

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

### 1. Name of Property

historic name Haar, Herman, House

other names/site number Haar-Bergman House, Byrd House

### 2. Location

street & number 110 Bolivar Street

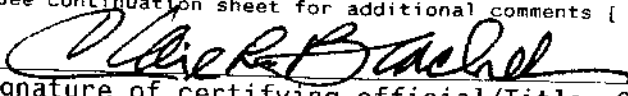
city or town Jefferson City

state Missouri code MO county Cole

code 051 zip code 65109

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments [ ].)

  
Signature of certifying official/Title

Claire F. Blackwell/Deputy SHPO

17 March 1997  
Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments [ ].)

Signature of certifying official/Title

Date

State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

entered in the National Register.  
See continuation sheet [ ].

determined eligible for the  
National Register.

See continuation sheet [ ].

determined not eligible for the  
National Register.

removed from the National  
Register.

other, (explain:)

See continuation sheet [ ].

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**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	1	0	Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

N/A

**6. Function or Use**

Historic Functions

DOMESTIC/single dwelling

Current Functions

COMMERCE/TRADE/specialty store

**7. Description**

Architectural Classification

Other: Missouri-German

Materials

foundation Limestone

walls Brick

roof WOOD/shingle

other

**Narrative Description**

See continuation sheet [x].

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

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

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

**Criteria Considerations**

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

See continuation sheet [x].

**9. Major Bibliographic References**

**Bibliography**

See continuation sheet [x].

**Previous documentation on file (NPS):**

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # MO-1277

recorded by Historic American Engineering Record #

**Areas of Significance**

ARCHITECTURE

**Period of Significance**

ca. 1859

**Significant Dates**

N/A

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Haar, Herman

**Primary location of additional data:**

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

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**10. Geographical Data**

Acreage of Property less than one acre

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	571540	4270720			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] See continuation sheet

**Verbal Boundary Description**  
 (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**  
 (Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Debbie Sheals  
 organization (Private Consultant) date December 22, 1996  
 street & number 406 West Broadway telephone 573-874-3779  
 city or town Columbia state Missouri zip code 65203

**Additional Documentation**  
 Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property:

**Additional Items**  
 (Check with the SHPO or FOP for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FOP.)  
 name Charlotte A. Smith and Janice K. Martin-Wiggins, d.b.a. La Sienne  
 street & number 110 Bolivar Street telephone 573-636-4699  
 city or town Jefferson City state Missouri zip code 65101

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**Summary:** The Herman Haar House is located at 110 Bolivar Street in Jefferson City, Missouri. It was built ca. 1859 by Herman Haar, and was originally located at 614 W. Main Street, approximately 125 yards from its current location. It was moved in 1986, as an alternative to demolition. It is a one and one half story brick building with a side-facing gable roof and symmetrical facade. It has two front doors, which are centered in the facade and sheltered by a simple hood. An open porch spans the back of the building, and there are also two rear doors. The double hung windows are topped with stone lintels on the facade and brick jack arches on the secondary elevations. The building sat vacant for approximately twenty years, but has recently been rehabilitated according to the Secretary of the Interior's Standards for Rehabilitation. It is now in use as a hair styling salon. Although the interior has been somewhat modified to accommodate the new function, the exterior is very much intact. There have been no significant additions to the building, and construction materials, rooflines and fenestration patterns are unchanged. It is in excellent condition.

**Elaboration:** The house faces southeast, towards Bolivar Street, and sits on a hilltop near the Missouri River. It sits back slightly from the street on a level lot; a paved parking area is located behind the building. The building is located a few blocks west of the state capitol building in the Capitol West area of Jefferson City. Extensive redevelopment of that neighborhood began in the mid-1970s, a process which resulted in the demolition of many of the older structures there. Some effort was made to identify existing historic resources before redevelopment began. The Haar House was repeatedly identified as an historic structure worthy of preservation during those efforts. Because the house was located on the site of the present State Information Center, relocating it became the only feasible preservation option.

The building, which was used for residential purposes into the early 1970s, was vacant in 1975. A structural evaluation conducted at that time determined that it was sound enough to be moved intact from below the first floor joists.<sup>1</sup> It took nearly ten years of bureaucratic wrangling to accomplish that move, but in 1986 it was transferred to a new foundation roughly a half block away, at 110 Bolivar Street.<sup>2</sup> (See Figure One.) The major change in appearance to result from that move is the new deeper setback; the house was originally positioned directly on the sidewalk. It sat empty there for most of another decade, until the present owners

<sup>1</sup> Urban Programming Corporation of America, et. al. "Historic Village Building Relocation and Structural Survey." Prepared for the Housing Authority of Jefferson City, 1975. (On file with the Missouri DNR/ Historic Preservation Program.)

<sup>2</sup> Jefferson City Post-Tribune, July 8, 1986, photo and caption, page 1.

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purchased it in 1994. The building was rehabilitated in 1995, and now houses a hair styling salon. The rehabilitation project has been certified by the National Park Service as meeting the Secretary of the Interior's Standards for Rehabilitation, and the owners worked with the State Historic Preservation Office throughout the project to ensure compliance.<sup>3</sup>

The building was naturally quite deteriorated after sitting vacant for two decades, and in need of extensive repairs. There were no utilities, and it had suffered substantial decay from exposure to the weather. Although a good deal of the original material remained intact, much needed to be repaired or replaced. Great care was taken to exactly duplicate historic fabric that had deteriorated beyond repair, and new materials were almost exclusively custom-made to achieve the closest possible match. Also, recycled historic materials from other properties were utilized whenever possible, most notably during repair of the brickwork, which was in poor condition in places.

The load bearing brick walls are laid in common bond, one header course for every four stretcher courses. Narrow brick chimneys are centered in the end walls, and protrude slightly from the plane of the wall. The building rests on a concrete foundation which is faced with limestone, and exterior cellar steps run along the north of the building. (Early Sanborn maps indicate a similar cellar access in that location; it was closed in sometime in the twentieth century.) There is no roof overhang on the sides; simple wooden fascia boards sit flush with the walls. The front and back eaves have shallow boxed cornices, and the new gutters were custom molded to match the originals. The roof is sheathed with wooden shingles, as is the hood over the front doors. The shallow hood is supported by three simple brackets, and has a beadboard ceiling.

The front doors are custom milled replacements; they have two lights over two panels, and are topped by the original two-light transoms. There is a two-over-two window on either side of the door; each window has a smooth limestone lug sill and lintel. A wide plain wooden cornice accents the eaveline of the facade. The rear of the building is spanned by a new open frame porch with simple square posts and balustrades. The badly deteriorated original porch was demolished when the house was moved; early descriptions show that it was similar to the replacement. The porch has a beadboard ceiling and wooden flooring. Flat, slightly flared soldier arches top the rear doors and all other windows. The rear doors are exactly like the front doors, and all window sash are like those on the facade. The window sash and frames are custom-made replacements which closely match the originals. All door and window openings are original, and are set off by ornamental molded wooden trimwork.

The interior of the building contains two main rooms on each floor, and a partially finished basement. The front is now used as the primary

<sup>3</sup> The National Park Service Rehabilitation Project number for the building is M01277; approval of the project was granted in the fall of 1996.

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work space for the salon, and the rear functions as the reception area. The house appears to have been built with four main rooms on the ground floor.<sup>4</sup> The rear of the house was repartitioned at an early date; the front contained two identical rooms connected by a door prior to rehabilitation. There were also two rooms upstairs, separated by a narrow stairway, and small sections of unfinished attic. A new stair now leads to a larger second floor work area which provides access to a smaller room to the south. (See Figure Two, floor plans.) The wall between the existing ground floor rooms is original, and all interior trimwork was custom-milled to replicate what was there initially. New heating and air conditioning units were installed in the rear attic space to avoid extensive new ductwork, and all vent pipes are located on the rear portion of the roof.

Various written sources reveal that in spite of the unfortunate siting change and interior alterations, the house appears today much as it did in the nineteenth century. It was recorded regularly by the Sanborn Fire Insurance Company between 1885 and 1939; a map made of it today would be little different. It was also recorded during a cultural resource survey of the area in 1982, and for the Historic American Building Survey in 1986.<sup>5</sup> Photographs and written descriptions of the house from those sources reveal few major alterations to the exterior, and the high level of integrity of the outside of the building outweighs the interior alterations. (See Photos One and Two.) Moving the house prevented its demolition, and it is in far better physical condition today than it was 20 years ago. The rehabilitation project provided the building with a viable new function, and has ensured its continued existence well into the future. It stands as a very good representative example of an early Missouri-German vernacular house.

<sup>4</sup> No floorplans of the house prior to rehabilitation have been found, but it was described verbally in "Cultural Resources Inventory and Evaluation, Capitol West: Jefferson City, Missouri," by Craig Sturdevant et. al. (Prepared for HUD and Jefferson City Housing Authority, 1982. On file with the Missouri DNR/ Historic Preservation Program.)

<sup>5</sup> "Byrd/Haar House," HABS Report No. MO-1277, May 8, 1986. (On file with the Missouri DNR/ Historic Preservation Program.)



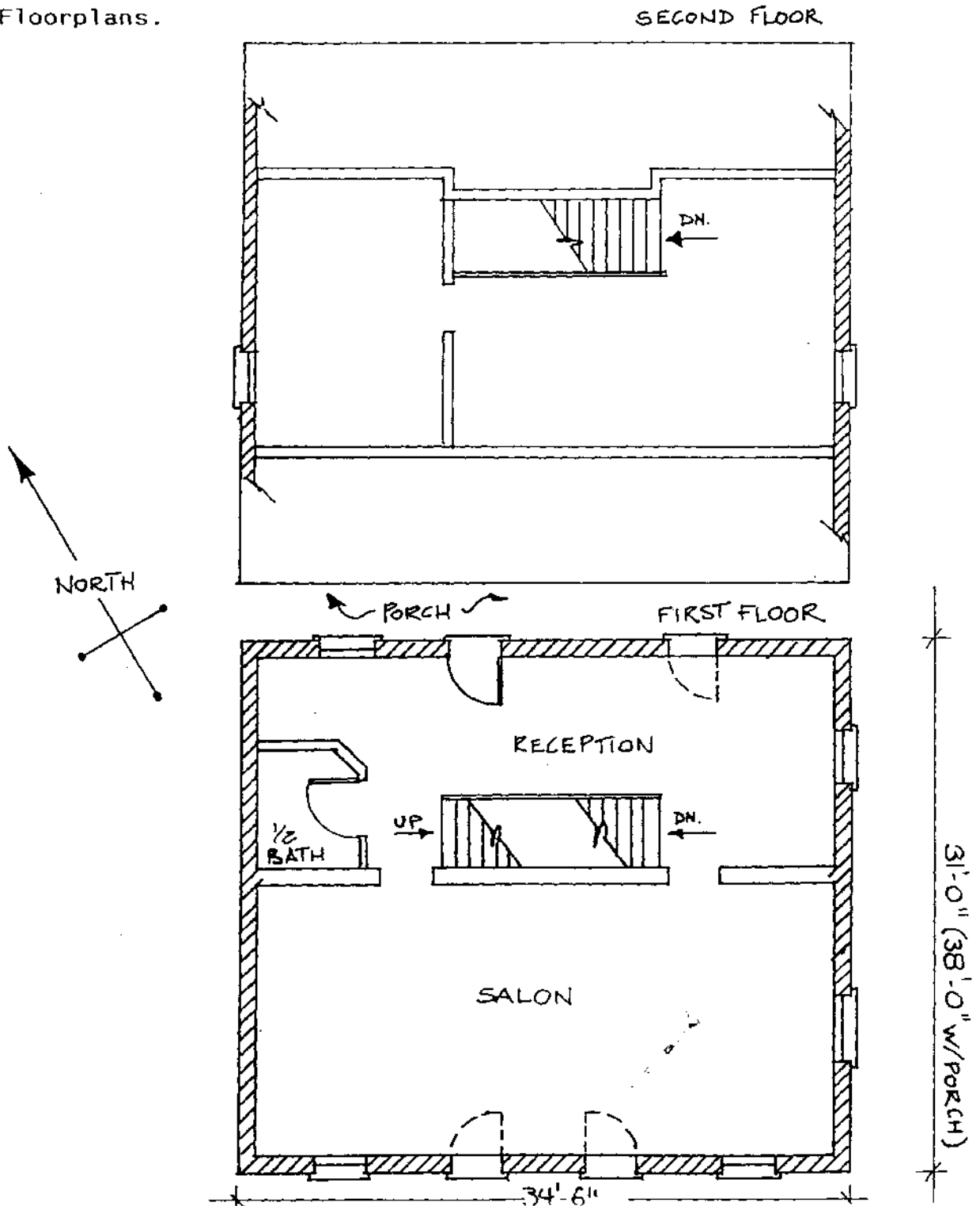
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Figure Two. Floorplans.



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**Summary:** The Herman Haar house in Jefferson City is significant under Criterion C, in the area of ARCHITECTURE. The house, which was built ca. 1859 by Prussian native Herman Haar, is one of very few ante-bellum Missouri-German dwellings to survive in Jefferson City. The brick construction, straight limestone lintels, symmetrical fenestration, and general massing of the building identify it as an early Missouri-German vernacular building. The house reflects the influence of Klassicismus, the German variant of the Neoclassical style, elements of which appeared on Missouri-German buildings built before the Civil War. The house was declared potentially eligible for the National Register of Historic Places in 1983. That determination resulted in a decision to move the building a short distance in 1986, rather than demolish it during an urban renewal project. It is in excellent condition, and neither the move nor any recent alterations have seriously affected its integrity. The exterior is especially unchanged, and the building today appears much as it did under Haar's ownership. The Haar house is significant as a rare surviving example of a vernacular building type which was once common to the streets of Jefferson City, as well as in other parts of Missouri's extensive German settlement area.

**Elaboration:** Jefferson City is the seat of Cole County, and the state capitol of Missouri. The territory of Missouri was organized as a state in the spring of 1820, and Cole County was partitioned off from Cooper County later the same year. A search for a suitable location for the state capitol began soon after statehood was achieved. In the summer of 1821, the current location of Jefferson City, then an undeveloped site known as "Howard's Bluff," was decided upon. The legislation which named the new capitol the City of Jefferson was enacted on the last day of 1821, but the site did not become the official Capitol for another five years. (St. Charles served as the temporary seat of government from 1821 to 1826.) Jefferson City was incorporated in 1825 and became the seat of Cole County government in 1829.<sup>6</sup>

Large numbers of German immigrants began settling in Missouri in the years following statehood, and German-Americans played an important role in Jefferson City's early development. The United States experienced a major influx of German speaking immigrants during the nineteenth century; the total foreign-born population of the United States in the last half of the

<sup>6</sup> Steven E. Mitchell, "Phase I Cultural Resources Survey of the MHTD Job No. J5S0352 Project Corridor." Report Prepared by the Cultural Resources Section, MODOT, for the Federal Highway Administration, 1994. (On file with the Missouri DNR/ Historic Preservation Program) pp. 1-2.

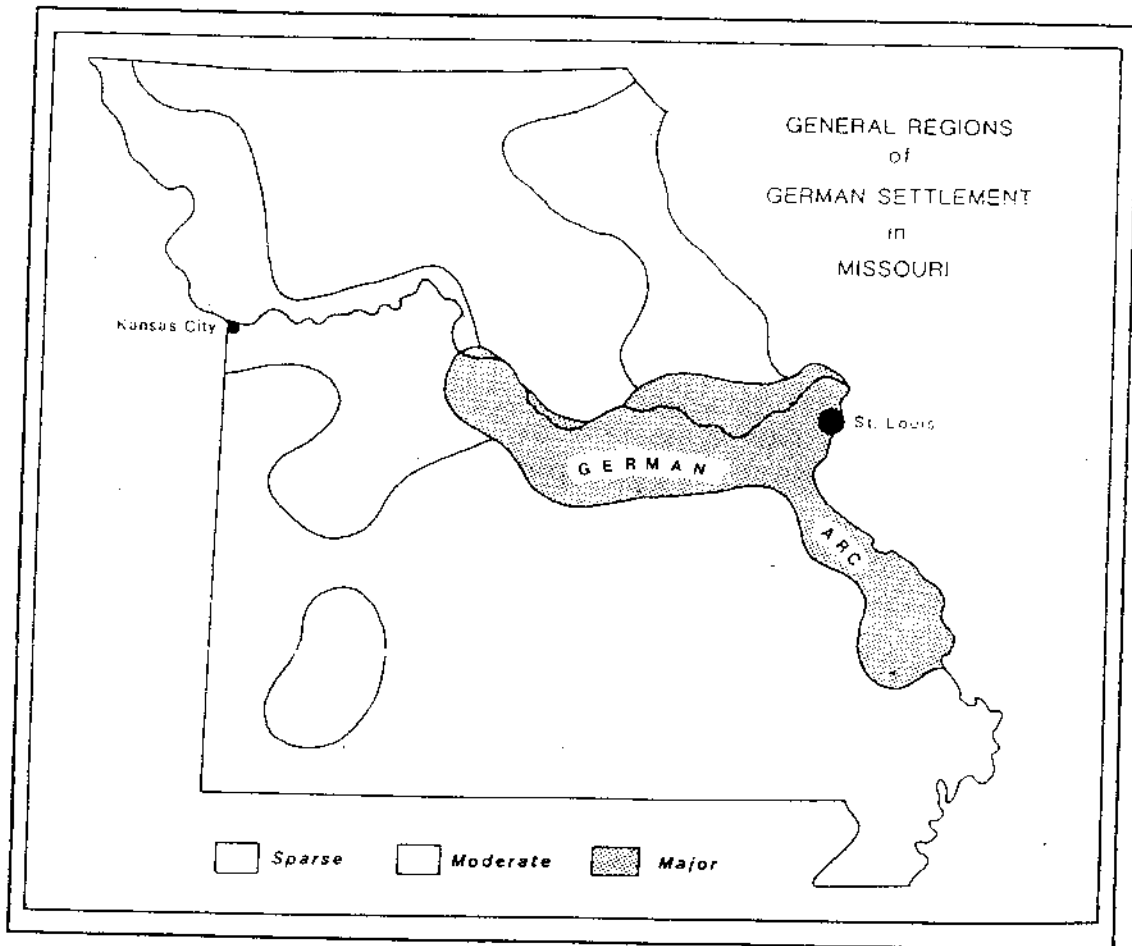
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Figure Three. German Settlement in Missouri. From "Rural Settlement Patterns of the German-Missourian Cultural Landscape." Map by Walter A. Schroeder



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nineteenth century ranged from 25% to 30% German.<sup>7</sup> The Midwest states were especially popular destinations for the immigrants, and significant numbers of Germans settled in Missouri. Census figures show that by 1890, nearly 125,000 Missourians were German-born, and approximately twice that number were German speaking.<sup>8</sup> That tide of immigration left a lasting impression. Twentieth century studies have shown that Americans with German ancestry currently form the largest European ethnic group in the country, and it has been estimated that nearly forty percent of Missouri's modern population has some German ancestry.<sup>9</sup>

As early as 1860, Missouri's population included almost 90,000 German born residents, most of whom lived near the Missouri or Mississippi Rivers.<sup>10</sup> (See Figure Three.) Cole County is within the area identified with that intensive German settlement, and Jefferson City was home to large numbers of Germans-Americans throughout its early development. Approximately 14% of the county's residents in 1870 were German-born.<sup>11</sup> The first person to be naturalized in Cole county was a Prussian who became a citizen in 1834, and county records show that many more Germans followed suit in the years preceding the Civil War.<sup>12</sup>

Those early German residents constructed homes and businesses all over town, and Missouri-German architecture represents an important historical element in Jefferson City's built environment. A visitor to the city in 1915 wrote that "one of the first things that the stranger in Jefferson City notes is the great number of houses after the German style of architecture. All of the old part of town is filled with these

<sup>7</sup> Hildegard Binder Johnson, "The Location of German Immigrants in the Middle West," Annals of the Association of American Geographers, Vol. XLI No. 1. (March, 1951) p. 1.

<sup>8</sup> Adolf E. Schroeder, The Immigrant Experience. (Columbia: University of Missouri and the State Historical Society of Missouri, 1988), p. 28.

<sup>9</sup> Adolf E. Schroeder, "To Missouri, Where the Sun of Freedom Shines: Dream and Reality on the Western Frontier," and Donald M. Lance, "Settlement Patterns, Missouri Germans, and Local Dialects," both in The German-American Experience in Missouri (Columbia: University of Missouri Press, 1986.)

<sup>10</sup> Lance, p. 108, and Walter A. Schroeder, "Rural Settlement Patterns of the German-Missourian Cultural Landscape," in The German-American Experience in Missouri, p. 27.

<sup>11</sup> Mitchell, p. 2.

<sup>12</sup> Urbana Group, "Historic Southside Jefferson City, MO" (Summary Report for an Architectural/Historic Survey, 1995. On file with the Missouri DNR/Historic Preservation Program.) pp. 8-9.

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buildings....Even the business streets have many of these old houses, standing in their enduring sturdiness...."<sup>13</sup> Even now, some eighty years after that account was written, buildings constructed in that "German style of architecture" can be found along the streets of Jefferson City, as well as in numerous other towns in Missouri's German settlement area.

The term "Missouri-German" as it applies to vernacular architecture was coined by Charles van Ravenswaay, one of the earliest and best-known scholars of the state's German cultural heritage. His 1977 book, The Arts and Architecture of German Settlements in Missouri, documented numerous historic German buildings in the lower Missouri River Valley, and laid the groundwork for many subsequent studies. According to van Ravenswaay, the early buildings erected by Missouri's German-Americans did not have a self-conscious or designed look about them but, instead, were built in what might be called a Missouri-German vernacular style. This local building tradition (related to what German builders constructed in other parts of the United States) had its origins in the various German states from which the builders and their clients had emigrated and which they adapted to the needs of their new situation in Missouri. Gradually these new settlers almost unconsciously adopted ideas from American styles and building practices.<sup>14</sup>

That blending of Germanic and New World building traditions is an important characteristic of Missouri-German vernacular architecture. Another scholar of Missouri-German architecture, Dr. Erin Wren, has written that the German immigrants and their children "absorbed ideas from their Anglo- and French-American neighbors. Out of this contact grew a new architectural tradition which we can identify as German Vernacular. The resulting German-American style was constructed from the 1840s into the 1890s."<sup>15</sup> Missouri-German buildings are highly individual, but they do share the basic characteristics of careful craftsmanship, simplicity of design, and a tendency towards austere, planar surfaces.

To understand any type of vernacular architecture, it is necessary to look at stylistic precedents and such things as construction materials and techniques, plans, building forms, and general massing. Elements of high style architecture of earlier periods are often distilled down over time to

<sup>13</sup> James E. Ford, A History of Jefferson City, (Jefferson City: New Day Press, 1938) p. 220.

<sup>14</sup> Charles Van Ravenswaay, The Arts and Architecture of German Settlements in Missouri, (Columbia and London: University of Missouri Press, 1977) p. 225.

<sup>15</sup> Erin Wren, "An Introduction to Nineteenth Century Missouri German Architecture," in "Vernacular Architecture Forum, A Guide to the Tours," (Compiled by Osmund Overby, 1989) p. 63.

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subtly affect the appearance of vernacular buildings. That theory holds true for Missouri-German buildings as well, particularly those built of brick.

Brick construction was popular with Missouri-Germans, especially for urban buildings, and one study noted that "wherever suitable clay deposits could be exploited, brick became the dominant and longest-lasting feature of townscapes in the Midwest's German settlements."<sup>16</sup> Brick kilns were often among the first industrial enterprises to be established in Missouri-German towns, including Jefferson City. A kiln was established there before 1826, and a large brick yard was in operation just a block from the Haar house during the late 1800s.<sup>17</sup>

Stylistic influences have been traced back to two distinct movements in high style architecture. Simple interpretations of those styles can be seen in brick Missouri-German buildings, and can even serve as an aid to dating their construction. The earliest brick buildings to be erected by German-Americans in Missouri, including the Haar house, show the influence of Klassicismus, the German variant of the Neoclassical or Federal style.<sup>18</sup> Features of Klassicismus which can be found in Missouri-German buildings include such things as a symmetrical facade, straight lintels, double doors, and lights over the doors. The use of limestone or white painted wood for the lintels provided a sharp contrast to the red brick of the walls, and a few buildings also had stone string courses to add horizontal emphasis. The severity of the design was often relieved by such things as decorative cornice treatments, most commonly in the form of dentilation, and ornamental wooden trimwork.<sup>19</sup>

The strong line of the straight lintels distinguishes early Missouri-German buildings from those built after mid-century. The later buildings show the influence of the Rundbogenstil, or "round arch style," which was widely utilized in the German states beginning in the 1830s, and had moved to the United States by the 1850s.<sup>20</sup> Missouri-German buildings erected of brick after that time tend to have arched door and window openings, ranging from shallow segmental arches to near semi-circles. It has even been

<sup>16</sup> Ibid. p. 66.

<sup>17</sup> Van Ravenswaay, p. 221, and 19th century Sanborn Fire Insurance Maps of Jefferson City.

<sup>18</sup> Wren, p. 66, and the National Register Nomination for "Historic Resources of Boonville," p. 8.17. (Nomination on file with the Missouri DNR/ Historic Preservation Program.)

<sup>19</sup> Ibid.

<sup>20</sup> Philippe Oszuscik, "Germanic Influence Upon the Vernacular Architecture of Davenport, Iowa," P.A.S.T. Vol. X, 1987, p. 17.

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postulated that the arches over the windows of those later buildings tended to become higher as the century progressed.<sup>21</sup> The fenestration and general massing of the Haar house clearly place it in the earlier category.

The lack of side roof overhangs and strong vertical lines of the end chimneys of the Haar house are typical of Missouri-German dwellings. The rooflines of both early and later Missouri-German houses tended to add verticality, and relatively steep gable roofs were extremely common. Side walls sometimes continued upward to form low parapets, especially on the earlier buildings, and deep roof overhangs were rarely used on gable ends. Centered end chimneys continued the vertical emphasis, and were often paired, and linked by another parapet. Early photos and drawings of Jefferson City recorded countless brick buildings with those distinct rooflines, including many in the Capitol West area.<sup>22</sup>

Paired front doors are also a characteristic that has been identified with German-American buildings in many parts of the country, and houses with that feature were built by German-Americans into the twentieth century. It has been theorized that the use of two front doors is based more on Old World traditions than practicality, and may hark back to the combination house-barns that were popular in Germany for centuries.<sup>23</sup> The use of two entrances for a dwelling of modest proportions such as the Haar house lends credence to that theory. A recent architectural survey report on the town of Washington, Missouri identified dozens of Missouri-German houses which were similar in form to the Haar house, and noted that within that group "double-pen houses feature facades with two front doors, usually paired in the center bays."<sup>24</sup>

The historical importance of Missouri-German architecture has been widely recognized, and much research has been done on the subject. Various articles, architectural and historical surveys, and National Register nominations have documented many of the buildings German immigrants and their offspring built in Missouri. Numerous individual Missouri-German properties have been listed in the National Register, including the William Poeschel House (listed 6-21-90) and the Hermann Rotunda (listed 11-2-95.)

<sup>21</sup> Wren, p. 67.

<sup>22</sup> Jos. S. Summers, Pictorial Folk History of Jefferson City, Missouri: 1890-1900, (Jefferson City, CeMoMedServ, 1984) pp. 8-15.

<sup>23</sup> Dennis Domer, "Genesis Theories of the German-American Two-Door House," Material Culture, Vol. 26, No. 1, Spring 1994, pp. 1-35.

<sup>24</sup> See Mary M. Stiritz, "Missouri German Vernacular Property Type Analysis." Appendix to Survey Report for Washington, MO, 1992. (On file with the Missouri DNR/ Historic Preservation Program). The descriptive analysis of Washington's Missouri-German property types which is included in that report can be applied to Missouri-German buildings in other communities as well.

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There are also several Missouri towns in which large concentrations of Missouri-German buildings have been listed, including Boonville, Hermann, Augusta, St. Charles, and Washington.<sup>25</sup>

The Missouri-German buildings of Jefferson City have received less attention, and much of the city's early Missouri-German architecture has disappeared. There are, however, a few areas there which are still known for their historic ties to German-Americans. They include the Jefferson Landing State Historic Site, and the Historic Southside neighborhood.<sup>26</sup> The Jefferson Landing State Historic Site contains three of the most completely documented ante-bellum Missouri-German buildings in the city, including the ca. 1835 Lohman Building (the first Jefferson City building to be listed in the National Register) and the ca. 1850 Christopher Maus House. The Maus house, like the Haar house, has a simple flat brick facade, limestone sills and lintels, internal end chimneys, and a lack of side roof overhangs.

The German heritage of the Southside area is reflected in its historic name of Munichburg, from the large percentage of early residents there who were from Bavaria, the capitol of which is Munich.<sup>27</sup> A recent survey of that area documented its German-American heritage, and identified a small number of intact Missouri-German buildings. Two of the most notable dwellings identified in that survey bear a strong resemblance to the Haar House. The ca. 1858 Hess Store and Home at 714 Washington Street, and the ca. 1865 Buehrle House at 707 Washington Street are both 1 to 1-1/2 story brick dwellings with symmetrical facades, no side overhangs, and centered end chimneys. The description of the houses included in that survey claimed that they are the only two "remaining excellent examples of the German vernacular architecture which once dominated this neighborhood," and noted that few comparable buildings of any condition have survived.<sup>28</sup> Both houses were recommended for local and National Register designation.

Some of the earliest Missouri-German buildings in Jefferson City, including the Haar house, were built in the Capitol West area. As the name implies, that neighborhood is located west of the capitol building, on what was originally the western edge of the city. It was referred to as the Millbottom in early years, after the numerous flour mills which operated

<sup>25</sup> National Register Nomination Records, on file with the Missouri DNR/Historic Preservation Program.

<sup>26</sup> Urbana Group, and Karen Grace, "Jefferson City: An Architectural Biography," Preservation Issues, Vol. 5, No. 5.

<sup>27</sup> Ford, p. 208.

<sup>28</sup> Urbana Group, Inventory form 707.

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there during the 19th century.<sup>29</sup> The flour mills were but one of several industrial operations to be located there during the period of significance; others include a produce factory and a roundhouse for the Missouri Pacific Railroad, both within yards of the Haar house.<sup>30</sup>

Census records show a mix of occupations and nationalities among early neighborhood residents. The railroad and the mills were among the primary employers of the nineteenth century, and the construction trade was also well represented. There were also a number of farms, and residences of varying sizes were scattered up and down West Main Street. An early photo of the area shows many decidedly Germanic brick houses, often with sizable farmyards behind them.<sup>31</sup> Although the neighborhood was not as singularly Germanic as other areas, it did have many German born residents, and at least one type of business commonly associated with German-Americans, a brewery and beer garden.<sup>32</sup> Sanborn maps from the late nineteenth century show the L. Franz and Bro. Brewery and Beer Garden just a few blocks west of the Haar House, at the corner of Bolivar and Miller Streets. The brewery was described in a 1938 history as having been "a popular resort for the members of the Turnverein Society."<sup>33</sup> Turnverein Societies were German social clubs.

The Haar house was built in the years immediately preceding the Civil War, at a time when the neighborhood was still largely undeveloped. Herman Haar purchased the apparently empty lot in 1857, and sold it for a considerable profit in 1865, which indicates that the house was built before 1865. It has been assumed that construction began soon after Haar purchased the land, and that the house would have been completed no later than 1859, hence the construction date of ca. 1859. That assumption is backed up by the stylistic details discussed above, along with the unlikelihood that construction would have taken place after Federal troops

<sup>29</sup> Harland Bartholomew and Assoc, "Riverfront Development and Historic Preservation Plan." (Jefferson City: n.p., 1970. Located at the State Historical Society of Missouri, Columbia.) p. 50.

<sup>30</sup> Sanborn Fire Insurance Maps for the area, various years 1885-1939.

<sup>31</sup> Summers, p. 15.

<sup>32</sup> Beer gardens were identified in a listing of major cultural resources associated with German-Americans in Texas in Theodore Brown's "German-Texan Study Unit," (Part II, Section A of "Resource Protection Planning Process for Texas," Austin: Texas Historical Commission, 1981, pp. 125-126.) Missouri-Germans appear to have shared a preference for such facilities.

<sup>33</sup> Ford, p. 199.

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brought the first signs of the Civil War to the city in June of 1861.<sup>34</sup>

It appears that Herman Haar built the house himself. He worked in Jefferson City for several decades as a mason, and it is logical to assume he acted as contractor for the house built on his land at 614 W. Main Street. His occupation in the 1870 census reads "brick mason," and in later city directories simply as "mason," possibly reflecting the addition of stoneworking to his repertoire. An article in the Jefferson City Post-Tribune later noted that he "settled here long before the Civil War" and "was a prominent contractor of his day. Among his more important contracts was the [stone] foundation for St. Peters Church."<sup>35</sup>

Haar bought and sold several parcels of land in the city between 1849-1885, so it is not clear if the house on Main Street was built for speculation or as his residence. City directory entries show that he did live in a similar house a few blocks away for most of his later years. He lived just south of St. Peters church, at 305 W. High Street, from 1877 on, and his daughter continued to live there into the 1930s. Sanborn maps show that the High Street house was very similar to the one on Main Street. It was of approximately the same size and height and also had brick walls and a stone foundation. The High Street house disappeared from the Sanborn maps in the 1930s; it was presumably demolished at that time. That location is now occupied by the Truman State Office Building.

Haar sold the Main Street house to Mary and Stephen Bergman in 1865, and it remained in the Bergman family for the next 79 years.<sup>36</sup> The Bergmans, like Haar and his wife Mary, were natives of Prussia.<sup>37</sup> (It is possible that the Millbottom area was for a time as popular with Prussians as Munichburg was with Bavarians.) Stephen Bergman was a millwright, and probably worked in one or more of the mills near the house. Although many of the area mills were not constructed until after the Civil War, there was at least one mill in operation around the time Bergman bought the property. The 1885 Sanborn map shows a Pacific Mill building on the Missouri Pacific tracks just east of the house. No construction date is given, but it is likely that that mill was built shortly after the railroad came through in the early 1850s.

Stephen Bergman died in 1875, but his widow kept the West Main house

<sup>34</sup> Walter Williams, The State of Missouri: An Autobiography, (Columbia, MO: E. W. Stephens, 1904) p. 41.

<sup>35</sup> "Union Printers Honor Professor Haar," Jefferson City Post-Tribune, 12-5-1937, p. 3. "Professor Haar" was Herman Haar's son.

<sup>36</sup> "Byrd/Haar House," p. 2.

<sup>37</sup> U. S. Census, Population Schedule for Jefferson City, 1870.

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until the turn of the century.<sup>38</sup> Mary Bergman lived there until at least 1886, the last year her name was found in city directories. That directory entry also indicated that she took boarders, and may mark the first time the house was used as a two family dwelling. Although it was built as a single family dwelling, it is known to have functioned as a duplex for many decades. Jefferson City Directories and Sanborn maps show that it was being used as a duplex in the 1880s, a function no doubt facilitated by the paired front doors.

The house was deeded to the Bergmans' daughter Mary Franz in 1900, and it stayed in her possession until 1944, when it was sold to Edgar Hoelscher. It appears to have been used as a two family rental unit from the time Franz took possession until 1945, when it was sold to Clara Byrd and returned to single family use.<sup>39</sup> The house remained in the Byrd family until 1978, when it was purchased by the Jefferson City Housing Authority in association with a neighborhood redevelopment project.

A major redevelopment of the Capitol West neighborhood began in the 1970s and has only recently been completed. The project included improvements to West Main Street, which is the primary approach to the State Capitol Building from the north. A number of older buildings in the neighborhood were demolished during that project, including several which occupied the site chosen for a large new State Information Center, on the north side of W. Main. Efforts were made early in the project to identify important cultural resources in the neighborhood which would be impacted by redevelopment. A consultation with the Cole County Historical Society in the early 1970s identified several structures worthy of more intensive evaluation.<sup>40</sup> The Haar House, which occupied a lot on the Information Center site, was included in that group.

Preliminary plans were made to relocate six historic structures to one location, with the goal of creating a historic village. An engineering study conducted for the Jefferson City Housing Authority in 1975 evaluated those buildings in terms of structural suitability for such a move. The Haar House was at that time determined structurally sound and a good candidate for relocation.<sup>41</sup> The village concept proved too expensive however, and the plans were never carried out.

A more intensive cultural resource survey of the area was done in 1982, in compliance with a number of federal laws which affect historic resources. That survey recommended that the area be nominated as a

<sup>38</sup> Bergman family history was provided to the current owners by William R. Barnthouse, Stephen and Mary Bergman's great-grandson.

<sup>39</sup> "Byrd/Haar House," p. 2, and various city directories.

<sup>40</sup> Sturdevant, et. al. pp. 2-3.

<sup>41</sup> Urban Programming Corp., pp. 1-3.

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National Register Historic District, and also singled out several apparently individually eligible buildings, including the Haar House. The Haar house was recognized for its significance as an early Missouri-German building. A resulting Determination of Eligibility notification from the National Park Service in 1982 stated that the Haar House "appears to be one of the oldest buildings in the neighborhood, and shows evidence of German vernacular construction."<sup>42</sup> The individual eligibility of the Haar house was officially confirmed later that year through a consensus determination of eligibility. The house was included in a list of properties which the State Historic Preservation Office and the Department of Housing and Urban Development agreed were "eligible for inclusion in the National Register of Historic Places."<sup>43</sup>

In the spring of 1983, continued recognition of the building's importance as a historic resource resulted in the drafting of a Memorandum of Agreement (MOA) between HUD and the Jefferson City Housing Authority, and the State Historic Preservation Office. That MOA called for the preservation of the Haar house, and addressed the importance of two other historic neighborhood buildings. It stipulated that the Haar house would be recorded to Historic American Building Survey standards, relocated to its current site, and rehabilitated. It was the only building to be moved; one of the others was rehabilitated, and one joined the list of historic buildings which were recorded and demolished.<sup>44</sup>

The house was recorded for HABS in May of 1986, and moved approximately 125 yards to its new location a few months later. (The appropriateness of the new location and placement details were reviewed by the SHPO prior to the move.) Ironically, the new location was once occupied by a very similar building, of frame instead of brick. Sanborn maps and a photo of the neighborhood in the 1890s both show a 1-1/2 story, side gabled dwelling with two front doors at that location.<sup>45</sup> The lot had been empty for some time when the Haar house was moved there.

Unfortunately, the rehabilitation that was supposed to follow the move did not take place for another eight years. During that time the house sat empty and inadequately protected from the weather. Finally, in 1995, it

<sup>42</sup> National Park Service, "Determination of Eligibility Notification," 8-17-1982. (On file with the Missouri DNR/ Historic Preservation Program.)

<sup>43</sup> Letter to the Kansas City Regional Office of HUD, from the Chief of Review and Compliance for the State Historic Preservation Office, dated December 22, 1982. ("Haar House File." Missouri DNR/ Historic Preservation Program.)

<sup>44</sup> "Capitol West-DOE file." Missouri DNR/ Historic Preservation Program. At least five other historic area buildings were recorded for HABS and then demolished.

<sup>45</sup> Summers, p. 11.

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was rehabilitated as an investment tax credit project. Utilization of the tax credits meant close compliance with the Secretary of the Interior's Guidelines for Rehabilitation, and resulted in a high quality rehabilitation of the building.<sup>46</sup> The project was certified by the National Park Service late in 1996, and the building is in use today as a hair styling salon. It is in excellent condition, and the new use assures continued maintenance long into the future. The continuing historic importance of the building was recently recognized by the City of Jefferson; it became a local historic landmark in 1996.

The Haar house is one of very few ante-bellum Missouri-German buildings left in Jefferson City. Most of the sturdy brick Missouri-German buildings which lined the streets of the city in the nineteenth century have disappeared. One study of Missouri-German architecture recently lamented that "Jefferson City was once distinguished by German brickwork, now sadly almost gone."<sup>47</sup> A comparison of current conditions with historic photos reveals that Jefferson City has lost countless Missouri-German brick buildings. The summary report for recent survey of Munichburg noted that "historic photographs of Munichburg show the streets crowded with handsome, solidly built and relatively unadorned brick buildings, few of which remain extant today."<sup>48</sup> An 1890s photo of the Millbottom leads to the same conclusion for that neighborhood. The Haar house is significant as a rare survivor from Jefferson City's early years, and it provides an important example of the increasingly scarce Missouri-German architecture which has played an important role in the city's history.

<sup>46</sup> National Park Service Rehabilitation Project number M01277.

<sup>47</sup> Wren, p. 66.

<sup>48</sup> Urbana Group, p. 9.

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**Verbal Boundary Description**

Beginning at the western corner of the intersection of Bolivar and Cliff Street in Jefferson City, MO, proceed southwest 113 feet 9 inches along the northwest curbline of Bolivar Street, to its junction with the northern edge of the city alley right of way. Then proceed northwesterly along the city alley 104 feet 4 1/2 inches. Thence northeasterly 113 feet 9 inches parallel with Bolivar Street, then southeasterly 104 feet 4 1/2 inches along the curbline of Cliff Street, to the point of beginning.

**Boundary Justification**

The current boundaries encompass all of the land presently associated with the building.

**Photographs**

The following information is the same for all photographs except #1.:

Haar, Herman, House  
110 Bolivar Street, Jefferson City  
Cole County, Missouri  
Debbie Sheals  
December, 1996  
Negatives on file with Debbie Sheals,  
406 W. Broadway, Columbia, MO 65203

Photo # 1. was reprinted from a negative on file with the Missouri Historic Preservation Program. Photographer unknown.

**List of Photographs**

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| 1. The house as it was being moved, summer of 1986. | 6. North corner.                                     |
| 2. West corner today (1997.)                        | 7. Detail, second floor window, southwest elevation. |
| 3. Facade.  | 8. Facade detail.                                    |
| 4. South corner.                                    | 9. Interior, front of building.                      |
| 5. Southeast elevation.                             | 10. Interior, back door.                             |















