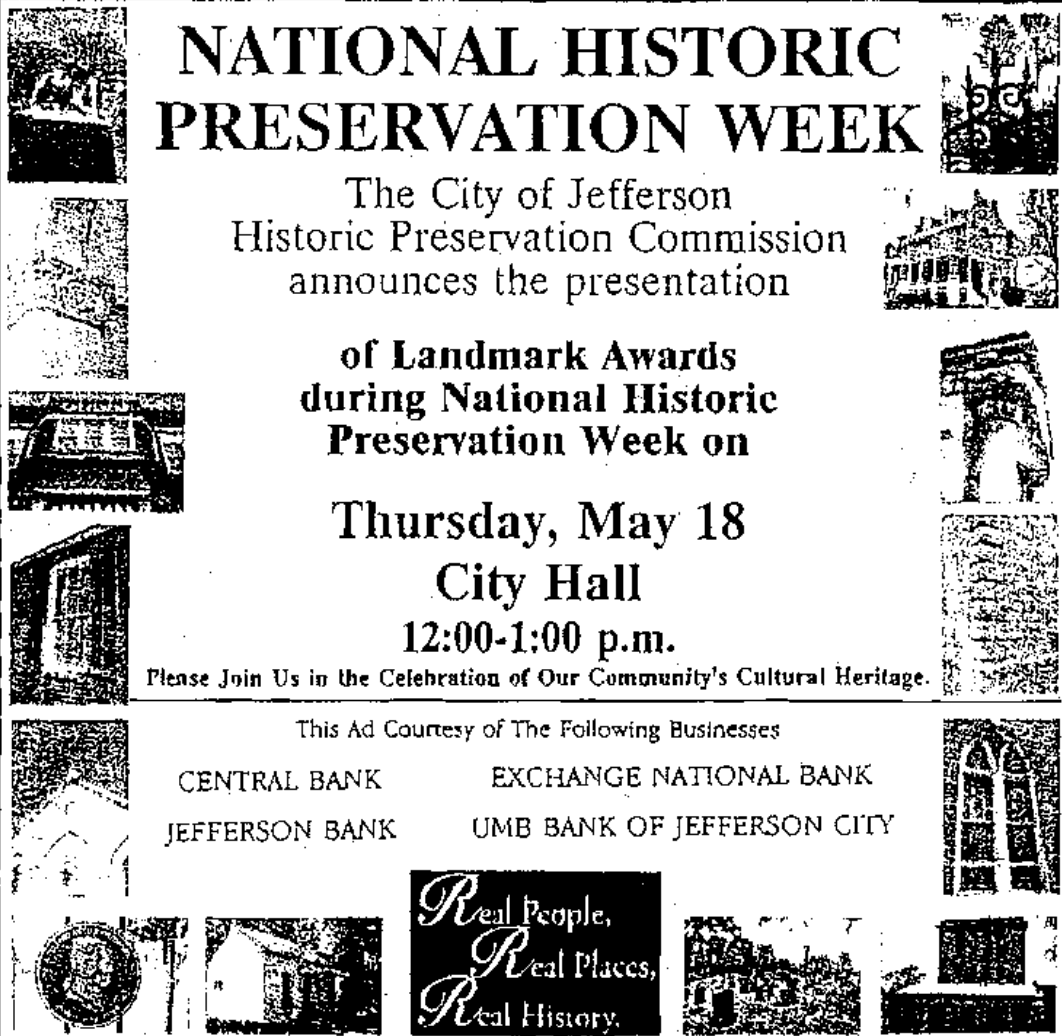
Thursday, May 18
City Hall
12:00-1:00 p.m.

Please Join Us in the Celebration of Our Community's Cultural Heritage.

This Ad Courtesy of The Following Businesses

CENTRAL BANK EXCHANGE NATIONAL BANK
JEFFERSON BANK UMB BANK OF JEFFERSON CITY

*Real People,
Real Places,
Real History.*



Historic survey targets south side

It's unlikely that buildings in a south side neighborhood will be recommended for designation as a national historic register district.

However, consultants surveying the area for the Jefferson City Historic Preservation Commission say some of the individual structures may be eligible for recognition.

The survey is part of the commission's ongoing efforts to document historic properties in the city. As part of the project, information is being compiled on each structure built before 1946 within the survey area, which lies south of the Whitton Expressway.

"It's an ideal urban neighborhood in a way ... but it's had too

many changes to be considered as a national historic register district," said Alice Edwards, one of two surveyors for the Urbana Group consulting firm.

Ms. Edwards gave an initial report to the preservation commission on Tuesday night. She expects to complete the survey in August, and a public hearing may be scheduled in September.

The surveyors are researching the history of approximately 190 buildings in the south side neighborhood, which originally was settled by German immigrants. The area, labeled "Munichburg," includes a commercial district along Dunklin Street and the former site of Capitol Brewery Co.

Survey Map

