

NEW HAVEN, MISSOURI
ARCHITECTURAL AND HISTORICAL INVENTORY
SURVEY REPORT

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I. HISTORICAL OVERVIEW - NEW HAVEN, MISSOURI

New Haven, Missouri, (population 1,581) is located in Franklin County, on the south side of the Missouri River, approximately thirty miles west of St. Louis and thirteen miles west of Washington, Missouri. The town has its origins as a river landing on the Missouri River. The landing was located on a slight rise adjacent to the river and beneath a steep bluff. New Haven was created out of a 640-acre parcel of land purchased by Elijah B. Hammack in 1855 from the estate of Phillip Miller, an early Franklin County settler. Miller's property, referred to locally as "Miller's Landing", was sectioned off and sold following his death in 1845. In 1855, the Union Pacific (formerly the Missouri Pacific) Railroad made its way into the area, encouraging commercial and residential development. A post office was established at Miller's Landing in 1855. Miller's son, Samuel Clark Washington Miller, in association with Hammack, filed a plat for the town on March 1, 1856, at which time the site was named "New Haven" as suggested by William O. Ming, the town's first postmaster.

The original plat of the town consisted of six blocks situated north of the railroad with lots divided into 100' x 75' sections each. Main Street ran in an east/west direction with Cottonwood and Sycamore Streets crossing Main Street at right angles. New Haven's commercial district developed in a linear fashion along these blocks between the overlooking bluff and the Missouri River. Rather than constructing businesses around a single block, commercial and manufacturing firms were established in a linear path between the Missouri River and the Missouri Pacific Railroad. Such an arrangement gave merchants direct access to the railroad and river, allowing them to easily transport goods and products in and out of the town. A series of frame and brick commercial buildings were constructed adjacent to the river and railroad in the 1860s and 1870s.

On March 21, 1857, E.B. Hammack added six blocks to the original town, consisting of fifty-two various sized lots located south of the original town plan. The majority of these lots were located on top of the bluff overlooking the river. Additional annexations were made in October 1858 when thirty blocks were added; in 1859 when Hammack added twenty-three blocks; in 1860 when John Chapman, a local carpenter, added ten lots; and in 1870 when sixteen lots were added. These additions became the center for residential development due to their protection from flooding, and the original town became the center for New Haven's manufacturing and commerce. A number of frame and brick dwellings were built on the lots overlooking the river in the 1850s and 1860s and by 1870, New Haven consisted of several hundred residents.

Commercial and manufacturing growth during the 1870s and 1880s included the establishment of the Wolff Milling Company in 1875. The mill was located adjacent to the Missouri Pacific Railroad and the original building was constructed of brick and stone. The mill produced wheat flour and other grains and shipped its products throughout the state. Other small manufacturers of the late 19th century included the Joseph Bullinger wagon shop, the John Foster wagon shop, and the Henry Stock Cigar Company. The town's increased growth led to its incorporation on July 12, 1881, and Edward Hebbeler was elected as the first mayor.

New Haven prospered throughout the 1880s with its population increasing from 471 residents in 1880 to 767 residents in 1890. A number of brick commercial buildings were constructed along Front Street facing the railroad in these years, containing businesses such as dry goods, hardware, stoves, and drug stores. A hotel was operated in the downtown area and several commercial buildings were also constructed along Maupin (formerly Fillmore) Street. Dozens of frame dwellings were constructed on the residential blocks, especially along Maupin and Miller Streets. These two streets stretched south to connect with the Washington-Hermann Road which was the main east/west road in this section of the county. Early churches included a Baptist Church constructed in 1875, Emory Memorial completed in 1879, and Anna Bell Chapel constructed in 1894. The town built a large two-story brick schoolhouse on Maupin Street in 1884.

In addition to those of English and Irish descent, many of the town's original settlers were of German ancestry. German settlement in the Missouri River valley was extensive during the 1840s and 1850s and a number of these early settlers and their children moved into New Haven in the decades following its founding. Prominent early German families in the town included the Altheides, the Hebbelers, the Grannemans, the Nortmanns, and the Wolffs. Only a few dozen African-American families moved into the community and they congregated in an area southwest of downtown known as "Little Baltimore."

The prosperity of the town was reflected in the creation of its first bank, the Bank of New Haven, chartered in 1889. During the 1890s the town's population increased by an additional 100 residents and new dwellings were erected throughout the community. In October 1894, a fire destroyed early town records, as well as a large portion of the original downtown business district. Rebuilding occurred soon after and many of the existing buildings along Front Street were constructed in these years. The Sanborn Fire Insurance Company mapped the downtown area and Maupin Street in 1895. The map shows three industries along the Missouri Pacific line, including the Wolff Milling Company, W.L. Shelton & Company Lumber and The Schwartz Brothers Commission Company. Although dwellings dominated the area on the bluff, a few businesses operated along Maupin Street. These businesses included the Central Hotel, a tin shop and hardware store, and a cigar factory.

By the early 1900s New Haven boasted a population of over 800 residents. The commercial area contained a solid row of one- and two-story brick buildings occupied by prosperous businesses. The residential area continued to expand southward along Maupin and Miller Streets. Dwellings built in these years included variations of the popular Queen Anne and Colonial Revival styles as well as vernacular or folk forms. A number of large farms south of the town were subdivided to provide additional building lots including those owned by the Bagby Nursery Company which operated a large tree farm.

From 1910 to 1930, New Haven's population stabilized at around 800 residents. A few new buildings were constructed in the downtown area in these years but most buildings reflected the building boom of the 1880s and 1890s. In these years the Wolff Milling Company expanded to cover an area twice the size of the mill's 1895 property. Additional manufacturing firms located along Front Street included the S.H. Voltmann Grain Elevator and Warehouse, and Joe Murphy & Son Lumber Company. In addition to the Bank of New Haven, the Farmers Savings Bank also operated in the downtown area. Businesses along Front Street included a drug store, the town's Post Office, hardware stores, barber shops, and an ice cream plant. A few commercial businesses also operated on Miller and Maupin Streets including the Central Hotel on Maupin Street. Other businesses from this period included the Hughes Theater which opened in 1922 as the town's first moving picture cinema, the International Shoe Factory which operated from 1921 to 1923, and the city's main industry, the Langenberg Hat Company, which opened in 1928 in a large brick building on Wall Street. This business has been an important employer in the community for much of the 20th century and it remains in operation.

Residential construction continued to occur along Maupin and Miller Streets southward to the Washington-Hermann Road (now Highway 100). Additional residential development occurred in the area west of downtown along Olive, Selma, Thurman, and Locust Streets. Dwellings built in these years included frame vernacular forms such as Pyramid Square and American Foursquare designs as well as frame and brick veneer Bungalows and Craftsman dwellings. Several new churches were built along Maupin and Miller Streets including St. Peter's Lutheran Church in 1915 and the stone Romanesque Revival Assumption Church built in 1924.

The Depression of the early 1930s slowed construction in New Haven but by the late 1930s a number of Minimal Traditional style dwellings were built. In addition to over a dozen dwellings, the Walt Theater was also built on Front Street in 1940. This Art Deco style theater was the only major building constructed in the downtown area during these years. In 1950, the downtown area suffered another major fire which destroyed the Voltmann Hotel, the New Haven Machine Shop and the C.J. Harris Lumber Company all of which were located north of the railroad. The buildings were replaced with frame and concrete industrial buildings.

In recent decades much of the retail trade of New Haven has moved out along Highway 100. Highway 100 is the major east/west connector between Washington and Hermann and this highway contains many new businesses. Despite this shift in commercial activity, the original downtown area contains a variety of shops and businesses and almost all of the buildings are occupied. Many of these are restaurants and antique shops which cater to the town's growing tourist trade. The commercial area along Front Street also boasts the renovated Walt Theater which continues to show movies on weekends.

The historic residential areas of New Haven along Miller and Maupin Streets retain many of their original dwellings. Maupin Street retains an especially fine collection of historic architecture along several blocks and many of the houses have been well maintained. Post-1945 construction is scattered throughout the historic residential areas but most new construction in the city has been built near Highway 100. In recent years the city limits have expanded to include several rural farmsteads. New Haven has grown to approximately 1,500 residents who work in New Haven and the nearby cities of Hermann and Washington.

New Haven has an active historical society and others interested in preserving and maintaining the community's historic and architectural character. The downtown area contains several bed and breakfast establishments, antique shops, and restaurants which cater to the growing tourism of the Missouri River corridor. Interest in the preservation of the town's historic Public School and other buildings is also increasing.

II. HISTORIC ARCHITECTURE OF NEW HAVEN, MISSOURI

Residential Architecture in New Haven

New Haven's historic residential architecture was primarily constructed between 1890 and 1925. During these years, the town experienced a great deal of commercial and industrial growth stimulated by its location both along the Missouri River and adjacent to the Union Pacific Railroad. Architectural styles began to change as well, particularly during the 1890s and 1910s. Early vernacular styles such as hall and parlor dwellings, I-houses and double pen houses began to rapidly be replaced by styles such as Queen Anne and Colonial Revival influenced homes as builders and home owners gained access to new building materials, construction techniques, and pattern books. Throughout the 1920s and 1930s, Craftsman, Bungalow, and Tudor Revival styles dominated the city's residential construction. These influences eventually gave way to Minimal Traditional styles which dominated house building throughout the late 1930s and 1940s.

The downtown district, located northeast of the city's residential area between the Missouri River and Missouri Pacific Railroad, was initially composed of commercial and residential style buildings. According to an 1895 Sanborn Map of the city, residences within the downtown district were concentrated along Main Street between Oak and Mill Streets. Most of these dwellings were of one-story frame construction. Areas southwest of downtown were residential at this time, with a few businesses along Fillmore Street such as the Stock Cigar Manufacturing Company, a tin shop, milliner, general store and the Central Hotel. Many early businesses, such as the Stock Cigar Company and Bagby Nursery's office (located approximately one mile southwest of downtown) were later used as dwellings. By 1908, commercial development had spread northeast toward the river, leaving one block of Main Street near the intersection of Sycamore without commercial buildings. Less than fifteen dwellings were located within the original downtown district by 1915.

Early dwellings in New Haven were built of frame, log, and brick construction. Very few examples remain from this period with only two examples of log construction identified during this survey. The majority of dwellings dating from the 1850s to the 1880s are I-houses, hall-parlor, saddlebag, double pen and gabled ell dwellings. Early homes were often single-pen dwellings which were later enlarged with additions. Single-pen dwellings in New Haven are rare, with only two examples surveyed during this study. An excellent example of this type dwelling is located at 110 Wall Street (# 113). This dwelling is also believed to be of fachwerk construction and may be the only example of this type of construction in the original town area. More prominent among New Haven's collection of mid-19th century dwellings are I-houses, hall-parlor plan and double pen dwellings. These house forms remained popular until the early 1900s. Typical early frame dwellings in New Haven include a hall-parlor plan house at 105 Main Street (# 17), a frame Saddlebag dwelling at 202 Main Street (# 20), a Gabled Ell house at 802 Maupin Street (# 64), and a Pyramid Square dwelling at 807 Maupin Street # 68).

One of New Haven's oldest homes, the Samuel C.W. Miller House at 200 Orchard Street, is a two-story brick I-house constructed in 1856 by Philip Miller's son, Samuel Clark Washington Miller (#51). Another early I-house, the Groebbel House, is located at 1015 Maupin Street (# 104). Constructed around 1860, this dwelling was used as a milliner's shop in 1895, reflecting the common use of one building for both residential and commercial purposes.

Although frame dwellings dominated residential construction, many citizens, especially those of considerable wealth, incorporated the use of brick to build their homes. Larger brick homes constructed during the mid- to late-1800s were dominated by Italianate styles of architecture. Italianate styles, popularized by pattern books published during the 1840s and 1850s, dominated American house construction between 1850 and 1880. Good examples of the style can be seen in homes built by the Wolff family during the late 1800s. The George Wolff House at 105 Wall Street (# 109), constructed in 1880, displays Italianate window detailing and

bracketing as does the Emil Wolff House at 109 Wall Street (# 111). The J.P. Altheide House at 1006 Maupin Street is another good example of an Italianate-influenced dwelling (# 99). The town's oldest and best remaining example of an Italian Villa is the two-story brick Dr. Charles Goodrich House on Bates Street constructed ca. 1860 (# 50).

The George Wolff, Jr. House at 111 Wall Street also incorporates Italianate detailing; however this dwelling more appropriately represents the Queen Anne style of architecture which became popular during the 1890s and 1900s (# 112). Two dwellings which remain as good examples of late 19th-century Queen Anne architecture are the Buchanan House at 803 Maupin Street (# 65) and the F.H. Hoemann House at 814 Maupin Street # 74). The Hoemann House is a two-story brick Queen Anne dwelling with Italianate arched windows, a tower, and wrap-around porch. The Buchanan House is a frame dwelling with classical column supports, a wrap-around porch, and decorative shingles. The use of Victorian decorative elements on vernacular forms of housing are also abundant in New Haven as seen at 921 Maupin Street, a gabled-ell dwelling with decorative roof trim, a balustrade and lace-like porch column brackets (# 89).

As the popularity of Queen Anne architecture subsided during the 1910s and 1920s, simpler forms of architecture began to appear such as the American Foursquare and Colonial Revival styles. Foursquare dwellings are rectangular or square, with one-story porches on the primary facade and hipped roofs. The style often employs the use of decorative classical detailing, especially around primary entrances. Colonial Revival style dwellings incorporate Georgian or Adamesque influences with accentuated front entrances, roof dormers, and symmetrically placed windows. American Foursquares located at 308 Bates Street (# 48) and 906 Miller Street (# 53), both constructed ca. 1915, are good examples of the style. New Haven's best example of a Colonial Revival dwelling can be seen at 704 Maupin Street (# 61). This is a two-story frame dwelling constructed ca. 1920 with gabled roof dormers, multi-light double sash windows, and a front pedimented entrance with classical columns.

Residential architecture of the 1920s and 1930s reflected Craftsman and Bungalow styles. Most homes constructed during these years were Bungalows or Tudor Revival style dwellings. Two good examples of brick veneer Bungalows can be seen at 400 Maupin Street and 919 Maupin Street. Constructed ca. 1925, 400 Maupin Street is a one-and-a-half-story dwelling with stucco and half-timbering in the gables, reflecting Tudor Revival influences. The dwelling at 919 Maupin Street was also constructed ca. 1925 and employs the use of stucco in gable ends (# 88). 302 Bates Street is an example of a frame ca. 1925 Bungalow (# 46). Tudor Revival examples may be seen at 206 Main Street (# 21) and 701 Miller Street. The Main Street residence is a one-and-a-half-story, ca. 1930 brick veneer dwelling. The dwelling at 701 Miller Street is perhaps the town's best example of the Tudor Revival style, with a steep hipped roof and extensive half-timbering (# 60). This dwelling was constructed in 1927-28.

Also popular during the 1930s and 1940s were Minimal Traditional styles which dominated residential construction following World War II. Based on Tudor Revival styles of the 1930s, the style is characterized by low-pitched roofs and broad facades. Minimal Traditional dwellings incorporate traditional colonial elements such as symmetrical windows and shutters with little ornamentation. Building materials continued to be primarily wood and brick throughout the 1940s. The use of stone in residential architecture is rare in New Haven, with one example of a ca. 1930 stone veneer Minimal Traditional dwelling at 1005 Miller Street (# 29).

Commercial Architecture in New Haven

Commercial development in New Haven occurred following arrival of the railroad in 1855. As a result, the town's early businesses were established along the Missouri Pacific line with concentration in an area located northeast of the railroad and southwest of the Missouri River. Originally, residences lined the banks of the river and businesses faced the railroad line. As the community prospered, residential development moved south and west, away from downtown, while commercial and manufacturing firms extended northeast to the river's edge.

According to an 1895 Sanborn Map of New Haven, the town's early downtown district extended in a northwest/southeast direction, stretching along two blocks of Front Street (previously Railroad Avenue) between Cottonwood and Mill Streets. Bordering both ends of this commercial district were mills and lumber companies. To the south and west were New Haven's residential areas. Businesses operating in 1895 included two barber shops, a saloon, drug and jewelry stores, a bakery, post office, bank, two meat shops, two hardware stores and two general merchandise/dry goods establishments. There was at least one hotel operating at this time, the Commercial Hotel, located at the corner of Cottonwood and Front Streets. Most of these early businesses operated out of frame or brick one- and two-story commercial buildings, many of which are still standing today. The town's most rapid era of development occurred during the late 19th and early 20th centuries due to industrial development and commercial and residential growth.

Most businesses in New Haven operated out of one- and two-story commercial style buildings, many of which were also utilized for residential purposes. This was once the most common form of commercial construction within small downtown districts. The upper floor or rear of the building was reserved for residential use and the lower floor or front of the building was used for commercial purposes. New Haven has several early examples of this type of building, including 1007 (# 97) and 1004 Maupin Street (# 98). Both buildings are false-front commercial style frame buildings constructed around the turn of the century. Two of New Haven's earliest commercial buildings constructed ca. 1865 and ca. 1870 are the Fritz Wehrmann Blacksmith Shop on Cottonwood Street (# 23) and the Granneman Store at 1108 Olive Street (#1). The Wehrmann Blacksmith Shop is a two-story, frame, false-front commercial building; and the Granneman Store is a one-story frame building with a pressed metal front manufactured by the Mesker Company.

Late 19th and early 20th century architectural forms in New Haven's downtown district primarily consist of Two-Part brick commercial style buildings with corbelled and bracketed cornices or cast iron storefronts. Again, upper floors of these buildings were reserved for residential use or private offices while street level space was used for commercial purposes. Many examples remain of this style, including 139 Front Street, a two-story ca. 1880 brick commercial building with frame bulkheads, engaged cast iron columns and a recessed double door entrance (# 14). Another good example of a Two-Part commercial building can be seen at 115 Front Street (# 7). This is a two-story ca. 1905 brick building with decorative metal bulkheads and a corbelled brick cornice. Other examples of Two-Part commercial buildings constructed between 1890 and 1900 include 123, 125 and 127 Front Street (# 9, # 10, and # 11).

Classical building details reflecting Neoclassical or Colonial Revival influences are non-existent in New Haven, although these styles were common in early 20th century commercial development. Even the town's early hotels failed to incorporate such detailing. The Central Hotel, constructed ca. 1890, remains as a representative example of New Haven's early commercial architecture with a false-front and a double door side entrance (# 105). Later modern influences, such as the Art Deco movement, are also rare in New Haven. The city does retain one notable example of Art Deco architecture, the Walt Theater at 111-113 Front Street (# 6). Constructed in 1940, this is a two-story brick and concrete building with a glazed tile surround of black and cream colored tiles. The theater's original marquee remains, as does vertical metal fluting on the upper facade.

Public Building Architecture in New Haven

Historic public architecture within New Haven includes several schools and churches. City Hall is located in a two-story commercial building in the downtown area. However, its use as a government building has been within the past fifty years. The town's post office has also been relocated to a commercial building in the downtown area within the past fifty years.

New Haven's first known school was located on Bates Street in what is known as the Dr. Charles Goodrich House. This dwelling was originally constructed to serve as a school but it is unclear if classes were held at this location for any appreciable length of time. Soon after its construction the building was purchased to serve as the residence for Dr. Charles Goodrich. By the late 19th century at least three schools were in existence in New Haven. Public education took place in the city's public school, constructed in 1883 (# 72). This building is an excellent example of a late 19th century school building and was constructed with Italianate detailing. The building served as the town's main school until the mid-20th century. It is presently owned by the town's historical society which plans to convert the building into a museum. The building meets National Register Criterion A for its role in local education and is included as a contributing building to the proposed New Haven Residential Historic District.

In addition to the town's public school a one-story school was located on Mary Hammack Street during the early 20th century and a two-story brick parochial school was located on Maiden Lane. Neither of these two school buildings remain. A good example of a 20th century public school building is the New Haven Public School Annex at 812 Maupin Street (# 73). Constructed ca. 1930 adjacent to the main school building, the Annex building displays elements typical of a 1930s school building with minimal detailing, a low hipped roof, wooden sash windows and a double door entrance. This school building is also included as a contributing element in the proposed New Haven Residential Historic District.

There are several late 19th and early 20th century churches remaining in New Haven. The oldest remaining church is the Trinity Lutheran Church built ca. 1878 at 901 Maupin Street. This building is an excellent example of a frame, one-story, Gothic Revival style church with a corner bell tower (# 77). Although the building is presently used as a library, its architectural style has not been altered. The Methodist Episcopal Church South at 914 Maupin Street is an example of a Romanesque style church (# 90). This building, constructed in 1878-79 as a frame one-story church, had brick veneer added to its exterior in 1958. The church retains an original two-story bell tower with Gothic arched louvered vents. On Maupin Street is St. Peter's United Church of Christ which was built 1915 in the Gothic Revival style (# 151). This church has Gothic arched windows and a bell tower on the main facade. The most imposing church in the city is the Assumption Church on Miller Street built in 1924 (# 183). This stone Romanesque Revival church has a prominent bell tower, buttresses, and arched windows. Due to its architectural design this church appears to meet National Register criteria.

Industrial Structures in New Haven

New Haven's early industrial development began shortly after arrival of the Missouri Pacific Railroad in 1855. Rail provided a reliable form of transportation, allowing shipment of goods in and out of the community. A number of small industries such as mills, wagon makers, cigar manufacturers, and other businesses operated in New Haven at the turn of the century.

The most significant late 19th century industrial complex in New Haven was the Wolff Milling Company which was begun in 1875 (# 4). A complex of brick and frame buildings was constructed adjacent to the railroad and this business expanded during the early 20th century. The company produced wheat flour and shipped this product throughout the state. The mill remained in operation until well into the 20th century. This complex has not been extensively altered in recent decades and is the most dominant industrial building in the downtown area. Both the mill office and the mill itself are still standing.

According to Sanborn Maps, at least three industrial complexes were operating in New Haven by 1895, including the Schwartz Brothers Commission Company Grain Elevator, W.L. Shelton & Company Lumber, and Wolff Milling Company. These complexes were located on Front Street between the railroad and Missouri River, at the southeast and northwest ends of town. The Stock Cigar Manufacturing Company operated out of a commercial building on Maupin Street. By 1908, the Schwartz Brothers and W.L. Shelton had been replaced by the S.H. Voltmann Company and Joe Murphy & Son Lumber Company, although both operations continued to produce the same goods and services.

The Stock Cigar Manufacturing Company operated out of a ca. 1870 two-story brick false front building (# 87). In use as a dwelling today, the building is New Haven's oldest remaining industrial structure. A good example of a 20th century industrial building is the Langenberg Hat Company on Wall Street (# 108). This two-story brick building was constructed ca. 1900 and remodeled extensively in 1928. A second building was added to the factory around 1940. This complex continues to operate today, and is one of the city's largest employers.

III. SURVEY RESULTS AND NATIONAL REGISTER RECOMMENDATIONS

The New Haven Survey was conducted in accordance with standards set forth by the Historic Preservation Program of the Missouri Department of Natural Resources. Each inventoried property was photographed and inventory forms were completed for each property. A total of 260 properties constructed prior to 1945 were inventoried during the course of the survey. These properties included all pre-1945 properties identified by the Consultant which retained integrity of design.

City tax maps were used to identify the location of surveyed properties and to illustrate the boundaries of recommended historic districts and individual properties. Historical research conducted at New Haven included the examination of secondary resource materials and primary source materials such as historic maps, photographs and other data. The final products of the project are 260 completed inventory forms of buildings, structures, and sites, two 5x7 photographs each of inventoried properties, supporting data such as maps and negatives, and the Survey Report.

Various areas and individual buildings were considered for National Register eligibility. The majority of inventoried residential buildings are located along Miller, Maupin, and adjacent streets. The dwellings along Miller Street and Bates Street are generally modest examples of architectural styles of the period and many have been extensively altered. It was the opinion of the Consultant that Miller Street and Bates Street did not possess sufficient significance and integrity to meet National Register criteria. In the downtown area a core group of buildings appeared to meet National Register criteria, however, alterations to other commercial buildings and residential buildings precluded a larger district than the one recommended. No significant properties associated with ethnic history were identified with the exception of the National Register listed Anna Bell Chapel.

The survey identified two historic districts and two individual properties which appear to meet National Register criteria. These properties are as follows:

1. New Haven Residential Historic District

The New Haven Residential Historic District is significant under Criteria A and C for its role in the growth and development of New Haven and for its architectural significance. The district includes buildings located along Wall and Maupin Streets to the south of the downtown area (see attached map). The district is composed primarily of dwellings but also includes the New Haven School, the Langenberg Hat Factory, two churches, and several buildings originally used for commercial purposes. The district includes a few dwellings constructed in the 1860s and 1870s, however, most dwellings were built ca. 1890 to ca. 1925. The district contains a fine cross section of late 19th and early 20th century architectural styles.

Some of the town's oldest dwellings are located in the district including the J.P. Altheide House built ca. 1865 at 1006 Maupin Street (# 99), and the Groebell House built ca. 1860 (# 104). Both are of brick construction and have arched windows and entrances. At 101 Wall Street is the brick John Hamilton House built ca. 1870 which has been altered with a two-story frame addition (# 106). Also in the district are the three dwellings built by the Wolff family including the Italianate design George Wolff House built in 1880 (# 109).

Included within the district are dwellings built in various vernacular styles of the late 19th and early 20th centuries. These include the Gabled Ell dwellings at 802 (# 64) and 817 (# 75) Maupin Street, and the Pyramid Square dwelling at 807 Maupin Street (# 68). The district also includes several early 20th century Craftsman and Bungalow dwellings such as the houses at 919 Maupin Street (# 88) and 103 Wall Street (# 107).

Dwellings reflecting period styles of the turn of the century include the Queen Anne dwellings at 803 Maupin Street (# 65), 814 Maupin Street (# 74), and 111 Wall Street (# 112). Anchoring the south end of the district is the Robert J. Bagby House (# 61) and the Bagby Nursery Office (# 122). The Robert J. Bagby House is New Haven's most representative example of the early 20th century Colonial Revival style and it retains its original integrity. The house has a pedimented porch on the main facade and gable dormers at the roofline. The Nursery Office is an Italianate influenced building now used as a dwelling.

Scattered throughout the district are churches, schools, and commercial buildings now used as dwellings. At 810 Maupin Street is the New Haven Public School built in 1883 in the Italianate style (# 72). Churches in the district include the ca. 1878 Trinity Lutheran Church (# 77) and the Methodist Episcopal Church South (# 90). Buildings originally used for commercial purposes in the district include the brick cigar manufacturing building at 917 Maupin Street (# 87), the Commercial Hotel at 1017 Maupin Street (# 105), and the Otto Store building at 1004 Maupin Street (# 98). Also in the district is the Langenberg Hat Company building at the corner of Wall and Maupin Streets (# 108). This building was remodeled and added to in 1928 and continues to serve as the town's main industry.

The district includes sixty properties of which 49 would be considered contributing and 11 would be considered non-contributing. Non-contributing properties include 806 and 904 Maupin Street, the garage at the corner of Wall and Maupin Streets, and surveyed properties 90, 92, 101, 106, 257, 258, 259, and 260.

2. New Haven Commercial District

The New Haven Commercial District contains 10 buildings which are significant under Criteria A and C for their architecture and their role in the commercial development of the community (see attached map). The majority of buildings were constructed in the 1880s and 1890s and reflect the Italianate style of the period. The buildings at 125, 127, and 139 Front Street are two-story examples of the Italianate style and retain arched windows and corbelled brick cornices. The district also includes the Walt Theater constructed in 1940 by Walter Bucholtz. This theater is an excellent example of the Art Deco style and continues to operate as a motion picture theater. The building is the only notable example of the Art Deco style in New Haven.

The district contains the largest collection of contiguous pre-1945 commercial buildings in New Haven. This area developed as the town's commercial center in the 1870s and 1880s and contained a number of notable businesses. Businesses occupying the buildings included bakeries, drug stores, clothing stores, and hardware stores. Also within the district is the Walt Theater built in 1940. The district continues to retain commercial businesses including restaurants and antique shops.

The district is drawn to exclude buildings to the west which have been altered and no longer retain integrity. Within the district, eight of the ten buildings would be considered contributing.

3. Dr. Charles Goodrich House, Bates Street (# 50).

The Dr. Charles Goodrich House is significant under Criterion C as a notable example of the Italian Villa style. The dwelling was constructed ca. 1860 and was the home of Dr. Charles Goodrich and his family. The house was built with a prominent tower on the main facade and both windows and doors are arched. The house displays large bay windows and bracketed eaves. The dwelling has been well maintained and reflects its original architectural design. The dwelling is the only example of the Italian Villa style in New Haven.

4. Wolff Milling Company, Front Street (# 3/4)

The Wolff Milling Company is significant under Criterion A as an important industry of the community. The Wolff Milling Company complex is a three story brick and frame building located on Front Street in the downtown area. The original section of the building was constructed in 1875 and it was the largest

industry of the community in the late 19th and early 20th centuries. The company was operated by George Wolff and his sons and several additions to the mill took place in the 1910s and 1920s. The mill was operated by several other owners after the 1920s and remained in operation until recent decades. The complex is presently vacant.

5. Assumption Church, 603 Miller Street (# 183)

The Assumption Church is significant under National Register Criterion C for its architectural design. The building is a notable example of the Romanesque Revival style and retains its original design and detailing. The church was built in 1924 and is of stone construction. The church features a prominent bell tower on the main facade, wall buttresses, and arched entrances and windows. The church continues to be occupied by its congregation.

6. Lustron House, 205 Maupin Street

At 205 Maupin Street is a Lustron House built ca. 1947 (# 168). This all-metal two-bedroom dwelling is associated with the Lustron Company which built 2,500 homes in America between 1947 and 1950. Lustron homes are significant for their association with pre-fabrication and technological advances in house construction during the post-War period. The dwelling is the only Lustron home identified in New Haven and it should be included in any thematic or multiple property nomination for Lustron homes in Missouri. The dwelling has not been altered and retains its original two-bay garage.

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NEW HAVEN, MISSOURI SURVEY

<u>Roll:Frame</u>	<u>Address</u>	<u>Dir.</u>	<u>Inv.#</u>
1:01	1108 Olive Street	E	01
1:02	1108 Olive Street	E	01
1:03	1100 Olive Street (City Hall)	E	02
1:04	Wolf Milling Co. (Office)	NW	03
1:05	Wolf Milling Co.	SW	04
1:06	Wolf Milling Co.	NW	04
1:07	Front Street - streetscape	--	--
1:08	105 Front Street	NE	05
1:09	111-113 Front Street	NE	06
1:10	115 Front Street	NE	07
1:11	117 Front Street	NE	08
1:12	123 Front Street	NE	09
1:13	125 Front Street	NE	10
1:14	127 Front Street	NE	11
1:15	133 Front Street	NE	12
1:16	135-137 Front Street	NE	13
1:17	139 Front Street	NW	14
1:18	111 Main Street	NW	15
1:19	109 Main Street	NW	16
1:20	105 Main Street	NW	17
1:21	104 Main Street	SE	18
1:22	200 Main Street	SE	19
1:23	202 Main Street	SE	20
1:24	206 Main Street	SE	21
1:25	208 Main Street	SE	22
1:26	Cottonwood Street	E	23
1:27	1016 Miller Street	E	24
1:28	1017 Miller Street	S	25
1:29	1014 Miller Street	NE	26
1:30	1015 Miller Street	NW	27
1:31	1002 Miller Street	NE	28
1:32	1005 Miller Street	NW	29
1:33	200 Bates Street	S	30
1:34	203 Bates Street	NW	31
1:35	204 Bates Street	SE	32
1:36	206 Bates Street	SE	33

1:37

NEW HAVEN, MISSOURI SURVEY

<u>Roll:Frame</u>	<u>Address</u>	<u>Dir.</u>	<u>Inv.#</u>
2:01	208 Bates Street	SE	34
2:02	208 Bates Street	SE	34
2:03	212 Bates Street	S	36
2:04	214 Bates Street	S	37
2:05	217 Bates Street	NE	38
2:06	1000 George Street	SE	39
2:07	1002 George Street	E	40
2:08	1006 George Street	S	41
2:09	1003 George Street	SW	42
2:10	1001 George Street	SW	43
2:11	215 Bates Street	S	44
2:12	300 Bates Street	S	45
2:13	302 Bates Street	S	46
2:14	304 Bates Street	S	47
2:15	308 Bates Street	S	48
2:16	310 Bates Street	SE	49
2:17	Bates Street	S	50
2:18	Bates Street	S	50
2:19	Bates Street	NW	50
2:20	Bates Street	SE	50
2:21	200 Orchard Street	S	51
2:22	200 Orchard Street	SE	51
2:23	908 Miller Street	E	52
2:24	906 Miller Street	SE	53
2:25	904 Miller Street	SE	54
2:26	909 Miller Street	SW	55
2:27	905 Miller Street	NW	56
2:28	901 Miller Street	NW	57
2:29	900 Miller Street	E	58
2:30	810 Miller Street	SE	59
2:31	701 Miller Street	W	60
2:32	704 Maupin Street	NE	61
2:33	704 Maupin Street	SE	61
2:34	800 Maupin Street	E	62
2:35	801 Maupin Street	NW	63
2:36	802 Maupin Street	E	64

NEW HAVEN, MISSOURI SURVEY

<u>Roll:Frame</u>	<u>Address</u>	<u>Dir.</u>	<u>Inv.#</u>
3:01	803 Maupin Street	NW	65
3:02	803 Maupin Street	NW	65
3:03	804 Maupin Street	NE	66
3:04	805 Maupin Street	W	67
3:05	807 Maupin Street	NW	68
3:06	808 Maupin Street	NW	69
3:07	808 Maupin Street	NE	70
3:08	813 Maupin Street	NW	71
3:09	810 Maupin Street	NE	72
3:10	810 Maupin Street	SE	72
3:11	812 Maupin Street	E	73
3:12	814 Maupin Street	SE	74
3:13	817 Maupin Street	NW	75
3:14	821 Maupin Street	NW	76
3:15	901 Maupin Street	NW	77
3:16	903 Maupin Street	NW	78
3:17	910 Maupin Street	NE	85
3:18	911 Maupin Street	NW	82
3:19	913 Maupin Street	NW	83
3:20	915 Maupin Street	NW	84
3:21	912 Maupin Street	NE	86
3:22	917 Maupin Street	NW	87
3:23	919 Maupin Street	NW	88
3:24	921 Maupin Street	NW	89
3:25	914 Maupin Street	SE	90
3:26	916 Maupin Street	NE	91
3:27	1000 Maupin Street	NE	92
3:28	1002 Maupin Street	NE	93
3:29	1001 Maupin Street	NW	94
3:30	1003 Maupin Street	NW	95
3:31	1005 Maupin Street	NW	96
3:32	1007 Maupin Street	NW	97
3:33	1004 Maupin Street	SE	98
3:34	1006 Maupin Street	NE	99
3:35	1008 Maupin Street	E	100

NEW HAVEN, MISSOURI SURVEY

<u>Roll:Frame</u>	<u>Address</u>	<u>Dir.</u>	<u>Inv.#</u>
4:01	1009 Maupin Street	NW	101
4:02	1009 Maupin Street	NW	101
4:03	1011 Maupin Street	NW	102
4:04	1013 Maupin Street	NW	103
4:05	1015 Maupin Street	NW	104
4:06	1017 Maupin Street	NW	105
4:07	101 Wall Street	NW	106
4:08	Langenberg Hat Co.	SE	108
4:09	Langenberg Hat Co.	SE	108
4:10	103 Wall Street	N	107
4:11	105 Wall Street	NE	109
4:12	105 Wall Street	NW	109
4:13	107 Wall Street	NE	110
4:14	109 Wall Street	N	111
4:15	111 Wall Street	NE	112
4:16	110 Wall Street	SW	113
4:17	1000 Washington Street	SE	114
4:18	104 Bates Street	SW	115
4:19	106 Bates Street	SW	116
4:20	1030 Olive Street	S	117
4:21	1021 Olive Street	NW	118
4:22	1007 Olive Street	W	119
4:23	204 Selma Street	SW	120
4:24	1023 Olive Street	SW	121
4:25	700 Maupin Street	SE	122
4:26	608 Maupin Street	SE	123
4:27	606 Maupin Street	SE	124
4:28	604 Maupin Street	E	125
4:29	600 Maupin Street	SE	126
4:30	506 Maupin Street	SE	127
4:31	601 Maupin Street	NW	128
4:32	507 Maupin Street	SW	129
4:33	505 Maupin Street	W	130
4:34	503 Maupin Street	SW	131
4:35	501 Maupin Street	SW	132
4:36	412 Maupin Street	NE	133

NEW HAVEN, MISSOURI SURVEY

<u>Roll:Frame</u>	<u>Address</u>	<u>Dir.</u>	<u>Inv.#</u>
5:01	410 Maupin Street	SE	134
5:02	410 Maupin Street	SE	134
5:03	406 Maupin Street	SE	136
5:04	402 Maupin Street	SE	138
5:05	400 Maupin Street	SE	139
5:06	310 Maupin Street	SE	140
5:07	308 Maupin Street	SE	141
5:08	306 Maupin Street	SE	142
5:09	304 Maupin Street	E	143
5:10	208 Maupin Street	SE	144
5:11	204 Maupin Street	SE	145
5:12	200 Maupin Street	NE	146
5:13	111 Maupin Street	SW	147
5:14	109 Maupin Street	NW	148
5:15	104 Maupin Street	SE	149
5:16	102 Maupin Street	SE	150

NEW HAVEN, MISSOURI SURVEY

<u>Roll:Frame</u>	<u>Address</u>	<u>Dir.</u>	<u>Inv.#</u>
6:14	St.Peter's United Church of Christ	SW	151
6:15	St.Peter's United Church of Christ	NW	151
6:16	106 Mary Hammack Street	W	154
6:17	103 Mary Hammack Street	NE	153
6:18	104 Mary Hammack Street	S	152
6:19	112 Mary Hammack Street	SW	155
6:20	115 Mary Hammack Street	NW	157
6:21	114 Mary Hammack Street	S	156
6:22	117 Mary Hammack Street	S	158
6:23	200 Melrose Street	S	159
6:24	100 Melrose Street	S	161
6:25	102 Melrose Street	S	162
6:26	106 Melrose Street	S	163
6:27	108 Melrose Street	S	164
6:28	212 Melrose Street	S	166
6:29	Sunset Lane	SW	167
6:30	Sunset Lane (detail)	--	167
6:31	Sunset Lane	SE	167
6:32	Sunset Lane (barn)	SW	167
6:33	205 Maupin Street	NW	168
6:34	205 Maupin Street	NE	168
6:35	205 Maupin Street (garage)	--	168
6:36	402 Miller Street	E	173

NEW HAVEN, MISSOURI SURVEY

<u>Roll:Frame</u>	<u>Address</u>	<u>Dir.</u>	<u>Inv.#</u>
7:00	808 Miller Street	SE	175
7:01	808 Miller Street	SE	175
7:02	806 Miller Street	NE	176
7:03	804 Miller Street	SE	177
7:04	802 Miller Street	NE	178
7:05	800 Miller Street	SE	179
7:06	602 Miller Street (rectory)	E	181
7:07	603 Miller Street	NW	182
7:08	603 Miller Street	SW	183
7:09	603 Miller Street	NW	183
7:10	407 Miller Street	W	184
7:11	209 Miller Street	SW	172
7:12	107 Miller Street	SW	185
7:13	105 Miller Street	SW	186
7:14	206 Hickory Street	NE	187
7:15	203 Hickory Street	SW	188
7:16	201 Hickory Street	SW	189
7:17	107 Hickory Street	NW	190
7:18	104 Maiden Lane	SW	192
7:19	102 Maiden Lane	SW	193
7:20	409 Maupin Street	NW	194
7:21	407 Maupin Street	NW	195
7:22	206 Maupin Street	NE	196
7:23	105 Maupin Street	SW	199
7:24	107 Maupin Street	NW	198
7:25	211 E. Hwy. 100	N	200
7:26	Route #1, Box 5	S	201
7:27	Route #1, Box 5	NW	201
7:28	Hwy 100	SW	202
7:29	Hwy 100	SW	203
7:30	St. Peter's Cemetery	W	204
7:31	St. Peter's Cemetery (detail)	--	204
7:32	108 North Street	W	205
7:33	213 McNair Street	NW	206
7:34	215 McNair Street	NW	207
7:35	Catawba Street Church	NE	208
7:36	Catawba Street	NE	210

NEW HAVEN, MISSOURI SURVEY

<u>Roll:Frame</u>	<u>Address</u>	<u>Dir.</u>	<u>Inv.#</u>
8:01	Catawba Street (swinging bridge abutment)	SE	211
8:02	Catawba Street - bridge	SE	211
8:03	603 Olive Street	NW	212
8:04	601 Olive Street	NW	213
8:05	702 Olive Street	SE	214
8:06	800 Olive Street	SE	215
8:07	805 Morgan Street	NE	216
8:08	807 Morgan Street	NE	217
8:09	808 Morgan Street	SW	218
8:10	302 Locust Street	SW	222
8:11	305 Locust Street	SE	221
8:12	303 Locust Street	NE	220
8:13	306 Locust Street	SW	223
8:14	311 Locust Street	SE	225
8:15	902 Olive Street	SW	226
8:16	909 Olive Street	NW	227
8:17	206 Thurman Street	NW	228
8:18	213 Thurman Street	NE	229
8:19	210 Thurman Street	NW	230
8:20	1001 High Street	NW	231
8:21	1007 High Street	N	232
8:22	216 Selma Street	SW	234
8:23	225 Selma Street	NE	233
8:24	214 Selma Street	W	235
8:25	102 Olive Street	NE	236
8:26	209 Selma Street	SE	237
8:27	210 Selma Street	SW	238
8:28	205 Selma Street	SE	240
8:29	204 Selma Street	NW	241
8:30	202 Selma Street	W	242
8:31	102 Olive Street	W	236
8:32	1104 Miller Street	NE	243
8:33	1104 Miller Street	NE	244
8:34	1103 Miller Street	NW	245
8:35	1100 Miller Street	NE	246
8:36	1013 Miller Street	NE	247
8:36A	1006 Miller Street	NE	248

NEW HAVEN, MISSOURI SURVEY

<u>Roll:Frame</u>	<u>Address</u>	<u>Dir.</u>	<u>Inv.#</u>
9:01	1006 Miller Street	NE	248
9:02	1004 Miller Street	E	249
9:03	1001 Miller Street	N	250
9:04	204 Bates Street	SW	251
9:05	917 Miller Street	NW	252
9:06	903 Miller Street	NW	254
9:07	701 Maupin Street	SW	256
9:08	704 Maupin Street	NW	61
9:09	811 Maupin Street	NW	257
9:10	815 Maupin Street	NW	258
9:11	902 Maupin Street	NE	260
9:12	904 Maupin Street	NE	--
9:13	914 Maupin Street	SE	90
9:14	Garage at Wall and Maupin	--	--
9:15	123 Front Street	--	--

NEW HAVEN, MISSOURI SURVEY

<u>Roll:Frame</u>	<u>Address</u>	<u>Dir.</u>	<u>Inv.#</u>
10:01	408 Maupin Street	N	135
10:02	408 Maupin Street	N	135
10:03	404 Maupin Street	N	137
10:04	202 Maupin Street	E	197
10:05	100 Maupin Street	E	170
10:06	101 Maupin Street	SW	169
10:07	105 Hickory Street	SW	191
10:08	410 Miller Street	SW	174
10:09	410 Miller Street	SE	174
10:10	700 Miller Street	N	180
10:11	606 Miller Street	N	-
10:12	902 Miller Street	E	255
10:13	913 Miller Street	W	253
10:14	205 Bates Street	N	35
10:15	201 Melrose Street	N	160
10:16	202 Melrose Street	SW	165
10:17	201 Miller Street	NW	171
10:26	207 Selma Street	N	239
10:27	809 Morgan Street	NW	219
10:28	309 Locust Street	N	224
10:29	Catawba Street	E	209
10:30	905 Maupin Street	NW	79
10:31	907 Maupin Street	NW	80
10:32	909 Maupin Street	NW	81
10:33	819 Maupin Street	N	259
10:34	408 Maupin Street	NW	135

MISSOURI DEPARTMENT OF NATURAL RESOURCES
P.O. BOX 176
JEFFERSON CITY, MISSOURI 65102

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Thomason & Associates
Preservation Consultants
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Nashville, TN 37212

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF PARKS, RECREATION, AND HISTORIC PRESERVATION

DATE RECEIVED

HISTORIC PRESERVATION PROGRAM

1/3/94

RE: Poplar Bluff nominations, photographs and negatives

THIS IS TO ACKNOWLEDGE RECEIPT OF THE FOLLOWING MATERIAL FOR THE ABOVE REFERENCED PROPERTY/PROJECT:

- REQUEST FOR ASSESSMENT OF NATIONAL REGISTER ELIGIBILITY
- NATIONAL REGISTER OF HISTORIC PLACES NOMINATION SURVEY revisions (cover doc, 7 noms.)
- RESEARCH DESIGN
- INVENTORY SHEETS AND PHOTOGRAPHS
- MAP
- REPORT
- OTHER Photo log (2 pages) and negatives of New Haven

Steven E. Mitchell WILL COORDINATE REVIEW OF THIS MATERIAL AND CAN BE REACHED AT (314) 751-7800, IF YOU HAVE ANY QUESTIONS.