

**SURVEY REPORT
FIFTH STREET SURVEY**

**CITY OF WASHINGTON
FRANKLIN COUNTY, MISSOURI**
[CDFA # 15-904]

AUGUST 2014

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Survey Objectives

The following report provides the findings of a reconnaissance level architectural/historical survey per specifications provided by the City of Washington/Washington Historic Preservation Commission. In 2013, the City of Washington commissioned Landmarks Association of St. Louis, Inc. (Landmarks) to conduct a reconnaissance level architectural/historical survey of all buildings and parcels fronting Fifth Street between Louis Street (east) and Highway 47 (west) in the City of Washington (Missouri). The main objective of the survey was to identify properties within the study area that may be eligible for the National Register of Historic Places (NRHP) individually or as a district. The project was completed by Landmarks in 2013-2014. Landmarks staff involved in the project were Katie Graebe, Ruth Keenoy and Andrew Weil. Ms. Keenoy and Mr. Weil meet the Secretary of the Interior's Professional Qualifications Standards for Architectural Historian/Historian/Archaeologist per the requirements of the State of Missouri's State Historic Preservation Office (MO-SHPO).

Within the study area, Landmarks inventoried 178 properties (16 of which are vacant lots). The survey findings do not support evidence of an additional National Register district. Two National Register districts cross the study area and include properties that were surveyed. Two properties in the Tibbe Historic District (both contributing) are in the study area; and 12 properties (one non-contributing) are in the Stafford-Olive Historic District. Ten properties within the study area are recommended as potentially eligible (individually) for the NRHP. Additionally, three properties are listed individually in the NRHP, one of which (536 E. Fifth Street, John and Wilhelmina Helm House) is a vacant lot, as the associated dwelling has been demolished.

This document provides detailed information about the survey and the findings/recommendations submitted to the City of Washington and the MO-SHPO. Table 1 (see Appendix A) provides a complete list of the inventoried properties, including addresses and eligibility recommendations.

The project was partially funded by a grant from the Missouri Department of Natural Resources, State Historic Preservation Office and the National Park Service, U.S. Department of the Interior. Grant awards do not imply an endorsement of contents by the grantor. Federal laws prohibit discrimination on the basis of race, religion, sex, age, handicap or ethnicity. For more information, write to the Office of Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

Methodology

The reconnaissance level survey was completed per guidelines established in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* and the Missouri State Historic Preservation Office's (SHPO's) "Standards for Professional Architectural and Historic Surveys."

Prior to conducting field work in March-June 2014, Landmarks conducted a literature review of existing National Register of Historic Places (NRHP) nominations in Franklin County and reviewed previous architectural surveys in the vicinity of the project area. Two-person survey teams completed a preliminary "windshield" (i.e. drive-through) assessment followed by a pedestrian inventory of the study area along Fifth Street within the defined area west of Louis Street and east of Missouri State Highway 47. All buildings, above-ground resources, lots and associated resources within the study area were recorded using digital photography and maps. Lot numbers and addresses were keyed to the maps (submitted under separate cover), which provide outlines of buildings and addresses. Field notes were maintained throughout the survey to record architectural features such as windows, exterior cladding, roof and foundation materials. Field data was inserted into Missouri Architectural/Historic Inventory Forms, which were submitted separately (as were printed and digital photographs) to the Missouri State Historic Preservation Office (MO-SHPO)/City of Washington.

Previous architectural/historic inventories were conducted within the study area in 1988, 1991 and 1992. These were completed by Maureen Jones (1988), Mary M. Stiritz (1988) and Thomason & Associates (1991-1992). Changes to properties within the study area since 1992 were noted on the inventory forms submitted for the current project.

The study area crosses the boundaries of two National Register Districts (Tibbe and Stafford-Olive). Additionally, four properties within the study area are listed individually. Of note, the John and Wilhelmina Helm House at 536 E. Fifth Street has been demolished. National Register listed properties and districts within the study area are:

- Fore Shoe Company Building (700-708 E. Fifth Street/601 E. Sixth Street), *National Register of Historic Places* (National Register Listing [NRL] 2005).
- Helm, Charles H., House (520 E. Fifth Street), *National Register of Historic Places* (NRL 2000).
- Helm, John and Wilhelmina, House (536 E. Fifth Street), *National Register of Historic Places* (NRL 2000).

- Monje, Paul, House (1003 W. Fifth Street), *National Register of Historic Places* (NRL 2000).
- Stafford-Olive Historic District (Olive, W. Fifth, W. Second), *National Register of Historic Places* (NRL 2000) – eleven contributing (500, 501, 502, 504, 506, 507, 509, 510, 511, 512 and 513 W. Fifth Street) and one non-contributing (505 W. Fifth Street) properties within the study area.
- Tibbe Historic District (300-400 Blocks Cedar and Elm Streets), *National Register of Historic Places* (NRL 1996) – two contributing properties (311 and 319-323 W. Fifth Street) within the study area.

An associated Multiple Property Documentation Form (MPDF) prompted many of the National Register nominations within the study area. The MPDF, completed by Debbie Sheals and Becky Snider (authored 1999, NRL 2000), is entitled “Historic Resources of Washington, Missouri.” The MPDF includes four historic contexts, all of which were utilized to assist in the identification of eligible properties within the study area. These contexts are as follows:

- Early Development and German Immigration: 1839-1870
- The Golden Era: 1871-1904
- Assimilation and Twentieth Century Development: 1905-1950
- Architectural Development: 1839-1950

In addition to this data, archival materials including Sanborn Fire Insurance Maps (1893, 1898, 1908, 1916, 1926, 1945), Franklin County Atlases (1878, 1898 and 1919), a “bird’s eye view” map of Washington (1869), 1930 plat maps, and records at the Franklin County Assessor’s Office were consulted. Additional research was conducted at the Franklin County Historical Society (Union, Missouri), Landmarks Association of St. Louis’ archives/library and Missouri Historical Society (St. Louis, Missouri).

Missouri Architectural/Historic Inventory Forms were completed for each surveyed property. The MPDF was used to define the contexts for evaluating the eligibility of properties constructed prior to 1950. Properties that did not conform to the historic contexts outlined in the MPDF were evaluated based on National Park Service (NPS) guidelines for assessing National Register eligibility. The MPDF contexts and a discussion of the property types within the study area are provided in the sections of this document entitled “Background Information” and “Historic Architecture in the Survey Area.”

Photos of the inventoried properties were printed on 5” x 7” archival photo paper and labeled in pencil per NPS/MO-SHPO standards. Digital photos were formatted as uncompressed .tiff files,

300 pixels per inch (minimum), color images. Digitally saved images were labeled per NPS / MO-SHPO standards. All of the survey documentation (photos, maps and report) was submitted in digital format (on cds) to the City of Washington and the MO-SHPO.

The survey area is identified on four maps provided under separate cover. Each map is 8.5" x 11" in size (scale: 1/2" = 60'). Footprints of buildings and outbuildings are provided on the maps, as are addresses. National Register districts that extend into the study area are identified on the maps. No historic district is recommended within the study area, but individually eligible properties are identified on the maps.

Two public meetings were held in conjunction with the City of Washington Historic Preservation Commission on September 16, 2013 and June 16, 2014.

Geographical Description

The City of Washington is located at 38°33'7"N 91°0'48"W (38.551879, -91.013313) in Franklin County, Missouri. The survey area is south of Washington's downtown business district, extending along a northwest-southeast axis. The survey area encompasses both sides of Fifth Street, east of Louis Street (W terminus) and west of Missouri State Highway 47 (E terminus) for a distance of approximately 1.6 miles. The built environment reflects both residential and commercial growth in an urban environment. During the mid-to-late nineteenth-century, the study area centered on agricultural activities but as it developed residentially (by the turn of the twentieth-century), the area gained a commercial presence. Today, the study area retains a mixture of residential/commercial buildings though increasingly, commercial activities define the character of Fifth Street, particularly near the eastern end of the study area corridor.

Sanborn Fire Insurance Maps (Figures 1-7) illustrate Fifth Street's pattern of residential and commercial expansion within the study area. Figures 1-3 provide a snapshot of the study area in the late nineteenth century. The city's 1893 Sanborn Maps illustrate a limited portion of the area (Figure 1). In the 1890s, the study area had yet to fully develop residentially and/or commercially, however the intersection at Fifth and Jefferson Streets did support a saloon, grocery, furniture store and flour/feed store.

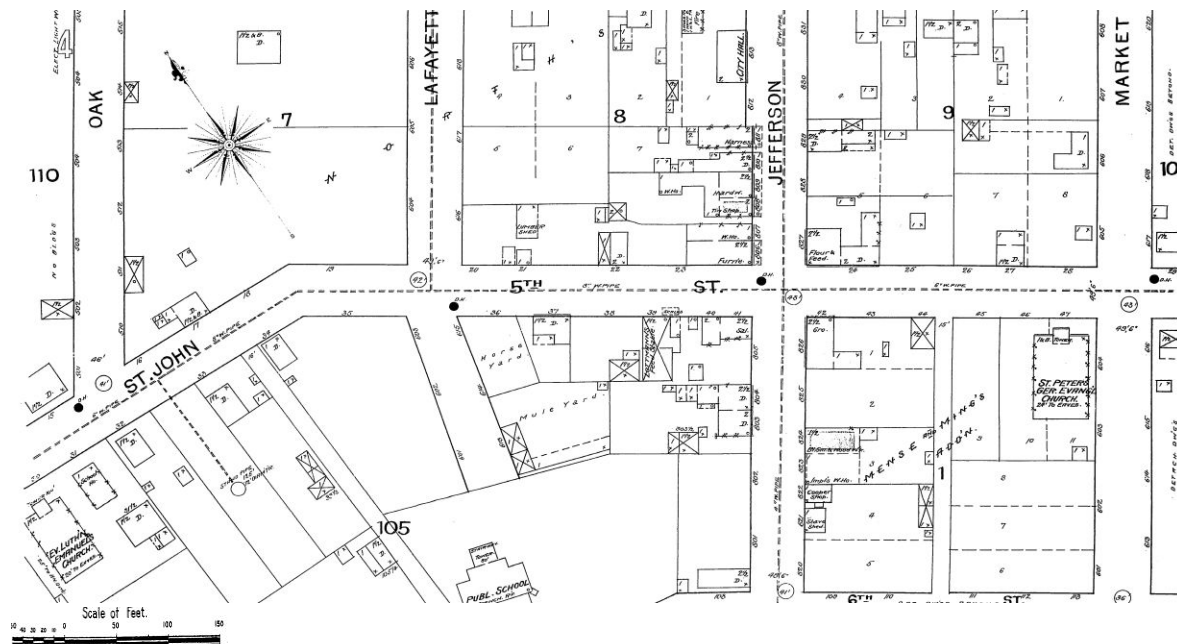


Figure 1. 1893 Sanborn Map, project area (along Fifth /St. John Street).

By 1898, the area immediately west of Jefferson Street was added to the City's Sanborn maps. Figures 2-3 illustrate the area at that time, which supported a grocery and saloon on the north side of Fifth Street between Cedar (E) and DuBois (W).

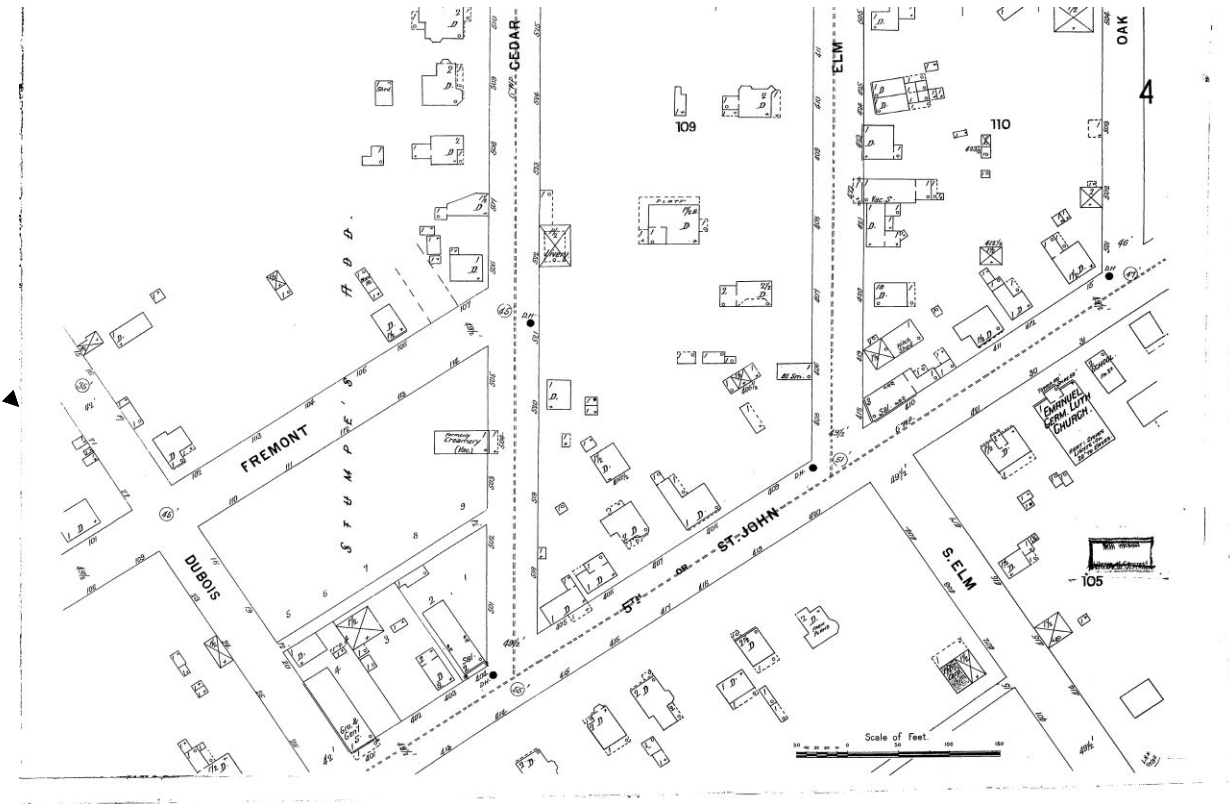


Figure 2. 1898 Sanborn Map, project area (along Fifth/St. John Street). N

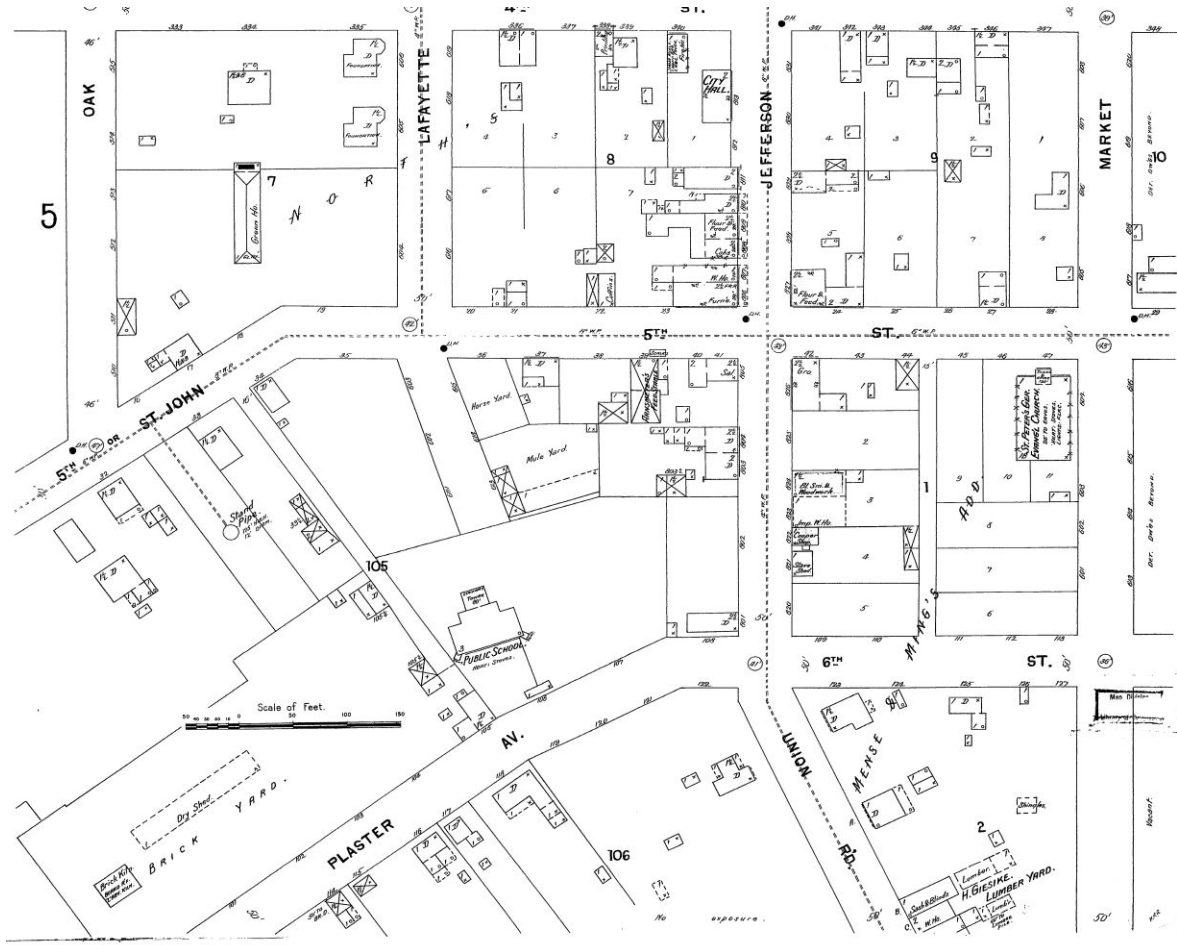


Figure 3. 1898 Sanborn Map, project area (along Fifth/St. John Street). N ↗

Today, the study area retains much of the appearance it achieved in the 1920s-1940s (Figures 4-7). An exception is the eastern end of the survey area, which in recent years has become characterized by contemporary commercial and multi-family buildings on parcels that formerly held single-family dwellings.

Figure 4 illustrates the commercial corner of Fifth/Cedar Streets that is part of the Tibbe Historic District. This area was developed commercially before 1916, at which time it supported a saloon and (extant) brick commercial building at the northeast corner of Fifth/Cedar (319-323 W. Main Street).

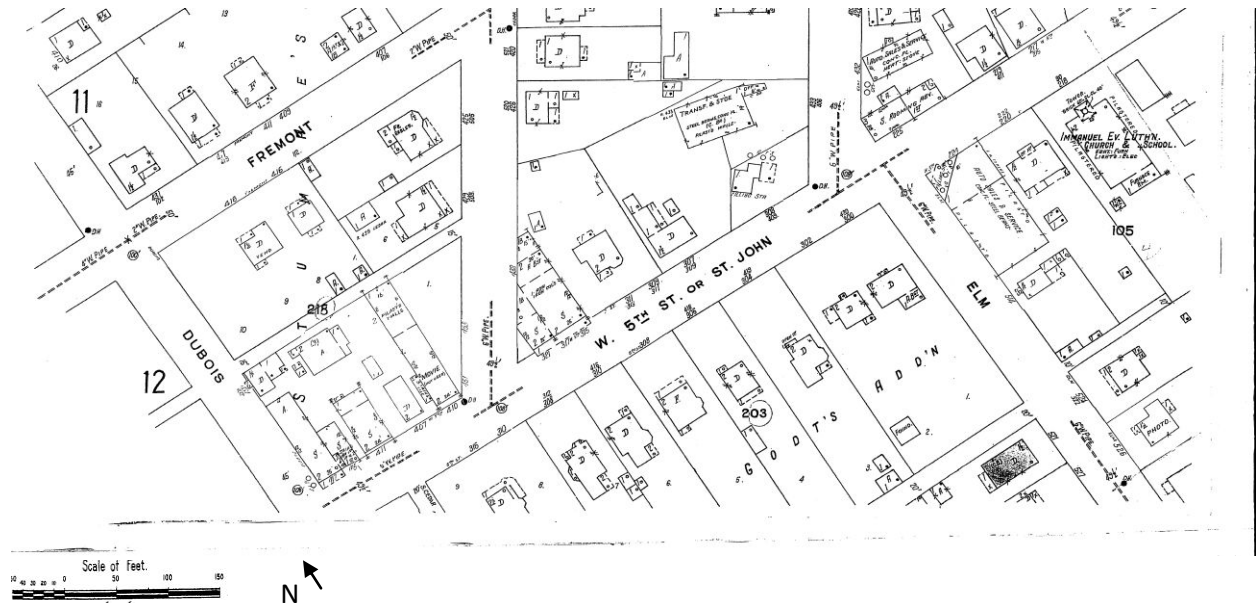


Figure 4. 1945 Sanborn Map, Fifth Street bounded by DuBois (W) and Elm (E).

Illustrated in Figure 5, the Stafford-Olive District area at Jefferson and W. Fifth Streets was intact by the mid-1920s and appears much the same today. In 1916, the northwest corner of the intersection supported an electrical shop (no longer extant), indicating commercial use in the early 1900s. Also of note (Figure 5) is Washington Elementary Public School (currently Fifth Street Elementary School) at 100 W. Fifth Street, as well as the parcel's earlier school (not extant) constructed prior to 1916.

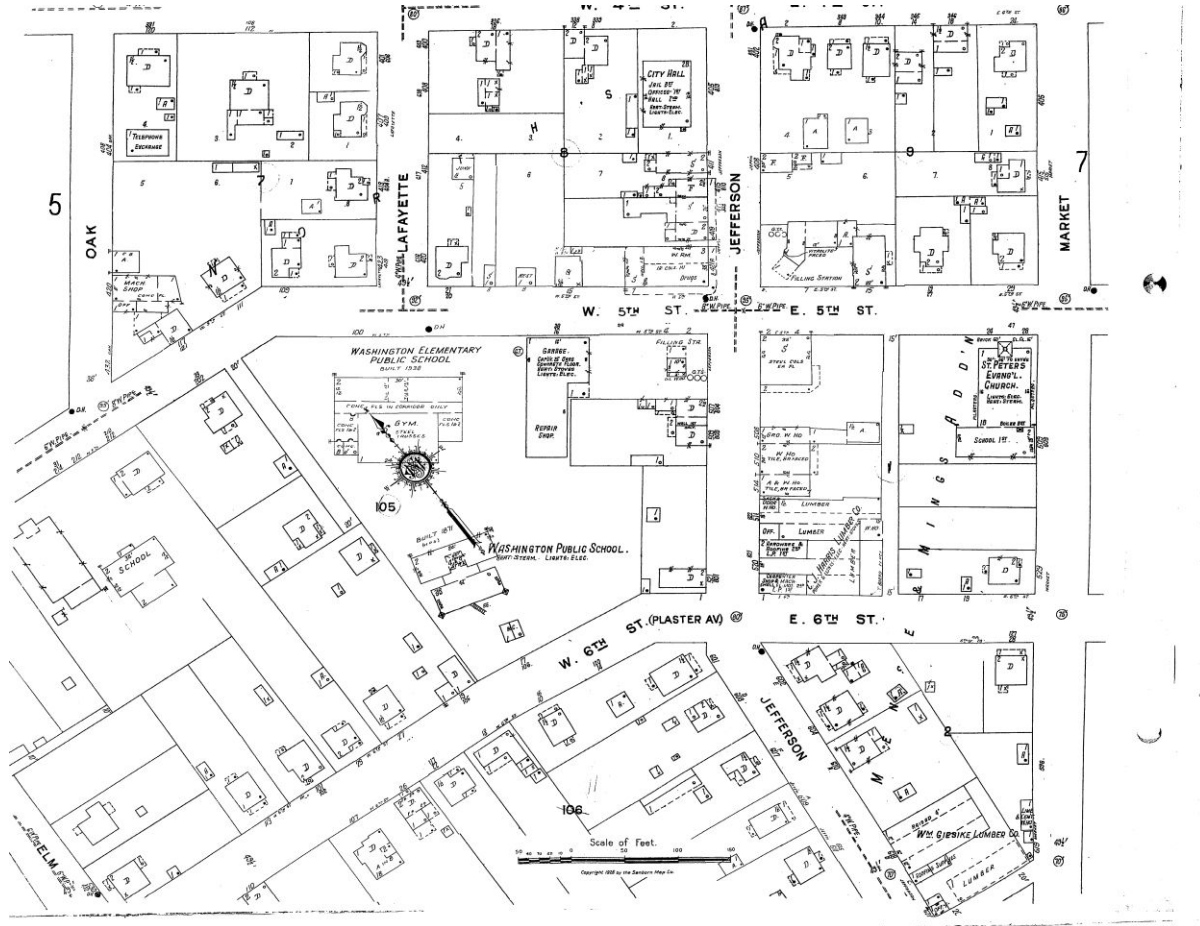


Figure 5. 1945 Sanborn Map, Fifth Street bounded by Oak (W) and Market (E).

Figure 6 illustrates the study area east of Market and west of Hooker Streets. This area remains largely residential, supporting a number of the early twentieth-century dwellings illustrated on the map below. However, many of these dwellings are currently used for commercial purposes, yet another indication of the impact that commerce and automobiles had on shaping the appearance of Fifth Street during the mid-to-late twentieth-century. The biggest change in this area since 1988 is demolition of the Methodist Church and Parsonage at 203 E. Fifth Street. This property is currently a paved parking lot.

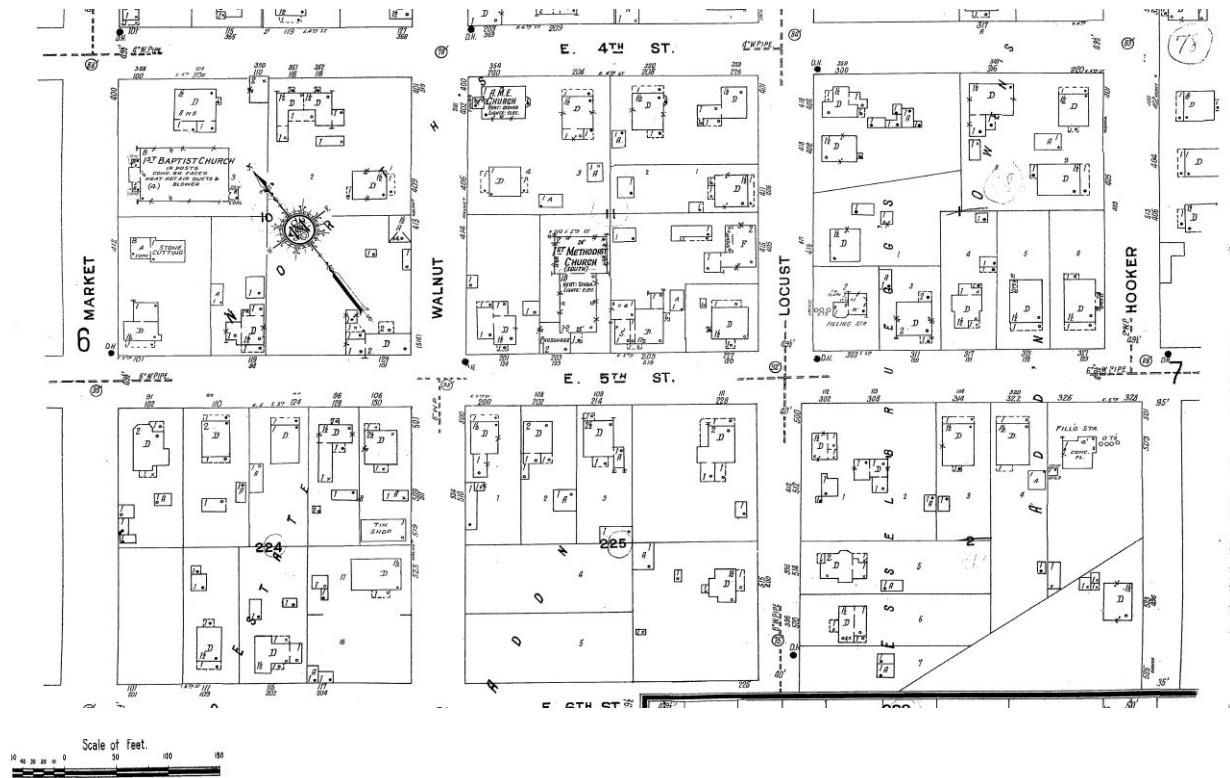


Figure 6. 1945 Sanborn Map, Fifth Street from Market (W) to Hooker (E) Streets.

Figure 7 demonstrates the study area's most eastern sector, which is also its most altered. The area has been impacted by tremendous population growth and commercial development. Based on the City's 1945 Sanborn maps, the only commercial use properties between Burnside (W) and MacArthur Streets (E) at that time were two automobile businesses (509 and 530 E. Fifth Street), a small restaurant at 518 E. Fifth Street, and a two-story commercial building at 554 E. Fifth Street. This area is currently characterized by contemporary businesses (strip and stand-alone office buildings), parking lots, and public facilities such as the medical complex supporting Mercy Hospital (851 E. Fifth Street).

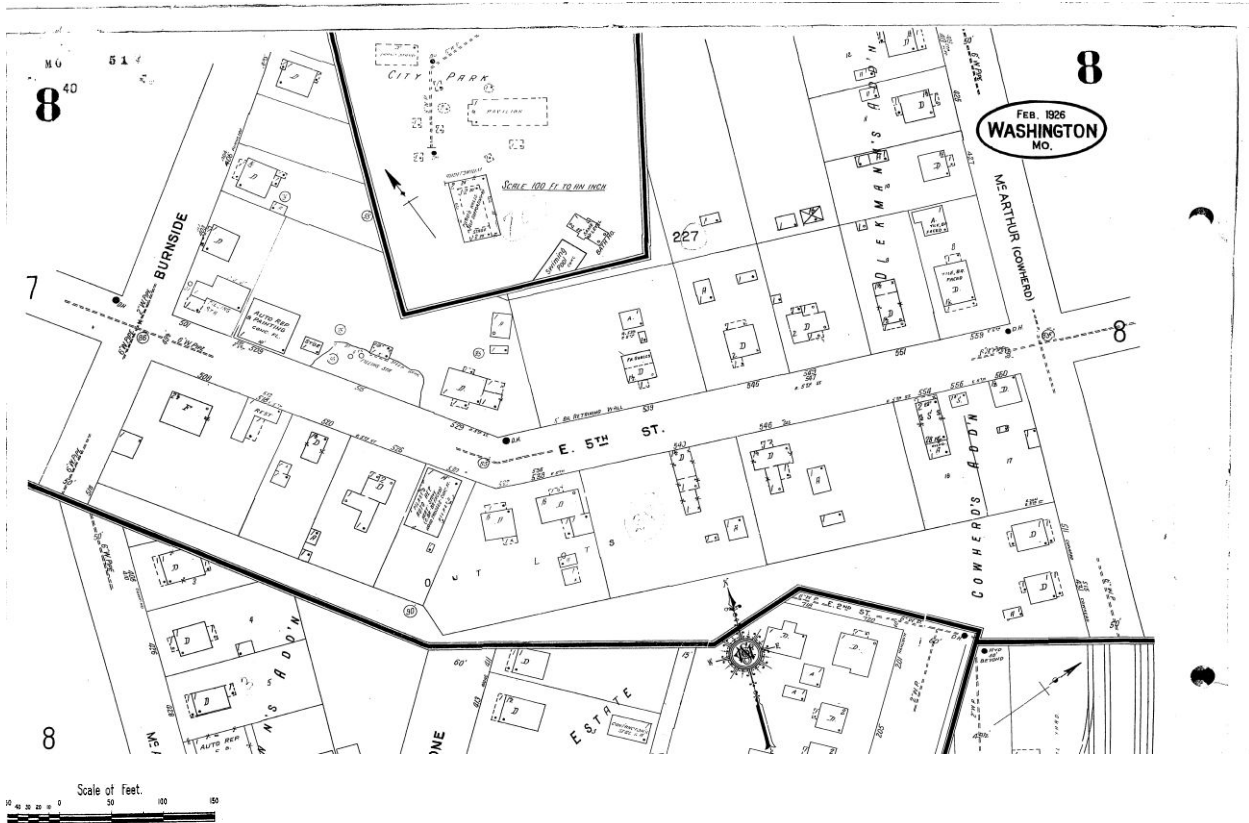


Figure 7. 1945 Sanborn Map, Fifth Street between Burnside (W) and MacArthur Streets (E).

Background Information

Washington is graced with an abundance of buildings that date between the first third of the nineteenth century through the mid-twentieth century. Formal architectural survey work in the city commenced in 1988, although Washington's architecture had been garnering the attention of scholars since at least 1938 when an unnamed representative of the Federal Writers Project penned the following description:

The red-brick houses, built flush with the sidewalk, have white trim and green shutters and are noteworthy for their simple brick-work cornices and good proportions. Some of the more pretentious houses are definitely in the German Classic tradition, with brick pilasters, casement windows, wrought- or cast-iron balconies, and recessed entrances.¹

The author of this observation may indeed have been the historian Charles van Ravenswaay who oversaw the Federal Writers Project in Missouri and later wrote *The Art and Architecture of German Settlements in Missouri* which featured Washington's buildings prominently.²

Three phases of formal architectural survey work were completed between 1988 and 1992. In 1989, the Downtown Washington Historic District was listed in the National Register of Historic Places (NRHP), followed by the Tibbe Historic District (which includes portions of the current survey area), listed in 1996. Following completion of the 1992 survey, a Multiple Property Documentation Form (MPDF) for Washington's architectural resources was commissioned. Completed in 2000, this document details the developmental and architectural history of the City and has identified the major historic contexts that can be used to understand and describe its historic buildings.³ This document was intended to facilitate the systematic nomination of Washington's historic architectural resources to the NRHP.

The MPDF divides the history of Washington into three broad categories which can be used to understand architectural development in the survey area:

- Early Development and German Immigration: 1839-1870
- The Golden Era: 1871-1904
- Assimilation and Twentieth Century Development: 1905-1950

¹ Federal Writers Project, *The WPA Guide to the "Show Me" State* (St. Louis: Missouri Historical Society Press, reprint, 1998), 392.

² Charles van Ravenswaay, *The Art and Architecture of German Settlements in Missouri: A Survey of a Vanishing Culture* (Columbia: University of Missouri Press, 1977).

³ Debbie Sheals and Becky L. Snider, "Historic Resources of Washington, Missouri," *National Register of Historic Places Multiple Documentation Form* (Washington, D.C.: Department of Interior/National Park Service, 1999).

Within each of these periods, the MPDF identified architectural trends that reflected conditions in Washington at the time. In the period from the 1830s through 1870, a regional vernacular architectural style (Missouri-German) emerged as immigrants with strong building traditions adapted to new conditions and exposure to different cultures.

Between 1871 and 1904, advances in technology led to increased communication and cultural diffusion. While vernacular traditions persisted, nationally popular trends in architecture began to have an impact on the appearance of Washington and a variety of popular Victorian styles made their debut. Between 1905 and 1950, national architectural trends became dominant in Washington as direct ties to the old world faded and advances in communication and transportation further diluted the regional culture. In this period, widely popular forms like the American Foursquare and the influence of the Craftsman movement became commonplace.

A history of the City of Washington was published in 1888 by the Goodspeed Company as a component of the *History of Franklin, Jefferson, Washington, Crawford and Gasconade Counties, Missouri*.⁴ In 1939, Washington's centennial year, Eleanor McClure compiled *Early History of Washington, Missouri*.⁵ In the 1980s, the previously mentioned architectural surveys were accompanied by excellent historical summaries, and in 1991, local historian Ralph Gregory published his comprehensive *History of Washington, Missouri*.⁶ Subsequent National Register District nominations including Downtown Washington, MO, the Tibbe Historic District and the Stafford-Olive Historic District have contributed substantial research to the body of Washington's scholarship as does the MPDF.⁷

Brief Historical Overview of Washington, Missouri

Following the end of the sporadic violence that plagued interior Missouri during the War of 1812, increasing numbers of settlers, primarily from the Upper South, began moving westward into the territory. In 1818, Franklin County was established and by the time statehood was granted in 1821, William and Lucinda Owens, the founders of Washington, were living in the Missouri Valley near the present site of the city. The town was platted in 1839 by Lucinda Owens on land acquired by her husband over a decade earlier near the site of an established ferry

⁴ Isaiah Piatt and John Wooldridge, *History of Franklin, Jefferson, Washington, Crawford and Gasconade Counties, Missouri* (Chicago: Goodspeed Publishing Co., 1888).

⁵ Eleanor McClure, *Early History of Washington, Missouri* (Washington, MO: *Washington Missourian*, 1939).

⁶ Ralph Gregory, *History of Washington, Missouri* (Washington, MO: *Washington Missourian*, 1991).

⁷ Sheals and Snider.

over the Missouri River.⁸ The original plat only extended as far south as Third Street, and did not include the survey area.⁹ Early town buildings were constructed primarily of logs and were clustered near the ferry landing at the northern end of the settlement. The Town of Washington was officially incorporated in 1840.¹⁰ Subsequent additions, including that of Mary A. North in 1850, continued the original grid system to the southwest bringing the first portions of the survey area into Washington proper.¹¹

Mass German migration to the Washington area beginning in the 1830s resulted in rapid growth of the town. By 1840, Germans accounted for one-third of Franklin County's population and the proportion of Germans in Washington continued to grow through the decade as political unrest drove migration to the United States. Substantial brickyards were established in the town by 1850, providing the preferred building material that would define the architectural character of the earliest surviving buildings.¹² Historically reliant on overland and river transport, in 1855 the Pacific Railroad arrived, ushering in a period of rapidly improving communication, transportation and commerce with the rest of the state.

Extrapolating from the 1869 "bird's eye view" map and population statistics, it appears that by the outbreak of the Civil War, fairly dense settlement extended as far south as Fifth Street in Washington. Generally speaking, residents of German extraction identified with the Union cause while those who were descended from the earlier American migrants from the Upper South were sympathetic to the Confederacy. Washington was considered a Union stronghold and in 1864, the town was looted by Confederate soldiers associated with the army of Sterling Price, which was moving west through the area toward Boonville. It seems that some minor effort was made to fortify the town along the Fifth Street ridge, presumably within the survey area, but in the end most residents opted to escape rather than fight the soldiers who stayed for a day of pillage before moving on.¹³

The aforementioned 1869 "bird's eye view" map of Washington shows nearly the entire survey area and illustrates a substantial number of buildings on either side of Fifth Street between what appears to be High Street (on the west) to Franklin Street (the route of today's Highway 47, on

⁸ Mary M. Stiritz, "Final Report, Summary of Phases I, II and III of the Architectural Survey of Washington, Missouri, Downtown Area," Unpublished Survey Report (City of Washington, MO, FRAS002, 1988), 1.

⁹ Maureen Jones, "Historic Survey of Washington, Missouri," Unpublished Survey Report (City of Washington, MO, FRAS001, 1988), 2.

¹⁰ Piatt and Wooldridge, 310.

¹¹ Piatt and Wooldridge, 303.

¹² Sheals and Snider, 46.

¹³ Washington Historical Society, "History of Washington," Available at:

<http://www.washingtonmo.com/History+of+Washington+MO/historychap4.htm> (Access date: 21 July 2014).

the east). Some of the earliest extant buildings in the survey area are depicted on this map including what at that time was the newly built sanctuary of St. Peter's Church at 20 E. Fifth Street and modest brick residences such as 529 E. Fifth Street.¹⁴

At the time, Jefferson and Locust Streets, both of which intersect the survey area, were depicted as the major arteries leading into Washington from the south. Fifth Street formed the town's southern border before becoming "St. John's Street" as it continued out of town to the west heading for New Haven and Hermann beyond. On the east side of town, Fifth Street is depicted with an orientation very similar to that which exists today, curving northeastward toward its intersection with Boone Street and then continuing eastward out of the survey area where it would eventually link up with the road to St. Louis that became Missouri State Highway 100.

By 1877, the entirety of the survey area was located within the city limits.¹⁵ At the time, the town's population was under 3,000 residents, but it was a prosperous community with a recently chartered bank, cultural institutions, schools, a growing industrial base and an established role as an entrepot for surrounding agricultural production.¹⁶ In the 1880s, one of the town's most important and enduring employers, the Missouri Meerschaum plant, was constructed and other important advancements such as the construction of a water works were completed. Population growth remained slow over the course of the decade; the census of 1890 recorded just over 2,725 residents.¹⁷ That number increased to 3,015 in 1900 and jumped to 3,607 in 1910. This increase may be attributed in part to the construction of a substantial shoe factory by the Roberts, Johnson & Rand Company in 1907, though population fell again to 3,132 in 1920.¹⁸

While the population of Washington remained relatively static from the 1870s through the census of 1920, rapid growth occurred between 1920 and 1950 that saw the number of people residing in the city more than double. Much of this growth occurred quickly between 1924 and 1934 when industrial production increased dramatically thanks in large part to the Fore [later Kane, Dunham & Kraus] and International Shoe Factories which by 1934 were employing nearly 2,000 people in Washington.¹⁹ Also the rise of the automobile played a role in making the city more attractive to business, tourists and residents who easily accessed Washington from an

¹⁴ A. Ruger, A. *Bird's Eye View of the City of Washington, Franklin County, Missouri* (Published unknown, 1869).

¹⁵ St. Louis Atlas Publishing Company, *Atlas Map of Franklin County, Missouri*. (St. Louis: Self-published, 1878), 66-67.

¹⁶ Sheals and Snider, 47.

¹⁷ *Ibid.* 48.

¹⁸ *Ibid.* 48-49.

¹⁹ Cydney E. Millstein and Mary Ann Warfield, "Fore Shoe Company Building" *National Register of Historic Places* (Washington, D.C.: Department of Interior/National Park Service, 2005), 10.

improved State Highway 100 and as of 1935 were able to cross the Missouri River on a new highway bridge.²⁰

Overall, trends in Washington's development including population growth, evolving cultural identities and technological change are reflected in the historic architecture of the city broadly and the survey area specifically. Rapid growth in the middle of the nineteenth century resulted in the construction of many surviving buildings including vernacular Missouri-German and Victorian examples. Slower growth around the turn of the century resulted in a lull in construction, followed by a population and building boom in the early twentieth century that generated an abundance of buildings that reflect the influence of Craftsman and other nationally prominent architectural styles. Continued occupation and use of the survey area has resulted in additions and alterations to numerous buildings, and the fact that Fifth Street is a major east-west transit corridor has resulted in the construction of gas stations, convenience stores, fast food restaurants, and other commercial buildings that through designs and setbacks accommodate the needs of automobiles.

²⁰ Sheals and Snider, 49-50.

Historic Architecture in the Survey Area

Surviving buildings from the earliest period of development in the survey area (c. 1850-1870) are constructed of brick and can be classified as subtypes of either Property Type A: Neo-Classical, or Property Type B: Vernacular Missouri-German as defined by the MPDF.²¹ As noted in the MPDF, these categories overlap to a certain extent and both may be appropriate descriptors for some buildings. Buildings falling into these categories are one- or one-and-one-half stories with side gabled roofs and modest ornamentation that includes a virtually ubiquitous dentilled cornice. For example, a building that could be classified either as Neo-Classical: Federal subtype or as an early Vernacular Missouri-German: Center Hall survives at 529 E. Fifth (Figure 8). The building has a central entry surrounded by multi-paned sidelights and transom flanked by pairs of jack arched windows. A simple dentilled cornice delineates the roofline and paired chimneys extend from its side gabled roof.



Figure 8. 529 E. Fifth Street, example of a neoclassical federal subtype dwelling, view is northeast.

On the other side of the survey area at 618 W. Fifth Street is an example of what may be best characterized as an early Vernacular Missouri-German house of the Center Hall subtype (Figure 42). Five bays wide with a side gable roof, the building exhibits jack arches that typify older examples of the style. The upper half story has a pair of jack arch window bays and the wide central entry has sidelights and a transom. Again a very modest dentilled cornice delineates the roofline. Next door at 620 W. Fifth Street is another example of a Vernacular Missouri-German house defined as a Side Entry subtype (Figure 9). This one story house has a side gable roof and

²¹ Ibid, F1-F6.

its fenestration consists of a door and two windows. All bays have segmental arches and the door is deeply recessed. The ubiquitous dentilled cornice is present.



Figure 9. 620 W. Fifth Street, example of a side entrance plan Missouri-German vernacular dwelling, view is southwest.

The survey area's only example of the Kleinhaus subtype is the previously listed Charles H. Helm House at 520 E. Fifth Street (NRL 2000, Figure 34).

The only example of the Double Entrance subtype in the survey area is the remarkably intact home at 500 W. Fifth Street, which is a contributing resource in the Stafford-Olive National Register Historic District (NRL 2000, Figure 39).

The 1878 Atlas of Franklin County shows a development pattern in transition along Fifth Street. In some areas, individual landowners at that time still owned large lots, which were frequently deeper than they were wide and stretched for a block or more north and south of the Fifth Street frontage. In other areas, lots were subdivided into tidy grids that allowed for dense residential development. Subdivision was particularly prevalent between Lafayette and Locust Streets, reflecting higher development pressure adjacent to the central business district. The atlas provides a glimpse of evolving development in the survey area associated with the period of time

identified by the MPDF as “The Golden Era: 1870-1904.” During this period of time, Victorian styles began to influence the appearance of buildings in Washington. As population growth triggered further subdivision of land along Fifth Street, a variety of Victorian style homes began to emerge among the earlier German vernacular buildings. In “The Golden Era,” builders not only began to employ new stylistic idioms and forms, but also new materials; frame homes became more common, buildings became more vertical, rooflines became increasingly varied and in some cases, modest red brick facades gave way to more varied colors and textures.

The MPDF uses Property Type D: Victorian Buildings (Queen Anne is the only Victorian style present in the survey area) as well as Property Type E: Gabled Ell to classify these properties. As the MPDF notes: “The majority of the houses in Washington that utilize Victorian era styling do so on a fairly limited basis, with stylish ornamentation often restricted to such things as front porches and gable ends.”²² The frame home at 724 W. Fifth Street (Figure 10) is a good example of Property Type E: Gabled Ell with Queen Anne features. A steeply pitched roof, milled porch columns, a projecting polygonal bay on the first floor, and bracketed eaves give this home a distinct Victorian flare. Other frame Gabled Ell examples are much more plain which could either indicate that ornamental details have been removed or that the homes were unembellished from the outset. Despite modern siding and replacement windows, the straightforward Gabled Ells at 437 E. Fifth Street (Figure 11) and 1021 W. Fifth Street (Figure 12) still clearly retain the form that defines the type.

²² Ibid, 38.



Figure 10. 724 W. Fifth Street, a Victorian-influenced Gabled Ell plan dwelling, view is south.



Figure 11. 437 E. Fifth Street, a modest plan Gabled Ell, view is north.



Figure 12. 1021 W. Fifth Street, another example of the Gabled Ell plan dwelling, view is north.

An outstanding example of the Gabled Ell form executed in brick is the previously listed Paul Monje House at 1003 W. Fifth Street (NRL 2000, Figure 36). Another excellent example of a brick Gabled Ell is located at 626 West 6th Street (Figure 13). The home at 718 W. Fifth Street (Figure 14) displays the Narrow Gabled Ell form described by the MPDF.²³ It also displays a modest Victorian influence in its projecting polygonal bay on the first floor, ornamental brackets and wrought iron balustrade. Other Victorian-influenced buildings include the two-and-one-half story brick home at 311 W. Fifth Street (Figure 38). While its red brick walls and segmental arch windows suggest the vernacular Missouri-German influence, the three story polygonal bay, complex roofline, wide eaves and ornamental bargeboards clearly qualify this building as an example of Property Type D: Victorian Buildings. The two-story home at 102 E. Fifth Street (Figure 15) is similar to the previous example. Its irregular floor plan, roofline, projecting polygonal bay and subtle corner brackets betray its Victorian identity, but its conservative use of brick, segmental arched openings and dentilled cornice reflect the vernacular German influence.

²³ Ibid, F23.



Figure 13. 626 W. Fifth Street, example of a brick Gabled Ell plan dwelling, view is southwest.



Figure 14. 718 W. Fifth Street, narrow Gabled Ell plan brick dwelling, view is southwest.



Figure 15. 102 E. Fifth Street, example of a Victorian-influenced dwelling, view is southwest.

A frame building demonstrating the Victorian influence is located at 19 E. Fifth Street (Figure 16). This home has an irregular floor plan with a steeply pitched, complex, roofline, and a one-story porch that wraps the corner between the front gable and the central portion of the building.

A less common building type present in the survey area is Property Type F: Gable Front. There are three residential examples and three commercial adaptations. The residential gable front houses are located at 124 E. Fifth Street (Figure 17), 426 E. Fifth Street (Figure 18) and 1013 W. Fifth Street (Figure 19). All are one-and-one-half stories tall with a nearly full width front porch. Stylistic details are minimal. Colonial Revival influence is seen in a pedimented door frame at 1013 W. Fifth Street, while Craftsman influence is detected with bracketed eaves at 426 E. Fifth Street and three-over-one windows at 124 E. Fifth Street.



Figure 16. 19 E. Fifth Street, view is northeast.



Figure 17. 124 E. Fifth Street, view is southwest.



Figure 18. 426 E. Fifth Street, view is south.



Figure 19. 1013 W. Fifth Street, view is north.

A commercial building within the survey area that employs a gable-front form is located at 556 E. Fifth Street (Figure 53). It is a brick building of two-and-one-half stories that functions as a two-part commercial block with a storefront on the first floor and residential or office space on the second. Gable-front plan commercial buildings are categorized in the MPDF as Type C: Commercial Buildings. The two-story gable-front plan commercial building, also known as a “house-store” property type, was common in Missouri by the mid-1800s. In many areas, particularly rural communities, the building form was perpetuated well into the twentieth-century, as seen in the examples of 554 and 556 E. Fifth Street (Figure 53).²⁴

The most common form of commercial property in the survey area is the recognized Two-Part Commercial Block subtype. Examples in the survey area were constructed in both the nineteenth and twentieth century and range from the red brick building at 421 W. Fifth Street (Figure 44), which has an elaborate storefront and segmental arch windows on the second floor, to the variegated brick building at 401 E. Fifth Street (Figure 20) which has soldier arched window bays, an elaborate tile entry and a shaped parapet. While modest when compared to many of the commercial buildings in the central business district, some of the commercial buildings in the survey area display eye-catching ornamental embellishments such as the elaborate corbelling on the building at 401-403 W. Fifth Street (Figure 21).

Other commercial buildings of note include an early twentieth century garage at 509 E. Fifth Street (Figure 22), a one-part commercial block with two doors and elaborate brick corbelling at its cornice at 415-417 W. Fifth Street (Figure 23), and a Tudor Revival style cottage service station at 515 E. Fifth Street (Figure 50).

²⁴ Ibid, F16-18.



Figure 20. 401 E. Fifth Street, view is northwest.



Figure 21. 401-403 W. Fifth Street, view is northwest.



Figure 22. 509 E. Fifth Street, view is northeast.



Figure 23. 415-417 W. Fifth Street, view is northwest.

Another category of residential buildings that is identified by the MPDF and present in substantial numbers in the survey area is Property Type G: Foursquare. Constructed from the turn of the twentieth century through the 1930s, these two-story homes are constructed out of brick or frame and usually have modest ornament. In keeping with their early twentieth century vintage, stylistic details are usually Craftsman or Colonial Revival. Excellent examples of brick foursquare homes can be found at 915 (Figure 24), 806 (Figure 25), and 510 W. Fifth Street (Figure 26). While slightly less common, frame examples can be found at 502 (Figure 40) and 904 W. Fifth Street (Figure 27).



Figure 24. 915 W. Fifth Street, an example of a Foursquare dwelling, view is northwest.



Figure 25. 806 W. Fifth Street, a Foursquare dwelling, view is south.



Figure 26. 510 W. Fifth Street, example of a Foursquare dwelling in the Stafford-Olive Historic District, view is southeast



Figure 27. 904 W. Fifth Street, view is southwest.

Bungalows (Property Type I) are quite common in the survey area and can be traced to the rapid growth of Washington’s population following the 1920 census. Examples include four high-hipped dwellings at 320 (Figure 28), 322 (Figure 29), 327 (Figure 30) E. Fifth Street and 507 W. Fifth Street (Figure 31). Two examples are frame and two are of brick construction.

The section of this document entitled “Survey Results” provides an overview of the properties that are on the National Register of Historic Places (NRHP) and those recommended as individually eligible for the NRHP. Additional data is provided in Table 1 (Appendix A).



Figure 28. 320 E. Fifth Street, a one and a half-story Bungalow, view is south.



Figure 29. 322 E. Fifth Street, a brick Bungalow, view is southeast.



Figure 30. 327 E. Fifth Street, example of a frame hipped Bungalow, view is north.



Figure 31. 507 W. Fifth Street, example of an end-gable plan Bungalow, view is north.

Survey Results

Overview of Inventoried Properties in the Study Area

The architectural/historical inventory of Fifth Street (Washington) was completed in March-June 2014. The survey identified 178 properties, including 16 vacant lots. Two properties in the Tibbe Historic District (both contributing) are in the study area and 12 properties (one non-contributing) in the Stafford-Olive Historic District were also surveyed. The survey did not identify a National Register District; however, Landmarks identified ten (10) properties as potentially eligible (individually) for the National Register of Historic Places (NRHP). In addition, the study area holds four individually listed properties: the Paul Monje House (1003 W. Fifth Street), the Charles Helm House (520 E. Fifth Street), the John and Wilhelmina Helm House (536 E. Fifth Street) and Fore Shoe Company Building (601 E. Sixth/700-708 E. Fifth Streets).

Both Helm Houses have had significant changes since they were listed on the NRHP in 2000. The Charles Helm House (520 E. Fifth Street) no longer has the property's original detached kitchen (demolished) and no above-ground buildings are extant on the parcel associated with the John and Wilhelmina Helm House (536 E. Fifth Street). Table 1 (Appendix A) provides a complete list of the inventoried properties identified by parcel/map numbers and addresses. Table 1 also provides National Register eligibility information for the inventoried properties. Maps are submitted under separate cover and provide illustrations of the parcels and associated building(s). Properties that are listed or appear eligible for the NRHP within the study area are identified on the accompanying maps, as are the National Register Historic District boundaries of Tibbe and Stafford-Olive Historic Districts (both of which extend into the study area).

National Register Listed Properties/Districts in the Study Area

The architectural/historical inventory completed in 2013-2014 identified four properties that are currently on the National Register of Historic Places for their individual significance. Additionally, the survey identified two National Register Districts that cross the boundaries of the study area.

Fore Shoe Company Building, 601 E. Sixth Street (700-708 E. Fifth Street)

The Fore Shoe Company Building at 601 E. Sixth Street (alternate address, 700-708 E. Fifth Street) was listed to the NRHP in 2005 for its industrial (Criterion A) significance. The property is currently utilized as senior housing units. Fore Shoe Company of St. Louis initiated plans to

construct the factory in 1924 and the current building was completed in 1925.²⁵ The property operated as Fore Shoe Company for less than a year. Within eight months of its construction, it was purchased by another company that utilized the nomenclature “Washington Shoe Company.” The building was enlarged in 1927 and in 1929, at which time the factory was renamed as “Kane, Dunham and Kraus.”²⁶ The factory continued to change ownership and names, most recently owned by Wolff Shoe Company of St. Louis. Production continued until Wolff closed its operation in Washington in 1971.²⁷ The building is addressed as 700-708 E. Fifth Street in the study area and retains its architectural integrity.



Figure 32. Fore Shoe Company (NRL, 2005), view of 700-708 E. Fifth Street / 601 E. Fifth Street is southeast.

²⁵ Millstein and Warfield, 8:7.

²⁶ Ibid, 8:11.

²⁷ Ibid, 8:14.



Figure 33. Fore Shoe Company (NRL, 2005), view is northeast.

Charles Helm House, 520 E. Fifth Street

The Charles Helm House at 520 E. Fifth Street was listed to the NRHP in 2000 under the MPDF contexts of “Early Development and German Immigration: 1839-1870” and “Architectural Development: 1839-1950.” The dwelling is an excellent example of the Missouri-German Kleinhaus subtype, nominated under Criterion A: Ethnic Heritage and Criterion C: Architecture. When nominated, the property included the extant c. 1873 brick house and a c. 1900 detached frame kitchen that has been demolished. The kitchen was “a significant part of the property” but its demolition does not render the house ineligible for the NRHP.²⁸ The brick house with dentilled trim is a unique example of its type, despite alterations and loss of its primary outbuilding. As indicated in the nomination, “the Charles Helm House presents a significant example of the smallest of the Missouri-German subtypes, the Kleinhaus. Intact examples of this very modest house form are particularly rare . . . [and it is] one of the least altered examples of the Kleinhaus type in Washington.”²⁹



Figure 34. Charles Helm House, 520 E. Fifth Street, view is southwest.

²⁸ Debbie Sheals, “Helm, Charles, House,” *National Register of Historic Places Registration Form* (Washington, D.C.: National Park Service, 2000), 8:4.

²⁹ *Ibid.*, 8:4-5.

John and Wilhelmina Helm House, 536 E. Fifth Street

The John and Wilhelmina Helm House at 536 E. Fifth Street was listed to the NRHP in 2000 under the MPDF contexts of “Early Development and German Immigration: 1839-1870” and “Architectural Development: 1839-1950.” The dwelling was an example of the Missouri-German Double Entrance subtype, nominated under Criterion A: Ethnic Heritage and Criterion C: Architecture. Like the Charles Helm house, the dwelling had a detached kitchen but the building was brick and attached to the primary house by a breezeway. Today neither the house (c. 1868) nor the kitchen (c. 1873) remains standing. The current owner purchased the property in 2010 and filed a demolition permit in 2011. Due to the fact that the parcel no longer retains any of the buildings for which it was nominated to the NRHP, the property should be removed from the NRHP.



Figure 35. Site of the former John & Wilhelmina House, 536 E. Fifth Street, view is south.

Paul Monje House, 1003 W. Fifth Street

The Paul Monje House at 1003 W. Fifth Street was listed to the NRHP in 2000 under the MPDF context of “Architectural Development: 1839-1950.” The dwelling is good example of the Gabled Ell subtype, nominated under Criterion C: Architecture. The dwelling was constructed c. 1908, illustrating a nationally popular form of folk housing (Gabled Ell), as well as traditional Missouri-German vernacular influences demonstrated throughout the study area (i.e. brick vs. frame construction, dentilled cornices, arched windows and paired chimneys). The property is a good example Washington’s collection of “turn of the century building form[s]” embellished with “Victorian or Colonial Revival detailing . . . [demonstrating] the longevity of Missouri-German building traditions in Washington.”³⁰



Figure 36. Paul Monje House, 1003 W. Fifth Street, view is northwest.

³⁰ Becky Snider, “Monje, Paul, House,” *National Register of Historic Places Registration Form* (Washington, D.C.: National Park Service, 1999), 8:5-6.

Tibbe Historic District

Two of the survey area's inventoried buildings are contributing resources in the Tibbe Historic District, 311 and 319-323 W. Fifth Street. The district is composed primarily of residential properties constructed near the turn of the twentieth-century. Architectural styles within the broader district include Federal, Greek Revival, Italianate, Second Empire, Queen Anne, Colonial Revival, Tudor Revival and Neoclassical. Tibbe Historic District was nominated for its architectural significance (Criterion C) and listed to the NRHP in 1996. The period of significance is 1857-1941. Although most contributing properties are residential, there are also commercial properties, including 319-323 W. Fifth Street. This two-story brick commercial building was constructed c. 1910 and has a cast-iron storefront. The building, constructed by Frederick Mauntel, held a general store and upper floor residential units. Mr. Mauntel lived in the Queen Anne influenced dwelling at 311 W. Fifth Street.³¹



Figure 37. 319-323 W. Fifth is a contributing building in the Tibbe Historic District. View is northeast.

³¹ Mary M. Stirtz, "Tibbe Historic District," *National Register of Historic Places Registration Form* (Washington, D.C.: National Park Service, 2006), 8:3.



Figure 38. The dwelling at 311 W. Fifth Street is a contributing feature of the Tibbe Historic District. View is northeast.

Stafford-Olive Historic District

Within the study area, twelve buildings are in the Stafford-Olive Historic District (500, 501, 502, 504, 505, 506, 507, 509, 510, 511, 512 and 513 W. Fifth Street). The district, which encompasses 167 resources in the City of Washington, was listed to the NRHP in 2000 under all of the MPDF contexts (1839-1950) including “Architectural Development: 1839-1950.” The district was nominated under Criterion A: Community Planning and Development and Criterion C: Architecture. Properties within the study area include eleven (11) contributing dwellings, one commercial building, and one non-contributing dwelling (505 W. Fifth Street).

The district includes most of the dwellings on the 500 block of W. Fifth Street. Dwellings are single- and multi-storied, and are of brick and frame construction. The district’s earliest brick buildings reflect traditional Missouri-German vernacular influences, while later examples (1905-1950) represent the City’s “building boom” of the early twentieth century. Roughly 70% of the district consists of buildings constructed during the later development period defined by the MPDF context of “Assimilation and Twentieth Century Development: 1905-1950.”³²



Figure 39. The dwelling at 500 W. Fifth Street is a contributing resource in the Stafford-Olive Historic District. View is south. The property is an example of the Missouri-German double house, constructed c. 1858.

³² Debbie Sheals, “Stafford-Olive Historic District,” *National Register of Historic Places Registration Form* (Washington, D.C.: 2000), 7:3.



Figure 40. 502 (left) and 504 (right) W. Fifth Street contribute to the Stafford-Olive Historic District. View is southwest. Both dwellings were constructed c. 1910 and reflect the district's foursquare property type.



Figure 41. The former gasoline station at 513 W. Fifth Street is the single commercial property within the study area's Stafford-Olive Historic District. View is northwest.

National Register-Eligible Properties in the Study Area

Landmarks identified ten properties that appear individually eligible for the NRHP in the study area. Seven of the properties meet the contextual definitions outlined in the MPDF and all retain architectural integrity. The assessments are based on exterior examination of the associated properties. Recommendations are based on the historical and architectural evaluations of the reconnaissance level investigation. Additional information regarding interior integrity is necessary to fully determine whether all of the properties are eligible for the NRHP.

618 W. Fifth Street, Menzenworth House

The dwelling at 618 W. Fifth Street was constructed c. 1850 and is an example of a Missouri-German vernacular dwelling with Victorian influences. The brick dwelling has an upper half-story and end gable plan similar to 500 W. Fifth Street (Figure 39). The Menzenworth House has a central hall plan and central single-story porch with Italianate style embellishments. The latter feature was likely constructed c. 1900. The dwelling is an excellent example of regional building techniques impacted by national architectural movements popularized by architectural pattern books.³³ The dwelling fits the MPDF contexts of “Early Development and German Immigration: 1839-1870” and “Architectural Development: 1839-1950.” It meets the definitions of the MPDF Property Type: Vernacular Missouri-German; Subtype: Central Passage. Alterations since the dwelling’s construction include replacement of the original roof materials and removal of chimneys (c. 1980), as well as the addition of contemporary storm windows (c. 2000). The porch may be a later addition, but has been on the dwelling’s facade for well over 50 years, as indicated (c. 1900). These alterations do not detract from the architectural significance of the dwelling, which is a good example of its property type. Based on exterior examination, the Menzenworth House appears individually eligible for the NRHP under Criterion C: Architecture.

³³ Sheals and Snider, E:30.



Figure 42. The Menzenworth House, 618 W. Fifth Street, view is southwest.

601 W. Fifth Street, The Sand Bar

Located at the northwest intersection of W. Fifth and Stafford Streets is a gable-front plan commercial building constructed in 1883. The building, currently known as “The Sand Bar,” was used as a grocery in 1916. It is likely that the upper story was used as a residence. A rear wing at the northwest corner of the building was added by the 1940s, which housed an automobile garage. The building illustrates turn of the century commercial development along Fifth Street, as well as the impact that automobiles had on roadside businesses along the thoroughfare. The building’s alterations include the addition of lower facade limestone veneer (c. 1950). The storefront entry may have been altered at this time as well, although it retains its historic fenestration pattern – a recessed central entrance flanked by single pane commercial style windows. Transoms above windows and the primary entry are filled with wood. The commercial entrance holds a c. 1970 aluminum and glass door. The storefront alterations illustrate the importance of the building in relation to Fifth Street, which was an major thoroughfare, particularly prior to the development of interstates during the 1960s. This alteration is typical of business owners using older commercial businesses, who incorporated “modern” storefronts to attract customers. As such, the alterations do not diminish the importance of the building in relation to its commercial use.

Based on the Registration Requirements of the associated MPDF, commercial buildings with “ground floor alterations” in Washington are “quite common” and may be eligible “as long as historic fenestration patterns are apparent, and modern changes are reversible.”³⁴ The property at 601 W. Fifth Street meets this standard and appears individually eligible under Criterion A: Commerce and Criterion C: Architecture. The property meets the MPDF context “The Golden Era: 1871-1904,” which covers the City’s period of rapid growth and expansion at the turn of the twentieth century. The building reflects the MPDF gable-front plan commercial property subtype, popular in Washington during the 1870s-1890s.³⁵

³⁴ Sheals and Snider, MPDF, F:19.

³⁵ Ibid, E3, F3.



Figure 43. The Sand Bar, 601 W. Fifth Street, view is northwest.

421 W. Fifth Street, Lang & Becker

The two-part commercial building at 421 W. Fifth Street was constructed c. 1880 and originally held a grocery on the lower floor. Based on Sanborn Maps, the property was enlarged from a one- to a two-story property that (after the addition was constructed) included a general store. The second story was added prior to 1908. The building meets the MPDF contexts of “The Golden Era: 1871-1904” and “Architectural Development: 1839-1950.” Like many properties constructed in the mid-to-late nineteenth century along Fifth Street, the building bears evidence of traditional German building methods and high-style architectural influences that became common once the railroad began to ship machine-made building materials. Manufactured building supplies and the accessibility to such materials via the railroad “did not completely erase the earlier traditions.”³⁶ Alterations to the building include replacement of original windows on the side and upper facade. Additionally, a narrow shed awning has been added above the lower storefront, which has modern glass in the original window openings. The original fenestration patterns are intact, however, and these modest alterations fail to diminish the building’s architectural integrity or its commercial importance.

The two-part commercial building at 421 W. Fifth Street appears eligible under NRHP Criterion A: Commerce and NRHP Criterion C: Architecture. The property is an excellent example of the integration of the City’s traditional German building methods with Victorian styles that became popular in the late nineteenth century. Additionally, it reflects the growing importance of Fifth Street as a commercial thoroughfare by the turn of the twentieth-century. Based on the Registration Requirements of the MPDF, Washington’s commercial buildings are likely to have been altered (more so than residential properties) because they continued to be used for the purposes they were built. Provided that alterations maintain sufficient evidence of the building’s original fenestrations and “newer storefront elements . . . maintain the size and shape of any historic opening[s] in a masonry unit,” they are likely to retain integrity, rendering such properties eligible for the NRHP.³⁷

³⁶ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1990), 89.

³⁷ Sheals and Snider, MPDF, F:19.



Figure 44. 421 W. Fifth Street, view is northeast.

409-413 W. Fifth Street - Washington Community Art Studio

The building at 409-413 W. Fifth Street is a later example of Washington’s commercial properties along Fifth Street, constructed c. 1946. The building was (and remains) utilized commercially and residentially. The property meets the MPDF contexts of “Assimilation and Twentieth Century Development: 1905-1950” and “Architectural Development: 1839-1950.” The building falls into the MPDF property subtype of a two-part commercial building, meeting NRHP Criterion A: Commerce and Criterion C: Architecture. The building has architectural integrity (based on its exterior examination) and does not appear to have been significantly altered since its construction. The property is good example of modern architectural movements, illustrated by its banded brick facade cornice, boxy shape. The building continues to serve the dual purposes (commercial/residential) for which it was designed.



Figure 45. 409-13 W. Fifth Street is a multi-purpose commercial building. View is northwest.

300 W. Fifth Street – Fischer House

The dwelling at 300 W. Fifth Street is a good example of the Colonial Revival style. Constructed c. 1925, the dwelling reflects the MPDF contexts of “Assimilation and Twentieth Century Development: 1905-1950” and “Architectural Development: 1839-1950.” The building falls into the MPDF property subtype of Colonial Revival (Period Revival Property Types). The Colonial Revival style dominated American housing styles in the early twentieth century, particularly during the 1920s-1930s.³⁸ The example at 300 W. Fifth Street bears classic details of the style in its pedimented entrance and dormers, multi-sash windows, symmetrical facade placement of windows, and classical entrance. Other than replacement of the original roof materials, the dwelling bears no exterior evidence of alterations since construction. Based on exterior evaluation, the dwelling appears eligible for the NRHP under Criterion C: Architecture.



Figure 46. The dwelling at 300 W. Fifth Street is a good example of a Colonial Revival style dwelling. View is north.

³⁸ Ibid, 321.

100 W. Fifth Street – Fifth Street Elementary School

The Fifth Street Elementary School (originally known as Washington Elementary School) at 100 W. Fifth Street was constructed in 1938. The building appears individually eligible for the NRHP under Criterion A: Education and Criterion C: Architecture. Unaltered examples of schools constructed in the 1930s are infrequent. Also remarkable is the fact that the building remains in use for its original purpose. The school reflects restrained detailing with engaged brick pilasters flanking the central two-story bay and a decorative band of concrete spanning the upper elevations above windows. It is a good example of the transition from classical public school design to more modern ideas about educational buildings. Additional research is recommended to determine whether the building was constructed utilizing New Deal era funds. The building’s period of construction and design indicate this may be the case. Such an association would add to the building’s significance under Criterion A.



Figure 47. Fifth Street Elementary School at 100 W. Fifth Street. View is southeast.



Figure 48. Facade detail of Fifth Street Elementary School, 100 W. Fifth Street.

300 E. Fifth Street – Arro Gasoline Station

The former gasoline station at 300 E. Fifth Street was constructed c. 1950 and appears eligible under NRHP Criterion A: Commerce and Criterion C: Architecture. The porcelain tile clad service station reflects post-World War II ideas that dominated gasoline station design. Based on earlier (1930s) examples in which oil/gasoline companies constructed “metal boxlike” buildings covered with porcelain tiles, later examples (after 1946) are consistently more streamlined, presenting a “cleaner, more efficient design” with “aluminum accents and [in some instances] all-glass fronts.”³⁹ The example at 300 E. Fifth Street is an excellent representation of the postwar transition. The building’s estimated date of construction, 1950, is based on the fact it is not illustrated on the City’s 1945 Sanborn map. Recently restored (c. 2013), the historic features that could not be fully restored were replaced with elements that imitate the building’s historic materials.



Figure 49. The former Arro Gasoline Station at 300 E. Fifth Street, view is northwest.

³⁹ John Margolies, *Pump and Circumstance: Glory Days of the Gas Station* (Boston: Little, Brown and Company, 1993), 86.

515 E. Fifth Street – Cars Made Simple

The Tudor Revival cottage style gasoline service station at 515 E. Fifth Street is another automobile use commercial building that appears eligible for the NRHP. The property is an earlier example than 300 E. Fifth Street, probably constructed c. 1930 for Pure Oil Company. During the 1920s-1940s, American gasoline companies frequently constructed service stations that imitated small houses. Pure and Phillips both designed “quaint English country cottage-style stations” beginning in the late 1920s. Pure often used Tudor-influenced designs, incorporating arched entries and exterior facade chimneys (similar to 515 E. Fifth Street).⁴⁰ The cottage style station in Washington is an exceptionally intact example that illustrates no alterations (other than replacement of the original roof covering) since its construction. The building retains its original windows, doors, decorative features, and its original shape and form. The building meets NRHP Criterion A: Commerce and Criterion C: Architecture.



Figure 50. 515 E. Fifth Street was originally used as a gasoline station. View is northeast.

⁴⁰ Ibid, 55.

553 E. Fifth Street – Freie House

The dwelling at 553 E. Fifth Street is a good example of a Craftsman-influenced Bungalow, meeting the MPDF contexts of “Assimilation and Twentieth-Century Development: 1905-1950” and “Architectural Development: 1839-1950.” The dwelling at 553 E. Fifth Street reflects national impacts on local architecture, particularly after World War I when German building traditions were no longer popular. Per the Registration Requirements of the associated MPDF, Bungalows are likely to be eligible for the NRHP when they are good representative examples of their style/construction and have not undergone major alterations, particularly in relation to primary elevations. Doors and windows must be original or “extremely close to the originals in sash dimensions and configurations” and exterior embellishments and craftsmanship “should be largely intact.”⁴¹

The Bungalow at 553 E. Fifth Street retains original exterior finishes, including shingles on dormer walls, three-over-one windows, hinged window screens, and a multi-light Craftsman door. The dwelling and its associated brick garage have very few alterations. These alterations include replacement roof shingles (house and garage), the replacement of original garage doors with contemporary overhead track doors, and synthetic siding on the dwelling’s rear two-story frame shed wing, which encloses original sunrooms. The dwelling and associated garage retain architectural integrity, as well as integrity of their site and setting. The property is the most unaltered example of a Craftsman-influenced Bungalow within the survey area and appears eligible for the NRHP under Criterion C: Architecture.

⁴¹ Sheals and Snider, MPDF, F:35.



Figure 51. 553 E. Fifth Street, Craftsman influenced Bungalow, view is northeast.



Figure 52. Garage associated with 553 E. Fifth Street. View is southwest.

556 E. Fifth Street – Hearth & Home

The two-part commercial building at 556 E. Fifth Street was constructed c. 1940. The building is a Gable-Front Plan commercial building that falls under the MPDF contexts of “Assimilation and Twentieth Century Development: 1905-1950,” and “Architectural Development: 1839-1950.” Gable-front commercial buildings are most often seen in small towns and rural settings. Normally these buildings were used as general stores or groceries, typically situated along a busy thoroughfare.⁴² Like the earlier example at 601 W. Fifth Street, the upper floor was likely used as a residence. Once common in rural Missouri, these property types are rapidly disappearing, and unaltered examples such as this one are infrequent. The building is a good representation of an early-to-mid twentieth-century roadside commercial property and appears eligible under NRHP Criterion A: Commerce and Criterion C: Architecture.

Two-part gable-front plan commercial buildings such as the example at 556 E. Fifth Street are, according to the MPDF, eligible for commerce and architecture when they reflect common local building or design influences that reflect their historic use and construction. The building retains an original frame storefront and window/door configurations that are part of the original design. The property retains integrity and reflects the importance of commerce along Fifth Street once automobiles began to shape roadside architecture. The building meets MPDF Registration Requirements for commercial properties with intact “fenestration patterns and architectural detailing of the most prominent elevations.”⁴³ 556 E. Fifth Street retains original doors, commercial windows, exterior brick walls and exposed roof rafters. The only evident changes to the building are replacement windows on the upper elevations and a small shed wing on the side (east) elevation. Replacement windows are of the same size and shape as the original openings. The shed wing is one-half story in height and set back from the facade.

⁴² Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors* (New York: W.W. Norton & Company, Inc., 2009), 233.

⁴³ Sheals and Snider, MPDF, F:19.



Figure 53. Hearth and Home, 556 E. Fifth Street, view is southwest.

Recommendations

The reconnaissance level survey of Fifth Street between Louis Street and Highway 47 did not identify any potential National Register historic districts. Seven properties were identified as potentially eligible (individually) under the auspices of the Architectural Resources of Washington, Missouri, Multiple Property Documentation Form (MPDF). These resources are not physically contiguous, nor are they linked by unaltered examples meeting National Register standards of integrity for a historic district. Additionally three buildings were identified as individually eligible for the NRHP that do not fit the specific requirements of the MPDF (two gasoline stations and one public school).

The varied architectural character of Fifth Street can be attributed to the fact that it runs through areas with different development histories. For example, institutions such as Washington Elementary School (aka Fifth Street Elementary School), Immanuel Lutheran Church, and St. Peter's Evangelical Church are clustered near the center of Washington; the group of commercial buildings on the north side of Fifth between Cedar and Dubois Streets represent commerce on the fringe of the central business district; and the homes (and former cemetery, Krog Park) that are near the extreme ends of the survey area represent residential suburban expansion into what had once been the town's periphery.

Among the historic buildings along Fifth Street are late twentieth-century intrusions including contemporary fast food restaurants, convenience stores, faux historic commercial properties, and parking/vacant lots. While high quality institutional, residential, commercial, and industrial properties are present in the study area, there remains no historic streetscape with sufficient integrity to justify district status. Furthermore, in two areas, existing National Register districts (Tibbe and Stafford-Olive) overlap the study area. This situation indicates that, at least in these areas, the buildings fronting Fifth Street are related thematically to the larger neighborhoods / districts to which they are attached rather than to adjacent properties (outside the districts) along Fifth Street.

The MPDF provides both a context for understanding the significance of most of the individual historic resources within the survey area and promotes the possibility for nominating the seven properties identified above. Further recommendations include conducting research for the residential buildings identified as potentially eligible to determine whether interior integrity remains that would qualify the properties for listing in the NRHP. Additionally, further research concerning the impact(s) of the Fore Shoe Company on the surrounding neighborhood is recommended to determine the possibility of a Craftsman/Bungalow district in this area. The Fifth Street Elementary School requires additional research to determine whether it was a New Deal era project and to evaluate its architectural significance in comparison to other older public

schools in Washington. Finally, it is recommended that the John and Wilhelmina Helm House (536 E. Fifth Street) be removed from the National Register as the dwelling and its originally detached kitchen have been demolished.

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Appendix A

TABLE 1: INVENTORY DATA

Table 1. Inventory Data, Fifth Street Survey, 2014

Survey #	ADDRESS #	STREET	NR Eligible (E) / NR Listed (L)	Previously Surveyed? Y/N (Year)	Map #
1	1	E. FIFTH ST.	N/A	N	3
2	2	E. FIFTH ST.	N/A	Y (1988)	3
3	7	E. FIFTH ST.	N/A	Y (1988)	3
4	19	E. FIFTH ST.	N/A	Y (1988)	3
5	20	E. FIFTH ST.	N/A	Y (1988)	3
6	29 (LOT)	E. FIFTH ST.	N/A	Y (1988) demolished	3
7	102	E. FIFTH ST.	N/A	Y (1988)	3
8	105	E. FIFTH ST.	N/A	Y (1988)	3
9	110	E. FIFTH ST.	N/A	Y (1988)	3
10	124	E. FIFTH ST.	N/A	Y (1988)	3
11	128	E. FIFTH ST.	N/A	Y (1988)	3
12	129	E. FIFTH ST.	N/A	Y (1988)	3
13	130	E. FIFTH ST.	N/A	Y (1988)	3
14	200	E. FIFTH ST.	N/A	Y (1988)	3
15	201 - 207	E. FIFTH ST.	N/A	Y (1988) demolished (church & comm. bldg.)	3
16	202	E. FIFTH ST.	N/A	Y (1988)	3
17	228	E. FIFTH ST.	N/A	Y (1988) same business; new building	3
18	300	E. FIFTH ST.	E-ARRO GASOLINE	Y (1988)	3
19	301	E. FIFTH ST.	N/A	Y (1988)	3
20	311	E. FIFTH ST.	N/A	Y (1988)	3
21	317	E. FIFTH ST.	N/A	Y (1988)	3
22	320	E. FIFTH ST.	N/A	Y (1988)	3
23	321	E. FIFTH ST.	N/A	Y (1988)	3
24	322	E. FIFTH ST.	N/A	Y (1988)	3
25	326	E. FIFTH ST.	N/A	Y (1988)	3
26	327	E. FIFTH ST.	N/A	Y (1988)	3
27	400 - 416	E. FIFTH ST.	N/A	N	4
28	401	E, FIFTH ST.	N/A	N	4
29	405	E. FIFTH ST.	N/A	N	4
30	407	E. FIFTH ST.	N/A	N	4
31	415	E. FIFTH ST.	N/A	N	4
32	419	E. FIFTH ST.	N/A	N	4
33	422	E. FIFTH ST.	N/A	N	4

Survey #	ADDRESS #	STREET	NR Eligible (E) / NR Listed (L)	Previously Surveyed? Y/N (Year)	Map #
34*	423	E. FIFTH ST.	N/A	N	4
35	424	E. FIFTH ST.	N/A	N	4
36	426	E. FIFTH ST.	N/A	N	4
37	430	E. FIFTH ST.	N/A	N	4
38	433 (LOT)	E. FIFTH ST.	N/A	N	4
39	437	E. FIFTH ST.	N/A	N	4
40	500 - VACANT LOT	E. FIFTH ST.	N/A	N	4
41	501	E. FIFTH ST.	N/A	N	4
42	509	E. FIFTH ST.	N/A	Y (1991)	4
43	515	E. FIFTH ST.	E-GAS STATION	Y (1991)	4
44	520	E. FIFTH ST.	L-CHARLES HELM HOUSE	Y (1991)	4
45	526-530 (LOT)	E. FIFTH ST.	N/A	Y (1991) demolished (2 residential; 1 commercial)	4
46	529	E. FIFTH ST.	N/A	Y (1991)	4
47	533 - 539	E. FIFTH ST.	N/A	N	4
48	536 (LOT)	E. FIFTH ST.	L-JOHN & W. HELM HOUSE	Y (1991) demolished	4
49	540 (LOT)	E. FIFTH ST.	N/A	Y (1991) demolished	4
50	542-550	E. FIFTH ST.	N/A	N	4
51	545	E. FIFTH ST.	N/A	N	4
52	551	E. FIFTH ST.	N/A	Y (1991)	4
53	553	E. FIFTH ST.	E-FREIE HOUSE	Y (1991)	4
54	554	E. FIFTH ST.	N/A	N	4
55	556	E. FIFTH ST.	E-HEARTH & HOME	Y (1991)	4
56	558	E. FIFTH ST.	N/A	Y (1991)	4
57*	560	E. FIFTH ST.	N/A	Y (1991)	4
58	600 - 602	E. FIFTH ST.	N/A	Y (1992)	4
59	601	E. FIFTH ST.	N/A	Y (1992)	4
60	615	E. FIFTH ST.	N/A	Y (1992)	4
61*	616	E. FIFTH ST.	N/A	Y (1992)	4
62	617	E. FIFTH ST.	N/A	Y (1992)	4
63*	618 (LOT)	E. FIFTH ST.	N/A	N	4
64	700 - 708 (aka 601)	E. FIFTH ST. (E. SIXTH ST.)	L-FORE SHOE COMPANY	N	4
65	705	E. FIFTH ST.	N/A	N	4
66	709 (LOT)	E. FIFTH ST.	N/A	N	4
67	712	E. FIFTH ST.	N/A	Y (1992)	4
68	718	E. FIFTH ST.	N/A	N	4

Survey #	ADDRESS #	STREET	NR Eligible (E) / NR Listed (L)	Previously Surveyed? Y/N (Year)	Map #
69	726	E. FIFTH ST.	N/A	N	4
70*	850 E. FIFTH - KROG PARK	E. FIFTH ST.	N/A	N	4
71	851	E. FIFTH ST.	N/A	N	4
72	433 (LOT)	HIGH ST.	N/A	Y (1992) - demolished	1
73	405	JEFFERSON ST.	N/A	N	3
74	418	OAK ST.	N/A	N	3
75	217 - 225	W. FIFTH ST.	N/A	Y (1988) 4 properties demolished (2 residential; 2 commercial)	3
76	16	W. FIFTH ST.	N/A	Y (1988)	3
77	16 (LOT)	W. FIFTH ST.	N/A	N	3
78	100	W. FIFTH ST.	E - 5TH STREET ELEMENTARY SCH	Y (1988)	3
79	101	W. FIFTH ST.	N/A	N	3
80	111	W. FIFTH ST.	N/A	Y (1988)	3
81	211	W. FIFTH ST.	N/A	Y (1988)	3
82	212-214	W. FIFTH ST.	N/A	Y (1988) original school and rectory demolished	3
83	300	W. FIFTH ST.	E-FISCHER HOUSE	Y (1988)	2
84	302	W. FIFTH ST.	N/A	Y (1988) demolished	2
85	307	W. FIFTH ST.	N/A	Y (1988)	2
86	311 (C)	W. FIFTH ST.	L-TIBBE DISTRICT	Y (1988)	2
87	319 - 323 (C)	W. FIFTH ST.	L-TIBBE DISTRICT	Y (1988)	2
88	324	W. FIFTH ST.	N/A	Y (1988)	2
89	401 - 403	W. FIFTH ST.	N/A	N	2
90	407	W. FIFTH ST.	N/A	Y (1988)	2
91	409 - 313	W. FIFTH ST.	E - WASHINGTON COMM. ART ST.	Y (1988)	2
92	415 - 417	W. FIFTH ST.	N/A	N	2
93	421	W. FIFTH ST.	E-LANG & BECKER	N	2
94	500 (C)	W. FIFTH ST.	L-STAFFORD OLIVE DISTRICT	Y (1988; 1991)	2
95	501 (C)	W. FIFTH ST.	L-STAFFORD OLIVE DISTRICT	Y (1988; 1992)	2
96	502 (C)	W. FIFTH ST.	L-STAFFORD OLIVE DISTRICT	Y (1992)	2
97	504 (C)	W. FIFTH ST.	L-STAFFORD OLIVE DISTRICT	Y (1991)	2
98	505 (NC)	W. FIFTH ST.	NC-STAFFORD OLIVE DISTRICT	Y (1991)	2

Survey #	ADDRESS #	STREET	NR Eligible (E) / NR Listed (L)	Previously Surveyed? Y/N (Year)	Map #
99	506 (C)	W. FIFTH ST.	L-STAFFORD OLIVE DISTRICT	Y (1991)	2
100	507 (C)	W. FIFTH ST.	L-STAFFORD OLIVE DISTRICT	Y (1992)	2
101	509 (C)	W. FIFTH ST.	L-STAFFORD OLIVE DISTRICT	Y (1991)	2
102	510 (C)	W. FIFTH ST.	L-STAFFORD OLIVE DISTRICT	Y (1991)	2
103	511 (C)	W. FIFTH ST.	L-STAFFORD-OLIVE DISTRICT	Y (1991)	2
104	512 (C)	W. FIFTH ST.	L-STAFFORD-OLIVE DISTRICT	Y (1991)	2
105	513 (C)	W. FIFTH ST.	L-STAFFORD-OLIVE DISTRICT	Y (1991)	2
106	516	W. FIFTH ST.	N/A	Y (1991)	2
107	520	W. FIFTH ST.	N/A	N	2
108	601	W. FIFTH ST.	E-THE SAND BAR	Y (1991)	2
109	602	W. FIFTH ST.	N/A	N	2
110	606	W. FIFTH ST.	N/A	N	2
111	607 (LOT)	W. FIFTH ST.	N/A	N	2
112	609 - 611 - 613	W. FIFTH ST.	N/A	N	2
113	610 (LOT)	W. FIFTH ST.	N/A	N	2
114	616	W. FIFTH ST.	N/A	Y (1991)	2
115	618	W. FIFTH ST.	E-MENZENWORTH HOUSE	Y (1991)	2
116	620	W. FIFTH ST.	N/A	Y (1991)	2
117	626	W. FIFTH ST.	N/A	Y (1991)	2
118	628	W. FIFTH ST.	N/A	Y (1991)	2
119	635	W. FIFTH ST.	N/A	N	2
120	702 - 704	W. FIFTH ST.	N/A	Y (1991)	2
121	703	W. FIFTH ST.	N/A	Y (1992)	2
122	708	W. FIFTH ST.	N/A	N	2
123	711	W. FIFTH ST.	N/A	N	2
124	714	W. FIFTH ST.	N/A	Y (1991)	2
125	715	W. FIFTH ST.	N/A	Y (1992)	2
126	718	W. FIFTH ST.	N/A	Y (1991)	2
127	724	W. FIFTH ST.	N/A	Y (1991)	2
128	725	W. FIFTH ST.	N/A	Y (1992)	2
129	727	W. FIFTH ST.	N/A	N	2
130	730	W. FIFTH ST.	N/A	Y (1991)	2
131	731	W. FIFTH ST.	N/A	Y (1992)	2
132	734 (LOT)	W. FIFTH ST.	N/A	Y (1991) - demolished	2

Survey #	ADDRESS #	STREET	NR Eligible (E) / NR Listed (L)	Previously Surveyed? Y/N (Year)	Map #
133	735 - 737	W. FIFTH ST.	N/A	Y (1992)	1
134	736	W. FIFTH ST.	N/A	N	1
135	806	W. FIFTH ST.	N/A	Y (1992)	1
136	807	W. FIFTH ST.	N/A	Y (1992)	1
137	808	W. FIFTH ST.	N/A	Y (1991)	1
138	812 - 814	W. FIFTH ST.	N/A	Y (1991)	1
139	819	W. FIFTH ST.	N/A	N	1
140	820	W. FIFTH ST.	N/A	Y (1991)	1
141	821	W. FIFTH ST.	N/A	Y (1991)	1
142*	826(LOT)	W. FIFTH ST.	N/A	N	1
143	830	W. FIFTH ST.	N/A	Y (1991)	1
144	904	W. FIFTH ST.	N/A	Y (1992)	1
145	905	W. FIFTH ST.	N/A	Y (1992)	1
146	908	W. FIFTH ST.	N/A	N	1
147	909	W. FIFTH ST.	N/A	Y (1991)	1
148	912	W. FIFTH ST.	N/A	Y (1991)	1
149	915	W. FIFTH ST.	N/A	Y (1991)	1
150	916	W. FIFTH ST.	N/A	N	1
151	920	W. FIFTH ST.	N/A	Y (1991)	1
152	921	W. FIFTH ST.	N/A	Y (1991)	1
153	923	W. FIFTH ST.	N/A	N	1
154	928	W. FIFTH ST.	N/A	N	1
155	1001	W. FIFTH ST.	N/A	Y (1991)	1
156	1003	W. FIFTH ST.	L - MONJE HOUSE	Y (1991)	1
157	1004	W. FIFTH ST.	N/A	Y (1991)	1
158	1008	W. FIFTH ST.	N/A	N	1
159	1012	W. FIFTH ST.	N/A	Y (1991)	1
160	1013	W. FIFTH ST.	N/A	N	1
161	1017	W. FIFTH ST.	N/A	N	1
162	1020	W. FIFTH ST.	N/A	N	1
163	1021	W. FIFTH ST.	N/A	N	1
164	1025	W. FIFTH ST.	N/A	N	1
165	1027	W. FIFTH ST.	N/A	N	1
166	1030	W. FIFTH ST.	N/A	Y (1991)	1
167	1100	W. FIFTH ST.	N/A	N	1
168	1100 (LOT)	W. FIFTH ST.	N/A	N	1
169*	1105 (LOT)	W. FIFTH ST.	N/A	Y (1991) - demolished	1
170	1109	W. FIFTH ST.	N/A	Y (1991)	1

Survey #	ADDRESS #	STREET	NR Eligible (E) / NR Listed (L)	Previously Surveyed? Y/N (Year)	Map #
171	1113	W. FIFTH ST.	N/A	N	1
172	1115	W. FIFTH ST.	N/A	N	1
173	1117	W. FIFTH ST.	N/A	N	1
174	1119	W. FIFTH ST.	N/A	N	1
175	1130	W. FIFTH ST.	N/A	N	1
176	1160	W. FIFTH ST.	N/A	N	1
177	1170	W. FIFTH ST.	N/A	N	1
178	1190	W. FIFTH ST.	N/A	N	1

*Address approximated based on existing properties.