

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

## 1. Name of Property

historic name Munichburg Commercial Historic District

other names/site number N/A

## 2. Location

street & number 114-130 (even only) E. Dunklin St., 610, 620 Madison St., 704 Madison St.  
[N/A] not for publication

city or town Jefferson City [N/A] vicinity

state Missouri code MO county Cole code 051 zip code 65101

## 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 [ ]. )

Mark A. Miles May 18, 2009  
Signature of certifying official/Title      Mark A. Miles/Deputy SHPO      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 of Action
<input type="checkbox"/> entered in the National Register. See continuation sheet [ ].	_____	_____
<input type="checkbox"/> determined eligible for the National Register. See continuation sheet [ ].	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Munichburg Commercial Historic District  
Historic Southside (Munichburg) Multiple Property Submission  
Jefferson City, Cole County, MO**

**5. Classification**

<b>Ownership of Property</b>	<b>Category of Property</b>
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

<b>Number of Resources Within Property</b>	
Contributing	Non-contributing
<u>8</u>	<u>1</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>8</u>	<u>1</u> Total

**Name of related multiple property listing.**

Historic Southside (Munichburg) Multiple Property Submission

**Number of contributing resources previously listed in the National Register.**

N/A

**6. Function or Use**

**Historic Functions**

COMMERCE/TRADE: Specialty Store  
COMMERCE/TRADE: Restaurant  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Functions**

COMMERCE/TRADE: Specialty Store  
COMMERCE/TRADE: Restaurant  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural classification**

Other: Commercial Buildings  
Other: One-part commercial block  
Other: Two-part commercial block

**Materials**

foundation stone  
 walls brick  
ceramic tile  
 roof asphalt  
 other wood  
metal

See continuation sheet [ ]

**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 # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

Ethnic Heritage: European  
Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1892-1951  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person(s)**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Wallau, Henry J./ Architect and Builder  
\_\_\_\_\_

**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**

**Acreege of Property:** 1.6 acres

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	571890	4269250			
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 Contractor date January, 2009  
street & number 29 S. 9<sup>th</sup> St. Suite 204 telephone 573-874-3779  
city or town Columbia state Missouri zip code 65201

**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 FPO.)

name see continuation sheet  
street & number \_\_\_\_\_  
telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**Summary:** The Munichburg Commercial Historic District includes nine properties located around the intersection of East Dunklin and Madison Streets, in Jefferson City, Cole County Missouri. Dunklin and Madison Streets are both important commercial roads in the historic Munichburg neighborhood of Jefferson City, and all of the buildings in the district are commercial buildings. Six are located on the southwest side of East Dunklin Street, at 114-130 E. Dunklin (even addresses only). The other three are on the northwest side of Madison Street, at 610, 620, and 704 Madison Street. All are masonry buildings; one is a single-story with three storefronts, and the others are two-stories, with open ground floor storefronts, and upper walls of brick or ceramic block. The buildings were built over a wide span of time; the oldest in the group was constructed in 1892, and the last major construction project in the district took place in 1951. The oldest building in the group, the Nieghorn House at 120-122 E. Dunklin, was built as a hotel in 1892. The “newest” building in the group, a three-bay commercial building at 114-116 E. Dunklin, was remodeled to its current form in 1951. All nine buildings are examples of Property Type 7: Commercial Buildings, as described in the Multiple Property Submission Cover Document “Historic Southside (Munichburg) Multiple Property Submission.” Eight of those meet the registration requirements laid out in that cover document and are therefore counted as contributing buildings. One building that has seen modern alterations is a non-contributing building. There are no outbuildings or other resources in the district. Together, the buildings of the district represent one of the most intact collections of historic commercial buildings left in Munichburg today.

**Elaboration:** The 100 block of East Dunklin is part of the small historic commercial center of Munichburg, a neighborhood in Jefferson City that is documented in the MPS cover document. The neighborhood is just a few blocks south of Downtown Jefferson City, at the intersection of E. Dunklin and Madison Streets. As is the case in downtown Jefferson City, the streets in Munichburg are laid out in a grid that aligns with the Missouri River, at an angle to the compass points. Dunklin Street, which is one of the more prominent roads in the area, runs northwest to southeast. (See Figure One, Location Map.) The historic district encompasses most of the southwest side of the 100 block of Dunklin, along with three buildings on the northwest side of Madison Street. The Dunklin St. buildings are closely built, on long narrow city lots, and the Madison Street properties have larger lots, with more space

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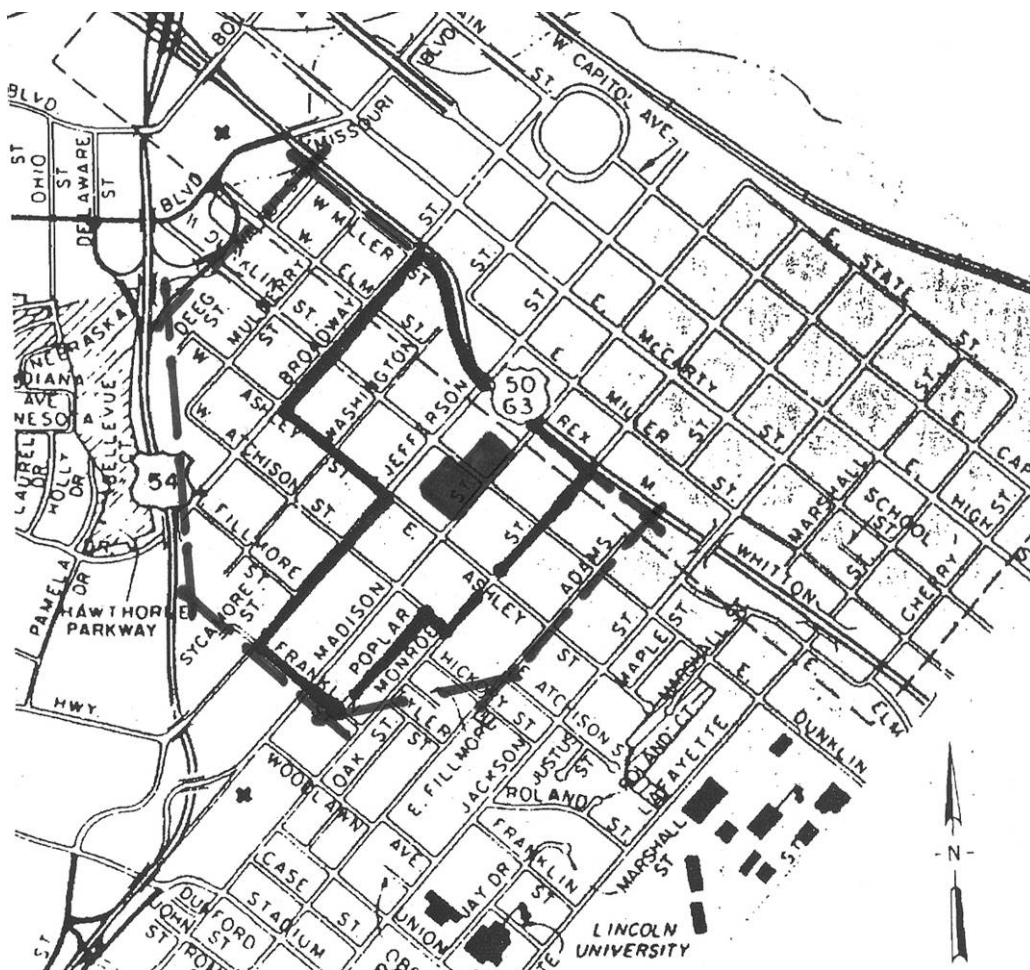
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around them.

**Figure One. Location Map.** The boundaries of Munichburg as defined by the Old Munichburg Association are shown as a heavy dashed line, and the Munichburg Commercial Historic District is the solid black area. The area outlined by a solid line was surveyed by the Urbana Group in 1995.

The base map is from "Historic Southside: Jefferson City, Missouri," Summary Report by Alice Edwards Novak, and Karen Lang Kummer of the Urbana Group, 1995 p. 3.



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Figure Two. Site Plan. Drawn by Debbie Sheals.

C= Contributing

NC= Non-contributing

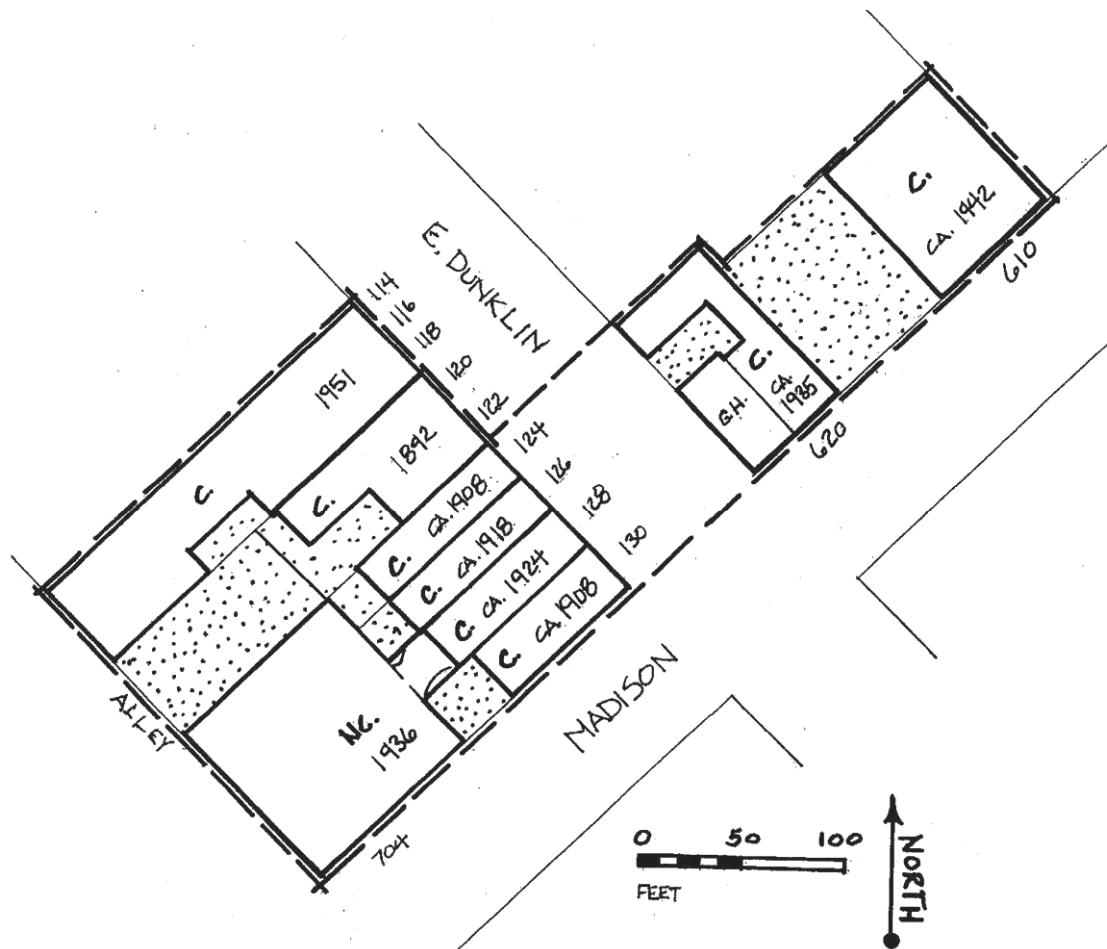
GH= greenhouse

Resource Count:

8 contributing buildings

1 non-contributing building

Shaded areas are paved parking



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**Individual Property Descriptions.**

Historic names are based upon the first known occupants of the properties; the original owners are listed if known. Construction dates are from a variety of sources, including historic inventory forms prepared by the Urbana Group in 1995, Sanborn Fire Insurance maps, and a brief history of the properties written by Walter A. Schroeder.

[c]=contributing resource

[nc] = non-contributing resource

**114-118 E. Dunklin. Southside Barber Shop, ca. 1893, current form: 1951.**

This one-story brick building with three open storefronts is the only building in the district that is just one-story. At its core is a ca. 1880 commercial building that also had three shops; it was remodeled and enlarged to its current form in 1951 and with the exception of a rear addition, has seen no changes of note since that time. It is a wide, low commercial building with a flat roof and an unadorned façade. The two end storefront spaces have doors set to the side in slanted recessed storefronts that have built-in planter boxes, and the middle shop has a central recessed doorway. The northeast bay has been continually occupied by a barbershop since 1908. This is one of the deeper buildings on the block, it extends all the way back to the rear alley. [c]

**120-122 E. Dunklin. Nieghorn House Hotel, John Nieghorn, 1892.**

This is the largest and oldest building in the district. It is a three-story brick building with a flat roof and two ground floor storefronts. A doorway centered on the lower façade opens to a staircase to the upper floors, which contain apartments. The ground floor has two separate retail spaces. Both retail spaces have open storefronts. The one at 120 Dunklin has newer glass and framing, and newer brick and stucco above it indicates that the opening has been lowered slightly in the recent past. Historic photos show that this storefront opening was originally taller than the one on the other side of the façade. The storefront at 122 has an early or original wood-framed transom, over newer display windows and a central doorway.

The upper façade is topped with a large corbelled brick cornice, and a slightly smaller secondary brick cornice runs along the top of the second floor line. The third floor of the front wall has three sets of paired windows that have rock-faced stone lug sills and are topped with segmental brick arches. The second floor has five single window openings, all of which have the same type of

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stone sill used above. The center second floor window differs from the others on the façade. It has a flat top, and it is set into a wider panel of brick that is slightly different from that on the rest of the façade. Although this section appears to have been in-filled after the building was built, there is no evidence on the interior of a larger original opening at that level, and it has been assumed that the change was made early in the building's history. All of the window sashes on the façade are newer, but the openings themselves are intact. Side and rear windows are similar, with arched tops and stone sills. The northwest side wall overlooks a one-story building and the southeast side wall is approximately one foot from the two-story building on the next lot. With the exception of a modern one story rear addition, the building occupies about two thirds of its lot. The back edge of the lot is open, with a gravel parking area. [c]

**124 E. Dunklin. Schmidt Shoe Store, John Conrad and Josephine Schmidt, ca. 1908.**

This two-part commercial block was built to contain John Schmidt's shoe store on the ground floor and the family residence on the second. It is two stories tall, with brick walls and an open storefront at the ground floor. A modern brick façade has recently been removed from the storefront area in preparation for a full rehabilitation. The first floor of the building has a single door to one side and an open storefront along the rest of the façade. The openings are supported by early or original ornamental cast iron support posts, and the doorway retains what appears to be an original wood and glass door and transom. The storefront openings has two sections that are flanked by cast iron columns, one just is just wide enough for a recessed entry, and the other, which would have held a display window, encompasses the rest of the ground floor. Those openings currently have frame infill, which will be replaced with glazing in the upcoming rehabilitation project. The upper façade, which is painted white, has a two wide flat-topped windows and a corbelled brick cornice. A partially enclosed frame porch runs along the back wall; it is early but probably not original and in poor condition. This lot is shorter than those to the northwest, and the building occupies almost all of the property. [c]

**126 E. Dunklin. Southside Dry Goods, John Conrad Schmidt, ca. 1918.**

This building was built for the same merchant who built 124 E. Dunklin,

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and they appear to have been near twins when new. It is a two-story brick two part commercial block with a corbelled brick cornice and flat topped windows that are very similar to those on the building next door. The upper façade differs in that it is unpainted, and there is a small brick parapet above the cornice that may have been added later. The lower façade has a central storefront with a separate single door next to each side wall, and a modern shallow frame hood covered with shake shingles shelters the entire first floor. The single doors appear to be early but may not be original, and the recessed storefront is several decades old. An enclosed frame porch covers the back wall; it is probably not original and is in poor condition. This lot is the same size as the one at 124, and the building also occupies almost all of the property. [c]

**128 E. Dunklin. Milo H. Walz Hardware Store, Milo H. Walz, ca. 1924.**

This two-story brick two part commercial block has a wide brick façade and an open ground floor storefront. The upper façade is of rough red brick, with a stone or concrete nameplate centered in the top of the wall. The nameplate reads WALZ in simple block letters. Unlike the other buildings on this side of the block, this one has no cornice, just a simple sailor course along the top of the wall. The second story has three wide windows, each with a sailor course lintel and smooth concrete or stone sill. The top edge of the storefront opening is also accented with a sailor course. The storefront itself occupies most of the first floor, with a deeply recessed central doorway that is flanked by large bronze-framed display windows that appear to be original. A newer shake-roofed hood runs along the top of the storefront. The back wall of this building is linked to the large building at 704 Madison Street; the second floors of the two buildings are connected by an enclosed bridge that runs over a small private alley. They were both built and owned by the Walz family, who operated the businesses there into the 1990s.<sup>1</sup> [c]

**704 Madison—(Back of 128 E. Dunklin.) Milo H. Walz Furniture Store, Milo H. Walz, 1936.**

A wide two-story brick commercial building with storefronts along the

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<sup>1</sup> Jane Beetem, "Historic Southside (Munichburg) Multiple Property Submission," (Jefferson City: State Historic Preservation Office, 2002) pp. E 37-E37.

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ground floor and paired double-hung windows on the second floor. The windows, which are covered with newer storm windows, may be original. The upper façade has a simple stepped parapet, and an inset name plate that reads MILO WALZ. The entire front wall has a modern stucco coating which includes applied arched trim each of the façade openings. The building faces Madison Street and its side wall is linked to 128 E. Dunklin by an enclosed second story walkway; those two buildings share a single legal parcel of land. It is linked to another building that faces Madison with a similar connector, but that building is a separate legal parcel and not included in the district boundaries. [nc]

**130 E. Dunklin. Henry Schmidt Grocery Store, Henry Schmidt, ca. 1908.**

A two story brick commercial building with a tall corner tower and Late Victorian styling. This is the one of the most highly styled buildings in the district. It occupies a corner lot, and has a narrow façade on East Dunklin Street and a longer side wall that faces Madison Street. The ground floor of the façade is built of tan bricks, and the rest of the building is faced with pale reddish bricks. A limestone string course and a dentiled brick cornice at the bottom of the second floor windows marks the boundary between the two types of brick. The corner tower is square, with piers along its edges and louvered openings in the upper walls. It has a pyramidal roof with a flag pole mounted at the peak. The roof of the tower and a small sloped roof at the top of the Dunklin Street façade both have wide eaves with ornamental flat brackets.

The second floor windows in the tower and the façade have large smooth stone lintels, and the windows on the side wall are topped with segmental brick arches. The side wall has full height windows all along the second floor, and just three short windows set high in the wall on the first floor. That side of the building also has a second floor balcony of iron filigree that appears to be original, and single doors on each level.

The ground floor of the façade is sheltered by a newer shake-roofed hood that matches those on the adjacent buildings. There is a wide entranceway near the corner and a narrow single door near the other edge of the façade. The doorway openings are original, and the doors themselves appear to be newer. A newer frame wall with small windows spans the space between the two doorways. The Madison Street side of the first floor of the tower is faced with tan brick, with original brick pier and ornamental limestone cap, and panels in the brickwork above the storefront are also still intact. The back wall of the building has a small open porch and stairs that are fairly early but

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probably not original. The building occupies almost all of its lot; a small private alley runs along the back of the property. [c]

**610 Madison. Central Dairy, Dot Sappington, ca. 1935, current form: ca. 1942.**

A wide two-story commercial block, with three bays of windows on each level of the façade. Although there is no visible break or variation in the façade, historic records have shown that this building was constructed in two stages. The northern end dates to ca. 1935, and an expansion ca. 1942 more than doubled the building, to its current size and shape.

The front wall is built of cream colored glazed ceramic blocks, with pale green blocks along the walls beneath the ground floor storefronts. The upper façade has three wide bands of aluminum-framed windows, and the ground floor has three taller sets of display windows, each of which is sheltered by a striped canvas awning. The words CENTRAL DAIRY are spelled out above the central ground floor storefront, and each of the end bays has double doors. The building sits near the northeast end of its lot, with paved parking in the open space to the southwest. The side wall by the parking lot is faced with slightly darker glazed blocks, and the other two walls, which are bordered by alleys, are stuccoed. [c]

**620 Madison. Busch's Florist, ca. 1935. (Greenhouse ca. 1890 for Busch and Purzner.)** (Photo 11.)

This property has been used continually for a commercial nursery and florist business for well over a century. The main part of the building is a two-story commercial building constructed ca. 1935. It has brick walls and a flat roof. A greenhouse that was built in the late 19<sup>th</sup> century is attached to one side wall, and a one-story rear ell extends in an "L" shape along the back of the lot to include a formerly separate building on Dunklin Street. The upper façade of the main part of the building has two sets of paired double-hung windows that have simple stone lug sills, and are flanked by shutters. The lower facade is sheltered by a newer canvas awning, and filled with an open storefront that appears to be largely original. The storefront has large display windows, and a deeply recessed central entrance. The rear ell has newer finishes, with stucco or vinyl siding on the walls, a shallowly sloped asphalt roof, and newer doors and windows facing Dunklin Street. The greenhouse, which occupies the prominent south corner of the lot, has a gabled end that faces Madison, and a

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long side wall on Dunklin Street. Its entire roof structure, as well as part of the front and side walls, is of metal and glass that appears to be part of the original late 19<sup>th</sup> century greenhouse. [c]

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**Summary:** The Munichburg Commercial Historic District includes nine historic commercial buildings on East Dunklin and Madison Streets in Jefferson City. The cultural and architectural history of Munichburg, which is also known as the Southside, has been documented in the Multiple Property Submission (MPS) cover document “Historic Southside (Munichburg) Multiple Property Submission Cover Document.” The district is locally eligible under Context 2 “Cultural Changes Shape Munichburg” and Context 3 “Post WWII to the beginning of Neighborhood Decline” of that document, under Criterion A in the areas of COMMERCE and ETHNIC HERITAGE: EUROPEAN. The period of significance for the district corresponds to the construction dates of the buildings found there: 1892-1951. The buildings of the district represent a rare intact collection of historic commercial architecture in Munichburg. A survey of the entire Southside area that was done in 1995 found few cohesive collections of historic buildings in the area, and in fact, recommended no district designation at that time. The recent removal of modern materials from a building in the center of the 100 block of Dunklin has had a positive impact upon the historic streetscape, and the row of historic buildings on that part of the street once again conveys a sense of its time and place. The buildings of the district also serve as an important link to the German-Americans who developed the Munichburg neighborhood in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Seven of the nine buildings in the district were built by or for German-Americans, and several of the buildings in the district were home to the same business for decades. Busch’s Florist, at 620 Madison, for example, was founded by a German immigrant Hugo Busch and a partner in 1890, and continues to operate as Busch’s Florist today. Two other buildings were occupied by the Milo H. Walz Furniture Company for more than fifty years, and a building at 114 E. Dunklin has housed a barbershop continuously for at least a century. Most of those buildings look much as they did during the period of significance, and all continue in their original commercial functions.

**Elaboration:**

The German-American neighborhood of Munichburg developed just south of downtown Jefferson City in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. As noted in the guidebook Exploring Jefferson City, “Munichburg is known as the historic Protestant German-settled district of Jefferson City. Originally separated from downtown by Wears Creek (and today by the busy Highway 50/63 expressway),

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Munichburg developed as a self-sufficient ‘Germantown,’ with its own shopping district, fire department, churches and hotels.”<sup>2</sup> The original local term for the neighborhood was actually *Muenchberg*, after the village in Germany of the same name, which was the home of many of the original settlers to the area. That name was gradually corrupted into Munichburg, a term that remained in use into the early 20<sup>th</sup> century.<sup>3</sup> The name Munichburg fell from favor somewhat in the post-WWI years, possibly due to anti-German sentiment associated with the war. Over the last half of the 20<sup>th</sup> century the neighborhood has been known almost exclusively as the Southside, a name that was in use in the 19<sup>th</sup> and 20<sup>th</sup> centuries as well.<sup>4</sup>

The neighborhood covers several square blocks and contains a mix of residential and commercial properties. The shopping district was historically located on the streets around the intersection of Dunklin and Jefferson Streets, including the 100 block of East Dunklin. The Munichburg Commercial District is on the eastern end of that early commercial center, which today has only scattered examples of intact historic commercial buildings. This district contains one of the most cohesive groupings of commercial architecture found in the neighborhood today. This area was recognized in the MPS cover as having had “multiple businesses that played an integral part in the southside community,” and several of the buildings of the district were profiled in the Munichburg section in *Exploring Jefferson City*.<sup>5</sup>

The oldest building in the district, the Nieghorn House, was built at 120-122 E. Dunklin in 1892, just after water mains and gas lines were installed along Dunklin Street. It was one of the first buildings in the area to be connected to those services. The three-story red brick building was constructed for Bavarian immigrant John Nieghorn, who lived on one of the upper floors and rented the remainder of the large building to various tenants. His son, John Nieghorn reportedly laid the limestone foundation, of stone that was quarried nearby. The architect was Henry J. Wallau, a friend of Nieghorn’s who is credited with designing and building several buildings in Jefferson City, including St. Peter School.<sup>6</sup> When new, the building had a saloon/restaurant on

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2 Gary Kremer, *Exploring Historic Jefferson City*, (Jefferson City: City of Jefferson, 2003) p. 69.

3 Beetem, E.11-12.

4 Beetem, p. E.12

5 Beetem, p. E.37, and Kremer, pp. 80-85.

6 Schroeder, based upon interviews with Nieghorn family members who still live in the area.

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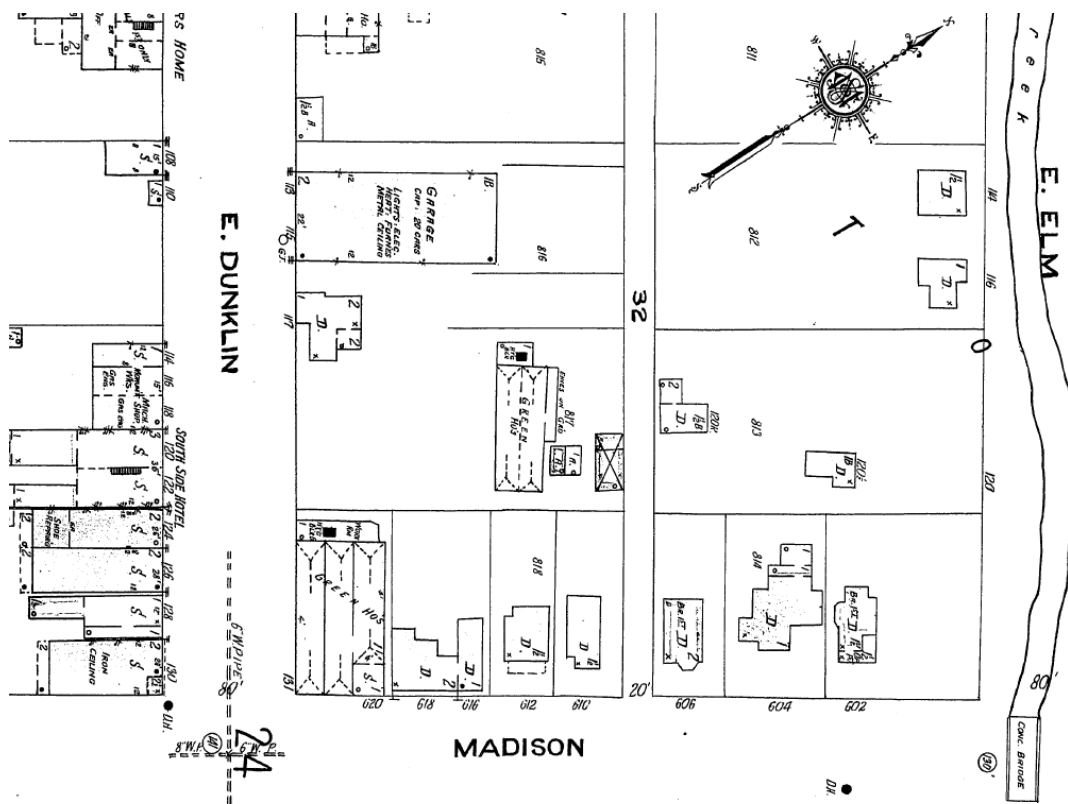
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one side of the ground floor and a retail shop on the other, with two floors of hotel rooms above. The hotel catered to farm families who came into town for shopping in the neighborhood and stayed overnight before returning home.

**Figure Three. 1923 Sanborn Map.**



Note that the Nieghorn family spelled their name differently than the Neighorn Creek, which is nearby.

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Nieghorn died in his room in the hotel in 1899, after which family members sold the property to George Bassmann, who operated the saloon and lodging business for many years. In the 1920s, Bassmann converted the upper floors to apartments, and the tiled entryway to the second floor still bears the words "Bassmann Apartments." One of the commercial spaces housed a large steam laundry for several years, and a restaurant and/or saloon could be found there for most of the period of significance.

Nieghorn was not the only early business owner who chose to live above his business. Early in the 20<sup>th</sup> century, John Conrad (Hans) and Josephine Schmidt replaced a one story frame shop at 124 E. Dunklin that they had been using for a shoe shop with a substantial two story brick commercial building. The new building provided not only a modern new shoe store, but a spacious apartment on the second floor that was the Schmidt family home for decades. Their son, John Jacob (Chicken) Schmidt later took over the shoe store. The use of middle and nicknames like Hans and Chicken were presumably done to help keep track of the various John Schmidts in the neighborhood—Hans Schmidt's father was also named John.

Business must have been good for the Schmidt family; less than ten years later, John Conrad and Josephine Schmidt built a nearly identical building right next door, at 126 E. Dunklin. The ground floor of that new building housed the dry goods store of another son, Joseph Charles Schmidt, for at least a decade.<sup>7</sup> John Jacob (Chicken) Schmidt and his wife lived in one of the two second floor apartments of that building.

Yet another Schmidt family member had a grocery store on the block during that time period. About the same time the Schmidt's were building their new shoe store, grocer Henry Schmidt built a large new Victorian style commercial building at the corner of Dunklin and Madison. Henry was John Conrad (Hans) Schmidt's older brother. Henry Schmidt's building was also built with living quarters on the upper floor, although he lived in a house nearby on Madison. That corner building housed grocery stores for most of the period of significance. In the 1920s or early 30s, Schmidt sold it to the Schwartz family, who also had a market in downtown Jefferson City and they operated a grocery there until it became a Kroger in the 1930s. In 1959, the building became the

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<sup>7</sup> Schmidt family history was provided by Walter Schroeder, based upon a 2009 interview with Albert Case, grandson of John Conrad and Josephine Schmidt.

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home of the Wel-Com-Inn, a popular neighborhood bar that this year celebrates a half century of operation in the same location.<sup>8</sup>

The land across Dunklin Street from Schmidt's grocery store was occupied at an early date by a commercial nursery. In the late 1800s, much of the land on the northern side of Dunklin sloped steeply down to the floodplain of Wear's Creek, which provided a good spot for a nursery business. The first nursery business in that spot was owned and operated as early as 1875 by Mathias Nagel, who sold out to Hugo Busch and Charles Purzner in 1890.<sup>9</sup> Those men established Busch and Purzner Florists at 117 E. Dunklin, and by the turn of the century had built several large greenhouses, including the one that still occupies the corner of E. Dunklin and Madison. Mr. Busch and his wife Lena bought out Purzner's interest in 1902, and the name became Capitol City Greenhouse, then Busch's Florists. Around 1935, a small office facing Madison Street was replaced with a much larger two-story building that is still in use today, and a section of the turn of the century greenhouse remains in use as well. The business was owned and operated by the Busch family until 1997, when it was sold to the current owner, John Pelzer, in 1997. Mr. Pelzer kept the Busch name, and Busch's Florist continues more than a century of operation at this location.

Like the other business owners on the block, Busch and Purzner lived close to where they worked; for several years they shared a two-story brick house at 117 E. Dunklin, and after Purzner moved on, the house served as the Busch family home. Purzner stayed in the area, however; the census shows that he and his family were living in Jefferson City in 1910, possibly on a farm, as one member of his household at that time was 20 year old farmhand William Meister, who was also the son of a German immigrant. Meister was soon to develop his own commercial ties to Dunklin Street; by the 1910s, he was operating a barber shop at 114 E. Dunklin. (See individual property information in Appendix I.)

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<sup>8</sup> Kremer, p. 84.

<sup>9</sup> Beetem, p. E.26.



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The barber shop was one of three businesses in a one-story building that was constructed for harnessmaker Louis Sachs sometime after 1892.<sup>10</sup> City directories and other records show that the commercial space at 114 was a barber shop by 1908, and that it has continued in that function to the present day. A major remodeling project in 1951 enlarged the barbershop space slightly and completely rebuilt the façade of the building, and it is for all practical purposes a mid-20<sup>th</sup> century building. It has seen no changes of note since then, and it is still occupied by the South Side Barber Shop, for which it was remodeled in 1951.

Two of the buildings in the district were built for the Milo Walz family. In 1923, Milo Walz, the son of German immigrants, opened a new and used furniture store in a small frame building at 128 E. Dunklin. The business apparently prospered, as only a few years later he replaced the small frame shop with the two-story brick commercial building that still occupies that lot. Unlike other property owners on the block, he did not use the second floor for a residence, however. That space contained offices for the furniture business that occupied the open ground floor. The business continued to grow even during the Great Depression, and in 1936, Walz built an even larger furniture store on the lot behind the Dunklin Street building, at 704 Madison. That two-story brick building has been linked to the Dunklin Street shop by an elevated enclosed bridge since it went into service.

After the furniture business moved into the new building, the Dunklin Street shop was converted to a hardware store, and as the Walz family grew, so did their business ventures. As sons and daughters came of age, they were given jobs running various stores or offices, and the business eventually incorporated. The second floor of 128 E. Dunklin still contains the boardroom that Milo's son Don Walz recalls being used for discussions relating to the family business, many of which extended late in to the evenings. Don Walz recalled that when people in the neighborhood saw the lights on late at night they would comment that the "German mafia" must be meeting. The Walz family business operated well into the 20<sup>th</sup> century and in the 1970s reached a peak employment of some 125 people.<sup>11</sup> The Walz Company no longer operates businesses in the

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<sup>10</sup> Although the Southside survey dated that core building at ca. 1880, it does not show up in an 1891-92 photo of the block, and has therefore been assumed to have been built after 1892.

<sup>11</sup> Kremer, pp. 84-85.

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district, but they do still own the buildings there.

One of the newest buildings in the district, Central Dairy, is located just north of Busch's Florist at 610 Madison. That building was built specifically for Central Dairy ca. 1935 and enlarged to its current form just a few years later. Central Dairy was founded in the nearby town of Columbia in 1920 by Boone County natives Dot Sappington and Clyde Shepard. The partners had good success in Columbia, and within a few years had grown enough to build a large new building, from which they operated the commercial dairy and sold ice cream and other products on site.<sup>12</sup> In 1932, Dot Sappington sold his share of the Columbia company to his son, W. Roy Sappington, and William Pyle, and moved to Jefferson City to start a new Central Dairy in that town.<sup>13</sup> Even though both the Columbia and Jefferson City Central Dairies used the same logos and had many similarities, they were separate companies.

Sappington took the same approach in Jefferson City that he and Shepard had used when they were starting out in Columbia. He opened for business in a small existing building, and once he was sure of his market, built a new building specifically for the dairy. Directories show that Central Dairy occupied a very small shop at 108 E. Dunklin in 1932 and 1933, but by 1935 had its own new two-story building around the corner on Madison Street. (The 108 E. Dunklin building is no longer extant.) The ice cream counter of the Madison Street shop was an instant success, and Sappington had to greatly increase its capacity within just a few years.<sup>14</sup> Around 1942, he more than doubled the size of the Madison Street building, to its current size and shape. It has been home to Central Dairy ever since, and has seen no changes of note since the 1940s.

The contributing buildings of the district are all intact examples of Property Type 7: Commercial Buildings, as described in the MPS cover document. The group includes some of the better-known of Munichburg's historic commercial buildings, including the Walz buildings, Busch's Florist and the Central Dairy building. Each of those buildings is recognized as an important historic resource in a number of historical sources, including the MPS cover document, the summary report for the 1995 survey project, and the 2003

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<sup>12</sup> Debbie Sheals, National Register nomination for Central Dairy in Columbia. That building was listed in the National Register 01/20/05.

<sup>13</sup> James E Ford, History of Jefferson City and Cole County, (Jefferson City: New Day Press, 1938) pp. 532-533.

<sup>14</sup> Kremer, p. 85.

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guidebook, Exploring Historic Jefferson City.

They are typical examples of the Commercial Buildings property type in form and function, and as such are significant in the area of COMMERCE. Like most historic commercial buildings on the Southside, most of the buildings in the district utilize the common vernacular commercial building form of the two-part commercial block, with public spaces on the ground floor and residences or offices above. They also follow the overall a trend of utilizing typical vernacular Missouri-German elements on earlier buildings and more mainstream styling on those built later in the 20<sup>th</sup> century. The oldest building in the district, the 1892 Nieghorn House, for example, has the same type of red brick walls, segmental arched windows, ornamental brick cornice that were commonly used on early Missouri-German houses. Most others are simpler, with straight topped windows and relatively plain facades, although ornamental brick cornices were used on several early 20<sup>th</sup> buildings as well.

The district is also significant in the area of ETHNIC HERITAGE: EUROPEAN for its strong ties to the German-American community in Jefferson City. Eight of the nine buildings in the district were built by or for German-Americans, and the vast majority of the businesses there were operated by German-Americans for extended periods of time. The Schmidt family was in business there for three decades or more, the Walz family, for half a century, and the Busch family, for over a hundred years. The South Side Barber Shop has also had the same function for a century, albeit under different owners and in a building that was transformed in 1951. That type of longevity has been continued in modern times as well, with the fifty year tenure of the Wel-Com-Inn.

In recent years, the cultural heritage of the neighborhood has been promoted by the Old Munichburg Association, a local group organized in 2000 to preserve and promote Munichburg and its German heritage. The Association holds an annual Oktoberfest, which has raised thousands of dollars over the years to improve streetscapes in the neighborhood and encourage economic development there.

A growing interest in historic preservation in the area bodes well for the future of the district buildings. Rehabilitation work has already begun on 124 E. Dunklin, where modern brick facing has been removed from the ground floor, and plans for full rehabilitations are underway for the rest of that building, along with the largest building in the district, the Nieghorn House at 120-122 E.

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Dunklin. The owners of the Wel-Com-Inn are also considering removing modern sheathing from the Dunklin Street façade and there is a renewed interest in the history of the neighborhood. The Munichburg Commercial Historic District is a significant link to that history.

**Appendix: Individual Property information.**

Sources include inventory forms prepared by Urbana Group in 1995, City Directories, Sanborn Maps, and published sources.

**1.) 114-118 E. Dunklin. South Side Barber Shop, ca. 1893, current form: 1951.**

Built ca. 1893, and remodeled to its current form in 1951, according to a newspaper ad announcing the grand reopening. It continues to operate as the Southside Barber Shop today, and has continually housed a barber shop since at least 1908.

1908 Sanborn

114 Barber

116 Meat

118 Harness

1908-09 Directory

114 E. F. Buehrl

116 W. J. Meier (Meat)

1916 Sanborn

114 Barber

116 Produce, poultry, eggs

118 Harness

1917

114 Wm. Meister

116 Vacant

118 not listed

Census records show that Meister was a barber in 1930 census, and was living with Charles Purzner and family in 1910.

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**4.) 126 E. Dunklin. Southside Dry Goods, ca. 1918.**

1925 South Side Dry Goods Company (J.C. Schmidt, Jr.)

1935 Same

Note: One of the two second floor apartments served as the home to John Jacob (Chicken) Schmidt during the period of significance.

**5.) 128 E. Dunklin. Milo H. Walz Hardware Store, ca. 1924.**

Walz started in the frame building and then built this one.

1915 August Henry; Doerhoff & Garretson New & Second-Hand Shop

1925 South Side New & Second-Hand Furniture, Milo Walz

1935 Milo H. Walz, furniture

**6.) 704 Madison—(Back of 128 E. Dunklin property) Built in 1936 for Milo H. Walz.**

Included because it is part of the same legal parcel as 128, and is linked with a second floor bridge. There is also a bridge between it and another building on Madison, but they are separate legal parcels.

2009 Blattner's Furniture

**7.) 130 E. Dunklin. Henry Schmidt Grocery Store, ca. 1908.**

Built ca. 1909

1908 Henry Schmidt, grocer

1915 Henry Schmidt, grocer

1925 The Adolph Schwartz Market

1935 Kroger Grocery and Baking Company; Fred M. Fulkerson and Courtland Campbell resided at 130-1/2

1959 Wel-Com-Inn

2009 Wel-Com-Inn

**8.) 610 Madison. Central Dairy, ca. 1935, current form: ca. 1942.**

Part of the building was built ca. 1935 and it was expanded to its current size before 1943. Directories show that Central Dairy operated in a small building at 108 E. Dunklin in 1932 and 1933. That building, which housed a tire repair store in 1939, is no longer extant.

2009 Central Dairy

**9.) 620 Madison. Busch's Florist, ca. 1935. (Greenhouse ca. 1890 for**

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**Busch and Purzner)**

Greenhouse is older and may be part of greenhouse seen in a late 19<sup>th</sup> century photo. The two-story commercial building was built between 1923-1939, survey says ca. 1935.

1897 Busch & Purzner Florists

1908 Capitol City Green House, Hugo Busch proprietor

1915 Capitol City Green House

1925 Capitol City Green House

1935 Capitol City Green House

2009 Busch's Florist

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**Verbal Boundary Description**

The boundaries of the district are shown as a heavy dashed line in Figure Two. They correspond to the combined legal parcels associated with the properties of the district.

**Boundary Justification**

The current boundaries encompass all of the land currently associated with the buildings of the district.

**Photographs**

The following information is the same for all photographs:

Munichburg Commercial Historic District  
Dunklin and Madison Streets, Jefferson City  
Cole County, Missouri  
Debbie Sheals  
Photos were taken

**List of Photographs**

See photo key for description of camera angle.

1. Looking south on E. Dunklin St., with all of the Dunklin Street properties in the district.
2. Closer streetscape, E. Dunklin St.
3. 120-122 E. Dunklin.
4. Window detail of 120-122 E. Dunklin
5. Left to Right: 128, 126, 124, 122 E. Dunklin
6. Left to Right: 130, 128, 126 E. Dunklin
7. Left to Right: 126 (with 2nd floor sign), 124, 122 E. Dunklin
8. Looking southwest on Madison, 130 E. Dunklin in foreground
9. Looking west on Dunklin
10. Northeast side of Dunklin, looking out of boundaries. (Back of 620 Madison is on the right.)
11. 620 Madison
12. 610 Madison

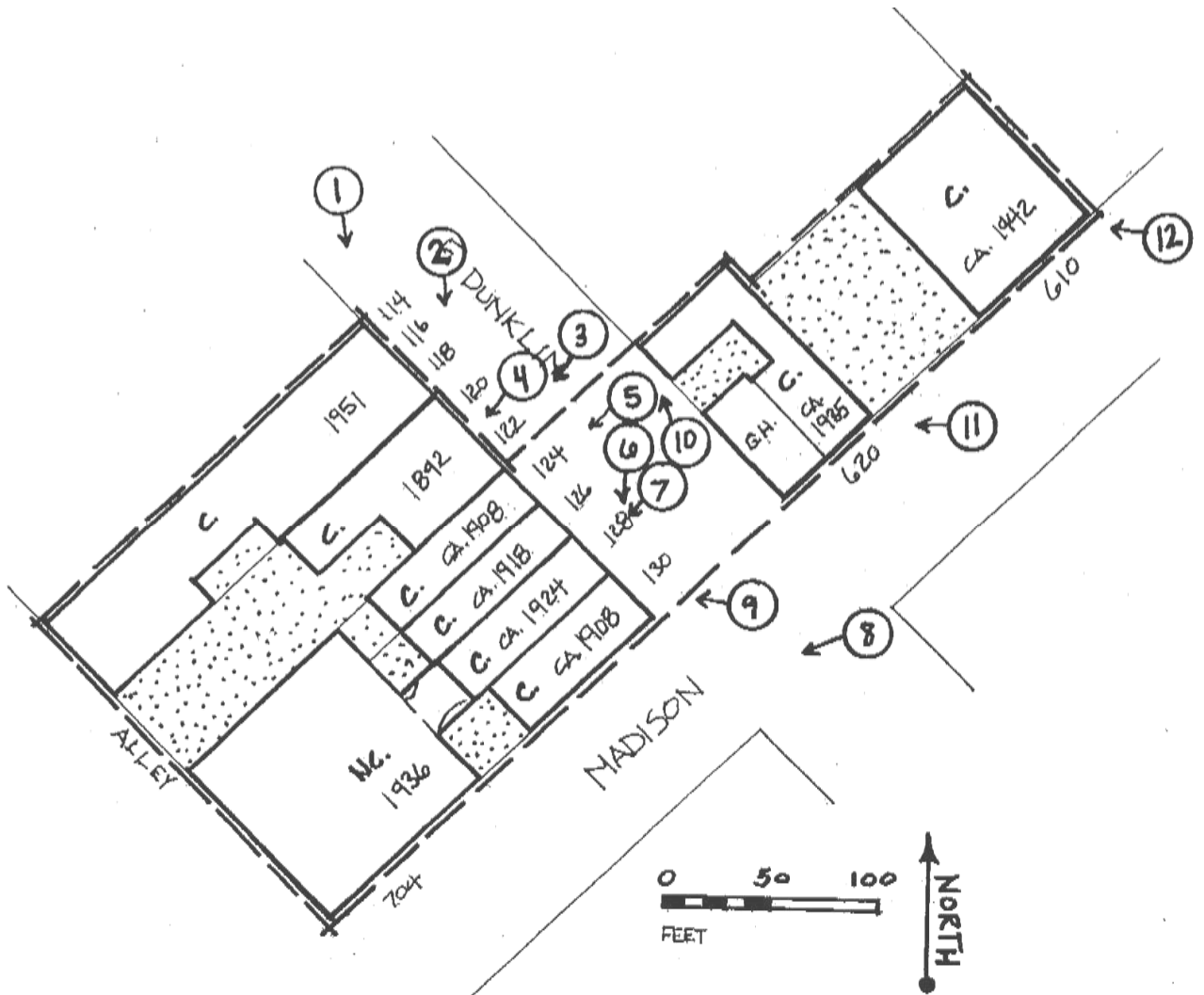
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Photo Key.



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**Property Owners**

114-116-118 E. Dunklin St.  
Dunklin Street Properties, LLC  
214 Prodo Drive, Suite 101  
Jefferson City, MO 65102  
Contact person: Larry Kolb  
Ph. 573-893-7320

128 E. Dunklin St. / 704 Madison  
Milo H. Walz, Inc.  
PO Box 1278  
Jefferson City, MO 65102  
Contact person: Mark Wilroth  
Ph. 573-301-7440

120-122 E. Dunklin St.  
Dunklin Street Properties 120, LLC  
214 Prodo Drive, Suite 101  
Jefferson City, MO 65102  
Contact person: Larry Kolb  
Ph. 573-893-7320

130 E. Dunklin St.  
Vivion Joyce Dallmeyer Trust  
PO Box 96  
Jefferson City MO 65102  
Contact person: Steve Dallmeyer  
Ph. 573-680-0010

124 E. Dunklin St.  
Dunklin Street Properties 124, LLC  
214 Prodo Drive, Suite 101  
Jefferson City, MO 65102  
Contact person: Larry Kolb  
Ph. 573-893-7320

610 Madison St.  
Central Dairy Co.  
Jefferson City, MO 65101  
Contact person: Chris Hackman  
Ph. 573-635-6148

126 E. Dunklin St.  
Mason's Place, LLC  
Jefferson City, MO 65101  
Contact person: Patty Mason  
Ph. 573-690-3615

620 Madison St.  
Madison Street Management LLC  
620 Madison St.  
Jefferson City, MO 65101  
Contact person: John Pelzer  
Ph. 573-619-0457

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1931

114 Hubert Herigon, barber

116 South Side Produce Co.

118 Poole & Creber Meats

1943

114 South Side Beauty Shop

116 St. George Laundry

118 Dunlop Tire and Rubber Co.

1951 Newspaper ad shows that the newly remodeled building reopens with Southside Barber and Beauty Shop. That project involved widening the barber shop and completely rebuilding the façade.

2009 South Side Barber Shop still in business at 114.

**2.) 120-122 E. Dunklin. Nieghorn House Hotel, 1892.**

Architect and Builder: Henry J. Wallau, for Bavarian Immigrant John Nieghorn

1897 120: Louis Sachs, harness maker

122: Nieghorn House Hotel, with saloon

1908 120: South Side Saloon & Hotel, G.C. & Margaret Bassmann

122: South Side Laundry, John & Estelle Burns

1915 120: South Side Hotel, Schneider & Raithel Saloon

1923 still South Side Hotel on Sanborn

1925 120: Kroger Grocery Co.

122: Bassmann Apartments

1935 120: Bassmann Apartments

122: Albert E. Bogg, restaurant

**3.) 124 E. Dunklin. Schmidt Shoe Store, ca. 1908.**

1908 John C. & Josephine Schmidt, shoe store & residence

1915 J.C. Schmidt & Sons Shoes, John C. & Josephine Schmidt residence

1925 John C. Schmidt & Sons, South Side Shoe Shop

1935 Schmidt's Shoe Store, Mrs. Josephine Schmidt residence







A three-story red brick building with a ground-floor storefront. The second and third floors have multiple windows. The ground floor features a storefront with a sign that reads "PHONE" and another sign that says "ZERO". There is a section of peeling paint on the ground floor facade. A utility pole is visible on the right side of the building.

A silver Chrysler PT parked on the street in the foreground on the right side of the image.

A dark blue minivan parked on the street in the middle ground.

A silver hatchback parked on the street in the middle ground.

A silver sedan parked on the street in the middle ground.

A red minivan parked on the street in the middle ground.

A smaller, two-story building with a gabled roof and a sign that reads "HOT LIPS".

A two-story building with white siding and a satellite dish on the roof.

Leafless trees on the left side of the street.

A utility pole with power lines extending across the street.

A street light pole on the right side of the street.



JIMMY'S

New and Used

PHONE

120

KING'S  
- PERIOD ILLC





RIGHT LANE  
MUST  
TURN RIGHT



WABBIT PLACE

124 A

124

JIMMY'S

New and Used

STOP

PHONE



WELCOME

Blatner



RIGHT LANE  
MUST  
TURN RIGHT





Classic American Bar

SPRING AIR

MAGNET PLACE  
OLD MUNCHBERG  
PIZZA & PUB

124 A

124

JIMMY'S  
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SHOP

PHONE





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