

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Broeker, H. P., House

other names/site number _____

2. Location

street & number 523 Hooker Street [N/A] not for publication

city or town Washington [N/A] vicinity

state 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 [x] 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 [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally.
(See continuation sheet for additional comments [].)

 15 August 2000

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

Missouri Department of Natural Resources

State or Federal agency and bureau

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper _____

Date _____

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

[] determined eligible for the
National Register.
See continuation sheet [].

[] determined not eligible for the
National Register.

[] removed from the National
Register.

[] other, (explain:)
See continuation sheet [].

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Page 2

5. Classification

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

Name of related multiple property listing.

Historic Resources of Washington, MissouriNumber of contributing resources
previously listed in the National
Register.N/A**6. Function or Use**

Historic Functions

Domestic: single dwelling

Current Functions

Vacant/not in use**7. Description**

Architectural Classification

OTHER: Missouri-German

Materials

foundation stonewalls brickasphaltroof metal

other _____

See continuation sheet [x].

See continuation sheet [x].

Narrative Description

See continuation sheet [x].

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Page 3

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.

Areas of Significance

Ethnic Heritage

Architecture

Period of Significance

ca. 1869

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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

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

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

10. Geographical Data

Acreage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	673340	4269040			

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 Becky L. Snider, Ph.D.
organization Private Consultant date June, 2000
street & number 507 S. Garth Avenue telephone 573-256-1105
city or town Columbia state Missouri zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name Daniel Gokenbach
street & number 523A Hooker telephone (636) 451-5395
city or town Washington state MO zip code 63090

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

7. Description, continued.

Summary:

The H. P. Broeker House, located at 523 Hooker Street in Washington, Franklin County, Missouri was constructed ca. 1868. It is a two story, five bay vernacular Missouri-German house with brick walls, a brick foundation, and a flat roof. The house has a dentiled cornice along the east eaveline, and most doors and windows are topped with low segmental brick arches. A one story shed-roofed rear ell, which spans the back wall, has brick side walls and a frame rear wall. The windows are early or original double hung and are a mix of six-over-six, six-over-two, and two-over-two. The house is representative of Property Type B. Vernacular Missouri-German, Subtype: Central Passage, and it meets the registration requirements set forth in the Multiple Property Submission Cover document "Historic Resources of Washington, Missouri." The H. P. Broeker House is the only resource on the property and it is a contributing resource. The period of significance of circa 1869 is based on the construction date of the house.

Elaboration:

The H. P. Broeker House is located on the northwest corner of the intersection of Hooker and East Sixth Streets in Washington, Missouri. The house, which faces east, sits close to Hooker Street on a lot that slopes to down to the south and west. To the north of the Broeker house, commercial development lines East Fifth Street, to the south, east and west, the residential neighborhood contains houses that are a mix of ages, types and styles.

The two story five bay house has a rectangular plan. It sits on a brick foundation and has brick walls, which are laid in six course common bond. The front part of the house, which is two stories tall, is covered by a flat roof with short parapet walls; the rear one story portion of the house has a steeply pitched shed roof. Both sections of the roof are covered by standing seam metal roofing. Each sidewall has a centered brick chimney which rises a short distance above the parapet.

The five bay facade is symmetrically arranged. (See Photo Nos. 1, 6,) The first floor has a centered door flanked by six-over-six double hung windows. The narrow front door is topped by a three light transom; the windows are topped by low segmental brick arches. The second floor also features double hung windows topped by low segmental brick arches in the side bays, but the center bay is a flat brick wall. The side bays have six-over-two sash, the inner bays have two-over-two vertically divided sash. A brick dentiled cornice spans the facade.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Each side elevations has a six-over-six window on the first floor and two two-over-two windows on the second floor. (See Photo Nos. 2, 5) The side windows closest to the front of the house are topped with low segmental brick arches. However, the two-over-two window near the back of the second floor does not have any lintel at all. The one story portions of the side walls have no openings. A doorway, providing access to the basement, and a small two pane window are set partially below grade in the center of the south elevation.

The rear wall, which is only one story tall, is sheathed with asphalt shingles and has an asymmetrical fenestration pattern. (See Photo Nos. 3, 4) One door in the rear elevation is centered; the other is located on the south end and is raised approximately three feet above grade. The door on the south end is protected by a small gable roofed hood and provides access to the second floor of the house. A small deck and wooden stairs lead up to this entrance. There are also two six-over-six windows on the rear elevation. They flank the door in the center, but are not equally spaced.

The interior plan of the Broeker house has changed little since it was constructed. Many of the original partitions are in place and much of the original trim is intact. Currently, the house is configured as a duplex with an upper and a lower unit. The lower unit occupies all of the first floor of the building. The front door opens onto a wide central hallway. (See Figure One) Rooms of equal size are located to the north and south of the hallway. A newer bathroom has been installed at the back of the central hallway and a door which used to lead from the hallway to the rear portion of the house has been bricked in. The rear portion of the house is one large room which runs almost the length of the building. This room may have once been an open porch, but it has been an enclosed room since at least the turn of the twentieth century.

The upper unit occupies all of the second floor of the building and has a plan similar to the first floor. The entrance and stairs to the upper unit are located at the back of the building, on the southwest corner.

Overall, the H. P. Broeker house is intact and in fair condition. Although the house now functions as a multiple family residence, the basic form, much of the early or original fenestration, and some interior features have been retained. The house continues to function in a residential capacity, as it has in one form or another, for more than a century.

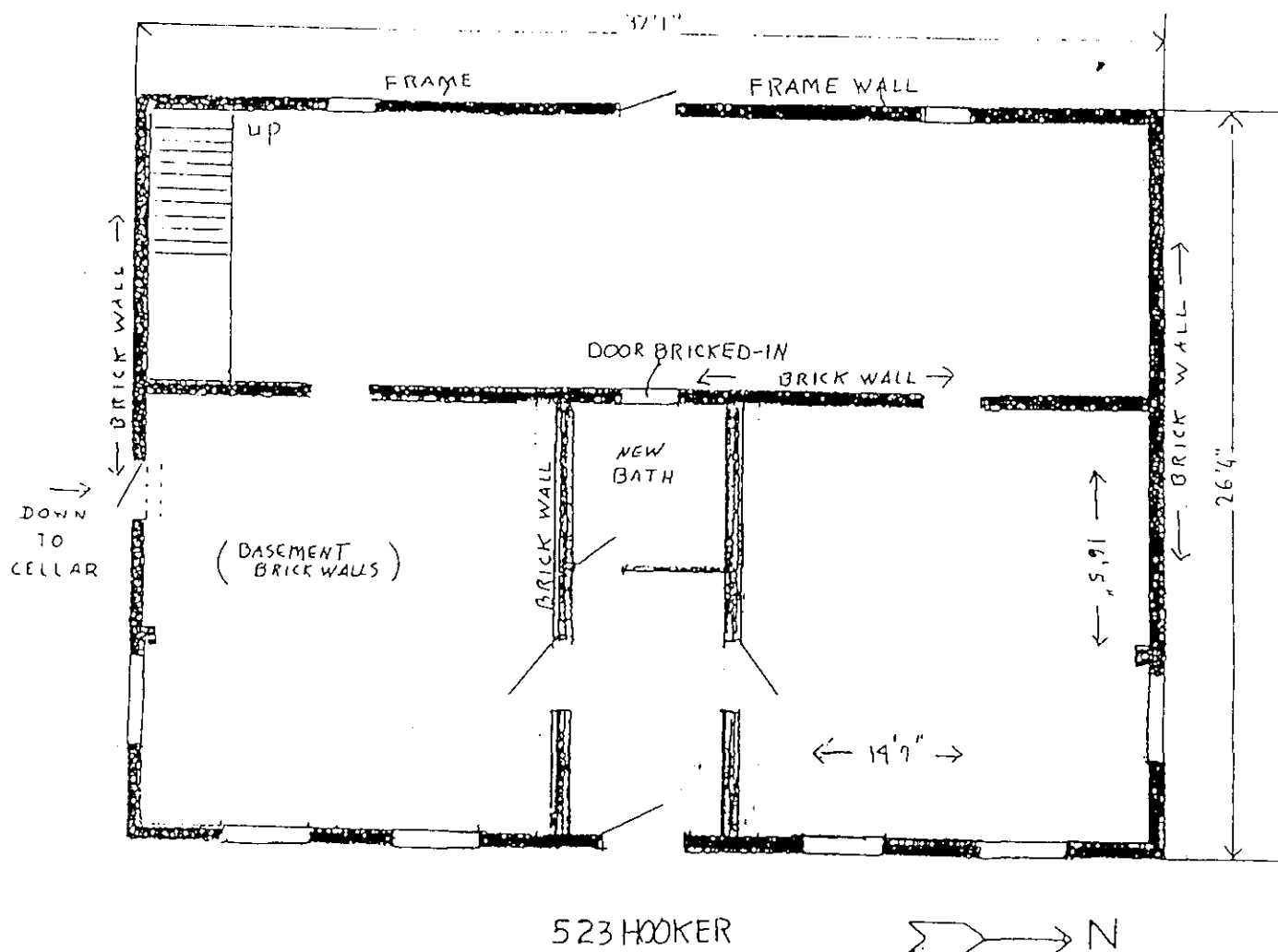
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Figure One: First Floor Plan. Drawn by Mimi Stirlitz, Phase IV Survey of Washington, MO Survey Report.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Summary:

The H. P. Broeker House at 523 Hooker Street in Washington, Missouri, is a representative example of the Missouri-German building tradition. The brick construction, dentiled cornice, and segmental arched window and door openings are all typical of Missouri-German architecture of the last half of the nineteenth century. The Broeker house is an intact example of Property Type B: Vernacular Missouri-German, Subtype: Central Passage. It meets the registration requirements set forth in the MPS cover document "Historic Resources of Washington, Missouri" and falls under the historic contexts "Early Development and German Immigration: 1839-1870" and "Architectural Development: 1839-1950". As such, it is significant under Criterion A in the area of ETHNIC HERITAGE: European and under Criterion C in the area of ARCHITECTURE.

The house was built ca. 1869 by or for H. P. Broeker. The period of significance of circa 1869 is based on the construction date of the house. The house is a contributing building, and it is the only resource on the property. The Broeker house is intact, particularly on the exterior, and retains integrity of location, design, setting, materials, workmanship, feeling and association.

Elaboration:

The H. P. Broeker house is a typical vernacular Missouri-German house. The brick walls, dentiled cornice and segmental arched window and door openings are all common to early Missouri-German buildings in Washington.¹ Dentiled brick cornices and segmental arched window and door openings are particularly common to the surviving nineteenth century houses in the community. Arched window and door openings were used in Washington primarily after the Civil War. The plan and general form of the Broeker house are also characteristic of vernacular Missouri-German architecture. The plan is typical of the Central Passage subtype of the Vernacular Missouri-German property type discussed in the MPS cover document. However, two story Central Passage houses are less common in Washington than one and one-half story examples. The flat roof of the Broeker house is also somewhat unique.

The Broeker house appears on the 1869 Bird's Eye View of Washington and the H. P. Broeker Estate is shown as the owner in the earliest tax records for the county, which date to 1873. H. P. Broeker, an early street contractor in Washington, served as a city trustee from

¹ 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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

1870-72 and apparently died in 1873.² A newspaper clipping from Die Washingtoner Post dated August 27, 1874 lists Hannah Broeker and Herman H. Beinke as the administrators of H. P. Broeker's estate.³ Hannah, H. P. Broeker's daughter appears to have inherited the property, but may have sold off some of the land around the house shortly thereafter. In the 1873 assessment, the property is listed as .87 acres. However by the 1880 assessment, when Hannah Broeker is shown as the owner, only .19 acres are associated with the property. Hannah Broeker owned the house into the 1890s.

The H. P. Broeker house is very much intact, the house appears much as it did when it was built. It continues to function in a residential capacity and is significant as a large early Missouri-German residence.

Chronology:

1850 This house built according to city records. (The formal construction date has been set at ca. 1868, the year before it was drawn on the Bird's Eye View.)

1869 House appears on Bird's Eye View of Washington

1870-1872 H. P. Broeker - Washington Trustee

1873 Tax Assessment - H. P. Broeker Est. .87 acres \$450

1880 Tax Assessment - Hannah Broeker .19 acre \$350 (By this date, some of the land surrounding the house appears to have been sold.)

1898 Atlas Geo. Schroeder

1908 Sanborn - The house first appears on the Sanborn map this year.

1916 Sanborn - A cluster of one story outbuildings is shown to the west of the house

1919 Atlas John Holtmeyer

1922 no listing

1926 Sanborn - No change from earlier map

1931 Directory Ed. M. Holtmeyer listed as tenant only

1940 Directory Edward M. Holtmeyer. Herbert J. Holtmeyer

1951 Directory E. M. Holtmeyer - owner/occupant

² Herman Gottfried Kiel. The Centennial Biographical Directory of Franklin County, Missouri. Washington, MO: Washington Citizen, 1926; reprint Washington, MO: Missourian Publishing Co., 1986, p. 244 and Ralph Gregory. A History of Washington, Missouri. Washington, MO: Washington Preservation Inc., 1991, p. 20.

³ Die Washingtoner Post. August 27, 1874. (Kiel Files p. 4573, Washington Historical Society, Washington, MO)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 6

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

SOURCES:

Baldwin, Robert Morton. Washington, Missouri Telephone Street Guide and Householder's Directory. Washington, MO: The Mullin-Kline and Miller Press, 1951.

Commercial Telephone Company. 1922 Directory of the Commercial Telephone Company. Observer Print Company, 1922.

Die Washingtoner Post. August 27, 1874. (Kiel Files p. 4573, Washington Historical Society, Washington, MO)

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

Gregory, Ralph. A History of Washington, Missouri. Washington, MO: Washington Preservation Inc., 1991.

Hoffman, C. R. C. R. Hoffman's Washington, MO. Street Directory 1940. Washington, MO: C. R. Hoffman, 1940.

Kiel, Herman Gottfried. The Centennial Biographical Directory of Franklin County, Missouri. Washington, MO: Washington Citizen, 1926; reprint Washington, MO: Missourian Publishing Co., 1986.

Schuyler Drury Publisher. Drury's Washington, Missouri City Directory. St. Louis: Schuyler Drury Publisher, 1931.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 7

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

10. Geographical Data

Verbal Boundary Description:

The property is parcel number 10-5-22-0-1-099-427-000 of Franklin County Tax Map 57-10-5-22-1. 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.

Boundary Justification:

The boundaries represent all of the property currently associated with the building.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photographs Page 8

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Photographs

The following information is the same for all photographs:

Broeker, H. P., House
Washington, Franklin County, Missouri
Becky Snider
December, 1999
Negatives on file with the State Historic Preservation Office
101 East High Street
P. O. Box 176
Jefferson City, MO 65102

List of Photographs

Camera Angles are indicated on the Photo Key Map

1. Front (east) elevation, facing west.
2. North elevation, facing south.
3. North and west elevations, facing southeast.
4. West elevation, facing east.
5. South elevation, facing north.
6. South and east elevations, facing northwest.

National Register of Historic Places
Continuation Sheet

Broeker, H. P., House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Hand-drawn floor plan of a basement with brick walls. The plan shows a central area labeled "NEW BATH" with a "DOOR BRICKED-IN". The walls are labeled "BRICK WALL" and "FRAME WALL". Dimensions include 17'1" for the top wall, 26'4" for the right wall, 16'5" for a section of the right wall, and 19'9" for the bottom wall. A north arrow points to the right, labeled "N". The address "523 HOOKER" is written at the bottom. A compass rose is in the top right corner.

WASHINGTON EAST)
7861 III SW

W.P. BROEKE
HOUSE
523 HOOKER ST.
WASHINGTON, MD
5/673340/
4269020

BARTSCH-JASPER
HOUSE
- 138 POTTERY
ROAD

WASHINGTON, MO
15/671380/4268100











