

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

Historic Southside (Munichburg) Multiple Property Submission

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

1. Early Settlement Period: 1850s to 1865
2. Cultural Changes Shape Munichburg: 1866 to 1919
3. Post-WWI to the beginning of Neighborhood Decline: 1920 to 1954

C. Form Prepared by

name/title Jane Rodes Beetem

organization Preservation Consultant

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city or town Jefferson City state MO zip code 65101

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. See continuation sheet for additional comments.

 
Signature and title of certifying official Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper _____

Date _____

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Cole County, Missouri

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Christ (this church has been known by several different names over the years - Central United Church of Christ is the current name). Topography also defines the neighborhood boundaries, with a steep hill and creek along the north and northeast boundaries.

Other National Register listings and historic surveys in Jefferson City include the following: The only National Register district in Jefferson City with multiple property owners is the Missouri State Capitol Historic District, listed in 1976 and with a boundary increase in 2002. The downtown commercial area as well as the Capitol complex and individual residences are within its boundaries. The Lincoln University Hilltop Campus Historic District was listed on the National Register in 1983 and with a boundary increase in 2002. The "Jefferson City Historic East Survey" was completed in 1992 and the "Historic Southside Survey" was completed in 1995 by the Urbana Group for the Jefferson City Commission on Historic Preservation. These surveys were supported by federal Historic Preservation Fund grants, matched by the City of Jefferson and monitored by the State Historic Preservation Office. This Multiple Property Submission (MPS) builds on information developed in those surveys. In addition, the MPS develops historic contexts to explain the evolution of the Munichburg neighborhood and describe the property types included in the MPS. Revitalization efforts are under way in parts of the neighborhood, and National Register listing is expected to further this activity.

The history of Munichburg has been divided into three periods of neighborhood development, or contexts, based upon cultural and architectural changes as well as upon development patterns found throughout Munichburg. Section E addresses each development context, including cultural changes and the architectural styles that were prevalent during each period. Section F covers specific property types found in Munichburg and addressed in this MPS, the significance of each property type, and the registration requirements for each type to be listed on the National Register. Briefly, the three historic contexts are as follows:

Context 1 - Early Settlement Period - 1850s to 1865

The 1850s to the mid-1860s represented the early settlement and growth period of the Munichburg neighborhood, dominated by German immigrants who began to establish themselves in their adopted country. Many of these families remained in the neighborhood for a long time, sometimes for several generations. The neighborhood's early growth was reflected in the establishment of its churches, school, and retail businesses. Many of the neighborhood's residents made significant contributions as well, having built the community's residential, commercial, and religious properties. A number of these properties and some of the early institutions remain today.

Context 2 - Cultural Changes Shape Munichburg - 1866 to 1919

Missouri Germans in Munichburg tended to be conservative. Although often they did not embrace cultural and social change easily, the neighborhood nevertheless experienced change over the years. During this period, 1866-1919, the Central German Evangelical Church allowed women to become members, the

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church closed its parochial school and a new public school was constructed. The first car arrived in the neighborhood, and the residents experienced World War I as German Americans. Tensions between German Americans and other city residents over a number of issues resulted in Munichburg residents, like Germans in other Missouri communities, subduing or disguising their German culture. Local resentment over the Missouri Germans' support of the Union during the Civil War also had continued for several decades. The temperance movement associated German Americans with the "evils" of drinking, and prohibition of the sale of alcohol dealt a blow to the Capitol Brewery which had been a major neighborhood employer. As an example of how the German culture was subdued, the word "German" was removed from the names of numerous businesses and institutions. As Munichburg's early settlers aged and passed away, the second generation began leaving its own mark on neighborhood development.

Context 3 - Post-WWI to the beginning of Neighborhood Decline - 1920 to 1954

Missouri state government expanded around the nearby State Capitol in the 1920s and 1930s. Combined with the return of soldiers following World War I, this resulted in the construction of a number of houses and apartment buildings in Munichburg. Continued anti-German sentiment, coupled with the impacts of the Depression and Prohibition, tended to limit economic growth in Munichburg. The neighborhood school closed in 1954 when it was replaced by a new school ("South School"), approximately eight blocks south of the Broadway and Dunklin intersection, outside of Munichburg. Efforts by the Jefferson City Chamber of Commerce to recruit businesses and jobs on the west side of town began in 1949 with development along Industrial Boulevard. The new Rex Whitton Expressway (U.S. Highway 50/63) facilitated access to jobs and ultimately to new houses that were being constructed outside of the city's urban core, and away from Munichburg. While some German families remained in the neighborhood, urban flight began in the 1950s and the stage was set for neglect and modern redevelopment in the decades to follow.

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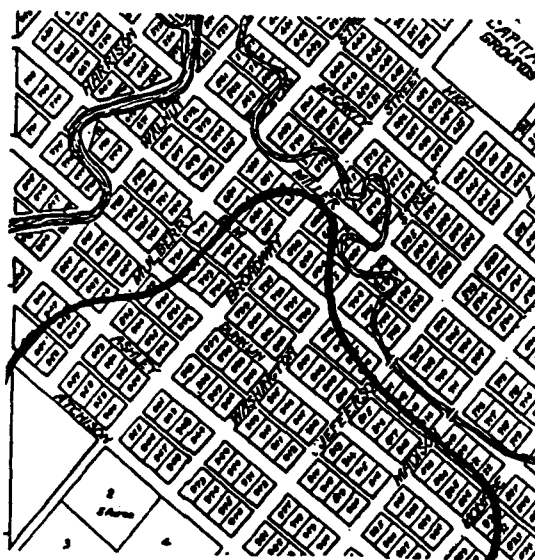
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Historic Contexts

Context 1- Early Settlement Period - 1850s to 1865

During the 1850s, Munichburg was established as a neighborhood in what had been the south side of Jefferson City, Missouri. On December 31, 1821, just a few months after Missouri became a state, Jefferson City (then known as Howard's Bluff) was selected as the site of the permanent capital. The site was chosen for its central location and direct access to the Missouri River. The commission appointed by the legislature to lay out the new capital city divided the four sections of land provided into 1,000 lots in the central city, with the rest of the land divided into 5, 10, 20, and 40 acre lots.¹ The earliest map available shows the Munichburg area divided into urban lots, with larger lots beginning on the south side of West Atchison Street.²

Figure 2: Early Plat of Jefferson City, with portion of approximate Munichburg boundary added



The curving black line indicates a portion of the approximate boundary of the Munichburg neighborhood. This part of Jefferson City has never been defined separate from the rest of the city. Most of the historic

¹ James E. Ford, A History of Jefferson City: Missouri's State Capital and of Cole County (Jefferson City: New Day Press, 1938), 2-4, 9-10.

² Map courtesy City of Jefferson, Community Development Department.

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resources associated with the neighborhood are within three blocks in any direction from the Central United Church of Christ. Topography also defines the neighborhood boundaries, with a steep hill and creek along the north and northeast boundaries. Note the 5 acre parcels south of West Atchison Street. This area was outside the city limits at the time the map was drawn.

The settlement of Munichburg began sometime in the 1850s, after many Germans fled Prussia during revolutions there in the 1840s.³ During the nineteenth century the United States experienced a major influx of German-speaking immigrants, and the nation's total foreign-born population in the last half of the nineteenth century fluctuated between 25 and 30 percent German. Significant numbers of Germans settled in Missouri, as the Midwest states were especially popular destinations for the immigrants. By 1890, census figures show that nearly 125,000 Missourians were German-born, with about twice that number speaking German.⁴

The 1850s to mid-1860s represent the early settlement and growth period of the Munichburg neighborhood, as German immigrants began establishing themselves in their adopted country. By the end of the Civil War, "Munichburg" had become a self-contained and self-sustaining German American neighborhood within the larger city. The influence of the German immigrants continued in the neighborhood throughout the period of significance. In the early period of development, this influence was clearly visible in the style of architecture used in neighborhood buildings. Later, the German influence was less pronounced although still discernable in the neighborhood architecture.

Munichburg was established on high ground overlooking the Missouri State Capitol, a result of available land and the desire to establish a German-speaking Protestant church in Jefferson City. The German community already had a Catholic church, constructed circa 1843.⁵ The neighborhood surrounding that church, named St. Peter's Catholic Church in the 1800s, was primarily along West Main Street. The southern boundary of the Catholic neighborhood was an area called "Goose Bottom," where the intersection known as "Five Points" is today on Highway 50/63. The Lutheran Germans had a church on Monroe Street, and their neighborhood included the downtown area. These three German churches and the homes of their nearby German residents are shown on the maps below. According to these maps

³ Prussia refers to an area that was a former state of Germany, the largest of the German states with 13 provinces prior to 1919. Industrially and politically it was the most prominent state of Germany prior to WW-II. After 1945 it was partitioned among four Allied occupied zones, with most of its former provinces going to what is now reunified Germany, the USSR and Poland.

⁴ Steven E. Mitchell, "Phase I Cultural Resources Survey of the MHTD Job No. J5S0352 Project Corridor." Report prepared by the Cultural Resources Section, MoDOT, for the Federal Highway Administration, 1994. (Survey on file with Missouri DNR State Historic Preservation Office.)

⁵ Raymond C. Backes, "Catholicism in the Capital City, 1828-1913," (Ph.D. diss., Saint Paul Seminary, 1956), 19.

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(which date from a later period), Munichburg was almost exclusively populated by Missouri-German families. While German Americans resided throughout Jefferson City, the dominance of German residents in Munichburg should be noted.⁶

⁶ Walter Schroeder, (unpublished maps), Department of Geography, University of Missouri-Columbia.

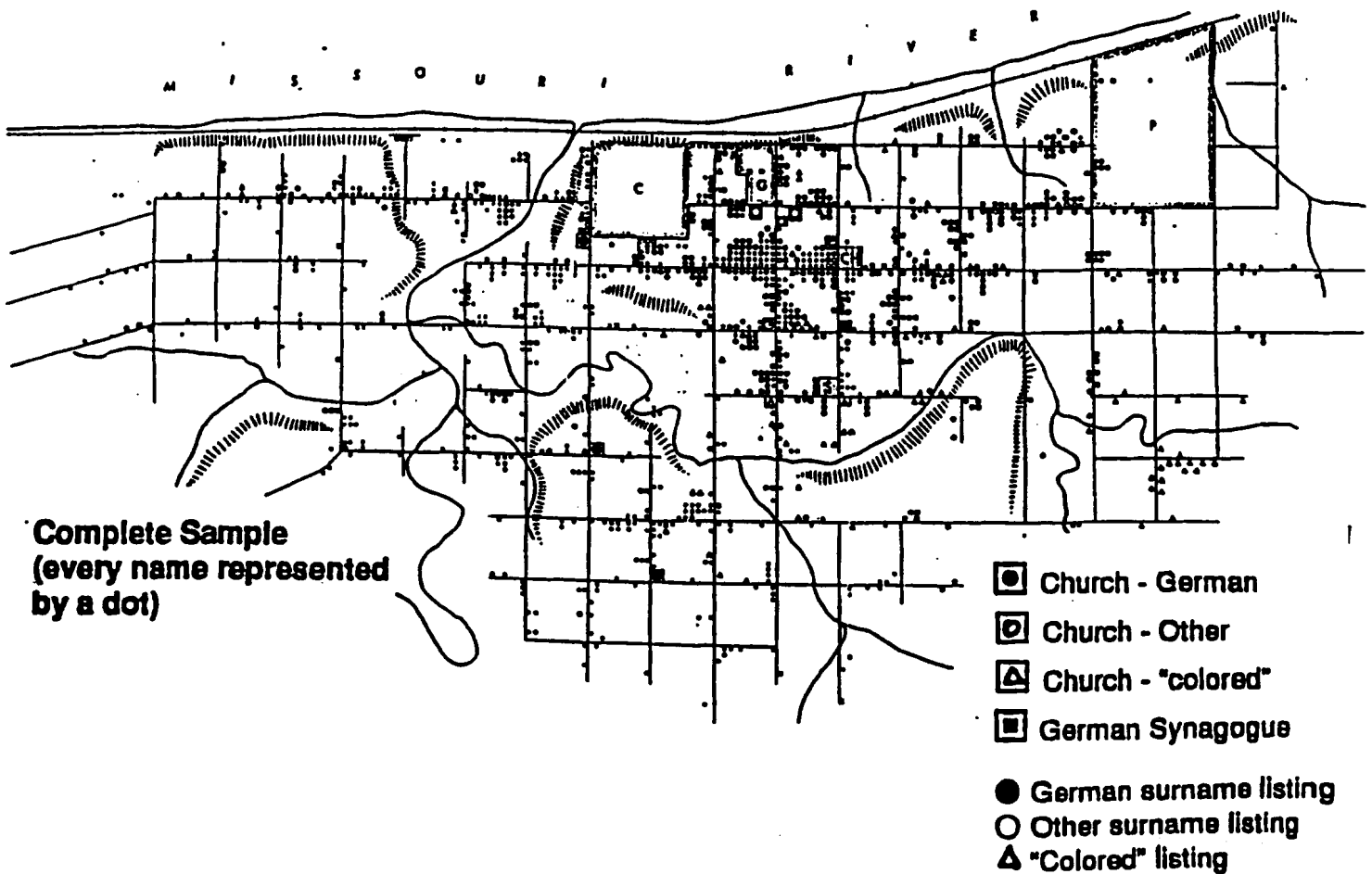
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Figure 3: Ethnic/Racial Populations and Their Churches in Jefferson City, 1877



Source: Walter Schroeder, Department of Geography, University of Missouri-Columbia, unpublished maps. Data from Beasley's Jefferson City Directory, 1877-78.

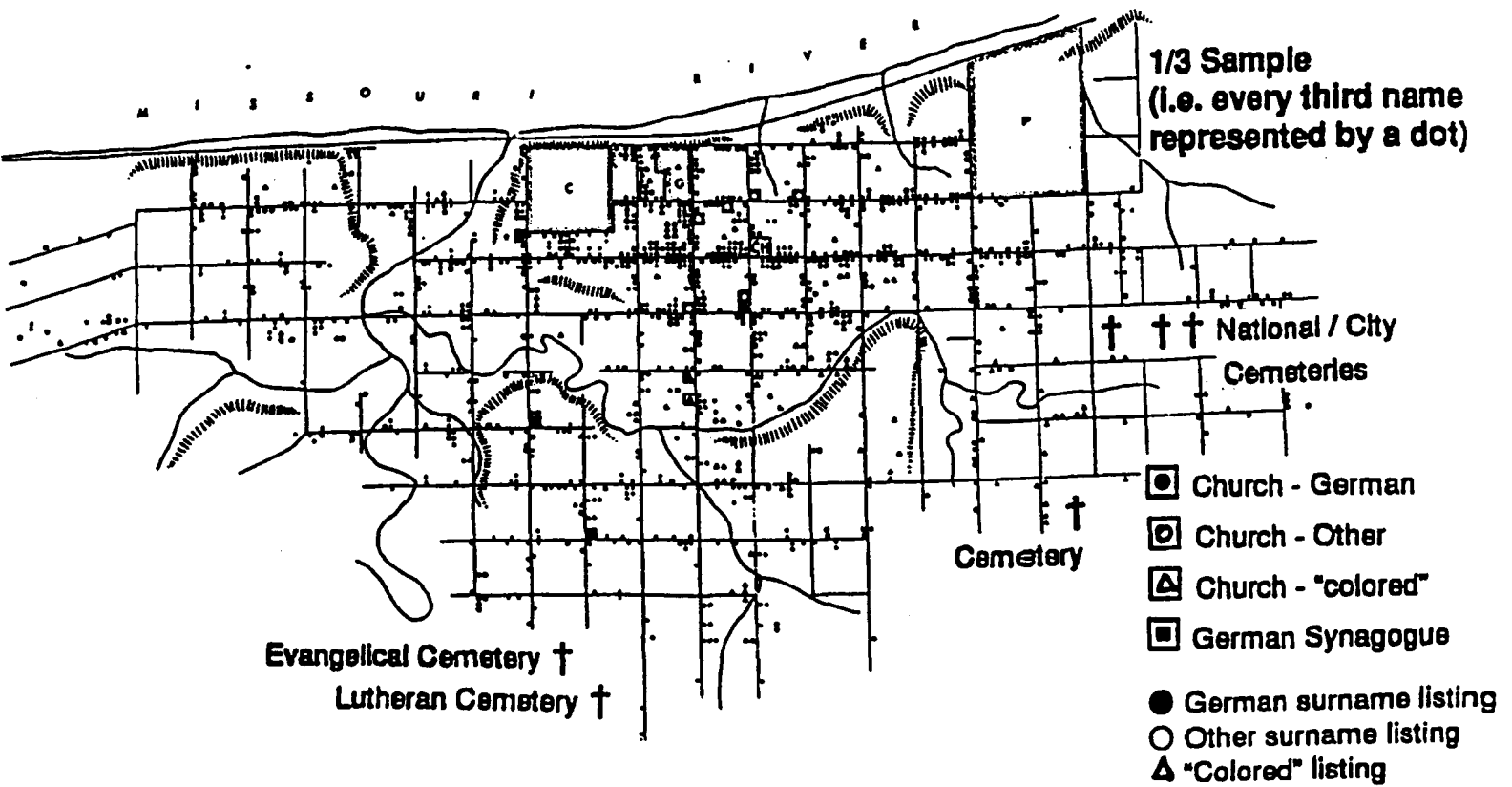
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Figure 4: Ethnic/Racial Populations and Their Churches in Jefferson City, 1897



Source: Walter Schroeder, Department of Geography, University of Missouri-Columbia, unpublished maps. Data from Jefferson City Directory, 1897.

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The German Americans who settled Munichburg came here not to become Americanized, but to develop economic, religious, and cultural freedom, retaining their native language and culture for themselves and for future generations. These immigrants endeavored to preserve their language and traditions by establishing their own churches, schools, and newspapers, and by continuing their traditional customs and celebrations.⁷ The Missouri Germans in Munichburg were characterized by their frugality and strong family ties. E. A. Zuendt of Jefferson City wrote on these subjects in 1870:

The German is not so easily moved; he does not risk so much in a mercantile sense, and for this reason he seldom becomes rich quickly, but nearly always only by hard work and diligence; he clings tenaciously to that which he has gained. . . . But the Germans also hang on to their old habits. They will not forget what they have learned to cherish in their old fatherland.⁸

The evolution of the name "Munichburg" deserves explanation.⁹ Many of the neighborhood's early settlers were from the northern part of Upper Franconia, more precisely the district of Munchberg. During the revolutions that resulted in substantial numbers of immigrants leaving Germany, Munchberg became a part of Bavaria. This would be comparable to the state of Georgia being conquered by the United States; Georgians would never refer to themselves as "Washingtonians." Similarly, it is unlikely that people from Munchberg would have warm feelings toward Munich, the capital of Bavaria. Naming their new home Munchberg would, however, have been acceptable. In 1881 the marriage of John Schneider and Margaretha Buhle was described in a newspaper in Germany as being held "in der evangelischen Kirche auf dem Munchberg" (in the evangelical church on the Munchberg).¹⁰ Apparently, the non-German citizens of Jefferson City understood "Munchberg" as "Munichburg," not realizing the political differences. In a reminiscence written not long before his death in 1937, Julius H. Conrath described a number of mid-nineteenth century neighborhoods of Missouri's capital city, a community into which he was born in 1863.

⁷ Anna Kemper Hess, ed., Erin McCawley Renn, Adolf E. Schroeder, and Oliver A. Schuchard, contributing eds., Little Germany on the Missouri (Columbia: University of Missouri Press, 1998), 12-13.

⁸ E. A. Zuendt, letter to the editor, Jefferson City Daily Tribune, October 5, 1870, p. 2.

⁹ The explanation of the name "Munichburg" was provided by Dr. Gary R. Kremer. Dr. Kremer is currently a Professor of History at William Woods University and has written numerous books and articles on Missouri and Jefferson City history. Previously, Dr. Kremer taught history at Lincoln University and served as Missouri's State Archivist. Dr. Kremer served as a subconsultant on this nomination, contributing greatly to the information contained in Section E, as well as providing advice regarding the broad history of numerous aspects of Munichburg's development. His input and guidance have helped to improve this nomination considerably.

¹⁰ Undated translation of a newspaper article from an unnamed German newspaper by Doris Dippold, graduate student at University of Kansas studying with Professor William Keel, whose research revealed the wedding announcement of his great-grandparents, copy in possession of Jane Beetem; Gary Kremer, interview by Jane Beetem, April 10, 2002.

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One of the "distinguishing features" of the city, he wrote, was that "On the southside was a little town built up by itself; Dunklin street was the main thorough fare and it was known as Munichburg, for the reason that its inhabitants were all Germans from Bavaria, of which Munich is the capital."¹¹ This explanation is repeated in a history of Jefferson City published in 1986.¹² Current residents of the neighborhood have known the area as the "Southside" all their lives. Likely due to anti-German sentiment after World Wars I and II, this name became associated with the neighborhood. The name "Munichburg" never completely died out, evidenced by the Old Munichburg Antique Mall on Jefferson Street established in the 1990, and the Old Munichburg Association, a neighborhood group dedicated to promoting and improving the area.

The railroad arrived in Jefferson City in 1856,¹³ although the effect of its arrival was not apparent until after the Civil War. Neighborhood development was slowed somewhat by the war, probably due to several factors: (1) some of the men, serving in the army, being away from home for long periods of time, (2) the uncertainty that is associated with wartime, and (3) the disruption of military activities in Jefferson City and in Munichburg itself. An undated map of Civil War fortifications in Jefferson City shows a major fortification just north of West Dunklin Street in Munichburg. As a high point just south of the Capitol, this location was a natural defensive position. Also, the Confederates may have chosen this position in the heart of the Munichburg neighborhood since the Missouri Germans supported the Union. Evidence of these fortifications remained near the southern end of Washington Street until the early 1920s.¹⁴

Since establishment of a Protestant church was a primary motivation in the settlement of the neighborhood, the residents did not delay in getting started. On January 1, 1858, more than three-dozen German immigrants in Munichburg met to form the Central German Evangelical Church of Jefferson City. They met in members' homes, until a church was built in 1859 at the intersection of Washington and Ashley Streets.¹⁵ By the end of the Civil War, this church had become the cultural and social center of a German ethnic neighborhood. Immigrants to the neighborhood created a multidimensional, self-contained, and self-sustaining community: They worked, worshiped, played, shopped, and went to school without traveling more than six blocks. The church is obvious in this portion of the "Bird's Eye View, of 1869."

¹¹ Quoted in James E. Ford, A History of Jefferson City, 208.

¹² Joseph S. Summers Jr., Pictorial Folk History of Jefferson City, Missouri, 1890-1900, (Jefferson City: Summers Publishing, 1986), 11.

¹³ Ford, History, 84-86.

¹⁴ Cole County Historical Society, Philip Hess House file.

¹⁵ Our Quasquicentennial, 1858-1983 (Jefferson City: Central United Church of Christ 1983), n.p.

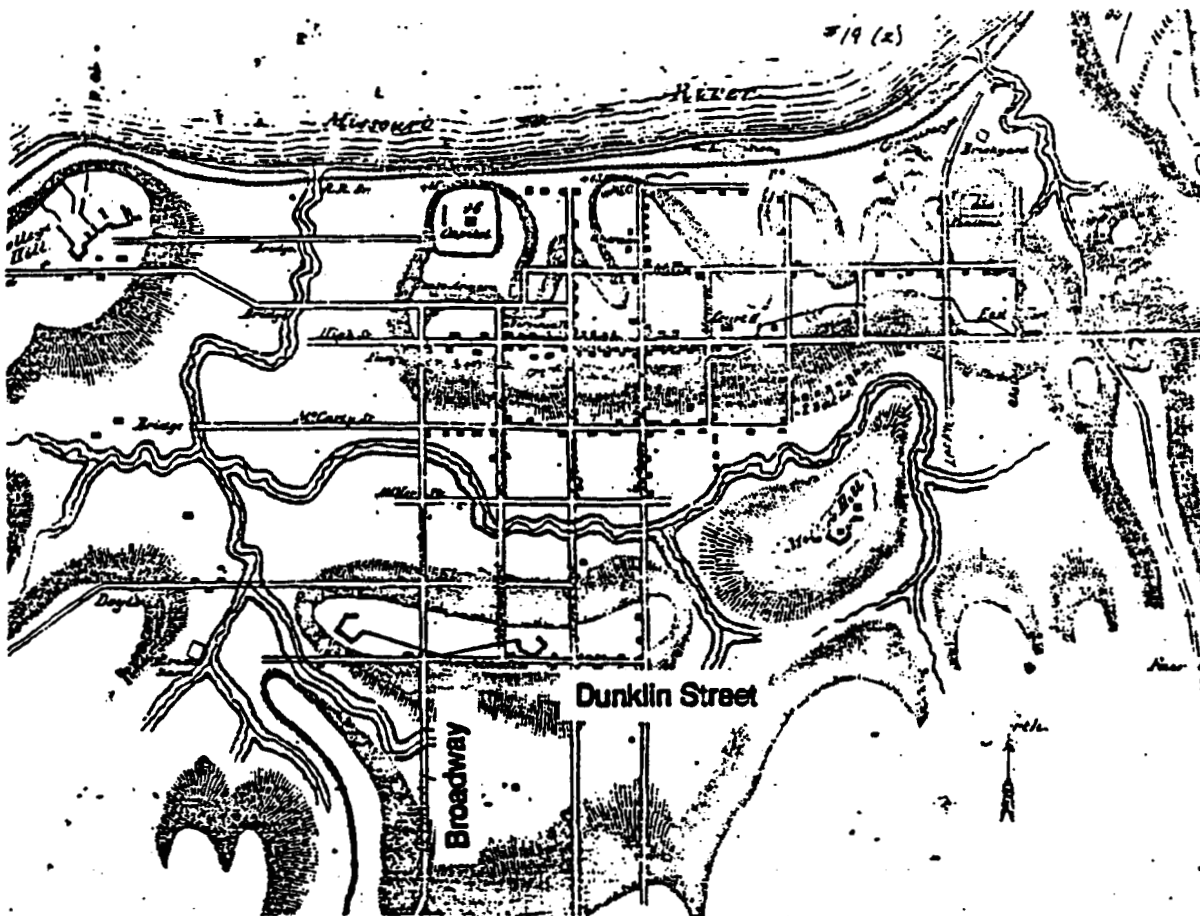
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Figure 5: Jefferson City Civil War Fortifications



Source: Undated map, Missouri River Regional Library, Jefferson City vertical files.

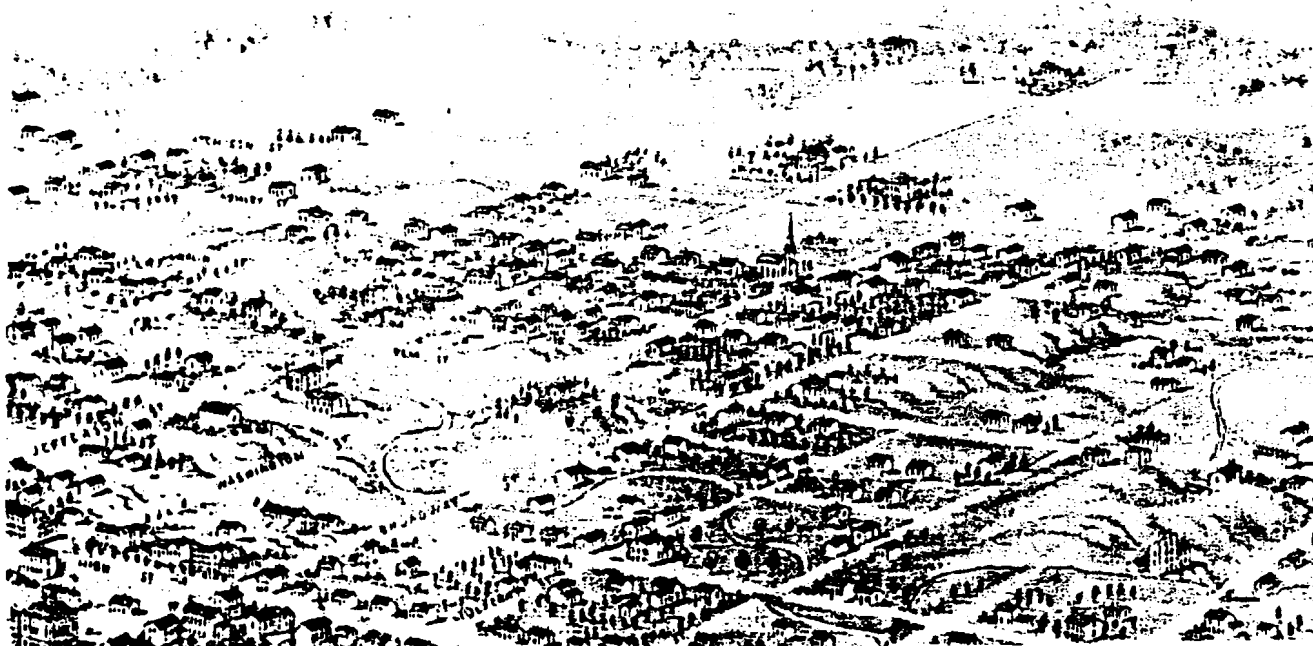
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Figure 6: Bird's Eye View of 1869 - Close-up of Munichburg



While the social and cultural center of the German southside was the Central German Evangelical Church in the 700 block of Washington Street, the heart of the business center was at the intersection of Dunklin and Jefferson Streets, only two blocks away. Jefferson Street was the major artery connecting Munichburg to the larger City of Jefferson throughout much of the nineteenth century, and Dunklin Street was the major east-west street through the neighborhood.

Among the oldest of the businesses at the intersection was a general merchandise store first operated by two Bavarian brothers, Charles and Jacob Tanner. The Tanner brothers immigrated to Jefferson City in 1854, after brief sojourns in Ohio and Indiana. They operated a mill along the Moreau River south of the city until a flood destroyed their business in 1858. Following the flood, the brothers set up a business in Munichburg.¹⁶ They bought property at 700 Jefferson Street and built what was described by a contemporary as "a substantial brick store 24 x 36 ft. in which they engaged in the business of general merchandise." Jacob Tanner purchased his brother Charles's interest in the business right before the Civil War and continued to operate the store on his own through the war years. Ill health forced Tanner to abandon the business from 1866-1869, but in the latter year he resumed control of the store and expanded it with a large addition to the south. The new addition allowed Tanner to sell groceries as well as

¹⁶ Ford, History, 556-57.

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general merchandise. Tanner began to sell farm machinery from this location as well.¹⁷

Some of the earliest commercial businesses in the neighborhood may have operated out of residential structures. One documented example of this practice was in the Philip Hess House at 714 Washington Street (included in the MPS). Hess, a butcher and meat processor, became the third owner of this house in 1865 and operated a meat market and grocery store in the basement of the house while he and his family lived in the rooms on the main floor. He also delivered freshly butchered meat throughout the neighborhood. Philip Hess lived in this home until his death in 1895.¹⁸

The residents of Munichburg developed their neighborhood along staid, conservative lines and tended to dominate the service and trade-oriented professions.¹⁹ This frugal tendency served the neighborhood well, as a number of buildings constructed during this settlement period remain, a testament to their sturdy construction by people who settled with the intention of becoming permanent residents.²⁰ Family ties and the desire to live and work near other German immigrants are evident during this period, as in later periods. During this time, the German language would have been spoken freely in Munichburg, with a majority of the businesses depending on customers from within the neighborhood. There was little need to travel beyond the neighborhood, as home, church, school, and businesses were all located within a few square blocks. The fact that Munichburg was self-sufficient during this time helped it retain its cultural identity, that was expressed in the architecture of the neighborhood.

Context 1 - Architectural Styles of the 1850s to 1865 - Early Settlement Period

This period in Munichburg's development is represented by one predominant type of architecture, Property Type 1 - Missouri-German Vernacular. The Missouri-German Vernacular type of architecture is characterized during this period by the use of brick walls set on stone foundations, topped with a gable roof. Brick was readily available in Jefferson City from the establishment of the first brick kiln by 1826²¹

¹⁷ Ford, History, 556-57; Gary R. Kremer, Heartland History: Essays on the Cultural Heritage of the Central Missouri Region, vol. 2 (St. Louis: G. Bradley), 46-48.

¹⁸ Urbana Group, Historic Southside Survey Inventory Form, Philip Hess House. (Survey on file with Missouri DNR State Historic Preservation Office.)

¹⁹ Steven E. Mitchell, "Historic Resources of Boonville" National Register Nomination, 8.6. (Nomination on file with Missouri DNR State Historic Preservation Office.)

²⁰ Russel L. Gerlach, Immigrants in the Ozarks: A Study in Ethnic Geography (Columbia: University of Missouri Press, 1976), 82-84.

²¹ Charles van Ravenswaay, The Arts and Architecture of German Settlements in Missouri, (Columbia: University of Missouri Press, 1977), 221.

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and was popular in Munichburg as in other Missouri German communities.²² The straightforward architecture of these houses serves as a testament to the skill and creativity of the master carpenters, called "carpenters and builders,"²³ who varied the basic designs to fit the owner's needs yet remained true to the traditional building techniques learned in the country of their birth. The severity of the design and relatively small size of these houses is an indicator of the conservative nature of the neighborhood residents. The culture of the Missouri Germans influenced development patterns in Munichburg for over a hundred years, as families were frugal and tended to stay together, remaining in the same homes and businesses for several decades. In the "Bird's Eye View of Jefferson City, the Capitol of Missouri, 1869," Munichburg is clearly visible, anchored by the neighborhood church, with many examples of Missouri-German Vernacular buildings lining the surrounding streets.

The term "Missouri-German" as it applies to vernacular architecture was coined by Charles van Ravenswaay, one of the earliest and best-known scholars of the state's German cultural heritage. His 1977 book, The Arts and Architecture of German Settlements in Missouri, documented numerous historic German buildings in the lower Missouri River Valley, and laid the groundwork for many subsequent studies. According to van Ravenswaay, the early buildings erected by Missouri's German Americans did not have

a self-conscious or designed look about them but, instead, were built in what might be called a Missouri-German vernacular style. This local building tradition (related to what German builders constructed in other parts of the United States) had its origins in the various German states from which the builders and their clients had emigrated and which they adapted to the needs of their new situation in Missouri. Gradually these new settlers almost unconsciously adopted ideas from American styles and building practices.²⁴

The individuality of Missouri-German Vernacular architecture is evident in van Ravenswaay's description, as he states that the houses ranged in size from one-and-a-half-story cottages with only a few rooms to two-and-a-half-story houses with ten to twelve rooms total. Most of the houses were rectangular or L-shaped, with between three to seven bays on the front, often with a central entrance. Typically the houses had gable roofs, sometimes with dormers. Foundations may have been exposed to a considerable height if the house was constructed on a hill. Brick cornices were constructed more frequently, but wood cornices were more bold as they were painted white. The earliest Missouri German houses show the influence of Klassicismus, the German variant of the Neoclassical or Federal style. Features of Klassicismus include

²² Mitchell, "Historic Resources of Boonville, Missouri," National Register Nomination, 8.7.

²³ Van Ravenswaay, Arts and Architecture, 295.

²⁴ Van Ravenswaay, Arts and Architecture, 225; Jane Beetem, "John B. and Elizabeth Ruthven House" National Register Nomination, 1999. (Nomination on file with Missouri DNR State Historic Preservation Office.) 8.10.

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elements such as a symmetrical facade, straight lintels, double doors, and lights over the doors.²⁵ Brick arches were used above doors and windows in all Missouri-German towns,²⁶ although in Munichburg straight lintels were typical prior to the end of the Civil War, and segmental arches became predominant after that time.

A few Missouri-German Vernacular houses in Munichburg reflected the influence of the Gothic Revival style. Typically this was not a full expression of the style as may be found elsewhere, but was limited to a pointed arch window in the front gable of a one-and-a-half-story residence. These houses exhibit many of the Missouri-German Vernacular characteristics typical of the period.

Outbuildings during the settlement period warrant a brief discussion, as a few remain today. One type of outbuilding was actually constructed for use as a house - the Alley House (Property Type 2). Looking very closely at the "Bird's Eye View of 1869," several of these houses are visible. There is one to the rear of what appears to be the location of 218 West Dunklin (included in the Broadway-Dunklin Historic District), two on an alley between Ashley and Atchison (at least one is extant and undergoing rehabilitation after suffering fire damage), and several on the two blocks between Elm and Ashley Streets, from Washington to Jefferson Streets. According to the Sanborn Maps, alleys were an important part of the layout of Munichburg, with nearly every block having three alleys forming an H shape. Alley Houses were common throughout Jefferson City, particularly in "Hog Alley," downtown between High Street and Capitol Avenue, where a high percentage of the community's black population lived in the early years. A significant number of Alley Houses have survived in Munichburg, while they are virtually nonexistent outside the neighborhood. One reason could be that instead of being built for house servants or for rental use, residents in Munichburg built houses in back of their own for use by extended family, as was the case at 218 West Dunklin. Another possibility is use by new and/or young German immigrants to the neighborhood, providing a supervised but separate living space, particularly for young girls.²⁷ In the 1880 census, Gerhard Dulle's household includes his wife, son, daughter-in-law, three grandchildren, and seven people aged 17-45, all having different last names.²⁸ Whether for relatives or new German immigrants, these homes received a higher level of maintenance than normal, allowing a good number of them to remain today.

One especially interesting outbuilding is located to the rear of 610 Broadway (included in the Broadway-Dunklin Historic District). Studying the "Bird's Eye View of 1869," it appears that this building may have been associated with a house a bit to the north, that no longer remains. The outbuilding bears a number of

²⁵ Beetem, "John B. and Elizabeth Ruthven House" National Register Nomination, 8.12.

²⁶ Van Ravenswaay, Arts and Architecture, 225, 226 & 229.

²⁷ Interview with Gary Kremer by Jane Beetem, April 10, 2002.

²⁸ U.S. Federal Census Records, Cole County, Missouri, 1880.

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similarities to the William Stumpe smokehouse, a 2-story building in Washington, Missouri, that is pictured in van Ravenswaay's book.²⁹ Presumably other agricultural outbuildings existed in Munichburg, particularly during the early settlement years when houses were more spread out throughout the neighborhood. Time and disuse have apparently resulted in the loss of many of the outbuildings that were less substantial than the one behind 610 Broadway. Careful examination of the rear yards in the neighborhood will reveal an assortment of smaller wood or metal-sided sheds, but it is not always clear during what period these were constructed.

The buildings constructed in Munichburg during the period between 1850 and 1865 are significant as representations of the Missouri-German Vernacular architecture of the period. The distinctive development patterns employed in Munichburg during this time, as well as the building traditions that influenced the style and degree of ornamentation of neighborhood structures, reflected the culture of the neighborhood's early residents.

Context 2 - Cultural Changes Shape Munichburg - 1866 to 1919

Following the Civil War, development of the neighborhood began anew. Nelson and Oscar Burch moved to Munichburg and constructed houses for themselves in 1868 and 1871. These were the first houses in the neighborhood to utilize an architectural style other than the Missouri-German Vernacular of the previous period. Elements necessary to achieve this style were made available via the railroad. Cornice brackets and round-topped windows had not previously been available locally, but they were used on these houses, presumably making them the most fashionable homes in Munichburg. From this point on, houses constructed in the neighborhood almost always exhibited some decorative element that had been delivered to Jefferson City by the railroad, for builders no longer relied strictly on locally crafted building elements.

Missouri Germans in Munichburg tended to be conservative by nature, so they did not embrace cultural change easily. But the neighborhood experienced change nevertheless. Several national movements impacted life in Munichburg. First, the Civil War was over, but not forgotten. Many of the earliest settlers in Jefferson City were from southern states and were disenfranchised after the war due to their support of the Confederacy and inability to truthfully swear the required loyalty oath. Union supporters were able to sign the oath, which allowed them to get government jobs and to vote. Dr. Bernard Bruns, a Missouri German who relocated to Jefferson City from nearby Westphalia in 1856, was mayor of Jefferson City at the time of his death in 1864,³⁰ as German Americans represented a majority of voters at the time he was elected. The loyalty oath requirement was abolished in a few years, but bitter feelings likely lingered for some time. The number of German immigrants arriving in Missouri and receiving aid from the German Immigration Society of St. Louis increased at the end of the Civil War, decreasing circa 1874, although

²⁹ Van Ravenswaay, Arts and Architecture, 222.

³⁰ Ford, History, 387.

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Germans that originally settled in other states continued to move to Missouri or places farther west.³¹ Continued immigration and relocation of Germans aided in the growth of Munichburg during this era.

Another national movement was the women's suffrage movement, which had been building momentum since before the Civil War. Kansans voted down a state referendum to allow blacks and women to vote in 1867. Ultimately the Fifteenth Amendment, adopted in 1870, gave black males the right to vote.³² During this period, the Central German Evangelical Church was growing and plans for expansion were likely being discussed, as the church prepared to construct a new church and rectory by the end of the century. Women then were the primary fund-raisers for such projects, through quilt raffles and church suppers, as is the case today in many Mid-Missouri churches. With the efforts of the suffrage movement ongoing, and faced with a need for substantial fund-raising efforts, women were allowed to vote on church issues in 1876.

Many women nationwide honed their political skills in the temperance movement, notably in the Women's Christian Temperance Union. German immigrants had brought their expertise in brewing beer with them to the United States, and beer became so popular that after 1890 more of it was sold than distilled spirits. Technological advances of the day, such as the railroad, the telegraph, and refrigeration, enabled breweries to control the manufacturing, processing, and distribution of their products. The breweries helped establish and finance saloons that would sell their products exclusively, resulting in a proliferation in the number of saloons. With so many saloons competing for business, many turned to sideline "businesses" such as gambling, cock-fighting, or prostitution to make a profit, resulting in saloons that were an unsavory influence in the community.³³ The international temperance movement sought to put an end to such practices. Many churches encouraged the movement, resulting in over 6,000 local temperance societies by 1833.³⁴

By the 1870s, this religious and social movement had clearly reached an emotional level comparable to the antiabortion movement of the present day. The editor of the Jefferson City newspaper in 1870 asked E. A. Zuendt to write about "what causes hold the Anglo-Americans and the German Aerimcans [sic], in

³¹ Don Heinrich Tolzmann, ed., William G. Bek, trans., The German Element in St. Louis: A Translation from German of Ernst D. Kargan's "St. Louis in Former Years: A Commemorative History of the German Element" (St. Louis: 1893; reprint from unpublished manuscript, 1943; Baltimore: Genealogical Publishing Company, 2000), 206-8.

³² The Susan B. Anthony Center for Women's Leadership, University of Rochester, "US Suffrage Movement Timeline" <www.rochester.edu/SBA/timeline1.html>

³³ Ohio State University Department of History, "The Brewing Industry and Prohibition" <www.prohibition.history.ohio-state.edu/Brewing/Default.htm>

³⁴ Encyclopedia Britannica, "Women in American History," <www.britannica.com/women/articles/temperance_movement.html>

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this country so far asunder socially, and what means would bring about a better understanding by each of the other." Zuendt touches on drinking in his letter to the editor: "[Germans] do not drink much more than the English, but they allow themselves, much more time to do it, and they do it never in secret." This comment touches off a series of responses back and forth between Zuendt and Professor O'Connell, at one point making the front page of the newspaper. In one letter, O'Connell calls Germans "Atheists" because they are active in the business of brewing beer.³⁵ Besides their involvement in the brewing industry, Missouri Germans' attempts to cling to their European style of celebrating the Sabbath likely invited disapproval by their non-German neighbors. In Hermann, and presumably in Munichburg as well, festivals and dances were held on Sunday, including "music and song and wine," resulting in an effort to close beer gardens and theaters on Sunday that predated the Civil War.³⁶ Clearly the temperance movement identified German Americans with the "evils" of drinking.

The temperance movement had a definite political aspect, as the national Prohibition Party was formed in 1869.³⁷ Locally, the political aspect was addressed in an 1882 editorial in the Democratic newspaper. The Missouri Germans were staunchly antislavery before and during the Civil War, and so were almost universally affiliated with the Republican Party. This editorial takes great pleasure in pointing out that the Republican Party favors Prohibition, and suggests that Missouri Germans should consider a switch in their allegiance to the Democratic Party. While the editorial makes no reference to the Germans' affiliation with local breweries, the author clearly enjoys the conflict faced by the German Americans.³⁸ That both of these articles were published during October is interesting, perhaps a response to the celebration of Oktoberfest.

The issue of Prohibition would have been of particular interest in Munichburg, as the dominant business west of Jefferson Street, and a major southside employer, was the Capitol Brewery, that spread over much of the 100 block of West Dunklin Street. Known originally as the George Wagner and Sons' Brewery, the business was purchased on September 20, 1892, by Bavarian immigrant Jacob Moerschel and his brothers Andreas and Franz. In the mid-1890s, the brothers razed the old buildings of the Wagner Brewery and erected a "New Brew House, New Wash House, and a New Stock House." By century's end, the Capitol Brewery had grown to a net worth of \$80,768 and was producing 20,000 barrels of beer annually with a workforce of approximately 40 neighborhood workers. By 1906, the Capitol Brewery's net worth had grown to about \$200,000. About this time, Jacob Moerschel decided to build a new home just south of the Munichburg neighborhood, on a high hill overlooking the entire city. The magnificent home,

³⁵ Jefferson City Daily Tribune, October 5, 1882, 2.; October 15, 1870, p. 2.

³⁶ Hesse, Little Germany, 29.

³⁷ Ohio State University Department of History, "Prohibition (Party) Cartoons" <www.prohibition.history.ohio-state.edu/Brewing/Default.htm>

³⁸ Jefferson City Daily Tribune, October 17, 1882.

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completed in 1909, was named "Villa Panorama" because of the view of the city it provided.³⁹ The house still stands today to the west of Munichburg, but none of the former brewery buildings remain.

The Capitol Brewery continued to prosper well into the twentieth century, although the war years of 1914-1917 brought uncertainty. As the United States prepared for war against Germany, one manifestation of anti-German sentiment was a renewed interest in the prohibition of the sale of intoxicating beverages, and beer consumption was closely identified with German immigrants. Already in 1916, the Capitol Brewery began to prepare for the inevitable onset of Prohibition by producing what was referred to as "Near Beer," a beverage with a low-alcohol content.⁴⁰ Even the new product contained too much alcohol to meet the requirements of the Volstead Act, that went into effect on October 28, 1919. The law prohibited the sale of any intoxicating liquors containing more than 0.5 percent alcohol. Capitol Brewery's history of brewing beer had all but come to an end, although the company would survive by switching to the production of soft drinks and ice. (Descendants of the Moerschel family continued the soft drink business, later acquiring a Coca-Cola bottling franchise that still operates in Munichburg today.)

Anti-German sentiment, whether based on the move toward Prohibition or due to patriotic fervor during the war against Germany, resulted in several subtle but significant changes in Munichburg. The word "German" was removed from the names of a number of businesses and institutions. In 1913, for example, the Jefferson City directory lists seven insurance companies as advertisers with a reference to Germany in their name.⁴¹ By 1929, no such company names remain under "insurance" in the city directory, and the Central German Evangelical Church is listed simply as the "Central Evangelical Church."⁴² "Munichburg" became known as the "Southside." And the neighborhood's architecture began to look more like buildings elsewhere in the community and less "German" in appearance. As in other Missouri communities, Missouri Germans in Munichburg began to celebrate their German culture less publicly.⁴³

Jefferson City had a German-language newspaper, the Missouri Volksfreund, published by Albert Kroeger beginning in 1876. In 1900, the paper's offices were on Madison Street, between High and McCarty Streets. The paper was published in 1913 from 217 East Main Street. During World War I, the number of German-language newspapers in Missouri decreased from 15 to 10; some of the remaining papers

³⁹ Moerschel family descendant Rosemary Moerschel Vogel retains in her possession the business records of the Capitol City Brewery. She was gracious enough to allow Gary R. Kremer the use of these records, from which this information on the brewery is drawn. See also Ford, History, 395-6.

⁴⁰ Ibid.

⁴¹ R.E. Hackman & Company's Jefferson City and Cole County Directory, 1913 (Quincy: R. E. Hackman, 1913).

⁴² Polk's Jefferson City Directory, 1929 (St. Louis: R.L. Polk & Co. Publishers, 1929).

⁴³ Hesse, 29.

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published part or all in English. This may explain why, by 1929, the Missouri Volksfreund is no longer listed in the city directory. When men from Missouri went to war in 1917, an "atmosphere of intolerance" developed, exemplified by the federal Council of Defense's work to eliminate the "use of the enemy tongue and influences." Missouri's Governor Gardner endorsed an effort to eliminate the use of the German language, and the state superintendent of schools refused to certify high schools that taught German and forbade it to be taught in elementary schools.⁴⁴

This edict proved not to be a problem in the Jefferson City schools, not even in Munichburg. Missouri Germans had been strong supporters of public schools, as their opposition to slavery resulted in their approval for financing of education for black students as part of the public school program.⁴⁵ Early in the twentieth century, the Evangelical Church discontinued its parochial school, and neighborhood children began going to a neighborhood public school located at the northeast corner of the intersection of Broadway and Dunklin Streets, two blocks from the church. A new public school building was erected on this site in 1903-1904. Designed by prominent Jefferson City architects Charles Opel and Frank Miller, the new school reflected a decidedly Classical Revival influence and contained six classrooms. It received its first students in the fall of 1904.⁴⁶ The German language was taught in the Jefferson City Public Schools from 1868 to 1889. In 1889, the German teacher was not rehired, as the Board of Education noted opposition from prominent German Americans to the study of German in the public schools. This school year had been reduced to eight months due to financial constraints, and the Missouri Germans viewed the teaching of German as a frivolous expense. Also in 1889, the Missouri Legislature had debated outlawing the teaching of German in public schools.⁴⁷ A new wing added four classrooms on the first floor and four classrooms in the basement in 1920. This school building (part of this MPS) ceased to be a school in 1954 when it was replaced by a new neighborhood school ("South School"), approximately eight blocks south of the old location.⁴⁸

⁴⁴ Lawrence O. Christensen and Gary R. Kremer, History of Missouri, Vol. IV: 1875 to 1919 (Columbia: University of Missouri Press, 1997), 240-242; 1929 city directory.

⁴⁵ Jerena East Giffen, The House on Hobo Hill: The History of the Jefferson City Public Schools (Jefferson City: Jefferson City Public Schools, 1964), 36-37.

⁴⁶ Urbana Group, Historic Southside Survey Inventory Form, Broadway School. (Survey on file with Missouri DNR State Historic Preservation Office.)

⁴⁷ Giffen, House, 75.

⁴⁸ Our Quasquicentennial; Giffen, House, 107.

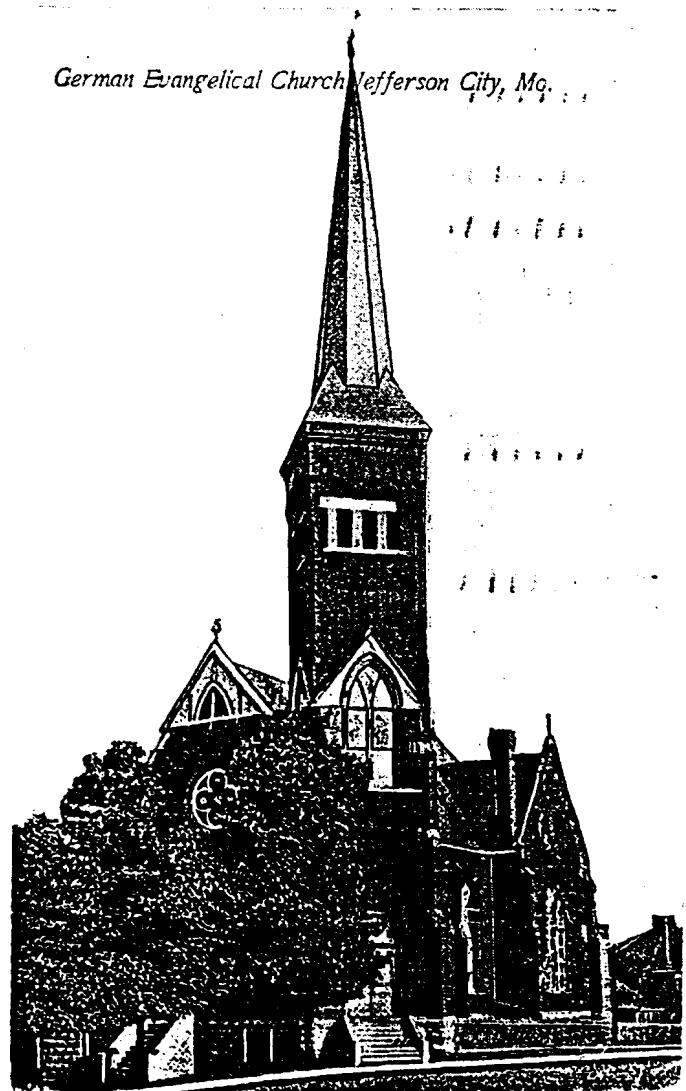
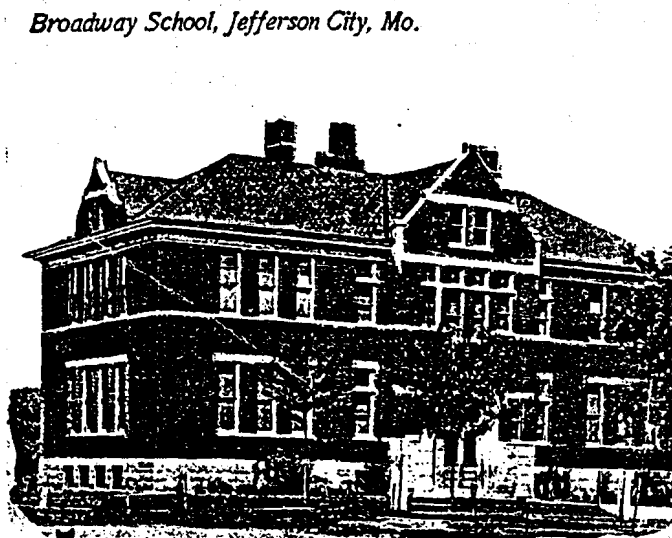
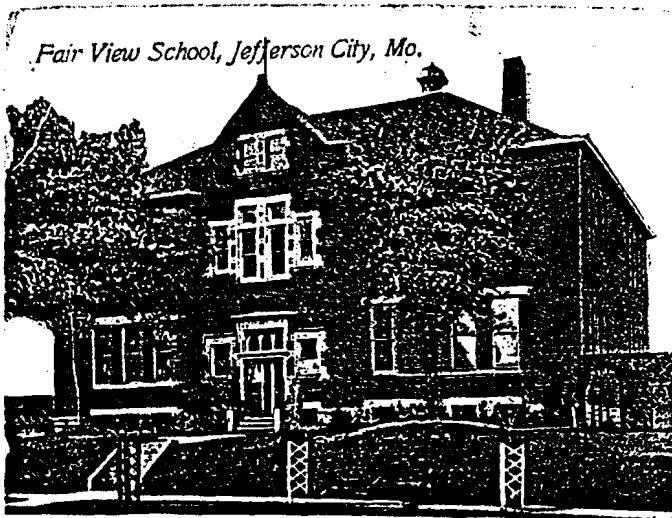
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Figure 7: Historic Postcards, Fair View and Broadway Schools (1912); German Evangelical Church (1915)⁴⁹



⁴⁹ Postcards in the collection of the author.

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One suspects that neighborhood parents worried over the absence of a parochial school and the increased difficulty of instilling community values into their children after many of the community's children began attending the neighborhood public school. Perhaps that is why the Evangelical Church built a large new Sunday School building just north of the parsonage on Washington Street in 1915-1916. The Sunday School building hosted church groups for regular meetings and provided a major opportunity for social interaction and recreation in a religious environment for many years. Although in its early years the church did not grant membership to women, that changed in 1876 when women not only were allowed to become members, but also formed their own social group called "Frauen Verein." Their principal goal was to help the needy. These women formed multiple sewing circles to produce and mend clothing for the needy while simultaneously socializing among themselves. In a late-life interview, Hank Guhleman (born in 1917) recalled that as a young boy he would sometimes "go down into the gym [on the lower level of the building] where there would be quilting going on all over the room."⁵⁰ This building no longer stands in Munichburg.

Allowing women to vote on church issues was not the only change occurring at the church during this period. By the late 1880s, the church's congregation (and the southside neighborhood) had grown so much that parishioners decided to build a new, larger church on the same site. On February 22, 1889, church members gathered to have their photograph taken in front of the old church, just after they had held their last service in it.⁵¹ They chose church member and local builder Fred Binder to serve as the general contractor. Binder was a German immigrant who arrived in the capital city in 1866 as a twenty-year-old and brought his trade skills with him. He lived for many years in a house that he built in Munichburg at 210 East Dunklin Street, only a few blocks from the Evangelical Church. Fred Binder was unquestionably one of the dominant figures in the building trades in late-nineteenth century Jefferson City. Binder was also the principal contractor for St. Peters Catholic Church, erected earlier in the 1880s, that remains some eight blocks northeast of "Munichburg," just west of the Missouri State Capitol.⁵² Binder was also largely responsible for the construction of a late-nineteenth century house at 717 Washington Street, immediately north of the Evangelical Church. This Queen Anne-influenced house was built in 1898 as the home of the church's pastor.⁵³ Both the church and pastor's home built by Binder are extant. The house's original spindlework porch was replaced by a porch with square brick columns, as was common throughout Munichburg (and to some extent Jefferson City) during the 1920s.

⁵⁰ Our Quasquicentennial; Henry "Hank" Guhleman to Gary R. Kremer, March 20, 2001, in possession of Gary R. Kremer.

⁵¹ Our Quasquicentennial.

⁵² Ford, History, 378-79. Binder died in 1911; his obituary appears in the Jefferson City Daily Democrat-Tribune, September 28, 1911, sec. 1, p.1.

⁵³ Our Quasquicentennial; J. W. Johnston, ed., The Illustrated Sketch Book of Jefferson City and Cole County (Jefferson City: Missouri Illustrated Sketch Book Company, 1900), 267.

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There was one other church in the neighborhood, although it served a much smaller congregation. The German Methodist Episcopal church was built in 1874-1875 near the northwest border of the neighborhood, at the intersection of West Elm and Broadway Streets. This church served a congregation that traced its members to an organization of German Methodists formed in 1846 from among members throughout Osage, Cole, Moniteau, and Cooper Counties.⁵⁴ By 1900, however, it was clear that the congregation was dwindling, based on these comments: The church "at no time had a large membership," "almost passed from existence," and "now has . . . 34 members."⁵⁵ The German Methodist Episcopal Church was not so fortunate as the Evangelical Church, as its use was discontinued sometime during the World War I era. The building was converted to duplexes in 1930 and is included in this MPS as the Albert and Wilhelmina Thomas House.⁵⁶

Another trend in Munichburg during this period was that as the early settlers of the neighborhood aged and passed away, the second generation began to leave its mark on neighborhood development. For example, Charles Tanner, Jacob Tanner's brother, died in 1904. But the business that he had established continued and expanded greatly after his death, by Theodore and his younger brothers, Ludwig and Julius, operating as the "Tanner Brothers Machine Shop and Garage" for more than four decades. Foreshadowing changes yet to come to Munichburg, Theodore Tanner completed the first automobile in Jefferson City in 1900, having been three years in the making in the Tanner Brothers' machine shop on Jefferson Street. The business appeared in city directories for the last time in 1946.⁵⁷ This building remains just south of the location of the original Tanner store, which does not remain. The Tanner Machine Shop was most recently known as the Old Munichburg Antique Mall. Jacob Tanner died in 1914, but his sons continued to operate his businesses. Herman operated the dry goods store at 700 Jefferson Street and his brother August operated the grocery store next door. The Tanner brothers continued to operate their retail establishments into the mid-1920s. After Herman Tanner retired, his son Will Tanner established a funeral home in the old dry goods store. The funeral home was destroyed by fire in 1969.⁵⁸ August's store no longer remains either, but one of the finest late-nineteenth century residential structures still standing in the southside is the Herman Tanner house, built at 630 Broadway Street in 1887 (included

⁵⁴ Urbana Group. Historic Southside Survey Inventory Sheet, Albert and Wilhelmina Thomas (Schroeder) House (Survey on file with Missouri DNR State Historic Preservation Office); Johnston, 416.

⁵⁵ Johnston, 416.

⁵⁶ Urbana Group. Historic Southside Survey Inventory Sheet, German Methodist Episcopal Church (Survey on file with Missouri DNR State Historic Preservation Office); dated family photographs provided by Julianna Schroeder.

⁵⁷ Kremer, Heartland History, 2:46-48.

⁵⁸ Interview with Jeannette Kassebaum by Gary Kremer, October 13 2000; interview with Robert Tanner by Gary Kremer, October 30, 2000. Transcripts of all interviews conducted by Gary Kremer are in his possession.

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in the Broadway-Dunklin Historic District).⁵⁹

Other businesses and residences were spread along both sides of Dunklin Street, between Madison and Broadway. One that still retains its historic name and location is Busch's Florist. Hugo Busch was born in Germany in January 1867. Apparently interested in flowers from an early age, Busch worked for three years as a florist's apprentice before he immigrated to the United States in 1884 and became an American citizen in 1889.⁶⁰ Hugo worked for nearly five years in a St. Louis flower shop and fifteen months for a florist in Kansas City before moving to Jefferson City's Munichburg to go into business for himself. On August 5, 1890, he and a partner, Charles Purzner, purchased a small florist shop and greenhouse operated by Mathias J. Nagel and his wife, Mary, at 117 East Dunklin Street. Busch and Purzner's business appeared in a Jefferson City directory for the first time in 1891. The two men not only worked together they also shared the same residence at the business address.⁶¹ Busch and Purzner continued to operate their florist shop in Munichburg as partners until August 30, 1902, when Charles Purzner and his wife, Lizzie, sold their interest in the florist business to Hugo Busch. By this time, the business had been moved around the corner to 620 Madison Street. Mr. and Mrs. Busch and their growing family continued to live at 117 East Dunklin Street.⁶² By 1910, the eldest Busch children were old enough to work in the family business. Hugo remained active in the business until his death in 1955. The florist shop prospered under the management of Hugo's son Arthur, who was born in 1918. Arthur and his wife, Leota, operated Busch's Florist until Arthur passed away in 1990. Leota continued to operate the shop until she sold it in 1997, as she and Arthur had no children to continue the business.⁶³ Busch's Florist continues to operate in this location, building on 107 years of success by the Busch family. This family's story is but one example of how the Missouri Germans lived and worked in Munichburg, had strong family relationships, and enjoyed success based on hard work, and passed the business from one generation to another.

Another story regarding the Busch family reveals the strong presence of the German language and German culture on the southside in the early twentieth century. One of the relatively new conveniences available to Hugo Busch in his business was the telephone. Longtime Jefferson City resident Adelaide

⁵⁹ Kremer, Heartland History, 2:46-48.

⁶⁰ Ford, History, 394-95; U.S. Federal Census, Population Schedule (1920), Cole County, Missouri, Enumeration District No. 56, p. 137B.

⁶¹ Ford, 394-395; Walter B. Stevens, Missouri: The Center State, 1821-1915, Vol. 3 (Chicago-St. Louis: The S. J. Clarke Publishing Company), 400-401; review of Jefferson City directories for the 1890s; Gary R. Kremer interview with Leota Busch, September 29, 2000; Jefferson City News Tribune, January 11, 1997, 19.

⁶² Kremer, Heartland History, 2:56-59; interview with Leota Busch, by Gary Kremer, September 29, 2000.

⁶³ Interview with Leota Busch by Gary Kremer, September 29, 2000; Jefferson City News Tribune, January 11, 1997.

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Schott Tweedie recalled in an 1981 interview this story handed down by her grandfather Fred Buehrle. According to the story, Mr. Buehrle was passing by Hugo Busch's place of business one day when Mr. Busch excitedly invited Buehrle into his store so that he could show him his new telephone. "Look at that thing," he said. "I put that black tube to my ear, I turn the crank and I can talk all the way up to High Street [four blocks away] and they can hear me!" After a shocked interlude, Mr. Buehrle inquired of Mr. Busch, "Can you talk German on it too?"⁶⁴

Context 2 - Architectural Styles of 1866 to 1919 - Cultural Changes Shape Munichburg

During the second period of Munichburg's development, the Missouri-German building traditions persisted, often in combination with decorative elements from more "modern" styles. These new styles included a number grouped under the heading of Victorian: Italianate, Queen Anne, and Folk Victorian, described in Property Type 3, Victorian Styles. Later in the century a group of Eclectic styles impacted the architecture of the neighborhood, including Colonial Revival, Classical Revival, and Tudor or English Revival. These styles are described in Property Type 4, Eclectic Styles. The Bungalow style house makes its debut during this period but really hits its stride during the next period of development, as outlined in Property Type 5. Outbuildings continued to be constructed, both in the form of Alley Houses and as service buildings, particularly as garages for the new form of transportation, - the automobile. Outbuildings are discussed in greater depth in Property Type 6. Commercial buildings in the earlier part of this period tend to be 2-story brick buildings and are explained in greater detail in Property Type 7.

The architectural styles of this period still reflect the Missouri-German traditions that had been adhered to in the first phase of development, but in combination with new, "popular" architectural styles. Missouri-German Vernacular houses from this period may incorporate one or more elements of a popular architectural style but retain the materials, workmanship, and often the form of the previous period. However, the Victorian movement had a substantial impact, as it was during this development period that the first buildings influenced by Victorian styles were built in Munichburg. On all of these buildings, brick remained the dominant building material, and the quality craftsmanship that had typified the earlier period continued. Segmentally arched windows replaced the straight lintels evident in the previous period, ranging from slightly arched tops to window tops that are semicircular. This change is part of a movement typical of Missouri-German buildings. The earliest Missouri-German houses show the influence of Klassicismus, the German variant of the Neoclassical or Federal style. Features of Klassicismus include elements such as a symmetrical facade, straight lintels, double doors, and lights over the doors. By the 1850s, and especially after the Civil War, Missouri-German buildings show the influence of the Rundbogenstil, or "round arch style." Missouri-German buildings erected of brick after the 1850s tend to have arched door and window openings, ranging from shallow segmental arches to almost semicircular arches. It has even been suggested that the arches over the windows of later buildings tended to become

⁶⁴ Interview with Adelaide Schott Tweedie, by Gary R. Kremer, 1981.

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higher as the century progressed.⁶⁵

Architectural styles began to appear in Munichburg during this period that were popular elsewhere in the country. In America, styles that were popular during the last decades of the reign of England's Queen Victoria, circa 1860-1900, are known the "Victorian" styles. These styles encompass a variety of subtypes, yet all can be described as "picturesque," having irregular shapes, with attention to detailed ornamentation.⁶⁶ The Victorian style most commonly used in Munichburg is Queen Anne, although examples of Italianate, Second Empire, and Folk Victorian can also be found in the area.

During the decade of the Civil War, the Italianate style became a dominant influence throughout the country. The Second Empire style developed from the Italianate style, with its distinctive feature being the mansard roof. Later in the Victorian period, the eclectic and inventive Queen Anne style developed. Near the end of the nineteenth century, the middle class discovered the Colonial and Classical Revival styles, based on early American architecture. Folk Victorian, or Vernacular Victorian, tended to reuse house forms that were already prevalent locally, adapting them to the changing needs of families over a long time period. Even the simplest of these houses had some degree of ornamentation, even if it was only at the eaves or entry door. Often the ornamentation of Folk Victorian houses is a generation or more behind the latest styles, so decorative motifs from several different architectural styles may be exhibited on the same house.⁶⁷

Technological advances and the availability of shipments by railroad and enabled ready access to mass-produced details required for the styles of this period. Balloon-frame construction, using lightweight boards held together by wire nails, rapidly replaced heavy timber framing. This allowed the use of irregular shapes, freeing houses from their traditional box shapes.⁶⁸ Total railroad mileage in Missouri at the end of the Civil War was 800 miles, and by 1870 it had more than doubled to 2,000 miles⁶⁹ and reached throughout the state. A fully functional system of rail lines allowed mass-produced materials such as pressed brick, plate glass, cast iron, and decorative wood elements to be delivered to construction sites

⁶⁵ Beetem, "John B. and Elizabeth Ruthven House" National Register Nomination, 8.12; Van Ravenswaay, Arts and Architecture, 231.

⁶⁶ Virginia McAlester and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 1984), 239.

⁶⁷ Carole Rifkind, A Field Guide to American Architecture (New York: New American Library, 1980), 62, 66.

⁶⁸ McAlester and McAlester, Field Guide to American Architecture, 239.

⁶⁹ Gerlach, Immigrants in the Ozarks, 31.

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great distances from their manufacturers.⁷⁰ Virtually every house built in Munichburg after the Civil War exhibits some decorative or structural element that was manufactured outside of Jefferson City and delivered by train.

Near the end of the nineteenth century and into the early twentieth century, an architectural style called Classical Revival developed out of the monumental Beaux-Arts style. Classical Revival buildings are characterized by a symmetrical arrangement, large windows, and smooth walls. This style became popular nationwide around 1905.⁷¹ The Classical Revival style is represented by only one building in Munichburg, yet it is such a substantial building it is noteworthy. The former Broadway School, at the corner of Broadway and West Dunklin Streets, was built with a Classical Revival influence in 1904.

About the same time, the Colonial Revival style became popular. Based on architectural styles from America's past, Colonial Revival-style houses blended well with older neighborhoods and had a traditional charm all their own. These qualities made this style popular nationwide. Colonial Revival was not a "pure" style, as an eclectic mixture of details from the earlier Georgian and Adam styles, as well as others, was commonly used. Pure copies of colonial houses are far less common than the eclectic version.⁷²

Houses constructed during the early part of the twentieth century reflect the cultural changes of the time. Fewer elaborate houses were built, due to a slower economy than in previous years, resulting in more modest styles of housing. Transportation impacted the preferred styles, as lumber and stylistic ornaments could be ordered from a catalog company such as Montgomery Ward, Sears and Roebuck, or Aladdin and shipped anywhere in the country. The automobile and streetcar lines impacted development patterns, as garages began to appear to house automobiles, and improved transportation options allowed people to live farther from work than ever before. This both expanded the size of the neighborhood and encouraged people to move from the older, more urban neighborhoods to newly developing neighborhoods on the outskirts of town. Technological innovations also resulted in changes in the types of domestic architecture built during this period.⁷³

In the early twentieth century, popular forms of housing replaced vernacular types as the preferred style for middle-class housing. Electricity, indoor plumbing, and central heating influenced the arrangement of interior spaces. Improved communication networks resulted in architectural styles that reflected

⁷⁰ Rifkind, Field Guide to American Architecture, 61.

⁷¹ Lester Walker, American Shelter: An Illustrated Encyclopedia of the American Home (Woodstock, NY: Overlook Press, 1981), 178.

⁷² *Ibid.*, 200, 324.

⁷³ Deon K. Wolfenbarger, "Historic Resources of St. Joseph, Buchanan County, Missouri," National Register Nomination, 1989. (Nomination on file with Missouri DNR State Historic Preservation Office.) F.18. - F.19.

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nationwide trends rather than regional or ethnic building traditions. Builders were able to replicate popular-style houses that were depicted in a variety of pattern books, catalogs, and trade magazines. Architectural features were massproduced, changing the exterior appearance of buildings and promoting a more homogeneous quality in neighborhood architecture.⁷⁴

One type of building in Munichburg that may be confused with an outbuilding, yet is illustrative of the development patterns typical of the neighborhood, is the Alley House. This property type was once found throughout Jefferson City, but Alley Houses have largely disappeared in the rest of the city while a significant number remain in Munichburg. Numerous alleys were developed in Munichburg, often 2-3 on a single block, giving easy access to the rear of these urban lots. Whether the frugal Missouri Germans found a way to generate income from a little used portion of their yard by constructing a rental house, or used the Alley House to provide housing nearby for extended family members, they took care in their construction and maintenance so that many remain today. These houses vary in size from small buildings more reminiscent of a storage shed to small-scale residential structures. Alley Houses may appear in any vernacular style described for residential buildings in the neighborhood but are typically built on a smaller scale. A 1-story frame "house" behind 608 Broadway appears to be a storage building, but according to the owner it had plaster walls and a flue. The exterior door is typical of a residential structure. The house is said to have been for the person who cared for the horses stabled in the carriage house located behind 610 Broadway (included in the Broadway-Dunklin Historic District).⁷⁵

The majority of the outbuildings in Munichburg are garages. There are a number of historic garages scattered throughout the neighborhood, and a very few agricultural outbuildings, since it is an urban environment. One of the most notable outbuildings is the garage located behind 222 West Dunklin, built of concrete block in 1915 (included in the Broadway-Dunklin Historic District). Agricultural outbuildings from this period are rare but do remain in a few locations in Munichburg. One example is a small-scale metal sided barn facing Washington Street, which may have been converted to use as a garage.

Commercial buildings in Munichburg are those that were used for commercial purposes for a significant part of their early history. They are typically two to three stories tall and of brick construction, with a variety of forms and architectural styles. Facades tend to be symmetrical and three to five bays wide. Munichburg's commercial buildings tend to be set directly on the sidewalk, with small stoops or recessed entrances. The commercial district in Munichburg is located primarily on West Dunklin, between Broadway and Monroe, on Jefferson Street from Highway 50 to Franklin Street, and on Monroe from Highway 50 to Franklin Street. Commercial buildings documented in the 1995 survey as built between 1866 and 1919 are located in the 600, 700, 800, and 900 blocks of Jefferson Street (3, 6, 1, and 1 buildings per block,

⁷⁴ Ibid., F.19.

⁷⁵ Interview with Maggie Lewis by Jane Beetem, February 2002.

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respectively).⁷⁶ Styling reflects neighborhood trends in architectural development, yet most commercial buildings are fairly simple in their ornamentation. Earlier buildings have typical Missouri-German red brick walls, arched window tops, and ornamental dentiled cornices. A number of commercial buildings in the 800 block of Jefferson Street have had their exteriors renovated with a smooth finish coating, yet they retain their original form and fenestration, and the limited detailing on the signage area above the entrance remains visible.

Context 3 - Post-WWI to the beginning of Neighborhood Decline - 1920 to 1954

The third period of Munichburg's development, beginning at the end of World War I and continuing until the closing of the Broadway School in 1954, was a period where outside pressures again impacted the neighborhood. As soldiers returned from World War I looking for jobs and housing, state government began an expansion of government services and employment that would continue for three decades. Anti-German sentiment continued, agitated by activities of the Ku Klux Klan (KKK), waned, then swelled again prior to and during World War II. The Depression and Prohibition impacted the neighborhood as local factories closed and the Capitol Brewery switched from beer to soft drinks. In the late 1940s, the City of Jefferson and the Chamber of Commerce promoted growth of the community through westward expansion. Closure of the Broadway School in 1954 removed the neighborhood school from Munichburg, encouraging the view that the neighborhood was old and outdated. The completion of the Rex Whitton Expressway (Highway 50/63) effectively eliminated any pedestrian connectivity with the downtown. The resulting dependence on the automobile facilitated getting to jobs and shopping outside of the neighborhood. While some longtime Munichburg families would remain, some would choose to move to new neighborhoods.

The Evangelical Church's Sunday School building at 709-711 Washington Street, that served also as a parish hall, hummed with activity during this period, especially during the pastorate of the Reverend Edwin Berlekamp, who led Central German Evangelical Church from 1922 to 1943. These were the formative years of Hank Guhleman, who was so impressed with this "kind, gentle man" that he and some of his friends "in our sort of youthful primitive way [came to think] that God must look a little like Reverend Berlekamp." Under Reverend Berlekamp's direction, the church formed the Dramatics Club, that put on plays in the auditorium for more than twenty-five years. Church member Charles Weiss became one of the favorite performers. Guhleman recalls "[He] was a real cut up. He was given the funny parts and it was mainly to see him that we would go." In addition, Reverend Berlekamp urged the youth of the church to form Troop 5 of the Boy Scouts of America in 1923, and it was during his pastorate, also, that the church's youth choir was begun in 1937. A Youth Fellowship (previously known as the Young People's League) also was formed during the 1930s. These were key institutions in the shaping of an entire generation of southside residents.⁷⁷ The Sunday School building continued in use until at least 1955 or later and has

⁷⁶ Urbana Group, Historic Southside Survey Inventory Forms, various commercial buildings.

⁷⁷ Henry "Hank" Guhleman to Gary R. Kremer, March 20, 2001; Our Quasquicentennial.

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since been demolished.

Men of the Evangelical Church formed a social club known first as the Men's Fellowship and later as the Brotherhood. One of the principal forms of entertainment for the Brotherhood during the 1920s and 1930s was bowling in the lower level of the Sunday School building. This was before any commercial bowling establishments were available in Jefferson City. Young men of the parish spent many evenings setting pins so that their fathers and other men of the Brotherhood could bowl. Occasionally, Brotherhood men (and their sons) gathered for a picnic or barbecue at a river cabin owned by one of the church members on the Moreau, Osage, or Gasconade Rivers.⁷⁸ One of the highlights of the year during Reverend Berlekamp's pastorate was an annual picnic at the Brazito Evangelical Church, that Reverend Berlekamp also served. Entire families attended. More regular after-church picnics were sometimes held along a creek near Frog Hollow Road, just outside the city limits.⁷⁹

Music was always a big part of the fellowship at the Evangelical Church. Before Sunday School each week, the Sunday School Orchestra, led by Louis Langerhans, would call the congregation to order. Special occasions, such as Rally Day, when children "moved up" into a higher Sunday School class, might call for music by the "Schnitzlbankers," or the "Saengerbundt," who also performed regularly at Friemel's Garden, a beer garden owned by Ernest L. Friemel at 607 Madison Street, on the eastern end of the Munichburg neighborhood.⁸⁰

Thus the Evangelical Church, through its services, organizations, and programs, provided the cultural and social focus for the neighborhood during this period of Munichburg's development. Unfortunately, not all organizations had such a positive impact on the neighborhood's residents. During the 1920s, the KKK developed a strong following in Jefferson City, as their organization had revived during World War I. The KKK was (and is) opposed to blacks, immigrants, Catholics, and Jews. The Klan was so strong during this period that it held a meeting in the Rotunda of the newly completed Capitol in 1924. The Klan's membership in Cole County that year was estimated at 1,145 people. Also in 1924, Congress passed the Johnson-Reed Immigration Act, to restrict the number and type of immigrants allowed into the United States. The illicit production of alcohol in Cole County came to be associated with Missouri Germans, many of whom were also Catholic. The KKK also believed that local law enforcement was not being aggressive enough in enforcing the Volstead Act, the 1919 law implementing the constitutional amendment prohibiting the manufacture and sale of alcoholic beverages. Some of the KKK's members came to be known as "The Four Horsemen," who destroyed equipment used to make beer, wine, or other alcohol. Invariably when such an attack was reported in the newspaper, the victim would have a German

⁷⁸ Ibid.

⁷⁹ Henry "Hank" Guhleman to Gary R. Kremer, March 20, 2001.

⁸⁰ Ibid.

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surname.⁸¹ Such events had to be unnerving for all Missouri Germans, including those in Munichburg. It is no wonder that the trend to display German culture less publicly continued during this period, resulting in architecture in Munichburg during this period looking more and more like architecture elsewhere in Jefferson City.

After Prohibition outlawed the sale of alcoholic beverages, the Capitol Brewery moved quickly to get into the soft-drink business to keep its operations afloat. In July 1920, the brewery began to manufacture root beer under the trade name "Roo-Bee." The next year, the business acquired a "Bottlers Franchise for Genuine Coca-Cola." Moerschel descendants continue to operate the Coca-Cola bottling business to the present day. The building in which they operate was completed in 1941 and was erected because Coca-Cola officials objected to their product being bottled in the same facility where beer was being brewed. This was after Prohibition ended in 1933 and the Capitol Brewery tried unsuccessfully for a number of years to return to its pre-Prohibition success.⁸² The brewery buildings were located where the former Safeway (later B&L Apple Market) operated in the 100 block of West Dunklin Street. None of the buildings associated with the brewery exist today.

In 1900, the State of Missouri employed 750 workers to serve the needs of 3.1 million Missourians. Just as the soldiers were returning from World War I in need of jobs and housing, the State of Missouri began to expand beyond the State Capitol, with the State Highway Department Building being the first state office building constructed. The number of state employees during the 1920s increased to 6,126 by the end of the decade, an increase of 181 percent. The second state office building constructed in the 1920s was the Broadway Building, located within walking distance of Munichburg at Broadway and West High Streets. During the Depression, the number of state employees doubled again. Wartime did not slow the increase in the expansion of state government, as the number of employees increased an average 100 percent during each of these three decades.⁸³ The impact of this increase in nearby employment was a corresponding increase in the number of apartments in the neighborhood. A map from a study conducted by Harland Bartholomew & Associates, St. Louis, Missouri, for the City of Jefferson Planning and Zoning Commission in 1952 illustrates the growth areas of the city from 1931 to 1951. One dot on this map represents one new housing unit constructed or added to an existing house. This map and a close-up view of Munichburg in Figures 8 and 9 confirm that additional housing units were added throughout Munichburg during this period, while clusters of dots indicate the construction of apartment buildings.

⁸¹ Gary Kremer, "KKK Had Strong Presence in Jefferson City," Jefferson City News Tribune, November 4, 2001; interview with Gary Kremer by Jane Beeter, April 10, 2002.

⁸² Business records of the Capitol City Brewery; interview with Rose Mary Vogel by Gary Kremer, October 15, 1999.

⁸³ Kenneth H. Winn, "IT ALL ADDS UP: Reform and the Erosion of Representative Government in Missouri, 1900-2000," 1999-2000 Official State Manual. <www.sos.state.mo.us/archive/pubs/article/article.asp>

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Several of these clusters indicate new apartment buildings built along Broadway and West Dunklin during this period.

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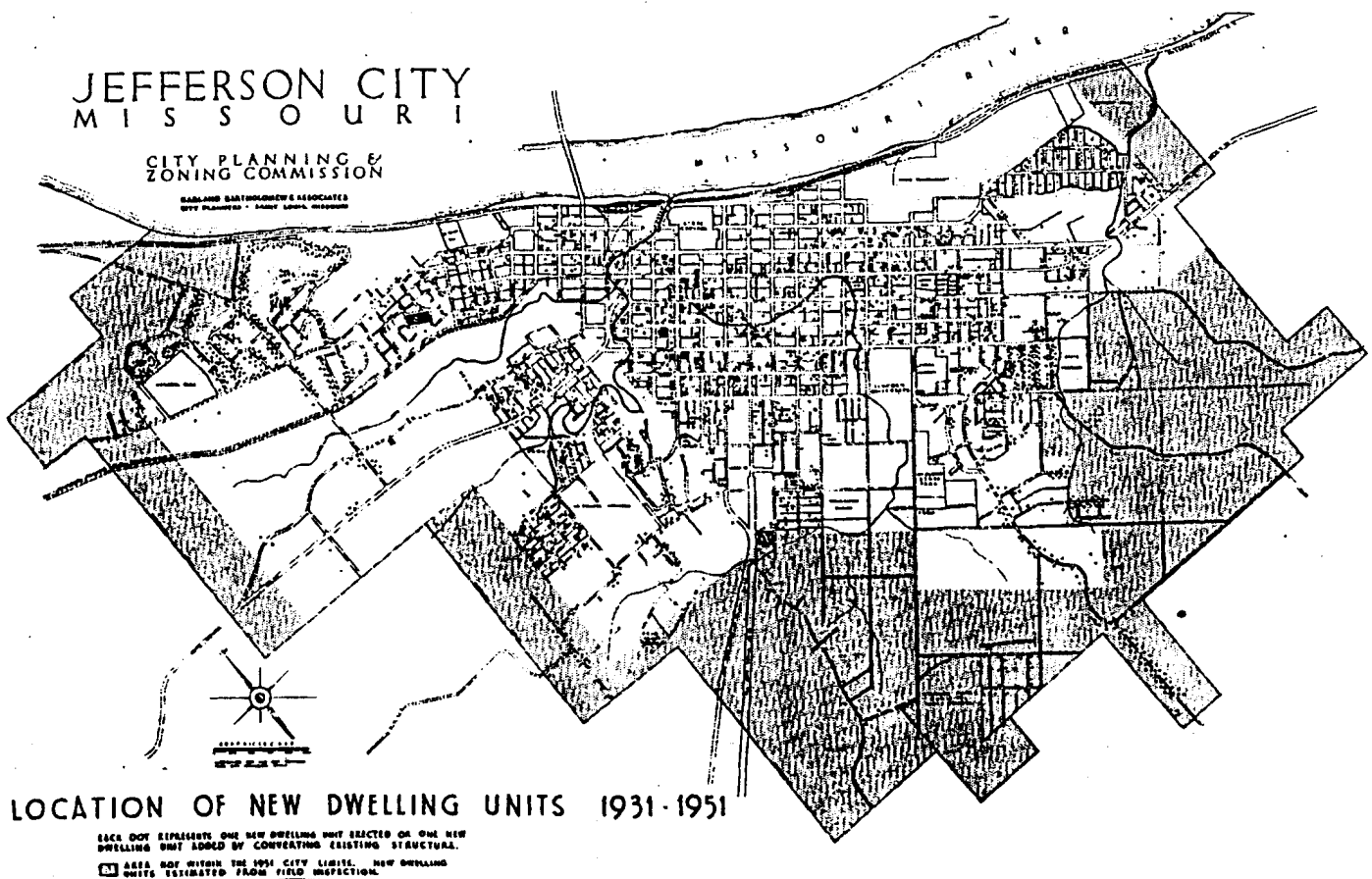
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Figure 8: Map by Harland Bartholomew & Associates, St. Louis, Missouri, for the City of Jefferson Planning & Zoning Commission, 1952 "Location of New Dwelling Units, 1931-1951"

PLATE 9



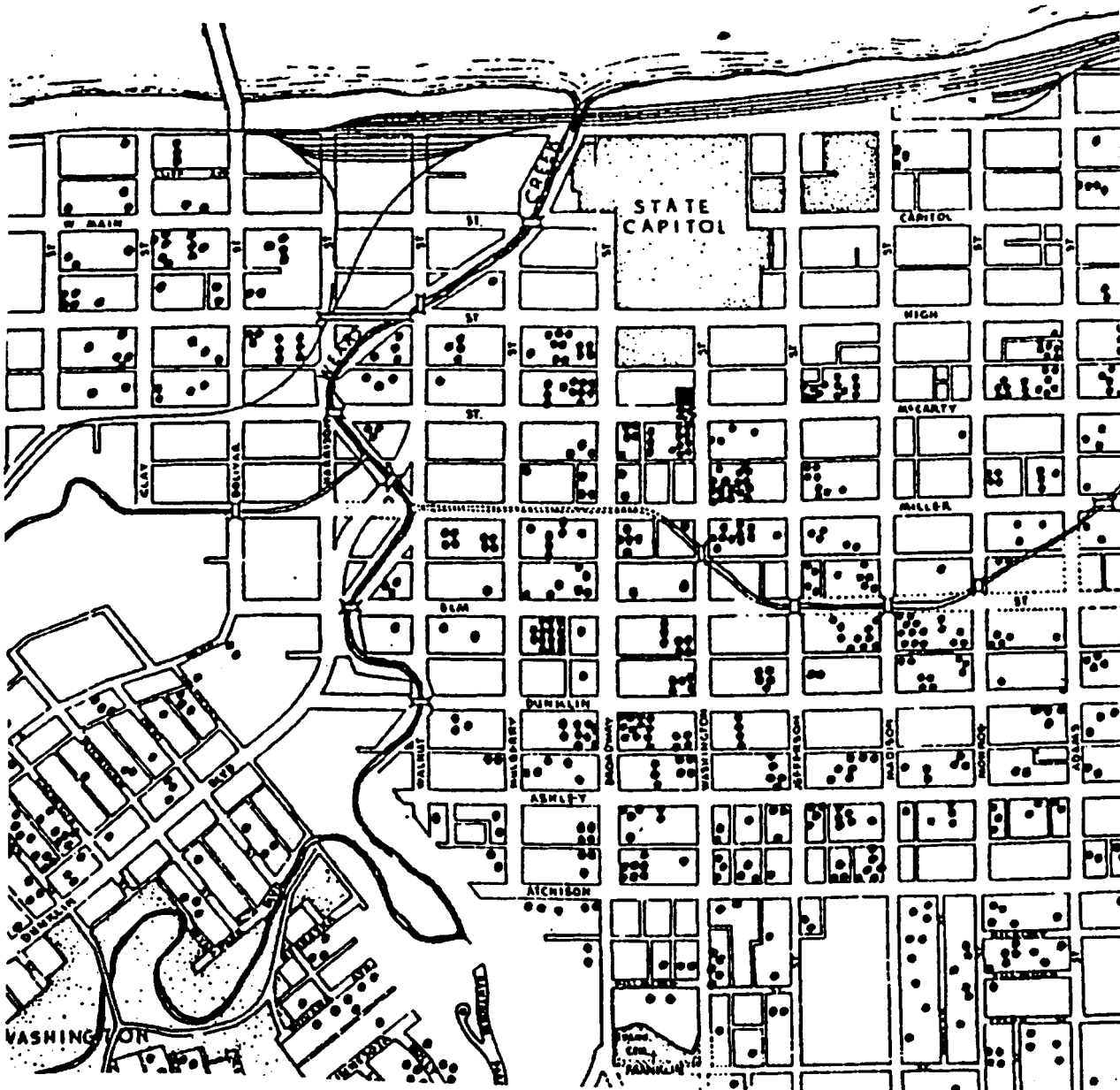
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Figure 9: "Location of New Dwelling Units, 1931-1951," Close-up of Munichburg Neighborhood



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East of the intersection of Dunklin and Jefferson Streets, there were multiple businesses that played an integral part in the life of the southside community. One of these businesses was the one begun by Milo H. Walz during the early 1920s in the 100 block of East Dunklin Street. The story of this family business, like Hugo Busch's florist shop that began in the second period of development, illustrates the neighborhood's growth and strength during the third period, even through the Depression and World War II. Milo Walz was born in Jefferson City in 1894, the grandson of a German immigrant. In 1923, shortly after marrying, Milo Walz opened the "South Side New and Used Furniture Store" at 128 East Dunklin. According to Milo Walz's son Don one of the trademarks of his father's business from the beginning was that he sold merchandise on credit. This was important to many of his southside, working-class customers, especially during the difficult days of the Great Depression (1929-World War II).⁸⁴ Walz's business grew quickly. In the late 1920s, he tore down the building in which he had started his business and built a larger, more substantial 2-story brick structure that still stands. In 1936, with his family growing, Milo Walz built a huge new furniture store around the corner, at 704 Madison Street. The contractor who built the new structure was his uncle, a well-known local southside craftsman named Joseph Schmidli, who had married Milo's father's sister in 1890.⁸⁵

With the new store opened, Walz converted the Dunklin Street store into a hardware store. It was the hardware store that was the first place of employment for the children of Milo and Esther Walz. One of those children, Don Walz (born in 1930), remembers the hardware store of his teenage years as a bustling place, especially on a Saturday night when the "regulars" came in. Generally these were men who stopped in to visit with Mr. Walz and each other while their wives shopped for groceries next door at the Kroger Store on the corner. Prior to being occupied by Kroger during the late 1920s, the corner building had been the H. F. Schwartz Market for many years. Since 1959, that building has housed a neighborhood bar, known as the "Wel-Com-Inn." As Milo Walz's family grew, he expanded his business to provide employment for his children. In addition to furniture and hardware, he now sold floor coverings, appliances, and draperies. The Walz family business spread to multiple southside locations, with Walz's sons taking over the management of various stores and his daughters working in the office, helping to keep track of the evergrowing number of accounts.⁸⁶

As the Walz children began to assume managerial responsibilities in the expanding Walz enterprises, the

⁸⁴ Henry Gensky, Jr., unpublished history of the Walz family, copy in possession of Gary R. Kremer; Ford. 572-574; interview with Don Walz by Gary Kremer, October 6, 2000.

⁸⁵ Joseph Schmidli's father, Peter Schmidli, carved and installed the main staircase and the mansard slate roof on the Missouri Governor's Mansion. The family lived in the 1100 block of Jefferson, at the southern edge of Munichburg. Gary Kremer, "Immigrant Craftsmen Made Lasting Impact on Material Culture," Jefferson City News Tribune, August 1, 1999.

⁸⁶ Interview with Don Walz by Gary Kremer, October 6, 2000; interview with Harold Markway by Gary Kremer, December 9, 2000.

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business incorporated. The boardroom in which the family gathered to make decisions remains today much as it was decades ago. Don Walz remembered that the boardroom was witness to many late-night discussions about the family's interests. Sometimes, he said, people would drive by late at night and see lights on in the boardroom and would comment later that the southside's "German mafia" must be meeting. The Walz family ceased operating multiple southside businesses during the 1990s, although the family continues to own the buildings that Milo H. Walz erected during the late 1920s and early 1930s.⁸⁷

While the Walz family enterprises expanded over the years to employ the children of Milo and Esther Walz, the 1920 census reveals just how much of a family business Busch's Florist shop had become. By then, Hugo and Lena Busch had ten children, all of whom were still living with them at 117 East Dunklin Street. Son Paul (28) was listed in the census as a florist at the greenhouse; Hugo (26) was a farmer at the nursery; daughter Louise (22) was listed as a bookkeeper at the greenhouse; son Walter (19) was chauffeur for the nursery; and son Herbert (15) was a helper in the greenhouse.⁸⁸ Arthur Busch, who was only two in 1920, began managing the shop during the Great Depression of the 1930s, after his graduation from Northeast Missouri State Teacher's College in Kirksville. After his marriage in 1942, he and his wife, Leota, worked together to manage the business, although Arthur's father, Hugo, remained active in the business until his death in 1955 at the age of 89. Arthur and Leota Busch built on the reputation established by Hugo Busch and continued to operate the business together until Mr. Busch died in October 1990.

The Great Depression posed more of a problem in Munichburg than merely needing to buy furniture from Walz's Furniture on credit. Jefferson City was home to a number of sizeable factories, and one shirt factory and one shoe factory closed. Fortunately, such job losses were offset by the increase in state employees during the same period. Certainly the frugal nature of the Missouri Germans in Munichburg served them well. But the sudden job losses had been a problem for Jefferson City. The Chamber of Commerce developed a plan to attract jobs and guard against any future economic downturns by forming the Industrial Development Corporation in 1946. A lack of sites suitable for industrial development resulted in plans for acquisition of land for five to six new industries. The first constructed was the National Guard building on Industrial Boulevard,⁸⁹ followed by Jefferson City Manufacturing and DeLong Steel. This expansion of Jefferson City away from the urban core toward the west was the beginning of the city's "urban sprawl." As jobs relocated from former downtown factories to Industrial Boulevard, workers followed. Neighborhoods of modest brick ranch houses began to appear near the new employers. The relocation of Highway 50/63 from McCarty Street to the Rex Whitton Expressway made travel to new jobs, and houses, easier than ever before. The closure of the Broadway School in 1954 was an indication that

⁸⁷ Interview with Harold Markway by Gary Kremer, December 9, 2000.

⁸⁸ U.S. Federal Census, Population Schedule (1920), Enumeration District No. 56, 137B.

⁸⁹ Harland Bartholomew and Associates, Preliminary Report upon Growth of the Community, prepared for the Jefferson City Board of Education (St. Louis, MO, 1952), 11.

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the population centers had shifted away from Munichburg. The new South School was not only eight blocks away, but also separated from the neighborhood by the four-lane Highway 54. The expansion of this highway required relocation of much of the Evangelical Cemetery, now on the opposite side of the highway from the Evangelical Church. All of these events combined had a negative impact on Munichburg, at the same time that urban renewal was all the rage. One result was the construction of Exchange Bank's South Branch Bank on the south side of the 200 block of West Dunklin, providing ample green space around the bank and its parking facility. In the late 1960s or early 1970s the Capitol Brewery complex was removed to make way for a Safeway grocery store and its adjacent parking lot.⁹⁰

Don Walz remembers the years prior to, during, and shortly after World War II as days when the southside was still a closely knit community. In a 2000 interview, he described the atmosphere as being "family-like." There was a southside businessmen's group (the Southside Business League) that met regularly to discuss ways of promoting southside businesses. As a young man, Don Walz attended the University of Missouri at Columbia, but his real education, he recalled, came when his father took him to those Southside Business League meetings. They were usually held in an office at the Coca-Cola plant on Jefferson Street. Clem Dulle, who managed the Coke plant, would provide liquid refreshments (Coca-Cola and beer), and Ralph Asel, who ran a butcher shop at 711 Madison Street, across from the Walz Furniture Store, would bring some of his famous sausage. The men would talk about ways to improve and promote not only their own businesses, but also the commercial climate of the entire southside. During the summer, southside businessmen and their families gathered for fun-filled picnics at McClung Park. These social gatherings would be organized by the wives of the southside businessmen.⁹¹

By the time that the Walz and Busch businesses passed from family hands during the 1990s, the southside had long since ceased to be thought of as a distinctive ethnic neighborhood by most people who lived and worked there. Exactly when that transformation occurred is difficult to pinpoint. A number of informants interviewed for this project pointed to the era of World War II as a transitional period. Robert Langerhans, who was born on the southside in 1926 and grew up in a house at 900 Washington Street, seemed to sum up the feeling of many Munichburg residents when he wrote in a November 2001 reminiscence: "I would say that while I still lived there a sense of community persisted, but when I went back home after WWII you could see changes taking place." These changes included older, long-time residents of the community moving away or dying, an increase in rental property, and a decline in the percentage of neighborhood residents who attended the Evangelical Church (now renamed the Central United Church of Christ).⁹²

Still, the built environment of Munichburg reflects its German heritage and the many ways in which this

⁹⁰ Interview with Gary Kremer by Jane Beetem, April 10, 2002.

⁹¹ Interview with Don Walz by Gary Kremer, October 6, 2000.

⁹² Robert Langerhans to Gary R. Kremer, November 21, 2001, copy in possession of Gary R. Kremer.

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heritage was transformed by American influences over the course of the twentieth century. This built environment is the most visible reminder of the presence of the "little town built up by itself" in Missouri's capital city.⁹³

Context 3 - Architectural Styles of 1920 to 1954 - Post WWII to the beginning of Neighborhood Decline

The Missouri-German Vernacular influence continued to be evident during this period, although this influence is gradually more subtle. No matter what the style, in Munichburg houses are likely to have segmentally arched windows and red brick walls. Even on modern Bungalow houses, segmentally arched windows and a preference for red brick walls are common, having roots in the Missouri-German Vernacular style.

Folk Victorian styles from the previous period, such as Gable Front and Pyramidal, continued to be constructed in Munichburg during this period. These styles are described in Property Type 3, Victorian Styles. Several other styles continued being constructed during this period of development, including the Classical Revival, Colonial Revival, Tudor or English Revival (Property Type 4, Eclectic Styles), and Bungalow styles (Property Type 5, Bungalow Style). Folk Victorian houses, Colonial Revival, and Bungalow styles were all constructed in Munichburg between 1920 and 1950. Only the Vernacular Folk Victorian and Bungalow styles contributed any great number of new houses during this time. The Bungalow style was the dominant style at this time, with 24 new homes documented in the 1995 survey as being built in this style⁹⁴ during the period covered in Context 3. These styles did not change considerably from those described for Context 2. New commercial and a few multifamily buildings, as well as outbuildings, were also constructed during this period.

The Bungalow style house may contain features and details typical of the Prairie and Craftsman styles, including wide overhanging eaves, square or tapered square porch supports, full-width front porches, and horizontal groupings of windows. The upper window sash may contain one or more vertical panes, while the lower sash consists of one single pane, as exhibited on the Clarence and Hernina B. Buersmeyer House, 608 Broadway (included in the Broadway-Dunklin Historic District). While the Bungalow style may have started in California, plans for this style house were advertised in House Beautiful and numerous

⁹³ Jacob Conrath, quoted in Ford, History, 208. The topic of the persistence of German cultural traditions in central Missouri is the subject of graduate work currently being done by Doris Dippold at the University of Kansas under the direction of Professor William Keel. Ms. Dippold is a native of the region of Germany from which a number of the Munichburg residents emigrated during the mid-nineteenth century.

⁹⁴ The Urbana Group, Historic Southside Survey Inventory Forms.

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other magazines, so the style quickly became popular nationwide.⁹⁵ In addition to plans, some companies advertised pre-cut packages, with lumber and detailing included, to be assembled by local labor. As a result of this marketing effort, the Bungalow, or Craftsman style, quickly ascended to position as the most popular and fashionable small house in the country.⁹⁶

The Bungalow is well represented in Munichburg. This style was so popular it typified middle-class housing in the early twentieth century, as it stressed simple, informal planning with an emphasis on utility and convenience.⁹⁷ In virtually any American town, bungalows and their derivatives represent a high proportion of the extant building stock. The style must have appealed to the Missouri Germans' conservative nature, as these houses were not pretentious; rather, they contained "no more than an absolute necessity of rooms."⁹⁸

Commercial buildings in Munichburg are those that were used for commercial purposes for a significant part of their early history. They are typically two to three stories tall and of brick construction, with a variety of forms and architectural styles. Facades tend to be symmetrical, three to five bays wide, set directly on the sidewalk, with small stoops or recessed entrances. The Historic Southside Survey identified 19 commercial buildings built between 1920 and 1954, including 12 on Jefferson Street (3 in the 600 block; 1 in the 700 block, and 8 in the 800 block); 3 on the 100 block of West Dunklin Street; and 2 each on the 600 and 700 blocks of Madison Street.⁹⁹

Styling reflects neighborhood trends in architectural development, yet most commercial buildings are fairly simple in their ornamentation. The two-part block was the dominant style of commercial building during this period of Munichburg's development. A number of commercial buildings in the 800 block of Jefferson Street have had their exteriors renovated with a smooth finish coating, yet they retain their original form and fenestration, and the limited detailing on the signage area above the entrance remains visible.

Eclectic Style houses had a fairly significant impact on the neighborhood, as at least twelve houses were

⁹⁵ Clay Lancaster, "The American Bungalow," in Readings in American Vernacular Architecture, ed. Dell Upton and John Michael Vlach (Athens: University of Georgia Press, 1986), 70-82.

⁹⁶ McAlester and McAlester, Field Guide to American Houses, 453-54.

⁹⁷ The Urbana Group, "Jefferson City Historic East Survey Summary Report," 18. (Survey on file with Missouri DNR State Historic Preservation Office.)

⁹⁸ Lancaster, "American Bungalow," 70 - 82.

⁹⁹ Urbana Group, Historic Southside Survey Inventory Forms.

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constructed in some type of period revival style.¹⁰⁰ This impact is reduced by the fact that the houses are scattered throughout the neighborhood, rather than clustered together. Of the Eclectic Style houses, Tudor or English Revival and Colonial Revival were among the most prevalent in the neighborhood, with Colonial Revival being the greatest in number. Six Colonial Revival examples remain in the neighborhood, including representatives of subtypes such as Dutch and Cape Cod. The Colonial Revival style began to appear in Munichburg in 1890, so it is discussed under Victorian styles.

Subtypes of the Eclectic Style include the Tudor or English Revival styles. World War I brought an abrupt end to the classically influenced styles such as Classical Revival and Colonial Revival. Technological advances were a major factor in this change. In the early 1920s, techniques were perfected for adding an inexpensive veneer of brick or stone to the exterior of a balloon-frame house. This allowed owners of even modest cottages to imitate the masonry facades of European styles,¹⁰¹ visions of which were in the minds of soldiers returning home from war.

The Tudor or English Revival style was utilized nationally from 1890 to 1940. This style describes picturesque houses with steeply pitched roofs, stucco walls, and English detailing. Tudor Revival houses often had dark wood framing applied to the exterior,¹⁰² but stucco walls were used in a relatively small percentage of this style house. This style can be identified by its steeply pitched roof; a facade dominated by one or more prominent cross gables, usually also steeply pitched; tall, narrow windows that are usually present in multiple groups and with multipane glazing; and massive chimneys, often crowned by decorative chimney pots.¹⁰³

The majority of the outbuildings in Munichburg from this period are garages. There are a number of historic garages scattered throughout the neighborhood, primarily of frame construction. These were utilitarian structures, designed to house automobiles and to serve other storage purposes. While these buildings typically reflect their period of construction, they are generally vernacular in design and so have no particular architectural style.

¹⁰⁰ Urbana Group, Historic Southside Survey Inventory Forms.

¹⁰¹ McAlester and McAlester, Field Guide to American Houses, 319.

¹⁰² Herbert Gottfried and Jan Jennings, American Vernacular Design, 1870 - 1940 (Ames: Iowa State University Press, 1988), 193.

¹⁰³ McAlester and McAlester, Field Guide to American Houses, 354-58.

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Property Type 1: Missouri-German Vernacular

Description:

The Missouri-German Vernacular building tradition produced thousands of buildings in the nineteenth century, many of which have survived to modern times. The term "Missouri-German" as it applies to vernacular architecture was coined by Charles van Ravenswaay, one of the earliest and best-known scholars of the state's German cultural heritage.¹¹¹ The blending of Germanic and New World building traditions is an important characteristic of Missouri-German Vernacular architecture. Another scholar of Missouri-German Vernacular architecture, Erin Renn, has written that the German immigrants and their children "absorbed ideas from their Anglo- and French-American neighbors. Out of this contact grew a new architectural tradition which we can identify as German Vernacular. The resulting German American style was constructed from the 1840s into the 1890s."¹¹²

To understand vernacular architecture, it is necessary to look at stylistic precedents and such elements as construction materials and techniques, plans, building forms, use, and general massing. Missouri-German buildings are highly individual, but they do share the basic characteristics of careful craftsmanship, simplicity of design, and a tendency toward austere, planar surfaces.¹¹³ Frame and brick buildings share the same simple traditional plans (such as hall-parlor and central passage) and vernacular designs, which are an amalgam of Anglo-American and Old World German sources.¹¹⁴ Elements of high-style architecture of earlier periods are often distilled over time to subtly affect the appearance of vernacular buildings. That theory holds true for Missouri-German buildings as well, particularly those built of brick.

The most visible construction tradition that the German settlers brought to Jefferson City and other Missouri communities was the tradition of building in brick. Many of the German immigrants and craftsmen were from areas, such as northern Germany, where a strong history of brick construction existed, and their influence on the brick-making industry in Jefferson City was quickly apparent. Brick construction was popular with Missouri Germans, especially in urban areas where brick construction was relatively less expensive as compared with rural areas where both wood and stone were more readily available.¹¹⁵ One

¹¹¹ Van Ravenswaay, Arts and Architecture, 225.

¹¹² Erin Renn, "An Introduction to Nineteenth Century Missouri German Architecture," in "Vernacular Architecture Forum: A Guide to the Tours," compiled by Osmund Overby (1989), 63.

¹¹³ Philippe Oszuscik, "Germanic Influence Upon the Vernacular Architecture of Davenport, Iowa," in P.A.S.T. 10 (1987):17.

¹¹⁴ Mimi Stirtz, "Historic Resources of Augusta, Missouri," National Register Nomination, E.9. (Nomination on file with Missouri DNR State Historic Preservation Office.)

¹¹⁵ Van Ravenswaay, Arts and Architecture, 179.

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study noted that "wherever suitable clay deposits could be exploited, brick became the dominant and longest lasting feature of townscapes in the Midwest's German settlements."¹¹⁶ Brick kilns were often among the first industrial enterprises to be established in Missouri-German towns, including Jefferson City, where a kiln was established before 1826.¹¹⁷ By 1900, three brick kilns were in operation in Jefferson City: Jno. N. Doehla and Co., east of the city limits; Jefferson City Brick Co., in the western suburbs; and B. H. Pohl and Sons, at 601 West Main Street, the closest source of brick to Munichburg.¹¹⁸

Stylistic influences in Missouri-German architecture, like those in most vernacular architecture, can be linked to earlier high-style movements. The earliest brick buildings to be erected by German Americans in Missouri show the influence of Klassisismus, the German variant of the Neoclassical or Federal style. Features of Klassisismus that can be found in Missouri-German buildings include a symmetrical facade, straight lintels, double doors, and lights over the doors. The severity of the design was often relieved by decorative cornice treatments, most commonly in the form of dentilation, ornamental wooden trimwork, and other ornamentation. Cornices on the earliest Missouri-German Vernacular houses were decorated with a stepped brick design, usually with two bricks stacked soldier style at the top, then two more bricks stepping down to the level of the front facade. Another method used in Munichburg is bricks placed on their side, resulting in a stepped design on an angle (similar to a "sawtooth" design), continuing across the front facade and wrapping slightly around the front corners. Later period buildings exhibiting the Missouri-German Vernacular influence may have a more prominent stepped brick cornice detail using five or more bricks, or a wooden cornice design. Architectural styles popular in later periods were often used to embellish an existing Missouri-German Vernacular house or were incorporated in new construction, typically evident on the front porch or entrance.

The strong line of the straight lintels distinguish the early Missouri-German buildings from those built after about 1850. Later buildings show the influence of the Rundbogenstil or "round arch style," which was widely utilized in the German states beginning in the 1830s and had moved to the United States by the 1850s.¹¹⁹ Munichburg, not surprisingly, was a bit slow to adopt the latest trend in architecture, as illustrated by the house at 714 Washington Street. This house, built in 1864,¹²⁰ has straight lintels over the windows and doors. Missouri-German brick buildings erected after the Civil War tend to have arched door and window openings, ranging from shallow segmental arches to nearly semicircular arches. It has even been suggested that the arches over the windows of those later buildings tended to become higher as the

¹¹⁶ Oszusick, "Germanic Influence," 17.

¹¹⁷ Urbana Group, "Jefferson City Historic East Survey Summary Report," 9.

¹¹⁸ J. W. Johnston, ed., The Illustrated Sketch Book of Jefferson City and Cole County (Jefferson City: Missouri Illustrated Sketch Book Company, 1900).

¹¹⁹ Renn, "An Introduction," 66.

¹²⁰ Information provided by property owner Ron Bowman from property abstract. February 2002.

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century progressed.¹²¹ Whether the arch is flat or more rounded, this architectural feature is one of the more enduring Missouri-German building traditions in Munichburg, and one the neighborhood continues to be known for. Even on Bungalow Style homes from the 1920s, it is not uncommon for a house to have red brick walls and windows with segmental arches.

Early buildings in Munichburg exhibit other characteristics typical of Missouri-German houses. The common bond walls are described by van Ravenswaay: "Nearly all brick walls were laid in variations of the common bond, as one might expect from masons with Dutch and norther German backgrounds where the bonding was ordinarily used." The author also explains the use of brick in the rear ell, original to the house: "Wherever possible, the German builders preferred brick ells to wooden and usually included them in the design of their brick houses."¹²²

The individuality of Missouri-German Vernacular architecture is evident in van Ravenswaay's description "in all of the towns the houses range in size from one-and-a-half-story cottages (some with only crawl space in the attic) containing a few rooms to houses of two-and-a-half-stories with ten or twelve rooms and halls. With the exception of a few hip-roofed . . . houses, they all have gable roofs, with or without dormers. In layout they were rectangular or L-shaped . . . Depending upon the size of these houses, their facades contained from three to as many as seven bays . . . Often the entrance doors were centered . . . The foundations of buildings constructed on hillsides were exposed to a considerable height on the lower side of the hill."¹²³ Usually roofs were gabled, with the ridge line parallel to the front facade, but hipped roofs were also constructed.

Lack of fireplaces and the strong vertical lines of the end chimneys are also typical of Missouri-German Vernacular architecture. In the "Missouri German Vernacular Property Type Analysis," a part of the 1992 Survey Report, Phase IV Survey of Washington, Missouri, it is noted that "fireplaces are rare as a result of the German preference for stove heat; flues are usually located in the gable ends."¹²⁴

Entrances were also simple, typically a single entrance door. In Munichburg, entry doors with two panels below and a large glazed area are found on a number of houses. Glazed transoms of various sizes were common, with the panes of glass of size and shape dictated by the opening.¹²⁵ The houses in Munichburg

¹²¹ Van Ravenswaay, Arts and Architecture, 231.

¹²² *Ibid.*, 226.

¹²³ *Ibid.*, 225-26, 229.

¹²⁴ Mary M. Stirtz and Thomason and Associates, "Missouri German Vernacular Property Type Analysis," a part of the 1992 Survey Report, Phase IV Survey of Washington, Missouri, 1. (Survey on file with the Missouri DNR State Historic Preservation Office.)

¹²⁵ Van Ravenswaay, Arts and Architecture, 236.

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share Missouri-German characteristics found in Augusta, Missouri, where the "vast majority are 1 ½ story cottages three to five bays wide . . . Several nineteenth century houses were constructed with deep basements and doorways giving exterior access . . . Brick houses employ either jack arches or segmentally arched openings and usually include brick denticulation or corbeling at the cornice."¹²⁶

The characteristics of Missouri-German Vernacular property types are prominent on many of the oldest buildings in Munichburg and more subdued on those built later. These characteristics reflect the influence of the German culture on the neighborhood. The most intact example of the early Missouri-German Vernacular type in Munichburg is located at 714 Washington Street. Other good examples of this style remain, with two examples on Mulberry Street and several on Broadway. Houses from 1864 to 1875 have been identified as examples from the period and are largely clustered within three to four blocks of the current Central United Church of Christ on Washington Street. As more houses in the neighborhood are rehabilitated, other examples may be revealed beneath layers of siding and additions. Unfortunately, smaller examples of this type are continually endangered because of modern-day expectations regarding size.

The Missouri-German families that erected these buildings expressed their German culture in their architecture and through development patterns. These aspects of the Missouri-German culture that are typical of historic resources in Munichburg support eligibility for the National Register under Criterion A, ETHNIC HERITAGE: EUROPEAN. Location of buildings in close proximity to the local church, the Central United Church of Christ at the corner of Washington and Ashley Streets, illustrates the Missouri-German culture of the neighborhood, as this church plays a central role in the religious and social culture of Munichburg. Another feature of development patterns in Munichburg is the use of alleys to access rear yards, and the continued use of Alley Houses which may have been constructed to house either family members or recent immigrants from Germany. Another aspect of Missouri-German culture was the tendency of family members to live in close proximity; Missouri Germans maintained very strong family ties. Children often worked in the family business, eventually assuming full management responsibilities and continuing the operation for several decades. Missouri Germans were known for their frugality, so decorative elements on early buildings were kept to a minimum. This frugality may explain why a number of the neighborhood's structures have had minimal alterations, particularly those buildings that remained in one family for a long period of time. The respect shown by one generation for buildings constructed by a previous generation of the same family would be another factor. By passing a family home or business from one generation to another, loan payments and interest charges could more easily be avoided, which of course would appeal to the frugal nature of Missouri Germans. Any building featuring a cellar would likely have stored beer or wine made in the neighborhood, reflecting the importance of these beverages in the culture of the Missouri Germans. Any building reflecting one or more of these aspects of the Missouri-German culture may be eligible for listing under Criterion A in the area of ETHNIC HERITAGE: EUROPEAN.

¹²⁶ Stirtz, "Historic Resources of Augusta, Missouri," National Register Nomination, F.1.

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Significance:

The Missouri-German Vernacular buildings in Munichburg are significant under both National Register Criterion A in the area of ETHNIC HERITAGE: EUROPEAN, and/or Criterion C, under ARCHITECTURE. The Missouri-German families that built these buildings expressed their German culture in their architecture. Aspects of the Missouri-German culture, such as frugality, development patterns typical of the neighborhood, and long-term ownership of a building by the same family support eligibility for the National Register under Criterion A, ETHNIC HERITAGE: EUROPEAN. Buildings with features identifying them with the early Missouri-German building tradition are the earliest physical links to the development of Munichburg as a separate ethnic community within Jefferson City, Missouri. These buildings may be eligible under Criterion C, ARCHITECTURE. The form, scale, materials, and detailing of these buildings represent the architecture typical of this period of early development. Less than ten examples of this building type were identified in the 1995 survey of Munichburg as being built prior to 1900, including the 1891 Late Gothic Revival church on Washington Street (now called the Central United Church of Christ). Due to the small number of Missouri-German resources remaining in Munichburg, all of these buildings are significant, under Criterion A, C or both.

Registration Requirements:

The earliest Missouri-German Vernacular buildings were constructed from the 1850s to circa 1865, although buildings influenced by this type continued to be constructed well after 1900, even to 1930, though the degree of influence lessened over time. To qualify for listing under Criterion C, ARCHITECTURE, Missouri-German Vernacular buildings must retain integrity of design, location, materials, and workmanship. The plan of these buildings was rectangular or L-shaped, as common in vernacular residential forms. Rear ell construction, either original or added, was a common vernacular feature. Embellishments may include a central gable, windows typical of popular architectural styles, or wood ornamentation suggesting secondary stylistic influences. In these cases the scale and level of detailing is usually restrained, often limited to a front entrance or porch, retaining the simplicity of design and planar surfaces that define this property type. Buildings constructed prior to 1865 typically had straight lintels while those built after 1865 probably had arched window and door openings. Houses with more elaborate ornamentation or a distinct architectural style may be eligible under Criterion C as another style of building, with Missouri-German Vernacular as a secondary influence. In order to retain sufficient integrity to be listed for ARCHITECTURE, a building should visibly retain such features as original shape and size (rear additions are typical, and do not disqualify a building unless their size and placement make them more obvious than is usual for such an addition), original fenestration patterns on the front facade, roof shape, and any distinctive features such as cornice treatment. Porch alterations, appropriate window replacements, painted brick walls, and bricked-in window openings shall not disqualify a building, unless the cumulative effect of the changes has a negative impact on the building's overall integrity. For frame buildings, replacement siding, porch alterations or appropriate window replacements alone shall not disqualify a building, as long as additions are appropriate (as described above), original fenestration patterns remain on the front facade, the house retains its roof shape, and any distinctive features remain visible. If two or more alterations to a building's siding, porch, or windows have been made, an individual assessment shall be made as to whether or not the cumulative effect of the changes has negatively

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impacted the overall integrity of the building.

To meet the qualifications for listing under Criterion A, ETHNIC HERITAGE: EUROPEAN, a building must reflect one or more aspects of the Missouri-German culture in addition to retaining sufficient integrity as outlined above. These may include buildings illustrating the close proximity of former and/or current family residences; multigenerational ownership of houses or businesses or long-term ownership by the same family; proximity to the local church; development patterns typical of Munichburg; storage areas designed for beer or wine on the premises; or the frugality that was typical of the Missouri Germans. Development patterns in Munichburg evidenced by remaining buildings include proximity to the local Protestant church; use of a grid pattern for major streets as well as numerous alleys; construction of buildings near the neighborhood's core initially followed by neighborhood additions farther from the church; infill of the neighborhood as large lots were subdivided or buildings were removed to allow multifamily housing, in order to meet demand that began in the 1920s; and single family homes that were later subdivided as their owners aged and economic pressures of the Great Depression were evident. Several of these aspects of the Missouri German culture relate to the frugality common in Munichburg, evidenced by the lack of ornamentation on early buildings, few alterations over the years, and long-term ownership of buildings by the same family (which allowed family members to accrue equity rather than paying interest on borrowed funds).

Property Type 2: Alley Houses

Description:

In addition to the architecture of the buildings themselves, the pattern of development in Munichburg is noteworthy. Most of the major buildings face the dominant streets that are organized in a grid pattern. Lots varied in size and shape and could be accessed from the rear via an alley. According to the Sanborn Maps¹²⁷ alleys were an important part of the layout of Munichburg, with nearly every block having three alleys forming an H shape. An interesting feature of these alleys is that smaller houses were often developed that faced the alleys, and a significant number of these Alley Houses remain. While Alley Houses existed elsewhere in Jefferson City they are rare to nonexistent today. Munichburg has a sizeable collection of Alley Houses, with many still occupied. Looking very closely at the "Bird's Eye View

¹²⁷ Sanborn Fire Insurance Company Maps, Sanborn-Perris Map Company. Maps of Jefferson City, 1898, 1908, 1923, 1939.

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of 1869" several of these houses are visible. At least one of the Alley Houses from 1869 appears to be extant and is undergoing rehabilitation.

A variety of architectural styles were employed in constructing Munichburg's Alley Houses. These houses range from a 1-story building comparable in size to a garden shed, built as a caretaker's house behind 608 Broadway (included in the MPS), to the more typical one-and-a-half-story house, similar to smaller houses found throughout the neighborhood. Brick Alley Houses are uncommon but do remain, as the one behind 218 West Dunklin demonstrates (included in the MPS). Usually the Alley House is of frame construction, a major variation from the trend toward brick construction for the street-side houses. Early Missouri-German Vernacular architecture is represented in Alley Houses, but the majority could best be described as Vernacular Folk Victorian for those with some embellishment, or simply Vernacular, for the simplest houses.

Significance:

Residential structures that remain facing an alley demonstrate early development patterns within the neighborhood. They may also relate to the cultural practice of helping new immigrants from Germany become established in Munichburg or elsewhere in Jefferson City, reflecting the Missouri-German culture of the neighborhood. An Alley House may have served as housing for extended family, which allowed family members to remain independent yet close enough for family members to be actively involved in each other's lives. Such a house demonstrates the tendency for families in Munichburg to live in close proximity to one another. Alley Houses were once common but are almost nonexistent in other parts of Jefferson City. Therefore it is unusual that Alley Houses in Munichburg have remained in fairly good repair and in use.

Registration Requirements:

Any Missouri-German Vernacular residence that faces an alley is a rare historic resource, and is definitely significant as long as it is recognizable as a Missouri-German Vernacular Alley House. Any other type of Alley House should retain sufficient integrity that it can be identified as a residential structure. Eligible Alley Houses were constructed from the 1850s to the 1940s. To qualify for listing under Criterion C, ARCHITECTURE, Alley Houses must retain integrity of design, location, materials, and workmanship. The Alley House must retain its original location on an alley (but may not necessarily face the alley, nor does the alley have to be developed). The shape and size of the Alley House, as well as original fenestration patterns on the front facade, roof shape, and any distinctive features such as cornice treatment shall remain intact. The plan of these buildings is usually rectangular or square. Rear ell or porch construction, either original or added, does not detract from the significance of the house. Porch alterations, appropriate window replacements, non-original siding that is at least 50 years old, painted brick walls and bricked in window openings shall not disqualify a building for listing, unless the cumulative effect of the changes has a negative impact on the building's overall integrity. Embellishments may include a central gable, windows typical of popular architectural styles, front or rear porches, or wood ornamentation suggesting secondary stylistic influences.

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To meet the qualifications for a listing under Criterion A, ETHNIC HERITAGE: EUROPEAN, an Alley House shall retain its location facing an alley, as Alley Houses demonstrate part of the development pattern of Munichburg. An Alley House shall retain sufficient integrity to be recognized as a historic resource as described above for Criterion C, ARCHITECTURE. An Alley House may also exhibit one or more characteristics as described for ETHNIC HERITAGE: EUROPEAN under Property Type 1.

Property Type 3: Victorian Styles

Description:

The Victorian Styles were popular from 1860 to 1900, and in Munichburg they encompass a wide range of property types and sizes, from the elaborately detailed Louis C. Lohman House on Jefferson Street to the simple Vernacular Folk Victorian houses found on Mulberry Street and elsewhere. Both the wealthy businessman and the middle-class household were drawn to the decorative nature of the styles. These houses were usually placed behind a small front yard, filling most of the width of the lot, providing their street with an urban appearance when several were constructed on the same block. Usually built without the services of an architect, except in high-style versions such as the Lohman House, these buildings are good representations of the styles prevalent during the Victorian era. In Munichburg, the Victorian Style is exhibited in the Italianate Style, in favor nationwide from about 1840 until 1875; the Queen Anne Style, popular nationally from 1880 to 1910; and the Vernacular Folk Victorian Style, built from around 1870 to 1910. These styles encompass a variety of subtypes, yet all can be described as "picturesque," having irregular shapes, with attention to detailed ornamentation.¹²⁸ The Victorian style most commonly used in Munichburg is Queen Anne, although examples of Italianate and Vernacular Folk Victorian are also found in the area.

Technological advances such as balloon-frame construction, using lightweight boards held together by wire nails, rapidly replaced heavy timber framing. This allowed the use of irregular shapes, freeing houses from their traditional box-shapes. Industrialization facilitated the mass production of many building components, such as doors, windows, siding, and decorative details, that could be shipped anywhere in the country cost effectively via railroad.¹²⁹ Total railroad mileage in Missouri at the end of the Civil War was 800 miles, and by 1870 it had more than doubled to 2,000 miles reaching throughout the state.¹³⁰ In Munichburg the result of access to distant manufacturers was that houses built after the Civil War almost always exhibited some form of ornamentation that was not produced locally, and more complex housing forms were constructed.

The Missouri-German influence continued during this period as a number of houses were built utilizing

¹²⁸ McAlester and McAlester, Field Guide to American Houses, 211, 263, 309.

¹²⁹ *Ibid.*, 239.

¹³⁰ Gerlach, Immigrants in the Ozarks, 31.

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Victorian styling but with limited ornamentation. The Missouri-German influence is evident in the quality craftsmanship typical of the earlier period, particularly in masonry. The influence of the Victorian era is also seen in the growing use of new vernacular housing forms such as the Gabled Ell, a variation on the simple rectangular plan of the earlier Missouri-German buildings. Austere versions of the Gabled Ell exist in Munichburg, carrying the Missouri-German building tradition forward.

Subtype: Italianate Style

The Italianate Style of architecture was partly a result of the Industrial Revolution, as manufacturing industries spurred the growth of cities and small towns alike. At the same time, there was a rediscovery by Americans of European culture. Those with new-found wealth due to the rise in industry were encouraged to tour Europe, where they were exposed to different styles of architecture. Once exposed to such architectural variety, people began to demand buildings reflective of European culture.¹³¹

Italianate houses were first built in the United States in the 1830s. Andrew Jackson Downing's pattern books, published in the 1840s and 1850s, popularized this style. Most examples of the Italianate Style date from 1855 to 1880. The decline of the Italianate Style began during the financial panic of 1873. Prosperity returned later that decade, but by then new styles such as Queen Anne had replaced the Italianate.¹³²

The Italianate Style became popular by 1855, typically a 2- or 3- story, cubic house, with characteristic wide eaves supported by prominent brackets. The brackets were used on virtually all Italianate houses.¹³³ The Italianate house was designed to be as tall as it was wide, giving a cubic appearance, even though a rectangular form was typical. Exterior walls were smooth and plain, so that prominence was given to the doors, windows, and other decorative features. Porches were typically 1-story and restrained in their detailing. Entry doors may have been paired or single, and large pane glazing in the door itself became popular with this style.¹³⁴ The windows were tall, with a gently rounded arch at the top generally identified with the style. Window lintels were often highly ornamented, and windows on the front facade were frequently more decorative than those on other elevations.¹³⁵ Windows were typically 1/1 or 2/2 double-

¹³¹ Allen G. Noble, Wood, Brick and Stone: The North American Settlement Landscape, Vol. 1, Houses (Amherst: University of Massachusetts Press, 1984), 140-41.

¹³² McAlester and McAlester, Field Guide to American Houses, 214.

¹³³ Walker, American Shelter, 138.

¹³⁴ McAlester and McAlester, Field Guide to American Houses, 210.

¹³⁵ Noble, Wood, Brick and Stone, 141.

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hung sash.¹³⁶ Two-story structures usually were crowned by a square cupola.¹³⁷ The hipped-roof Italianate Style was built both before and after the Civil War and was the most common subtype of Italianate houses.¹³⁸ These houses had a strong vertical orientation, a low roof profile, and used ornamentation such as brackets, modillions, or quoins to highlight side walls, roof, and porch eaves. Fenestration was highly ornamented, and porches and entrances were decorated with brackets and cut or turned pieces.¹³⁹ Rear additions were typical.¹⁴⁰ The front-gabled form of Italianate house represents about 10 percent of the Italianate houses in America, and was usually found on narrow urban lots.¹⁴¹

Italianate houses were constructed in Munichburg circa 1868-1871 to provide housing for prominent businessmen. Both the Nelson C. Burch House (1868) and the Oscar G. Burch House (1871), included in this MPS, were built in the Italianate Style. The Nelson Burch House is a 2-story hipped-roof building, with paired brackets and the full-width porch typical of the Italianate Style. However, the Missouri-German influence is evident in the brick walls and segmentally arched windows. The Oscar Burch House is also 2-stories, but is gable roofed, with the gable end facing the street. The front facade features two windows with rounded tops, typical of the style, and brackets at the eaves. The rest of the windows have segmentally arched tops, and the brick walls are also indicative of the Missouri-German influence in these houses.

Subtype: Queen Anne Style

A new style to appear in Munichburg was the Queen Anne Style. Houses influenced by this style were popular in the neighborhood from 1885 to 1897 and were usually built for successful upper-middle-class merchants and businessmen. The most notable examples are near the intersection of Broadway and West Dunklin Streets. Joseph Pope, founder of Pope Construction Company, built his house in 1897 at 222 West Dunklin Street. Pope was in the concrete business, building roads and sidewalks. A successful businessman, Pope is credited with constructing 75 percent of the sidewalks and 90 percent of the improved streets in Jefferson City, including the first sidewalk in 1894. This house reflects not only his construction ability, but also his status as a businessman in the community. The Herman Tanner house at 630 Broadway expresses Tanner's success in his dry goods store at 700 Jefferson Street, part of his

¹³⁶ McAlester and McAlester, Field Guide to American Houses, 212.

¹³⁷ Noble, Wood, Brick and Stone, 141.

¹³⁸ Gottfried and Jennings, American Vernacular Design, 198 and McAlester and McAlester, Field Guide to American Houses, 211.

¹³⁹ Noble, Wood, Brick and Stone, 198.

¹⁴⁰ Noble, Wood, Brick and Stone, 141.

¹⁴¹ McAlester and McAlester, Field Guide to American Houses, 211.

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father's retail legacy. Other examples of this style's influence are found on West Dunklin, Jefferson, Madison, and Washington Streets. The Louis C. Lohman house at 933 Jefferson Street, designed by Jefferson City architects Miller and Opel and built in 1893, is another example of the Queen Anne Style, even though its lavish, steeply pitched hip roof with multiple gables and turret was destroyed by fire in 1921. The Historic Southside Survey identified thirteen buildings exhibiting a Queen Anne influence in Munichburg.

The Queen Anne Style was "the culmination of all the Victorian styles,"¹⁴² and it played on a contrast of materials, sometimes using molded or specially shaped bricks as decorative accents.¹⁴³ Features typically identified with the Queen Anne Style are a steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; and an asymmetrical facade with a partial or full width porch, usually 1-story high and extending along one or both side walls. Four subtypes are associated with the style nationally: Hipped Roof with Lower Cross Gables, Cross-Gabled Roof, Front-Gabled Roof, and Town House. Decorative subtypes usually fall into one of the following categories: Spindlework, Free Classic, Half-Timbered, or Patterned Masonry.¹⁴⁴ In Munichburg, the Hipped Roof with Lower Cross Gables and Cross-Gabled Roof are the most common subtypes. With neighborhood builders' preference for masonry construction, it is not surprising that the Patterned Masonry subtype was favored, although the use of wood shingles in the front gable was fairly common, even on masonry houses. The Queen Anne Style was popular for American houses from 1880 to 1910. Due to the use of pattern books, there were almost no regional differences in Queen Anne houses.¹⁴⁵ The style was most closely associated with an English architect, Richard Norman Shaw, whose designs were based on late-Medieval examples from the preceding Elizabethan and Jacobean eras.¹⁴⁶ In America, the half-timbered and patterned masonry subtypes most closely related to Shaw's work. The spindlework and free classic subtypes were developed once the style became popular in America.¹⁴⁷ Interior floorplans in Queen Anne houses were given even greater freedom, as plans moved farther from the classical symmetry of previous styles.¹⁴⁸

¹⁴² Walker, American Shelter, 152.

¹⁴³ John C. Poppeliers, S. Allen Chambers Jr., and Nancy B. Schwartz, What Style Is It? A Guide to American Architecture (Washington, D.C.: Preservation Press; New York: J. Wiley, 1996), 57.

¹⁴⁴ McAlester and McAlester, Field Guide to American Houses, 263-64.

¹⁴⁵ Walker, American Shelter, 152.

¹⁴⁶ Poppeliers, Chambers, and Schwartz, What Style Is It?, 57, 268.

¹⁴⁷ McAlester and McAlester, Field Guide to American Houses, 268.

¹⁴⁸ Poppeliers, Chambers, and Schwartz, What Style Is It?, 57.

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Historic porch alterations, such as the porch on the Joseph Pope House at 222 West Dunklin, are fairly common in Munichburg. It appears as though a talented salesperson convinced people that their Victorian styled porches had become dated, and a new porch with sturdy square brick columns was just what they needed. (Plus maintenance was reduced by not having to paint the elaborate turned elements of the Queen Anne Style.) These porches have become a historic alteration and do not detract substantially from the architecture of the house as a whole.

Subtype: Vernacular Folk Victorian

Vernacular Folk Victorian style homes were built nationally from 1870 until around 1910. The Vernacular Folk Victorian style includes a number of simple vernacular housing forms, such as Gabled Ell (also known as Gable Front and Wing), Gable Front, Pyramidal, and Side-Gabled versions in either 1- or 2-story houses.¹⁴⁹ Builders utilized the style in Munichburg from 1870 to 1885 for the Gabled Ell subtype, and Gabled End houses were built from 1880 to 1910,¹⁵⁰ although the familiar forms continued to be used as a vernacular house form in Munichburg without Victorian detailing until 1936. The spread of Vernacular Folk Victorian houses was made possible by the expansion of the railroad system. Shipment by rail made it possible for local trade centers to acquire woodworking machinery necessary for production of inexpensive Victorian details. Local lumberyards could also get delivery of abundant supplies of precut details from distant mills. Three rail lines served Jefferson City in 1897,¹⁵¹ providing ready access to manufacturers of building products. Many local builders simply grafted pieces of this newly available trim onto the traditional folk house forms they were used to constructing. Fashion conscious homeowners could also update their homes by adding a new Victorian porch. An example of an earlier house that was "updated" with a Victorian porch is the Hess House at 714 Washington Street (included in the MPS), combining the Missouri-German style and Victorian ornamentation. Vernacular Folk Victorian styles typically exhibited spindlework, turned posts, or other machine-made trim. In Munichburg, however, some examples of these Vernacular Folk Victorian forms had minimal exterior ornamentation due to the Missouri-German Vernacular influence.

The Gabled Ell subtype of Vernacular Folk Victorian house derived from earlier Greek Revival styles, which used the gable front to imitate stylized pediments on the front facade.¹⁵² This type of house was popular in Munichburg, as nine houses of this style were identified in the 1995 survey, constructed in Munichburg from 1870 to 1885. The Gabled Ell house subtype was promoted in plan books of the middle- and late-nineteenth century and in catalogs of the early-twentieth century, the same time that developments were made in balloon-framing and improved heating stoves became available. The main

¹⁴⁹ McAlester and McAlester, Field Guide to American Houses, 309-10.

¹⁵⁰ The Urbana Group, Historic Southside Survey Inventory Forms.

¹⁵¹ The Urbana Group, "Jefferson City Historic Southside Survey Summary Report," 14.

¹⁵² McAlester and McAlester, Field Guide to American Houses, 90.

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building block of the Gabled Ell had a single ridge line. The interior floorplan was a single integrated space, so that removal of the wing from the Gabled Ell would result in the division or destruction of living spaces. The Gabled Ell provided housing for both middle- and lower-class families, varying in size accordingly. In response to the demand for such housing, local builders constructed houses based on the same plan, with only minor variations.¹⁵³

Several houses of this type in Munichburg utilized traditional Missouri-German characteristics such as red brick walls and segmental arched windows, rather than frame construction. Gabled Ells in Munichburg were often relatively unadorned, such as the Schwarzott House at 310 West Dunklin Street, which used Missouri-German building traditions in construction.

The Gable Front, or Open Gable house, first became popular as part of the Greek Revival movement. Gable Front houses built in the nineteenth century often featured a side entry hall that was typical of Greek Revival Style houses, while later houses had no hallway. Houses of this type typically had a 3-bay facade, with the orientation of the body of the house being perpendicular to the street.¹⁵⁴ Gable Front houses were usually rectangular, may have been 1- to 2-stories in height, and exhibit a front-facing gable. Almost without exception, Gable Front houses had a front porch, which may have varied in width. As a simple Vernacular Folk Victorian style, decorative details on houses of this style were usually subdued and are often restricted to the front porch. In the early-twentieth century Craftsman movement, the Gable Front form was used in styled Craftsman homes, and many modest folk houses without stylistic detailing were inspired by these houses from 1910 to 1930.¹⁵⁵ The Gable Front house subtype served the housing needs of middle- and working-class families. Victorian ornamentation was used or added to many of these types of houses. Features often found on Gable Front houses included symmetrical fenestration, a porch across the front facade with entrance steps to one side, entrance doors with paneled lower sections and glass above, and plain simple lines.¹⁵⁶

Gable Front houses in Munichburg, referred to in the Historic Southside Survey as Open Gable, began to appear in 1880. The ornamentation used in construction was applicable to the period so the same form can be seen with Victorian detailing prior to 1910, or influenced by Craftsman designs until the form fell from favor about 1930. Thirteen Gable Front houses were surveyed in the 1995 Munichburg survey.

The Pyramidal, or Hipped Cottage, was a generic house type built between 1870 and 1940. This house type could be adapted to many different architectural styles, as it is a classic box with a large hipped roof

¹⁵³ The Urbana Group, "Jefferson City Historic East Survey Summary Report," 20.

¹⁵⁴ *Ibid.*, 19.

¹⁵⁵ McAlester and McAlester, *Field Guide to American Houses*, 90, 309.

¹⁵⁶ Gottfried and Jennings, *American Vernacular Design*, 186-87.

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and compact massing.¹⁵⁷ The Pyramidal Cottage was built using utilitarian builder designs, rather than traditional folk designs. Many of the buildings constructed in this form were built on speculation. The six nearly identical houses on Broadway built using this form testify to both of these points, as they appear to have been built from a single plan, and on speculation. The style was suited to modest housing, as it developed at a time when stock building materials first became widely available. The form is characterized by a one- or one-and-a-half-story building with a pyramidal roof, having a central chimney at or near the apex of the roof. Interior floorplans usually consisted of four rooms of unequal size.¹⁵⁸ Eight Pyramidal Cottages were identified in the 1995 Munichburg survey. One characteristic of this house type in Munichburg is that the houses are typically not square but exhibit one or more extensions in a more complex form than described as being built elsewhere. One example of this more complex form is the Martin and Mollie Gipfert House at 218 West Dunklin Street, built circa 1890, which exhibits typical Victorian detailing on the front porch (included in this MPS).

The Side Gabled house subtype was constructed throughout the country in 1- and 2-story forms from 1870 to 1910. One-story examples include both hall and parlor (one room deep) and massed plan (two or more rooms deep). Two-story versions are I-houses (one room deep) with varying amounts of Victorian detailing added. Porches may extend across the entrance only, or the full width of the front facade. On 2-story versions, porches may be either 1- or 2-stories in height. Victorian detailing is usually limited to the front porch and the central gable, if one exists.¹⁵⁹

The Missouri-German Vernacular influence continued during this period, as Vernacular Folk Victorian styles were constructed using the building traditions utilized in previous periods. Many of these houses were constructed with red brick walls and segmentally arched windows, as neighborhood builders continued to use the techniques they had used all their lives.

Significance:

The Victorian Style buildings in Munichburg are significant in the area of ARCHITECTURE, National Register Criterion C. The Italianate houses were the first Victorian Style houses built in Munichburg, and these indicated a departure from the Missouri-German Vernacular type as styles popular outside the neighborhood gained acceptance. Italianate houses in Munichburg were typical of the style as it was constructed nationally, as they exhibited both the hipped roof and front-gabled roof types. These houses may have been the first to utilize building products produced outside the local community, while still exhibiting Missouri-German Vernacular building traditions prevalent in prior years.

¹⁵⁷ Gottfried and Jennings, American Vernacular Design, 194.

¹⁵⁸ John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley (Athens: University of Georgia Press, 1989), 139, 140, 138.

¹⁵⁹ McAlester and McAlester, Field Guide to American Houses, 309, 313-14.

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The Queen Anne houses built along several of the primary streets in the neighborhood exhibit a variety of masonry, wooden detailing techniques, and unusually shaped windows, which serve to not only show off the skill of the mason but also the wealth of the successful businessman who owned the house. As in over half of the Queen Anne houses nationally, Munichburg's Queen Anne houses are examples of the subtype described by McAlester and McAlester as a Hipped Roof with Lower Cross Gables subtype. The Patterned Masonry subtype is the predominant decorative detailing subtype in Munichburg, while only about 5 percent of Queen Anne houses nationally are of this subtype. Examples of this subtype are usually high-style architect designed buildings, most built in large cities, many having been demolished.¹⁶⁰ This indicates that the Munichburg Queen Anne houses are of a rather uncommon subtype. The Queen Anne houses in Munichburg are among the larger houses. With their locations close to major streets and in groups of several houses together, they tend to dominate certain neighborhood streetscapes. The Queen Anne Style buildings are significant as high-style examples of late-nineteenth century architecture.

The Vernacular Folk Victorian houses in Munichburg are more numerous than the Queen Anne Styles, as they were typically more modest houses for middle-class residents. Often built with vernacular house forms ornamented with Victorian details, these houses provided a comfortable residence for middle-class workers at the Capitol Brewery and other local employers. A number of simple vernacular house forms are included in the Vernacular Folk Victorian subtype, including Gabled Ell, Gabled Front, Pyramidal, and Side-Gabled. Railroad shipment of inexpensive Victorian details to local lumberyards provided easy access for builders and homeowners, resulting in use of these details in both new construction and in upgrading existing housing. The Philip Hess House at 714 Washington (included in the MPS) was updated with a Vernacular Folk Victorian front porch, an example of an earlier house being updated using fashionable ornamentation.

These houses may be eligible under Criterion C, ARCHITECTURE. Vernacular Folk Victorian houses embody the distinctive characteristics of the styles prevalent in Victorian-era America, while often exhibiting adaptations of the style to fit the Missouri-German Vernacular building tradition. These houses benefited from regular delivery of mass-produced building supplies via railroad, rather than reliance on locally handcrafted materials, resulting in a more consistent appearance than in earlier styles. The Missouri-German Vernacular type continued to exhibit an influence on many of these houses, through the builders' preference for masonry and the quality craftsmanship evidenced in their construction.

Buildings may be eligible under Criterion A, ETHNIC HERITAGE: EUROPEAN, as examples of how the Missouri Germans' culture influenced their architecture and their development. Patterns of neighborhood development can be demonstrated by Vernacular Folk Victorian homes, as the neighborhood continued to fill in and to expand prior to World War I. The strong family ties typical of the Missouri-German culture may be demonstrated where relatives built their houses close together. The simplicity of the Vernacular Folk Victorian styles and their economical size would have appealed to the frugal Missouri Germans, reflecting their unique culture. One important aspect of this culture is the ability of the Missouri Germans to work hard in order to succeed. The success that these Missouri-German businessmen had achieved afforded

¹⁶⁰ McAlester and McAlester, Field Guide to American Houses, 263-264.

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them the luxury of building houses that reflected their stature in the community, usually constructed in the Queen Anne Style. These houses served as a statement of the immigrant's achievements in America, often built upon the efforts of the first generation to move to Munichburg. They also often reflected a continuation of the Missouri Germans' preference for brick construction, and of the high-quality craftsmanship typical of Missouri-German Vernacular buildings. In the case of the Herman Tanner house, Tanner's residence is close to his place of business, illustrating the close-knit nature of the neighborhood's development pattern.

Registration Requirements:

To be considered for listing on the National Register of Historic Places under Criterion C, ARCHITECTURE, a Victorian Style building from this period must retain integrity of design, materials, and workmanship.¹⁶¹ For all Victorian Style buildings, additions may not obscure the features that identify the building's style, although additions to the rear or secondary elevation such as an enclosed porch or minor addition are common and may be allowed. Stylistic details that recall the feeling or historic sense of the building's style, such as a 1-story porch or wood ornamentation, must also be retained. Original fenestration patterns on the front facade, roof shape, and any distinctive features such as cornice treatment must remain visible. Porch alterations, appropriate window replacements, painted brick walls and bricked in window openings shall not disqualify a building, unless the cumulative effect of the changes has had a negative impact on the building's overall integrity. For frame buildings replacement siding over 50 years old, porch alterations or appropriate window replacements alone shall not disqualify a building from listing, as long as the additions are appropriate (as described above), original fenestration patterns remain on the front facade, the house retains its roof shape, and any other distinctive features remain visible. If alterations have been made to two or more of a building's siding, porch or windows (for example, historic replacement siding and modern windows have been installed, or the front porch posts have been altered and historic replacement siding is in place), an individual assessment shall be made as to whether the cumulative effect of the changes has made a significant negative impact on the overall integrity of the building. Porches, if altered historically, do not render a building ineligible for listing. Alteration of earlier porches to a similar sized porch supported by square brick columns was fairly common in Munichburg. Such an alteration is part of the history of the building, as houses were updated to reflect more modern styles. Given the Missouri German preference for brick, such alterations are understandable. Such alterations may have been seen as a way to reduce maintenance, as the ornate Queen Anne porches would have required repainting. Likewise, the addition of a Victorian porch to an earlier house does not necessarily have a negative impact on the building's eligibility.

To be eligible under Criterion A, ETHNIC HERITAGE: EUROPEAN, Victorian Style houses must retain strong integrity of association and location to adequately represent Munichburg's development patterns. These houses reflect growth of the middle class, which helped expand Munichburg beyond the settlement-

¹⁶¹ Registration requirements in the "Historic Resources of Boonville, Missouri" National Register Nomination by Steven E. Mitchell have been used as a model for registration requirements for these and subsequent styles, adapting the requirements to fit the significant architectural and cultural patterns remaining in Munichburg.

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period families. These houses may also qualify under Criterion A if they exhibit Missouri-German Vernacular characteristics such as red brick walls and/or segmentally arched windows, showing that this building tradition carried on well into the early-twentieth century. Other aspects of Missouri-German culture that can be identified with a building may be the close proximity of former and/or current family residences; multi-generational ownership of houses or businesses, or long-term ownership by the same family; development patterns typical of Munichburg; storage areas designed for beer or wine on the premises; or the frugality that was typical of the Missouri Germans. Development patterns in Munichburg evidenced by remaining buildings include proximity to the local Protestant church; use of a grid pattern for major streets as well as numerous alleys; and single family homes that were later subdivided as their owners aged and economic pressures of the Great Depression were evident. Several of these aspects of the Missouri German culture relate to the frugality common in Munichburg, evidenced by the lack of ornamentation on some buildings (such as several Gabled Ell examples), few alterations having been made over the years, and long-term ownership of buildings by the same family which allowed family members to accrue equity rather than paying interest on borrowed funds. Integrity of design and materials are also important considerations under Criterion A. The architectural features that identify these houses as having been built during their period of significance should remain. These features include roof shape, massing, wall cladding, facade arrangement, and fenestration pattern. Stylistic features, such as porch or gable detailing, should remain clearly visible.

Property Type 4: Eclectic Movement Styles

Description:

The editor of the Ladies' Home Journal, Edward Bok, expressed his view on the design quality of Victorian Style American buildings by saying: "Where they were not positively ugly . . . they were . . . repellantly ornate."¹⁶² The Eclectic Styles reflected attempts by designers to move away from the Victorian Styles, and push American architecture in new directions. What is interesting about this period is that these new directions resulted in a great variety of architectural styles being constructed at the same time. Subtypes of the Eclectic Movement Styles as different as Colonial Revival, Classical Revival, Tudor Revival, Mediterranean or Mission Style, and Craftsman were being constructed in neighborhoods simultaneously.¹⁶³

Eclectic Houses in Munichburg included the following subtypes: Classical Revival, Colonial Revival, and the Tudor or English Revival. Near the end of the nineteenth century and into the early-twentieth century, the Classical Revival subtype developed out of the monumental Beaux-Arts Style. Classical Revival buildings are characterized by a symmetrical arrangement, large windows, and smooth walls. This subtype

¹⁶² Leland M. Roth, "Getting the Houses to the People: Edward Bok, the Ladies' Home Journal, and the Ideal House," in Perspectives in Vernacular Architecture IV, ed. Thomas Carter and Bernard L. Herman (Columbia: University of Missouri Press, 1991), 187-88.

¹⁶³ McAlester and McAlester, Field Guide to American Houses, 13-14.

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became popular nationwide around 1905.¹⁶⁴ Classical Revival is represented by only one building in Munichburg, yet it is such a substantial building it is noteworthy. The former Broadway School, at the corner of Broadway and West Dunklin Streets, was built with a Classical Revival influence in 1904.¹⁶⁵

About the same time, Colonial Revival became popular. Based on architectural styles from America's past, Colonial Revival houses blended well with older neighborhoods and had a traditional charm all their own.¹⁶⁶ These qualities made this subtype popular nationwide. Colonial Revival was not usually a "pure" architectural interpretation, but rather an eclectic mixture of details from the earlier Georgian and Adam styles (and others) were commonly used. Pure copies of colonial houses were far less common than the eclectic version.¹⁶⁷

The Tudor or English Revival subtype described picturesque houses with steeply pitched roofs, stucco walls, and English detailing. Tudor Revival houses often had dark wood framing applied to the exterior,¹⁶⁸ but stucco walls were used in a relatively small percentage of this style house.¹⁶⁹

The Eclectic Styles had a fairly significant impact on the neighborhood, as at least twelve houses were constructed in some type of period revival style. This impact was reduced by the fact that the houses were scattered throughout the neighborhood, rather than clustered together. Of the Eclectic houses, Tudor and Colonial Revival were among the most prevalent in the neighborhood, with Colonial Revival being the greatest in number. Six Colonial Revival examples remain in the neighborhood, including representatives of subtypes such as Dutch and Cape Cod.

Subtype: Classical Revival

The Classical Revival subtype began as interest in classical architecture developed after the World's Columbian Exposition, held in Chicago during 1893. A classical theme dominated the exposition, as many of the period's respected architects designed dramatic colonnaded buildings arranged around a central court. Photographs of these buildings were widely distributed, and soon Classical Revival became fashionable nationwide. The major buildings in the exposition were of monumental scale, inspiring

¹⁶⁴ Walker, American Shelter, 178.

¹⁶⁵ Urbana Group, Historic Southside Inventory Form, Broadway School.

¹⁶⁶ *Ibid.*, 200.

¹⁶⁷ McAlester and McAlester, Field Guide to American Houses, 324.

¹⁶⁸ Gottfried and Jennings, American Vernacular Design, 193.

¹⁶⁹ McAlester and McAlester, Field Guide to American Houses, 355.

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numerous public and commercial buildings in the years to follow. The subtype retained popularity from 1895 to 1950.¹⁷⁰

The Classical Revival subtype featured a projecting pedimented central pavilion, symmetrical facades, a variety of wall materials, and large windows.¹⁷¹ Elements of this subtype included elaborate and decorative door surrounds based on classical architecture from Greek Revival, Adam, or even Georgian precedents. Original examples of the subtype having Adam or Georgian doorways rarely had the full-height, 2-story columns typical of other versions of the subtype. A rectangular form and 2-story height were typical of the Classical Revival subtype. A masonry belt course was another element borrowed from the earlier Georgian Style, as were the rectangular form, planar wall surfaces, and decorative patterned masonry surrounding the entrance.¹⁷²

The Classical Revival subtype is represented by only one building in Munichburg. The former Broadway School, at the corner of Broadway and West Dunklin Streets, was built with a Classical Revival influence in 1904. Designed by noted local architects Miller and Opel, the plans for the first and second floors were also used for the Washington, Fairview, and West End Schools, all built in Jefferson City during 1903-1904. The west wing, containing a total of eight classrooms, was constructed in 1920. The building ceased being used as a school in 1955 but is substantially unchanged from 1920.¹⁷³

Subtype: Colonial Revival

The Colonial Revival subtype developed from 1870 to 1940 in several different subtypes. After the Philadelphia Centennial of 1876, interest in early American architecture revived. In 1898 The American Architect and Building News began a series of photographs and drawings of early Georgian houses. This was followed in 1915 by the White Pine Series of Architectural Monographs, dominated by photographs of colonial buildings. Based on the understanding provided by these and similar works, the Colonial Revival houses built from 1915 to 1935 more closely resembled the originals of the styles than did those built earlier or later. The economic depression of the 1930s, World War II, and changing postwar fashions led to a simplification of the subtype in the 1940s and 1950s.¹⁷⁴ An outgrowth of this early interest in colonial American architecture was the development of the Georgian, Cape Cod, and Dutch Gambrel subtypes of Colonial Revival houses. Typical Colonial Revival houses were 2-story, 3-bays wide with symmetrical facades, and sometimes featured dormer windows. Unlike the Colonial originals that gave rise to this

¹⁷⁰ McAlester and McAlester, Field Guide to American Houses, 343-346.

¹⁷¹ Walker, American Shelter, 178.

¹⁷² McAlester and McAlester, Field Guide to American Houses, 343-46.

¹⁷³ Urbana Group, Historic Southside Survey Inventory Form, Broadway School.

¹⁷⁴ McAlester and McAlester, Field Guide to American Houses, 321-26.

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subtype, ornamentation from a variety of styles was used interchangeably. The addition of side and sleeping porches made these houses more functional.¹⁷⁵ Other identifying features of the Colonial Revival subtype were a hipped or side-gabled roof and full-width porch. Masonry was the dominant construction material in high-style examples of the subtype. Cornices were typically part of the boxed roof/wall junction with little overhang, frequently ornamented by dentils. Windows were usually rectangular double-hung sash. Dormer windows at the attic level, often one central dormer, are fairly common and may have featured a decorative round-top window.¹⁷⁶

Two almost identical examples of the Colonial Revival subtype are present in Munichburg, 920 Jefferson Street and 610 Broadway, both built in 1913 (included in this MPS). These houses are examples of the subtype having a hipped roof and full width front porch. This subtype was constructed in America between 1890 and 1915.¹⁷⁷ As typical of this subtype the houses also feature classical columns supporting the 1-story front porch, while the house is square or rectangular in form. Both houses were built of brick, with quoining on the front outer corners, a 1-story brick bay to one side, and double-hung window sashes. The roof eaves were ornamented with dentils, while the porch eaves had modillions. Stone or concrete lintels above the upper windows on the front facades featured keystones and incised designs. Each house had a sizeable window on one side illuminating the main stairway with a blind brick arch with keystone at the top, and a large window below. Tall decorative chimneys and a front dormer featuring tracery work on the central window further define the Colonial Revival subtype used for these houses.

Munichburg has another example of the Colonial Revival subtype in the Carl and Elizabeth Deeg House, 210 West Dunklin Street, built circa 1908 (also included in this MPS). This 2-story, 3-bay, hipped-roof house has a 1-story porch that extends to one side. Like the other examples, this house features a dormer window with tracery designs ornamenting the windows. A second-story sleeping porch is located at the rear.

Subtype: Tudor or English Revival

Tudor, or English Revival, subtype houses were utilized nationally from 1890 to 1940. Houses of this subtype can be identified by their steeply pitched roofs, facades dominated by one or more prominent cross gables (usually also steeply pitched), tall narrow windows that are usually present in multiple groups and with multipane glazing, and massive chimneys, sometimes crowned by decorative chimney pots. Decorative (not structural) half-timbering was used on about half of the subtype's examples. The houses are usually side gabled, but less common examples include hipped or front-gabled versions. Brick wall cladding was the most common Tudor subtype. After brick veneering came into common use in the 1920s, it became the preferred exterior wall finish for even the most modest Tudor Revival examples.

¹⁷⁵ Gottfried and Jennings, American Vernacular Design, 190-91.

¹⁷⁶ McAlester and McAlester, Field Guide to American Houses, 321-24.

¹⁷⁷ *Ibid.*, 325.

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Brick first story walls may be contrasted with stone, stucco, or wood claddings on principal gables or upper stories.¹⁷⁸

The popularity of the Tudor subtype may be attributed to the influence of soldiers returning from World War I. These soldiers had observed French and English peasant cottages while stationed in Europe, and upon returning to the United States, they desired homes that reflected the picturesque complex forms and historical detail of the European examples.¹⁷⁹

An example of the Tudor, or English Revival, subtype in Munichburg is located at 217 Fillmore. The roofline is steeply sloped, with a prominent front-facing gable and a secondary gable over an arched porch opening. A chimney on the front gable, narrow attic windows, and decorative cast stone details around the windows and front doorway on the front facade are typical of the subtype. Other Munichburg examples are usually not fully realized versions of the Tudor or English Revival subtype; rather they borrow one or more elements to enhance an otherwise simple form of building. The Historic Southside survey (which did not include the Fillmore house) identified two examples of the Tudor Revival subtype in Munichburg. The house at 218 West Ashley was constructed in 1890, an early example of the subtype. A late example of the subtype was built at 705 Broadway in 1938.

Subtype: Eclectic Revival

Properties most closely associated with styles of the Eclectic Movement Styles property type, but whose features lack sufficient development for them to be categorized as a formal style, are classified under this subtype. An example of this subtype is the Albert and Wilhelmina Thomas House at 224 West Elm Street, which was converted from a gable end church building into a vaguely tudoresque house in 1930. This property lacks many basic elements of the Tudor or English Revival subtype but nonetheless retains historic integrity and is associated with 20th century developments in Munichburg.

Significance:

The end of World War I brought an abrupt end to the emphasis on subtypes based on large European models such as Classical and Colonial Revivals, and focused on different period styles. The introduction of brick veneer to balloon-frame buildings allowed middle-class families to afford houses based on styles that had been constructed of solid masonry in Europe.¹⁸⁰ The Tudor or English Revival subtype houses in Munichburg were examples of this change, as they were more modest in scale, usually constructed with stucco walls or brick veneer. Post-World War I examples of the Colonial Revival subtype in Munichburg

¹⁷⁸ McAlester and McAlester, Field Guide to American Houses, 354 - 358.

¹⁷⁹ Thomas W. Hanchett, "The Four Square House Type in the United States," in Perspectives in Vernacular Architecture, Camille Wells, ed. (Columbia: University of Missouri Press, 1987), 53.

¹⁸⁰ McAlester and McAlester, Field Guide to American Houses, 319.

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were less ornamental than the large-scale residence of Carl and Elizabeth Deeg at 210 West Dunklin, built circa 1908, or the two nearly identical houses built at 610 Broadway and 920 Jefferson in 1913 (all included in the MPS).

Whether any revival homes in Munichburg were architect designed is unknown, but some were likely the result of a purchased plan or kit. The fact that two houses in the neighborhood were nearly identical (610 Broadway and 920 Jefferson) may support this suggestion. The Eclectic Movement Styles property type had a fairly significant impact on the neighborhood, as at least 12 houses were constructed in some type of period revival subtype. This impact was reduced by the fact that the houses were scattered throughout the neighborhood rather than clustered together. Of the Eclectic Movement Style houses, Colonial Revival was the most prevalent in Munichburg. Six Colonial Revival examples remain. Included are Dutch and Cape Cod variations.¹⁸¹

The Eclectic Movement subtypes demonstrated the introduction of a modern architectural emphasis in Munichburg. Particularly after World War I, the Missouri-German Vernacular building tradition's influence was reduced even further, even though a preference for brick construction was still clearly evident. This was a result of the generation of builders in this period being further removed in time from the early Missouri-German settlement generation. Anti-German sentiment during this time also impacted the use of traditional Missouri-German Vernacular building traditions, as residents wanted to appear as "American" as possible. At the same time Munichburg was expanding to accommodate more middle-class families, as soldiers returning from war were ready to start their families, and construction that had slowed or halted during the war resumed. This building boom likely introduced builders to the neighborhood from outside of Munichburg who had not learned their trade from an older Missouri-German builder and therefore did not adhere to the building traditions long used in the neighborhood.

Registration Requirements:

To be eligible for listing on the National Register under Criterion C, ARCHITECTURE, buildings in the Eclectic Movement Styles property type must retain integrity of design, location, materials, and workmanship. Features that identify the houses as associated with a particular subtype, or having been built during this period of significance, must be retained. This would include the form, massing, fenestration pattern, wall materials, and detailing, and the houses must reflect their original form and roof shape from the period of significance. Ornamental features such as porches, decorative windows, or entry overhangs must retain sufficient original fabric as to reflect the period of significance. Any details that invoke the feeling or historic sense of the structure must also be visible. Wall materials and detailing for the Tudor, or English Revival, subtype in particular are important identifying features and must be retained as well as visible.

Under Criterion A, ETHNIC HERITAGE: EUROPEAN, considerations for Eclectic Movement Style buildings relate to neighborhood development patterns and the impact of anti-German sentiment on the

¹⁸¹ The Urbana Group, Historic Southside Survey Inventory Forms.

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residents' choice of architectural style. These houses demonstrated the introduction of modern architectural styles to Munichburg, not only due to the expansion of the neighborhood to accommodate more middle-class families, but in response to anti-German sentiments in the era prior to and following World War I. The decline in the Missouri-German Vernacular influence in the neighborhood's architecture was evident during this period, as houses reflected less of the traditional aspects of previous periods.

Property Type 5: Bungalow Style

Description:

Because they were so easy to construct and easy to live in, the bungalow gained incredible popularity in the early-twentieth century. In any American town bungalows and their derivatives still make up a high proportion of the existing housing stock. Bungalow Style houses constructed during the early part of the twentieth century reflected the cultural changes of the time. Fewer elaborate houses were built, resulting in more modest styles of housing. Transportation impacted the preferred styles, as lumber and stylistic ornaments could be ordered from a catalog company such as Montgomery Ward, Sears and Roebuck or Aladdin and shipped anywhere in the country. The automobile and streetcar lines impacted development patterns, as automobile garages began to appear and improved transportation options allowed people to live farther from work than ever before. This both expanded the size of the neighborhood and encouraged people to move from the older, more urban neighborhoods to newly developing neighborhoods on the outskirts of town. Technological innovations resulted in changes in the types of domestic architecture built during this period.¹⁸²

In the early-twentieth century, the Bungalow Style replaced vernacular types as the preferred style for middle-class housing. Electricity, indoor plumbing, and central heating influenced the arrangement of interior spaces. Improved communication networks resulted in architectural styles that reflected nationwide trends rather than regional or ethnic building traditions. Builders were able to replicate popular style houses that were depicted in a variety of pattern books, catalogs, and trade magazines. Architectural features were mass produced, changing the exterior appearance of buildings, and promoting a more homogeneous quality in neighborhood architecture.¹⁸³

Bungalow Style houses took middle class American house builders by storm in the early-twentieth century. This ubiquitous house type can be described as two subtypes: the California Bungalow, which was built from 1895 to 1915, and the dormer-front Bungalow. The California Bungalow was a 1-story house with low, horizontal lines and front-facing gable. A lower gable roof covered the front porch, which typically did not extend completely across the front facade and may have been centered or located to one side. Other

¹⁸² Wolfenbarger, "Historic Resources of St. Joseph, Buchanan County, Missouri," National Register Nomination, F.18-F.19.

¹⁸³ Ibid., F.19.

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typical features included wide, projecting eaves with exposed rafters, battered porch piers, and decorative brackets at the roofline.¹⁸⁴ The phenomenal success of the California Bungalow subtype can be attributed to the perception that anything in the early-twentieth century associated with California was "modern;" families during this period were smaller and required less space than the gigantic houses of past years; and the reality that domestic help was less affordable for most families, making smaller houses that were cheaper and easier to maintain attractive. The dormer-front Bungalow had a gable facing the side, with a conspicuous dormer on the front facade. Both gable- and shed-roofed dormers were common. The dormer-front Bungalow subtype allowed greater use of the upper floor than the California Bungalow subtype, as the roof pitch was higher and the large dormer provided additional headroom. The roofline of the front porch often was a continuation of the main roof, but sometimes at a lesser pitch.¹⁸⁵ Instead of dormer-front Bungalow, the term typically used to describe these houses is Bungalowoid, described by one writer as "applicable also to the numerous houses that do their best to look like bungalows while having a second story--houses 'built along bungalow lines.'"¹⁸⁶

The popularity of such designs was partly due to an increase in the cost of both building materials and labor during the early decades of the twentieth century, as well as increases in the costs of heating and domestic help.¹⁸⁷ The ideal middle-class dwelling transformed in the early-twentieth century from the exuberant, highly personalized display of irregular shapes, picturesque contrasts, and varieties of ornament common in the previous century to a simple dwelling.¹⁸⁸ Bungalow plans stressed a simple, informal design with an emphasis on utility and convenience.¹⁸⁹ Gustav Stickley described the Bungalow in 1909 in his Craftsman Homes as "a house reduced to its simplest form," one that "never fails to harmonize with its surroundings, because its low broad proportions and absolute lack of ornamentation give it a character so natural and unaffected that it seems to sing into and blend with any landscape." Stickley also stated that the style could "be built of any local material and with the aid of such help as local workmen can afford, so it is never expensive unless elaborated out of all kinship with its real character of a primitive dwelling. It is beautiful, because it is planned and built to meet simple needs in the simplest and most direct way. . . ." Sears and Roebuck agreed with Stickley and did its part to spread the Bungalow's impact by offering several models in its mail-order catalogs. Local workers could use the precut lumber, nails,

¹⁸⁴ Gottfried and Jennings, American Vernacular Design, 216-17.

¹⁸⁵ Noble, Wood, Brick and Stone, 147-48.

¹⁸⁶ Marcus Whiffen, American Architecture since 1780: A Guide to the Styles (Cambridge: M.I.T. Press, 1969), 217.

¹⁸⁷ Jakie, Bastian, and Meyer, Common Houses in America's Small Towns, 172.

¹⁸⁸ Gwendolyn Wright, Moralism and the Model Home: Domestic Architecture and Cultural Conflict in Chicago, 1873-1913 (Chicago: University of Chicago Press, 1980), 3.

¹⁸⁹ Richard Matson, "The Bungalow Spirit," Journal of Cultural Geography 1 (1981): 90.

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doors, and other components that came from Sears directly to the construction site. Due to sales of such kits by Sears and other retailers, the Bungalow Style spread across the country and regional variations in the style became relatively few.¹⁹⁰

In the American Architect and Building News issue of August 22, 1896, the magazine published its third Bungalow example. In describing the "true Bungalow," the writer said: "The keynote of the bungalow of the best type is homelikeness and general attractiveness without being pretentious."¹⁹¹ This desire for a modest yet attractive home coincided with a time when costs of building materials and construction labor were rapidly increasing, as were the costs of heating and domestic help. Bungalow plans stressed simple, informal planning with an emphasis on utility and convenience.¹⁹²

The use of natural materials in their construction was an attempt to emphasize the blending of indoor and outdoor spaces.¹⁹³ As a result, the "Craftsman" influence can be seen in some of these buildings. The Craftsman influence originated in southern California and became the dominant subtype for smaller houses built throughout the country between 1905 and the early 1920s. This subtype is usually characterized by low-pitched gable roofs, unenclosed eave overhangs, exposed roof rafters, decorative false beams or braces added under gables, and full or partial width porches with tapered square columns supporting porch roofs.¹⁹⁴ An excellent example of this influence is located at 900 Washington Street, where the porch wrapped around one side of the house and extended beyond the house to form a terrace.

An excellent example of the California Bungalow subtype is included in this MPS, 608 Broadway, and both the California and dormer-front subtypes are well represented in the neighborhood, with brick being the favored wall material in Munichburg. The 1995 survey of the neighborhood identified 27 Bungalow or Bungalowoid Style houses remaining in the neighborhood.

By the end of this period, the neighborhood was more or less complete, without large undeveloped parcels of land. The end of the Bungalow's popularity marked the beginning of the era where urban flight encouraged decline in the previously strong, close-knit neighborhood.

Significance:

The Bungalow is significant under Criteria A and C. Under Criterion C, ARCHITECTURE, the Bungalow is

¹⁹⁰ Poppeliers, Chambers, and Schwartz, What Style Is It?, 76-77.

¹⁹¹ Lancaster, "American Bungalow," 79 - 82.

¹⁹² The Urbana Group, "Jefferson City Historic East Survey Summary Report," 18.

¹⁹³ Jakle, Bastian, and Meyer, Common Houses in America's Small Towns, 171.

¹⁹⁴ McAlester and McAlester, Field Guide to American Houses, 453-54.

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significant as one of the most pervasive housing forms nationwide after the turn of the last century, reflected by its popularity in Munichburg. This style represented the nationwide trend towards simpler housing, which was supported and influenced by numerous pattern books, magazines, and catalogs. Under Criterion A, ETHNIC HERITAGE, this style is significant due to its association with Munichburg's early-twentieth century development. The decline in the Missouri-German Vernacular influence in the neighborhood's architecture was evident during this period, as houses reflected less of the traditional architecture of previous periods. However, Bungalows in Munichburg embraced the new, smaller style house yet retained certain Missouri-German Vernacular features. Red brick walls and segmentally arched windows were not uncommon in Munichburg on Bungalow Style houses. Here was a style that appealed to the frugality that was a part of the Missouri-German culture, as the Bungalow was designed to be both economical to build and to maintain, while accommodating modern technology for comfort.

Bungalows were one of the most commonly identified property types in the Historic Southside survey, comprising 28 properties. Bungalows were constructed in Munichburg beginning in 1910 and continued to be built until 1930. Monroe Street, at the eastern edge of the neighborhood, has a large collection of bungalows, all of similar design.

Registration Requirements:

To be eligible for listing on the National Register under Criterion C, ARCHITECTURE, buildings in the Bungalow Style must retain integrity of design, location, materials, and workmanship. Features that were representative of the Bungalow Style, such as the form, massing, roof shape, fenestration pattern, wall materials, and detailing must be retained. Ornamental features such as porches or decorative windows must retain sufficient original fabric as to reflect the period of significance.

Criterion A, ETHNIC HERITAGE, considerations for Bungalow Style houses relate to neighborhood development patterns and the impact of anti-German sentiment on the residents' choice of architectural style. These houses demonstrated the introduction of modern architectural styles to Munichburg, not only due to the expansion of the neighborhood to accommodate more middle-class families, but also in response to anti-German sentiments in the era leading to and following World War I. Bungalows may also illustrate development patterns typical of Munichburg, such as the tendency for families to live close together, long-term ownership of a house by one family, and infill construction that occurred as development of the neighborhood neared completion. The Bungalow Style represents one of the most recent styles of architecture introduced to the Munichburg neighborhood, part of a pattern of development that began almost 100 years before its arrival.

Property Type 6: Outbuildings

Description:

The majority of the outbuildings in Munichburg are garages. There are a number of historic garages scattered throughout the neighborhood, as well as small houses that have served a variety of purposes,

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and a very few agricultural outbuildings, as the neighborhood is an urban environment. One of the most notable outbuildings is the garage located behind 222 West Dunklin. Built of concrete block in 1915, it presumably was built by the house's owner, Joseph Pope. Founder of the Pope Construction Company, he used concrete in sidewalk construction all over Jefferson City, and he experimented with decorative concrete block construction. This 1-story garage is rectangular, has a gable roof with corrugated metal covering, and has a central, modern overhead garage door with lintel on the north elevation. The walls are of alternating smooth and rough aggregate rock-faced concrete block courses, with rock-faced concrete block "quoins." This style of concrete block wall bears great similarity to that used in a 2-story house nearby on Broadway. A 1-story house with the same type of wall construction stood adjacent to this house until recently.

Garages in the early-twentieth century ranged from elaborate structures built to house an automobile to converted sheds or barns. As automobile ownership did not become widespread until after 1910, garages were not that common until the 1920s. Because many early garages were impermanent structures, with sills resting directly on the ground, the attrition rate has been high. Of those that remain many have been altered or replaced to accommodate larger vehicles in later years.¹⁹⁵

Builders of early garages looked to the carriage barn for design guidance. New garages often featured floorplans and large, sliding doors characteristic of carriage barns. Owners of small, steep urban lots often inserted a garage into a bank at streetside, where the facade of the garage might be continuous with a retaining wall.¹⁹⁶ At least two examples of this type of garage remain in Munichburg, at 630 Broadway and 310 West Dunklin. (Both structures are contributing resources in the Broadway-Dunklin Historic District.)

The 1910s and 1920s brought a period of popularization and experimentation in garage design, as automobile ownership broadened. The "Van Guilder Hollow Wall" process used special partitioned forms and quick-setting concrete to erect garage walls in a continuous row-by-row process, published in House Beautiful in 1915. Perhaps this was the article that inspired Joseph Pope to construct his concrete garage, as an experiment in new construction methods. The most common structure built during the 1910s and 1920s was the small utilitarian garage, often a simple balloon-frame structure covered with wooden siding, built from locally available materials. Two-bay garages became popular in the 1920s, many in anticipation of a second car. Extensions were often built onto older garages as cars lengthened in the 1920s.¹⁹⁷

Agricultural outbuildings are rare but some remain in a few locations in Munichburg. The best example is located behind 610 Broadway (included as a contributing resource in the Broadway-Dunklin Historic

¹⁹⁵ Leslie G. Goat, "Housing the Horseless Carriage: America's Early Private Garages," in Perspectives in Vernacular Architecture, III Thomas Carter and Bernard L. Herman, ed. (Columbia: University of Missouri Press, 1989), 62.

¹⁹⁶ *Ibid.*, 65-67.

¹⁹⁷ *Ibid.*, 67, 69.

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District). This 2-story brick outbuilding has a definite vertical orientation and reflects the Missouri-German Vernacular building tradition in its brick walls and segmentally arched window and door openings. Studying the "Bird's Eye View of 1869," it appears that this building may have been associated with a house a bit to the north, which no longer remains. The outbuilding bears distinct similarities to the William Stumpe smokehouse, a 2-story smokehouse in Washington, Missouri, which is pictured in Van Ravenswaay's book.¹⁹⁸ Another agricultural outbuilding is a small-scale metal-sided barn facing Washington Street, which may have been converted to use as a garage. Most of the outbuildings in Munichburg are frame although a few masonry examples exist.

Significance:

Outbuildings do not tell the whole story of a property, but they contribute to the information related by the main house with which the outbuilding is associated. Outbuildings tell us how people stored automobiles and other items, what agricultural functions may have taken place, and their role in the overall development of the main building. Since Munichburg was developed with access to nearly every rear lot via an alley, outbuildings must have been extremely common. Over time, many of these small buildings no longer had a use and were lost due to lack of maintenance. This leaves only the sturdiest and best-maintained examples in place for further study and evaluation.

Registration Requirements:

To be eligible for listing on the National Register under Criterion C, ARCHITECTURE, outbuildings must retain integrity of design, location, materials, and workmanship. Features that identify the buildings as having been built during their period of significance must be retained. These features would include the form, massing, roof shape, fenestration pattern, and wall materials and detailing. Ornamental features, typically windows and doors on an outbuilding, must retain sufficient original fabric as to reflect the period of significance. Any details that invoke the feeling or historic sense of the structure must also be visible. Outbuildings should be associated with the main or original house on the property to be considered eligible. Outbuildings eligible under Criterion A, ETHNIC HERITAGE: EUROPEAN, must retain architectural characteristics typical of other Missouri-German Vernacular buildings, as well as retain their location, design, materials, and workmanship. Due to the rarity of this property type, the greatest amount of flexibility should be given in evaluating Missouri-German Vernacular outbuildings. Some alterations over time are expected. Such alterations may be allowed on a case-by-case basis, as long as the alterations are historic, do not obscure significant portions of the outbuilding, and the outbuilding still reflects its period of significance. As long as the Missouri-German Vernacular outbuilding retains sufficient integrity to reflect its original period of significance, it should be considered eligible for the National Register.

Property Type 7: Commercial Buildings

Description:

¹⁹⁸ Van Ravenswaay, *Arts and Architecture*, 222.

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Munichburg's commercial buildings spanned most of the period of development, the oldest identified commercial building being built in 1885, and the latest in the period of significance being built in 1948. The earlier businesses were built with two or more stories, allowing commercial use on the ground floor and residential or commercial use above. Most of the early commercial buildings were built as a 2-part block, with public or retail spaces on the lower level, often with large display windows, and where most of the ornamentation would be visible to passersby. The upper levels had fenestration more residential in scale and pattern with much less ornamentation. The cornice was also a typical location for ornamentation, as a crowning touch to the successful business's architectural image. Examples of this type would be the former Milo Walz store, Busch's Florist, and the former Farmer's Home Hotel.

It was not unheard of in Munichburg to combine commercial and residential use under one roof. Charles van Ravenswaay noted that "the merchants generally occupied quarters over their first floor shops. . . ."¹⁹⁹ While a number of businesses had apartments above the commercial space on the first floor at the Philip Hess House, 714 Washington Street (included in the MPS), Philip Hess operated a grocery store, presumably in the basement of the house. Hess was a butcher and meat processor who used to travel with his meat wagon, selling his goods locally. Other neighborhood merchants, such as Hugo Busch and his partner, Charles Purzner, lived at the same location as their business. By the last quarter of the nineteenth century, however, this practice had begun to fall from favor. J. Philip Hess, the son, closed the business in the basement of the house he inherited from his father, where both generations lived. Herman Tanner built a substantial house close to his business, so that he could reside near the business, but not so near as to never leave. Reflecting this trend of separating work and private spaces, commercial buildings were constructed during the period described in Context 3 with only 1-story,²⁰⁰ as the upper floors were not seen as producing enough income to offset their additional cost.

Earlier commercial buildings had typical Missouri-German red brick walls, arched window tops, and ornamental dentiled cornices, similar to residential structures. The former Milo Walz commercial building at 128 East Dunklin Street is an example of this style. The former Farmer's Home Hotel at the southeast corner of Jefferson and Dunklin Streets (now known as the location of the Ecco Lounge) was constructed of brick with a central gable and patterned brick ornamentation. As was typical for a number of commercial buildings of this era, the lower level exterior has been significantly altered over time. Another example of such alteration was the Louis Sachs harness and saddlery business at 118 East Dunklin Street. This building was refaced circa 1950 with a modern brick storefront featuring three separate shopfronts that still remain. Opposite the old Farmer's Home Hotel on the northwest corner was Henry Schwartze's business, which included a blacksmith shop and wagon manufacture and repair on the first floor, and a painting shop on the second floor. This building remains in place but was updated in the early-twentieth century. South at the corner of Jefferson and Atchison Streets (901 Jefferson Street), the Ahrens and Graessle general merchandise store opened in 1889. This building remains in commercial use, as

¹⁹⁹ Van Ravenswaay, *Arts and Architecture*, 67.

²⁰⁰ Urbana Group, *Historic Southside Survey Inventory Forms*.

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does the former Theodore G. Nilges Grocery and Feed Store at 801 Jefferson Street, on the corner of Jefferson and Ashley Streets. This building has a circa 1840s house attached at the rear. The only building remaining of the Tanner family retail dynasty is located at 706-710 Jefferson Street, which served as the Theodore Tanner foundry and machine shop, known as the Tanner Brothers Machine Shop by 1915.²⁰¹ This building may reflect more of the Missouri-German building tradition than any other commercial building in Munichburg, with its brick walls and masonry cornice detail.

While the earlier examples of Munichburg's commercial buildings are mostly located on Jefferson Street, other commercial buildings are worthy of note as well. The Coca-Cola building, at 604 Jefferson Street is all that remains of the Moerschel family's Capitol Brewery complex. This 2-part commercial block building, built circa 1940, features panels with raised designs depicting the famous Coca-Cola bottle. Central Dairy moved to Jefferson City from Columbia, Missouri, and located at 610 Madison Street in 1932. The Central Dairy building is also an example of the modern 2-part commercial block building, finished with clean, gleaming tile on the exterior and in the interior retail space, to emphasize the cleanliness of the dairy. Busch's Florist built a new building in 1935 at the corner of Madison and Dunklin Streets. All three buildings currently house businesses under their original names, operating the same type of businesses as when these buildings were constructed.²⁰²

For the most part, the neighborhood's commercial buildings are not as ornamental as its residential, religious, and public structures. Instead, the priority for many of the commercial buildings appears to be their ability to generate revenue. Commercial buildings took their shape not from architectural styles, but from the lot, as the builders attempted to maximize the amount of income generating space. Most commercial buildings in Munichburg are built immediately adjacent to the sidewalk. Early commercial buildings, while intended for various uses inside, did not reflect these uses on the exterior. Therefore the planning of a commercial building is much different than that of a residence. Interior floorplans are not significant, as the buildings are viewed as empty shells or containers of space that can be altered as needed by the owners or tenants. Commercial architecture does not tend to vary by region, as with residential buildings. Instead competition among communities encouraged conformity of commercial architecture.²⁰³

The most distinguishing features of commercial buildings are found on the front facade, facing the street. The street facade provides the building with its identity, as the side and rear elevations were never intended to be seen by the public in most cases. Use of the commercial building's facade in advertisements, directories, atlases, and town views illustrated the importance of the commercial facade

²⁰¹ Urbana Group "Jefferson City Historic Southside Survey Summary Report," 15.

²⁰² The Urbana Group, Historic Southside Survey Inventory Forms for Coca-Cola, Central Dairy and Busch's Florist.

²⁰³ Richard Longstreth, "Compositional Types in American Commercial Architecture," in Perspectives in Vernacular Architecture II ed. Camille Wells (Columbia: University of Missouri Press, 1986), 14.

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in portraying the successful image of the business it housed. The front facade was composed of ornaments, signs, and other distinctive features, and exhibited the best materials and workmanship.²⁰⁴

The great majority of commercial buildings built between 1800 and 1950 follow one of a few basic patterns. The 2-part commercial block in Munichburg generally has two to three stories and is divided horizontally into two distinct zones. Each zone is treated differently, with the 1-story lower zone containing public spaces and the upper zone having private spaces. The 1-part commercial block is for 1-story buildings and is essentially the lower part of a 2-part block. This version worked well where land values were low and anticipated income from the upper levels was not a factor. One-part commercial block examples can be found on Jefferson Street, where a row of 1-story commercial buildings feature little ornamentation, all having the same basic form, windows, and recessed entry. The enframed window wall is used on one or more story buildings, and is evident in the 100 block of West Dunklin Street. This type has a large center section, often of glass, that almost always suggests a thin membrane. Surrounding this center on three sides is a wide, more or less continuous border, so that the entire front facade is seen as one unit. This type came into use about 1900 and continued until circa 1950.²⁰⁵

Significance:

Historic commercial buildings in Munichburg may be significant under National Register Criteria A and/or C, in the areas of ETHNIC HERITAGE: EUROPEAN and ARCHITECTURE. Commercial buildings, or buildings that have historically been used for commercial purposes, may qualify under Criterion A, ETHNIC HERITAGE: EUROPEAN. Buildings used by Missouri-German merchants as retail or service establishments represent the independence of Munichburg during its early development. Any building initially designed or used to serve both residential and commercial uses is a rare property in Munichburg, and it likely illustrates the earliest commercial enterprises in the neighborhood. Those buildings used by second-generation residents to house their businesses reflect the continued growth of the neighborhood, and the close family ties typical of the Missouri Germans that encouraged more than one generation of a family to operate a successful business. Buildings associated with one family or one business for a long period of time may be eligible under Criterion A, ETHNIC HERITAGE: EUROPEAN, as an example of the Missouri-German culture that embraced hard work and disdained change. Later period commercial buildings portray the strength of the neighborhood as it expanded, or as longtime businesses evolved. Busch's Florist and the Coca-Cola Bottling Co. are examples of such evolution as well as expansion of the neighborhood.

The Missouri-German Vernacular influence may be evident in a number of earlier period commercial buildings, supporting eligibility under Criterion C, ARCHITECTURE. Buildings constructed later, such as Central Dairy, demonstrate the continued evolution of the neighborhood's architectural styles and may

²⁰⁴ Ibid., 16.

²⁰⁵ Longstreth, "Compositional Types in American Commercial Architecture," 17.

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also be eligible under Criterion C, ARCHITECTURE. Several commercial buildings were recommended for individual National Register listing in the 1995 Historic Southside Survey, including the Ahrens and Graessle Dry Goods (now Scuba Adventure), 901 Jefferson Street; Central Dairy, 610 Madison Street; the Coca-Cola Bottling Co., 604 Jefferson Street; and the Western Bottling Works (now J and D Bicycle Shop), 610 Jefferson Street.

Registration Requirements:

To be eligible for listing on the National Register under Criterion C, ARCHITECTURE, commercial buildings must retain integrity of design, location, materials and workmanship. Features that identify the buildings as having been built during their period of significance must be retained. These features would include the form, massing, roof shape, fenestration pattern, wall materials, and detailing. Ornamental features must retain sufficient original fabric as to reflect the period of significance, although ornamentation, if any, may be restrained on this building type. Any details that invoke the feeling or historic sense of the structure must also be visible. Alterations over time are expected, as owners and tenants would have likely sought to alter the front facade of buildings to portray their businesses in the best possible manner. Such alterations may be allowed on a case-by-case basis, as long as the alterations are historic, and do not obscure significant portions of the front facade, and the building still reflects the period of significance.

Under Criterion A, ETHNIC HERITAGE: EUROPEAN, commercial buildings shall be eligible if they reflect the period of significance and have housed both residential and commercial use at the same time, as few of these buildings are known to remain. Those buildings that have been associated with one family or one business for a significant period of time may also be eligible under Criterion A. Commercial buildings constructed during the years described in Contexts 1 and 2 may be significant under ETHNIC HERITAGE: EUROPEAN if they retain a reasonable degree of integrity, as they played a role in making Munichburg self-supporting. Later period commercial buildings that portray longtime Munichburg businesses that evolved over time, such as the Coca-Cola Bottling Co. and Busch's Florist, may be eligible under Criterion A as long as they retain sufficient integrity to be identified with their period of significance.

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Geographical Data

Munichburg is a neighborhood located in Jefferson City, Cole County, Missouri. This area has never been incorporated separately, so no definite boundaries have ever been set for this area. For the purposes of this Multiple Property Submission, the following approximate boundaries have been established, using the data contained in the Jefferson City Historic Southside Survey of 1995 (both sides of the streets listed are included in the Munichburg neighborhood):

Rex Whitton Expressway (U.S. Highway 50/63) on the north; Monroe Street on the east; Franklin Street on the south, then north on Jefferson Street, then west on Fillmore Street, north on Broadway to West Atchison Street, and west on West Atchison Street to Mulberry Street on the west.

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Summary of Identification and Evaluation Methods

The Multiple Property Submission (MPS) for Jefferson City's Southside, or "Munichburg," builds on information developed for the Jefferson City Historic Southside Survey of 1995 conducted by the Urbana Group for the Jefferson City Commission on Historic Preservation. This survey was funded by a federal Historic Preservation Fund grant. The survey studied 193 properties in the neighborhood that were built during or prior to 1946. The recommendation of the survey was that Munichburg did not meet the requirements for listing on the National Register as a single historic district. Too many blocks contained interruptions, such as new buildings and parking lots, for the neighborhood to retain sufficient integrity as a single district. The survey did note ten buildings that appeared to be individually eligible for listing. (One of these was an outbuilding associated with a main house that was also eligible for listing, so the total would have been nine individual listings.) Nine other buildings were recommended for local designation under a preservation ordinance. Three of the buildings recommended for individual National Register listing are included in this MPS. The issue of smaller National Register districts being proposed was not addressed in the survey's summary report. Instead, the report focused on the need for a local preservation ordinance that would afford protection to Jefferson City's historic resources.

In 2001, local property owners from the Munichburg neighborhood suggested to the Jefferson City Historic Preservation Commission that a grant proposal be made, requesting funds to list buildings in Munichburg on the National Register. Commission members held an initial meeting to determine the level of interest of the property owners. Flyers were distributed door to door to announce this meeting. Because a National Register district or MPS would be the first in Jefferson City with multiple property owners since the Missouri State Capitol Historic District was formed in 1976, commission members thought a total of 12 interested property owners would be a good start. The response was remarkable, as close to 20 property owners expressed interest in having their properties listed. A grant was applied for and awarded, and matching funds obtained, clearing the way for the MPS to proceed. This MPS is the first nomination to the National Register of Historic Places based on the 1995 survey of Munichburg.

A table was created listing the property type, architectural style, and construction date for all buildings documented in the Urbana Group's 1995 Historic Southside survey. However, the 1995 survey did not include a number of properties of owners who were now expressing interest in listing on the National Register. The southwest corner of the MPS area, including West Fillmore and West Atchison Streets, plus the west side of Broadway and parts of Jefferson, Mulberry and West Elm Streets had not been surveyed. Four properties listed individually in this MPS and the western portion of the Broadway-Dunklin Street Historic District had not been surveyed. Therefore preparation for the MPS began with research of these properties using recorded documents, city directories, local history books, and newspaper accounts. Field study of the properties within the geographic boundaries of the Munichburg area was conducted by driving every major street and alley within the neighborhood. The field study provided first-hand knowledge of the range of properties in the area. The field study also provided an opportunity to verify existence of historic resources illustrated on the Sanborn Map of 1939, and to document changes since that time. The 1939 map was used as the basis for development of the MPS map for the Broadway-Dunklin Historic District.

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Using this new research, the prior survey data and draft text for Section E, a timeline was developed showing dates of known events and construction of the different buildings within the neighborhood. Identification of the historic contexts for the MPS developed after review of the previous survey material, research of the additional properties, analysis of neighborhood changes evident in the timeline, and several discussions with Dr. Gary Kremer, a local historian, professor, and author who has researched the Munichburg area for a number of his columns in the newspaper series "History Matters." Dr. Kremer served as a subconsultant on this nomination, helping to develop the historic contexts in Section E. The contexts reflect not only architectural and cultural changes within Munichburg, but also external influences on the neighborhood as well. The historic contexts used in this MPS are:

Early Settlement Period: 1850s to 1865

Cultural Changes Shape Munichburg: 1866 to 1919

Post-WWI to the Beginning of Neighborhood Decline: 1920 to 1954

Architectural developments are discussed in conjunction with each historic context, covering the major property types and styles that were common in Munichburg during the period. Further discussion of the property types is included in Section F, organized in chronological order. The property types selected for Section F are based on function (residential, religious, public) and building form. The stylistic characteristics of each property type, or style, is consistent throughout the period of significance. Except for the Missouri-German Vernacular influence, which remained a part of Munichburg's culture for a very long time, the rest of the styles were prominent during one of the time periods selected for the historic contexts. Some, like the Bungalow Style, began during one period, but reached a peak of popularity in another, and are discussed during the period when they impacted the architecture of the neighborhood the most.

Due to the method used in determining which properties to include in the MPS, the properties selected tend to be those with preservation-minded owners who have a great interest in caring for their properties. Therefore the properties in the MPS represent some of the best maintained buildings in the neighborhood, or those whose owners are planning or working on rehabilitation. The buildings selected do not represent all property types eligible for listing within the neighborhood. The registration requirements in the MPS were developed for the major building styles and types, focusing on those that are included in the MPS.

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