

United States Department of the Interior
National Park Service**National Register of Historic Places
Registration Form****1. Name of Property**historic name Beins, Henry, Houseother names/site number Beins, Frederick William and Anna, House**2. Location**street & number 620 Locust Street [N/A] not for publicationcity or town Washington [N/A] vicinitystate Missouri code MO county Franklin code 071 zip code 63090**3. State/Federal Agency Certification**

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

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPODate 8 August 2000Missouri Department of Natural Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.
See continuation sheet ☐.☐ determined eligible for the
National Register.See continuation sheet ☐.☐ determined not eligible for the
National Register.☐ removed from the National
Register.☐ other, (explain:)

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property	Category of Property	Number of Resources Within Property	
		Contributing	Non-contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	1
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0
	<input type="checkbox"/> object	1	1
			Total

Name of related multiple property listing.

Historic Resources of Washington, Missouri

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Functions

DOMESTIC: Single Dwelling

Current Functions

DOMESTIC: Single Dwelling

7. Description

Architectural Classification

Other: Missouri-German

foundation Brick
 walls Brick
Vinyl
 roof Metal
 other _____

Narrative Description See continuation sheet [x].

See continuation sheet []

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8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

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

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x].

Previous documentation on file (NPS):

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

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

#

☐ recorded by Historic American Engineering Record

#

Areas of Significance

ARCHITECTURE

ETHNIC HERITAGE: European

Period of Significance

ca. 1868- ca. 1900

Significant Dates

ca. 1868

ca. 1900

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☒ Other:

Name of repository:

Washington Historical Society, Washington, MO

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10. Geographical Data

Acreage of Property Less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	673340	4268900			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

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

11. Form Prepared By

name/title Debbie Sheals and Becky L. Snider Ph.D.
 organization Private Consultant date February 2000
 street & number 406 West Broadway telephone 573-874-3779
 city or town Columbia state Missouri zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative **black and white photographs** of the property.

Additional Items

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

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Garry & Terri Gerhart
 street & number 620 Locust Street telephone (636) 239 - 5537
 city or town Washington state MO zip code 63090

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**National Register of Historic Places
Continuation Sheet**

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**Beins, Henry, House
Franklin County, Missouri
Historic Resources of Washington, Missouri**

Summary: The Henry Beins house at 620 Locust Street in Washington, Missouri is a one and one-half story brick hall and parlor house with a brick foundation, a side facing gable roof, and a dentiled cornice. It has a symmetrical three-bay facade, with segmental arched door and window openings. The central front door is sheltered by an open frame porch which has simple Victorian style ornamentation. The house is representative of Property Type B. Vernacular Missouri-German, Subtype: Hall and Parlor, and meets the registration requirements set forth in the MPS Cover document "Historic Resources of Washington, Missouri." The two-room front part of the house was built ca. 1868; it was extended to the rear ca. 1900 and again several decades later. The porch appears to have been added about the time the first addition was made. Nearly all of the windows in the house have early two-over-two wooden sash, which were probably installed in the late 1800s. The period of significance runs from the time the original house was built, ca. 1868, to ca. 1900, the date of the last significant addition. A small modern two car garage sits near the back of the lot; it is faced with bricks similar to those used on the house. The garage is a non-contributing building, and the only other resource on the property. The exterior features, including the windows, porch, and basic form, are largely intact, and the house today appears much as it did at the turn of the century. The interior is intact as well; the basic plan is little changed, and many rooms have original doors and woodwork. Overall, the house is highly intact, and in excellent condition. It is a fine example of the Missouri-German building tradition of the nineteenth century.

Elaboration:

The Beins house is located in a residential neighborhood and, like many of its contemporary neighbors, sits quite close to the sidewalk. Although the houses of the neighborhood reflect a mix of construction styles and dates, there are at least two other houses nearby which are roughly the same age, and which have markedly similar construction detailing. The house at 604 Locust, just two houses north, is of roughly the same size and age as the Beins house; it varies mainly in that it has two front doors. Just across from that house, at 605 Locust, is a five bay, central passage house which is slightly larger than the other two, but quite similar in age and styling. The house at 605 Locust, the J. H. Broeker House, is also being nominated individually as part of the initial Multiple Property Submission. All three of those houses are shown on the "Bird's Eye View of Washington", which was published in 1869.¹ It is from that image that the approximate construction date of the Beins house has been set. Although it is likely that it was actually built several years before that, the Bird's

¹ Ruger, H. "Bird's Eye View of the City of Washington: 1869." Copy in the collections of the Washington Historical Society, Washington, MO.

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Eye View is the first known proof of its existence.²

The house occupies a rectangular lot which slopes gently up away from the street. There is a concrete driveway beside the house which leads to the freestanding modern garage at the rear of the property. The facade of the frame garage has a veneer of older bricks which are similar to those of the house; the rear and side walls have synthetic siding. The garage, which is a non-contributing resource, has a side facing gable roof which is sheathed with standing seam metal roofing.

The side facing gable roof of the house has the same type of metal roofing. It also has narrow end parapet walls, into which are set small rectangular windows. The window on the south has a single six light sash, and the opening on the north is covered with wooden louvers. There is a chimney in the front part of the north parapet. It is likely that there was originally at least one chimney at each end, and possibly two. The front eaveline has a five-course stepped cornice with dentils which are composed of bricks set with the short end in a vertical orientation (sailors). The dentils end about eight inches from the edges of the walls. The walls have a common bond pattern of six rows of stretchers to one of headers.

The house, which faces west, consists of three main sections—the original house at the front, an early addition in the middle, and a newer addition on the back. (See photo 2.) The original house is sheltered by the gable roof; it is one room deep and two rooms wide. It has brick walls and a brick foundation that is partly stuccoed with concrete. There is a large basement beneath the kitchen and part of the living room.

The original section of the house has a symmetrical three-bay facade; the central door is flanked by large windows and sheltered by an open porch which is centered on the facade. The porch has simple Victorian styling, and appears to date to around the turn of the century. It has a flat roof, large turned posts, and small curved spindlework brackets. It has a simple balustrade, wooden flooring, and steps which lead to the driveway on the north side of the house. The posts and roof are early or original; the flooring is newer. There is one window on each side wall. The one on the south is nearly identical to those on the front; it is the same size and is topped with the same type of brickwork arch. The window on the north is slightly larger than the others and has no arch or lintel above. The difference indicates that the south window is original and that the north window is a later addition. The original windows are topped with notably shallow segmental arches which leave only a couple of inches between the window tops and the bottoms of the arches.

The early addition, which is believed to date to ca. 1900, is nearly as deep as the original house.³ It has brick walls, and a stone foundation with a crawl space. The addition spans the entire

² A search of earlier county records was inconclusive. County tax records only go back to 1876, and Beins was not found in earlier deed indexes.

³ The approximate date of the addition comes from the current owners, Garry and Terri Gerhart. Construction details support that estimate.

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rear wall of the original house, and is covered by a shallow shed roof which attaches to the eave of the early gable roof. It has one window on the south and two on the north, all of which appear to be original to that part of the house. All three have segmental arched tops which are substantially rounder than those on the front of the house.

The most recent addition spans the back wall of the early extension, and is also covered by a shed roof. The north end of that addition dates to around the 1920s; it is of brick, with a small pair of four light windows. Nearly everything except the north wall of that section is new, however, and all has been remodeled fairly recently. The east and south walls have vinyl siding, and modern double hung windows. There is a shed roof over a rear patio. The modern materials are not highly visible from the street, and the last addition does not seriously impact the historic appearance of the rest of the house.

The interior of the house has had much the same layout for the last century. The front door opens to the living room, which is on the north side of the house. (See Figure One.) The current kitchen is on the south. A small corner stair in the kitchen leads up to the unfinished attic space. The stair is partly enclosed, and has a door on one end which leads to the basement stairs. (See photo 9.) The basement was originally accessed from outside via a flight of brick steps on the east. The steps were covered by the early addition, but are still visible from the basement.

There are doors from both front rooms into the early addition. The door in the kitchen leads to a small narrow room which once served as a kitchen; the plastered south wall still bears the marks of wall cabinets and a large sink. That room also has a door into the modern rear addition. The east door in the living room leads to a hallway, off of which is a bedroom and a bathroom. The hall continues to the back of the house and two more bedrooms which flank the hallway. (See photo 7.)

Although a good deal of the woodwork now found in the house is not original, much of it is similar to what was there, and the vast majority of the doors and windows are intact. Many of the rooms have early or original four panel doors complete with original hardware. The wall between the bathroom and rear bedroom, which was an exterior wall before the last expansion, has retained an early arch-topped window. The upper sash of the window has been retained and fitted with mirror panels on the bathroom side. On the bedroom side, the original brick arch and wall are exposed, and the window opening is fitted with shelving.

Overall, the house exhibits a high level of integrity, both inside and out. It has seen no major alterations in the last century, and is in excellent condition overall. It continues in its original residential capacity, and appears today very much as it did when the first expansion was completed. Furthermore, the front part of the house looks much as it did in the 1860s, and it is immediately recognizable as an early example of the Missouri-German building tradition. ◻

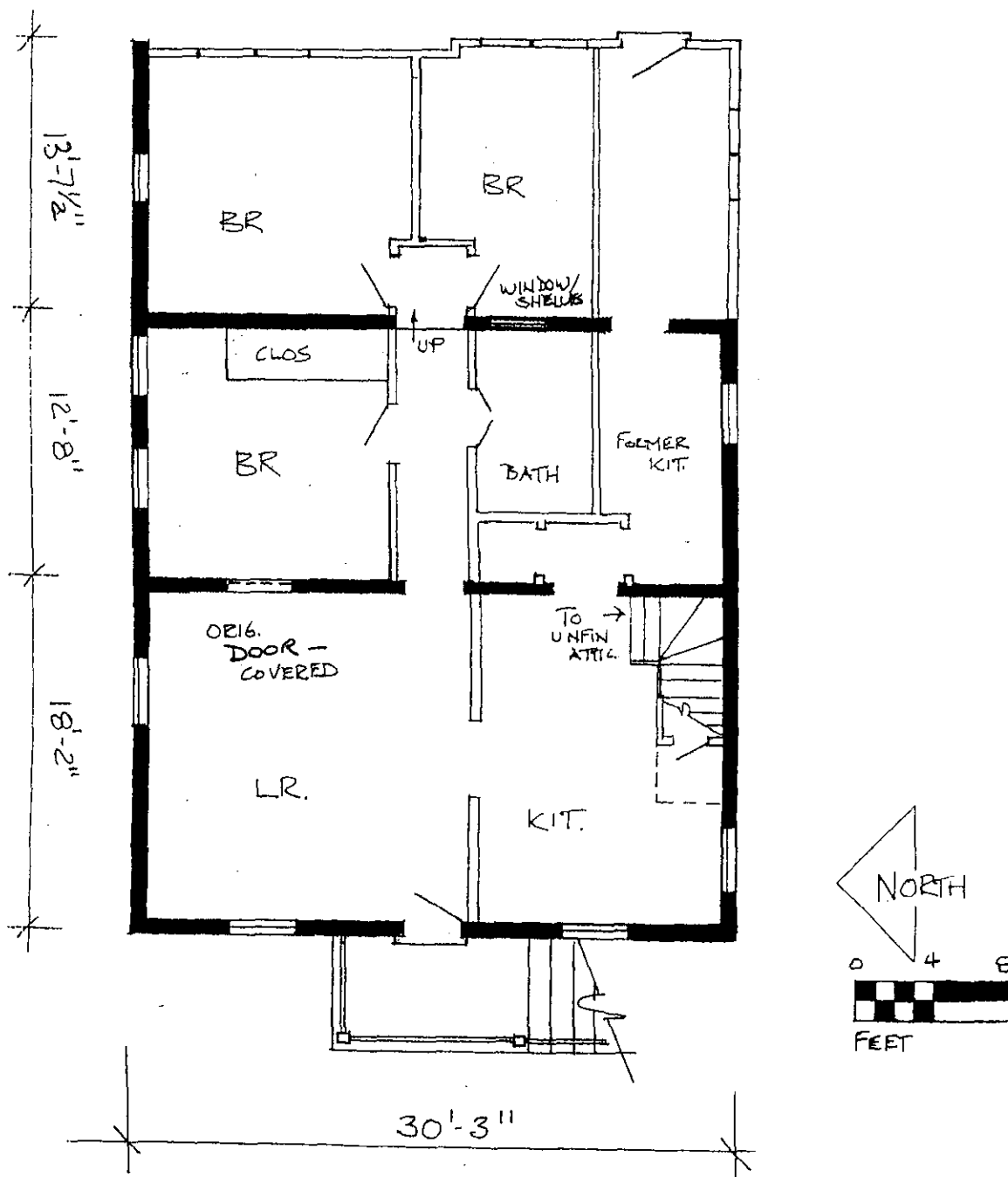
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Figure One. Floorplan. Drawn by Debbie Sheals.



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Summary: The Henry Beins house, at 620 Locust, in Washington Missouri, is a representative example of the Missouri-German building tradition. As such, it is significant under Criteria A and C, in the areas of ETHNIC HERITAGE: European, and ARCHITECTURE. The compact massing, brick construction, dentiled cornice and segmental arched windows are all typical of Missouri-German architecture of the last half of the nineteenth century. The Beins house is an intact example of Property Type B. Vernacular Missouri-German, Subtype: Hall and Parlor. It meets the registration requirements set forth in the Multiple Property Submission Cover document "Historic Resources of Washington, Missouri," and falls under the contexts "Early Development and German Immigration: 1839-1870," and "Architectural Development: 1839-1950." The house was built ca. 1868, and was in the family of Henry Beins for the better part of a century. It continues to function as a residence, and appears today much as it did when it was the Beins family home. The house saw a significant expansion ca. 1900, and the period of significance thus runs from ca. 1868 to ca. 1900. The house is a contributing resource; the only other resource on the property is a modern, non-contributing garage which sits well back from the street. The Beins house is largely intact, both inside and out, and retains integrity of location, design, materials, workmanship, feeling and association.

Elaboration

The Beins house shares many characteristics with other early Missouri-German houses of Washington. The red brick walls, dentiled cornice and arched window tops are all hallmarks of vernacular Missouri-German architecture.⁴ Brick construction and dentiled cornices are nearly ubiquitous among the surviving 19th century houses in the community, and the two almost always go together; few early brick houses in town lack a dentiled cornice. The side gabled roof with end parapets, and the overall compact massing are also typical of Missouri-German construction in many areas of the state.

The window tops of the Beins house provide a particularly interesting example of how Missouri-German tastes in window profiles changed as the 19th century progressed. As noted in the MPS cover document, the earliest brick Missouri-German buildings most often had flat-topped door and window openings. In Washington, most flat openings had brick jack arches of various configurations. After the mid-1800's, segmental arches became popular, almost to the point of exclusion of any other form. It has also been noted that the change continued over time, with the spring of the arch becoming higher later in the century. The Beins house provides a good example of that type of evolution. The windows on the oldest part of the house are topped with very shallow segmental arches, while those added around the turn of the century have much more rounded tops.

⁴ See MPS Cover document "Historic Resources of Washington, Missouri: Architectural Development: 1839-1950, Section F, Associated Property Types," for a full discussion of Missouri-German characteristics.

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The arches on the front part of the Beins house are in fact lower than those of most post Civil War Missouri-German buildings in the community. The notably shallow pitch is not, however, unique; two other houses in the immediate vicinity have almost identical window tops. Both are on Locust Street—one at 604 and one at 605. Both houses are similar to the Beins house in size, age and construction methods. The house at 605 Locust, which is also being nominated individually under the "Historic Resources of Washington, Missouri" MPS cover document, was owned at an early date by John H. Broeker. Broeker was a German immigrant who moved to Washington in 1857 and later became active in brick manufacturing and construction.⁵ The similarity of detailing between the three houses strongly indicates a common builder, and it is possible that Broeker was at least partially responsible for the construction of the Beins house, as well as his own at 605, and the one at 604.

In plan, the Beins house is a typical vernacular hall and parlor house, and as such provides a good example of the Hall and Parlor subtype discussed in the MPS cover document. It has two rooms of uneven size, set side by side under a side facing gable roof. The fenestration is also typical of the hall and parlor house type; the front door opens to the largest of the front rooms, and each room has a front window. The addition to the rear is also typical of the modest house type; many hall and parlors in Missouri were built with rear ells, and most others were added to as the need arose.

The house has always functioned in its original residential capacity, and remained in the Beins family for decades. Henry Beins died in 1907, after which the property passed to Frederick William Beins. Fred Beins was an employee of the Missouri Meerscham Pipe Company, and was active in the Washington Volunteer Fire Department. Fred Beins, who was presumably Henry's son, lived there with his wife Anna until 1915. He and Anna married in 1896. It is possible that they moved in with his parents around that time, in which case the first addition would have been needed to accommodate the expanded household. The Victorian style front porch was probably added about that time as well.

Fred Beins' tenure in the house did not end happily. In the fall of 1915, in spite of appearing "happy and contented" the night before, Fred Beins hung himself from a yard swing on the property.⁶ In spite of that unpleasant event, the house remained in the Beins family for at least

⁵ Goodspeed Publishing Company, History of Franklin, Jefferson, Washington, Crawford and Gasconade Counties, Missouri, (Chicago: Goodspeed Publishing Company, reprint Cape Girardeau: Ramfre Press, 1985.) Biographical information on Broeker was reprinted from this source in the Kiel files of the Washington Historical Society, Kiel File pp. 4573-4575.

⁶ "Discover Dead Body Hanging in Swing," Washington Citizen, 9-24-1915. (Clipping from Kiel File no. 2752, Washington Historical Society.) Biographical information about Biens mentioned earlier was also

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another 40 years. City directories indicate that Anna was still living there in 1940, and that their oldest daughter Cora was there in 1951.

The Beins house today is much intact, and in excellent condition. It is readily recognizable as an early Missouri-German house, and appears today much as it did a century ago. It provides a fine intact example of a Missouri-German hall and parlor house. △

Chronology

From Land Tax Assessment Books, City Directories, Washington Historical Society Collections, and local histories noted in the bibliography.

1843, ca. Henry Beins born

1868, ca. House built

1869 House shown on Bird's Eye View of Washington

1874 Taxes, Henry Beins, one parcel of one acre for \$400, one of .78 acre for \$75.

1871 William Frederick, (Fred) Beins born in Washington, probably Henry's son.

1877 Atlas, H. Beins owns this property, 1.88 acres

1896 Fred Beins marries Anna S. Wilmesherr.

1906 Mrs. Henry Beins dies after a long illness

1907 Henry Beins dies after a long illness

1910 Fred Beins listed as owner in tax records

1915 Fred Beins commits suicide at home

1922 Directory, Mrs. Anna Beins

1940 Directory, Mrs. Anna Beins

1951 Directory, Cora E. Beins

(Note: no Sanborn coverage, no Beins found in early deed indexes.)

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SOURCES

(See MPS Cover document "Historic Resources of Washington, Missouri," for further discussion and a complete biography of general sources.)

Discover Dead Body Hanging in Swing." Washington Citizen, 9-24-1915. Clipping from Kiel File no. 2752, Washington Historical Society..

Franklin County Tax Records, Franklin County Courthouse, Union Missouri.

Goodspeed Publishing Company. History of Franklin, Jefferson, Washington, Crawford and Gasconade Counties, Missouri. Chicago: Goodspeed Publishing Company, reprint Cape Girardeau: Ramfre Press, 1985.

Ogle, George A. Standard Atlas of Franklin County, Missouri. Chicago: George Ogle and Co, 1898.

Ogle, George, and Co. Standard Atlas of Franklin County, Missouri. Chicago: George A. Ogle and Company, 1919.

Ruger, H. "Bird's Eye View of the City of Washington: 1869." Copy in the collections of the Washington Historical Society, Washington, MO.

Saint Louis Atlas Publishing Co. Atlas Map of Franklin County, Missouri. St. Louis: St. Louis Atlas Publishing Co., 1878. With a plat of the city done in 1877 by L. D. Worley.

Washington Historical Society. Kiel Files. Washington, MO.

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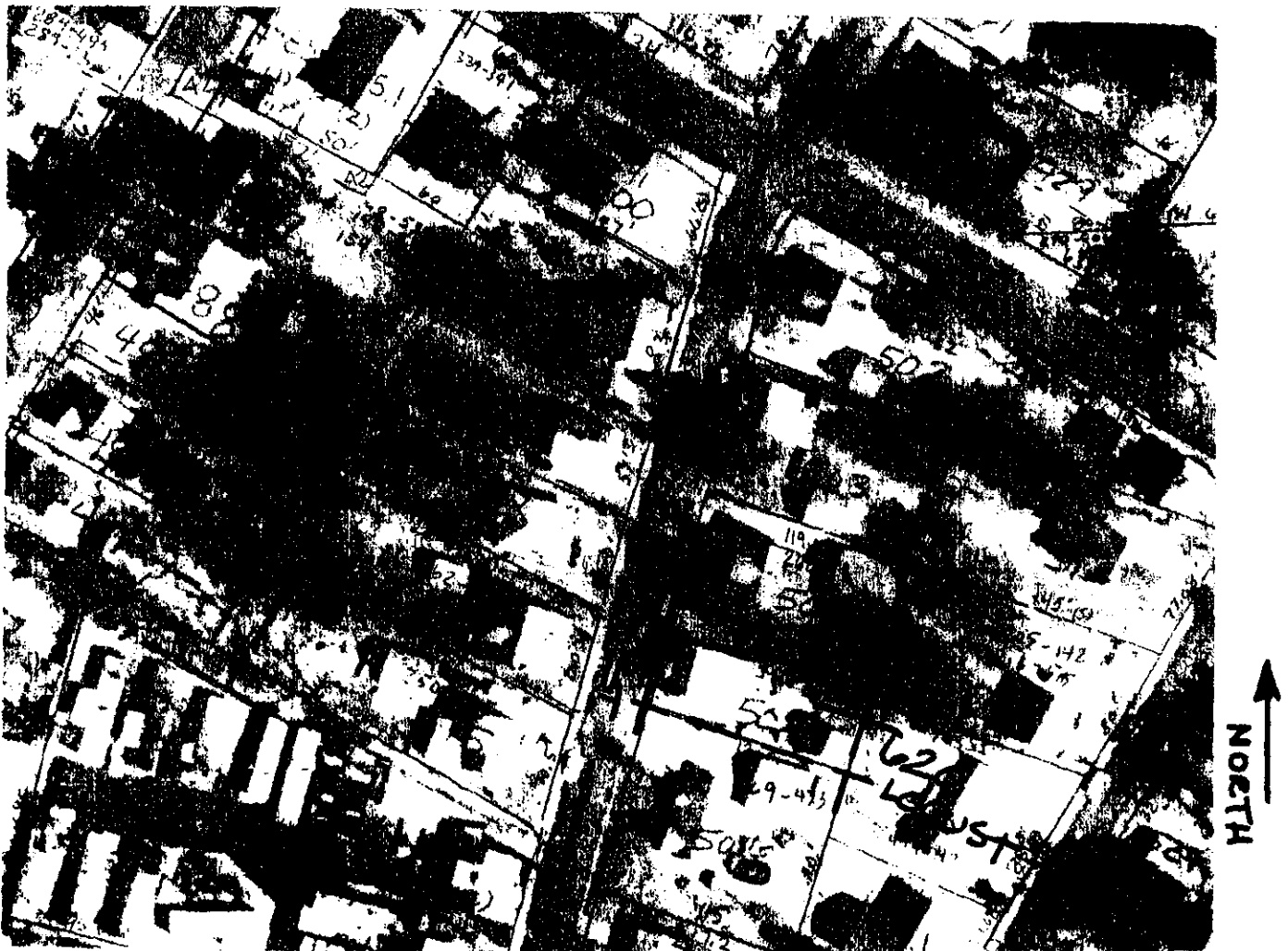
Verbal Boundary Description

The property is parcel number 10-5-22.0-1-099-505.000, as shown on Franklin County Tax Map 10-5-22-2. The map was prepared by Walker and Associates, with aerial photos taken 3-10-96, scale: 1"= 100'. Copies of the map are available at Washington City Hall and The Franklin County Assessor's Office in Union, MO. The boundaries of the property are also shown in heavy dashed lines on the portion of the map which is reproduced below.

Boundary Justification

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

AERIAL-PHOTO MAP 10-5-22-1



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Photographs

The following information is the same for all photographs:

Beins, Henry, House

620 Locust Street, Washington

Franklin County

Becky Snider

December, 1999

Missouri Cultural Resource Inventory, MO Department of Natural Resources, Jefferson City.

List of Photographs

See photo key for camera angles.

1. Facade, east elevation.
2. Northwest corner.
3. Rear, west elevation.
4. East elevation and garage.
5. Dining room.
6. Living room.
7. Family room.
8. Rear bedroom/former outbuilding.

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Photo Key.

