

United States Department of the Interior
National Park Service**National Register of Historic Places
Registration Form****1. Name of Property**historic name Broeker, John H., House

other names/site number _____

2. Locationstreet & number 605 Locust Street [N/A] not for publicationcity or town Washington [N/A] vicinitystate Missouri code MO county Franklin code 071 zip code 63090-2307**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
			buildings
			sites
			structures
			objects
			Total

Name of related multiple property listing.

Number of contributing resources previously listed in the National Register.

Historic Resources of Washington, MissouriN/A**6. Function or Use**

Historic Functions

DOMESTIC: Single Dwelling

Current Functions

DOMESTIC: Single Dwelling**7. Description**

Architectural Classification

Other: Missouri-Germanfoundation Brickwalls Brickroof Asphalt

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

Period of Significance

ca. 1868

Significant Dates

ca. 1868

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	673300	4268980			
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 (For the City of Washington.)

organization Private Consultant date March 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 Carolyn Lange

street & number 605 Locust Street telephone (636) 390 - 8419

city or town Washington state MO zip code 63090

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National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

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

Summary: The John H. Broeker house at 605 Locust Street in Washington, Missouri is a one and one-half story brick central passage house with a brick foundation, a side facing gable roof, and a dentiled cornice. It has a symmetrical five-bay facade, with low segmental arched door and window openings. The central front door is topped by a single light transom. The house is representative of Property Type B. Vernacular Missouri-German, Subtype: Central Passage, and meets the registration requirements set forth in the MPS Cover document "Historic Resources of Washington, Missouri." The main part of the house was built ca. 1868; a brick washhouse or summer kitchen was built behind it not long after. The outbuilding and the house were attached via a small addition to the rear of the house, a change which appears to have occurred around 1940. The period of significance corresponds to the original construction date of ca. 1868.

The house is very much intact, inside and out. The original form and patterns of fenestration are little changed, and from the street it appears today much as it did in the 1860s. The one-over-one wood windows, while not original, are early and in good condition, as is the front door. The interior is also little changed. Almost all original pedimented door and window trim is in place and in good condition, as are most early wood floors. A small, fairly modern, two car garage sits just south of the house. It has a flat roof and stucco finish. It is a non-contributing resource, and the only other resource on the property. Overall, the house is little changed and in excellent condition. It is a one of the more intact examples of the Central Passage subtype in the study group, and a fine example of the Missouri-German building tradition of the nineteenth century.

Elaboration: The Broeker house sits on the west side of Locust Street, just a short distance south of Sixth Street. It 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; both are slightly smaller than the Broeker house. The house at 604 Locust, which is directly across the street, has a different plan but very similar windows and cornice detailing. Two houses south of that, also on the east side of the street, is the Henry Beins house, a brick hall and parlor house at 620 Locust which also has nearly identical window tops and cornice detailing. (The Beins 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 Broeker house has been set. Although it is likely that it was actually built several years before that, the Bird's Eye View is the first known proof of its existence. (It should be noted that there is a small plaque near the side of the wall with the date "ca. 1858"; the

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

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basis for that date is not clear, as the property has changed hands since the plaque was installed.)

The Broeker house occupies a large rectangular lot which is fairly level. The garage is set back from the street, near the rear of the house; a concrete driveway runs between it and the street. The garage is only a little more than 6 feet from the side of the house, and the walkway between the two buildings is covered with a wooden arbor. The garage is a rectangular building with a stepped front parapet, a modern garage door, and stucco walls. It is modern, and a non-contributing building.

The house, which faces east, consists of three main sections: the original house, a brick outbuilding which was originally freestanding, and a shallow addition which links the two. There is also a fairly modern sun-porch along part of the back wall. (See Figure One Site Plan.) The original part of the house, which is all that is visible from the street, is one and one half stories tall, with a nearly square floorplan. It has brick walls, a brick foundation, and a full basement.

The facade is ornamented with a dentiled cornice. The cornice consists of five courses which are stepped back from the eaveline, 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 roof of the house does not appear to be original, as it overhangs the sidewalls just slightly. Most early roofs in the area have no side overhangs, and many of this age have, or had, small parapet walls at the gable ends. The roof change is a notable alteration, but does not seriously affect the historic appearance of the house. It is also entirely possible that the change was done within the period of significance. A small exterior chimney on the north wall may also be a later addition.

The five-bay facade features a central entrance flanked by pairs of evenly spaced double-hung windows. The one-over-one windows, which are early but not original, have four light exterior wooden storm windows, and louvered wooden shutters. The door and all windows are topped with shallow segmental arches which are composed of soldier course bricks. The side walls of the main house contain windows of various ages and configurations. The second floor windows, which are set high in the gable ends, are topped with brick jack arches. They have six-over-six sash which are early or original. The south ground floor wall is blank; the north wall of the house has two sets of windows on the first floor. One double-hung window near the front is early, but has neither jack nor segmental arch; it does not appear to be original. A pair of windows near the back corner are obviously newer; it is likely they were installed when the ca. 1940 addition was made. (See photo 2.)

The second oldest part of the house appears to have started out as a separate building. It is rectangular, with the short end set about six feet from the main part of the house. It has a tin-covered gable roof that is separate from, and perpendicular to, the main roof. (See photos 2 and 3.) It has brick walls and dentiled cornices on both long walls, and appears to be close to the original house in age. There are, however, differences in construction details which indicate that the two parts of the building were built at different times. The cornices are slightly different, as are the windows. Each dentil on the rear building is made up of two header bricks stacked together, while each of the front dentils consist of a single brick. The windows of the rear ell also differ from those at the front of

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the house. They are topped with segmental brick arches, like those on the facade, but differ in that the arches are made of sailor bricks instead of soldiers. Those windows have early six-over-six wooden sash.

The ca. 1940 part of the house is a narrow, shed-roofed addition which runs along the back of the original house to connect the two early buildings. That addition also has brick walls; the bricks are notably harder and newer than those of the other walls, and appear to be veneer, as there is no bond pattern. The last change to occur to the form of the house was the addition of a small sun porch on the back. That addition is modern, but several decades old. It has a shed roof and newer brick walls. Most of the walls of the porch are taken up by one-over-one wood windows.

The interior of the house is intact and in excellent condition. The front door opens to a wide hallway, which in turn leads to both front rooms and to the back part of the house. (See Figure Two, and photos 5 and 6.) The front of the house contains the parlor to the north and the dining room to the south. The back of the original part of the house has a small kitchen on the north, and what is now a family room on the south. Nearly all of the doors and windows in the front part of the house have pedimented lintel pieces which are topped with a molded trim. (See photos 5 and 6.) Many of the interior doors have four panels, and appear to be early or original. (See the door in photo 6.) The newer doorways in the house are surrounded by very simple, flat shouldered trim. (See photo 7.)

Part of the current family room may have originally been a recessed porch. The wall between the current dining and family rooms is of the same type of brick construction used on the exterior of the original house, and the doorway into the front hall is topped with a segmental arch. The fact that the roofline and brickwork of the exterior are intact over that area indicates that any open porch would have been set into the main body of the house. (See Figure Two.) The room appears to have been expanded to its current depth when the house was enlarged ca. 1940. It should be noted that the wall which divides the family room from the kitchen and bath, which was built in two stages, is also of brick. The bricks used there are different than those of the other wall, with no bond pattern; neither appears to have been built for external use. (See photo 7.)

The ca. 1940 addition also added a small bathroom and linked the house with the early outbuilding. The outbuilding, which now serves as a bedroom, has a wood floor, and window trim which is like that found in the original parts of the house. (See photo 8.) It is unclear if that window trim was moved from another part of the house, or was original to the outbuilding.

Stairs along the south wall of that room lead to the basement and second floor. The second floor contains two rooms, one of which is now a bedroom. The other is used for storage, but may also have been a bedroom when the house was new. There is a large six-over-six window in the end wall of each second floor room. The rooms have slanted ceilings, wood floors, and very simple flat baseboards and window trim. The windows, flooring and trim all appear to be early or original.

The stairs to the basement are located beneath the stairs to the second floor. The basement runs under most of the house. It was originally the same rectangular shape as the house above, but was added to when the ca. 1940 addition was made above. The original foundation walls are of brick; the

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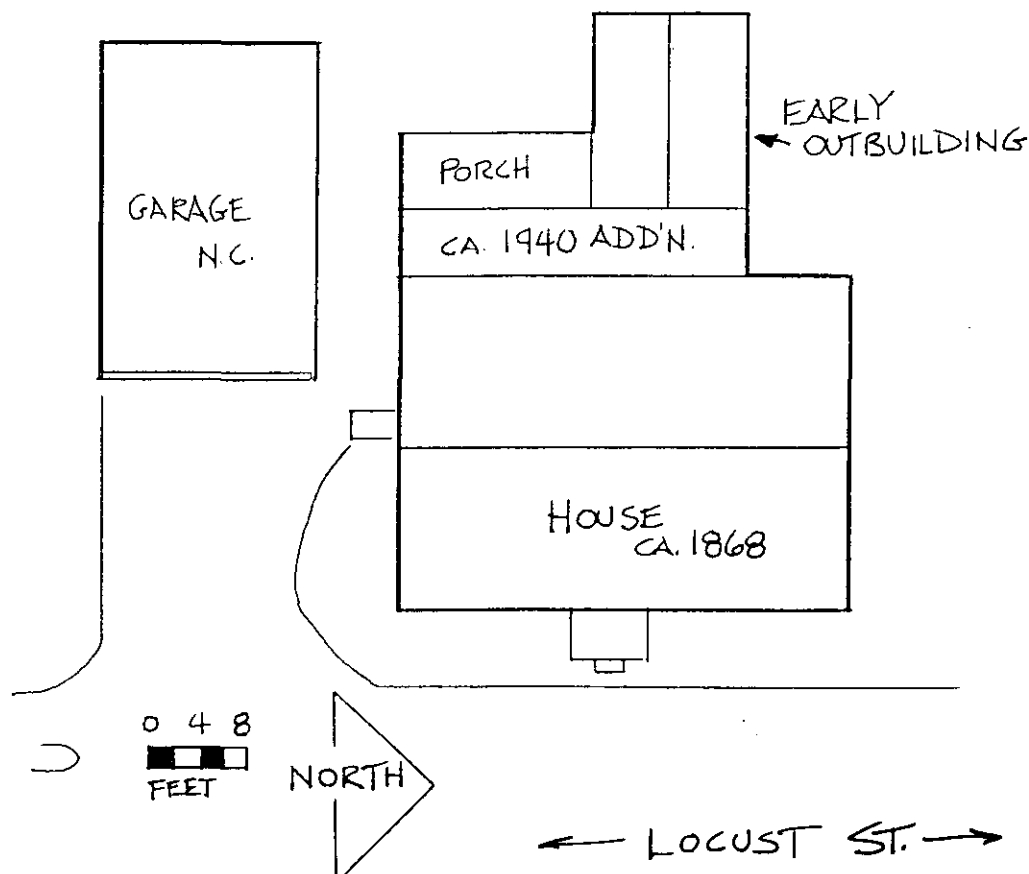
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Franklin County, Missouri
Historic Resources of Washington, Missouri

newer sections are concrete.

Overall, the Broeker house appears today very much as it did when Broeker owned it. Later additions are not visible from the street, and the house is highly intact, inside and out. It serves today in its original capacity as a single family home, a function it has kept for more than a hundred and thirty years. ◊

Figure One. Site Plan. Drawn by Debbie Sheals.



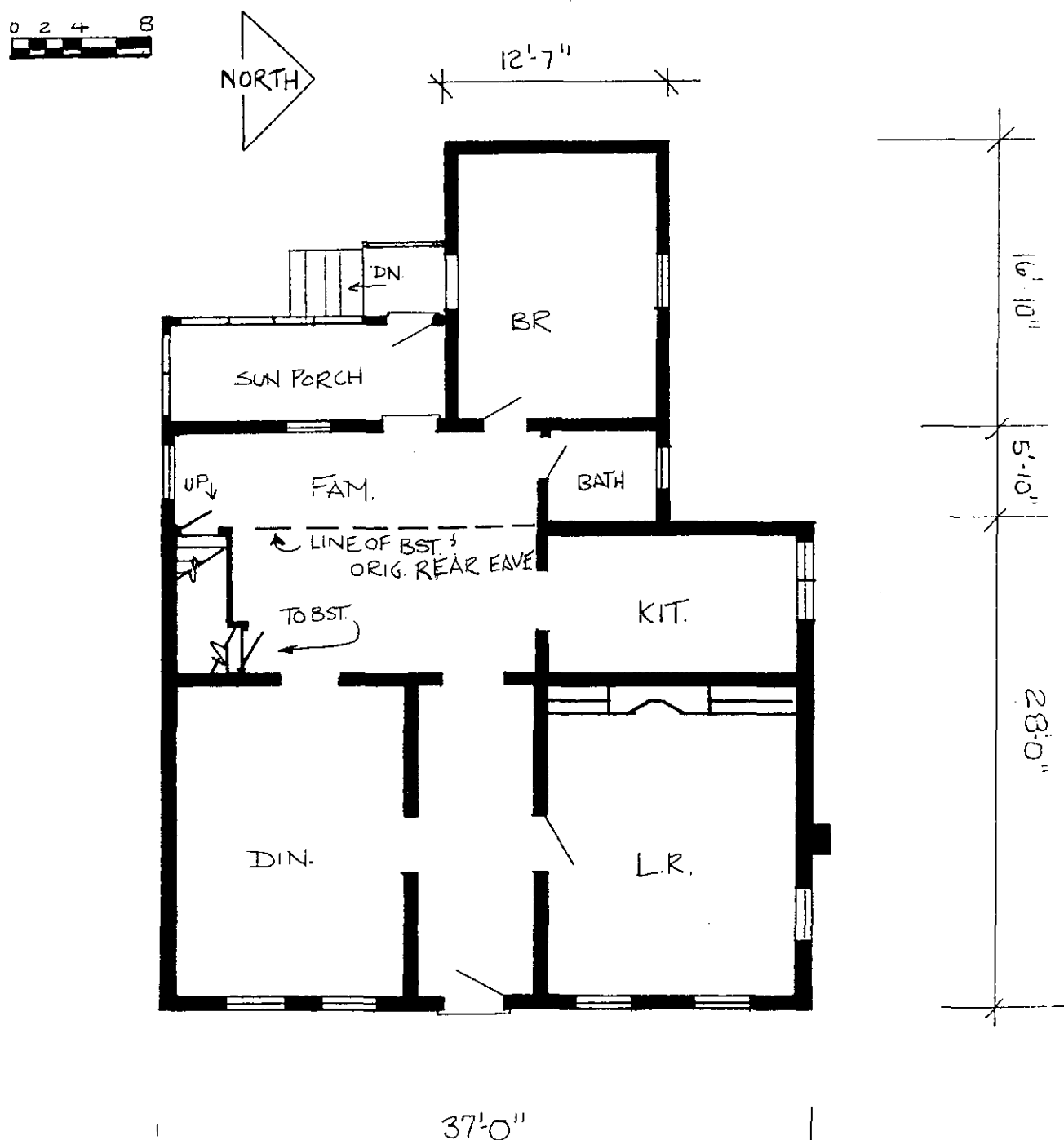
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Figure Two. Floor Plan. Drawn by Debbie Sheals.



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Summary: The John H. Broeker house, at 605 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 Broeker house is a highly 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."

The house was built ca. 1868, by or for John H. Broeker, a German-born brick-maker who was in the construction industry in Washington for much of the last half of the 19th century. The house was owned by Broeker during that same period, and appears to have served as his family home. It is still a residence, and appears today much as it did in the 1860's. The house and a freestanding brick outbuilding of roughly the same age were joined via an addition to the rear of the house which was made ca. 1940. There have been no significant changes to the building since, and the period of significance corresponds with the construction date of ca. 1868. The house is a contributing resource; the only other resource on the property is a modern, non-contributing garage which sits just south of the house. The Broeker house is highly intact, both inside and out, and retains integrity of location, design, setting, materials, workmanship, feeling and association.

Elaboration

The Broeker 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.² 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 and overall compact massing are also typical of Missouri-German construction in many areas of the state.

The plan of the house is typical of the Central Passage subtype discussed in the MPS cover document. It is like most Central Passage houses in the study group, in that it is one and one-half stories tall, with a five bay facade. The centered front door and generously scaled formal hallway are also typical.

The house also shares specific characteristics with at least two other houses in the immediate vicinity: cornice detailing and the distinctively shallow pitch of its door and window tops. The arches on the Broeker house are shallow, and are, in fact, lower than those of most mid 19th century

² 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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Missouri-German buildings in the community. They are not, however, unique; two other houses on that block of Locust have almost identical window tops. One is directly across the street, at 604 Locust, and one just a few houses south, at 620. Both houses are similar to the Broeker house in age and construction details. The house at 620 Locust, the Henry Beins house, is also being nominated individually under the "Historic Resources of Washington, Missouri." The cornices of all three of those houses include several stepped courses, and have sailor dentils which end about 8 inches from the side walls.

It is possible that Broeker was involved with the construction of all three of those buildings. Although he had not yet gone into business for himself at that time, he had been working as a "day laborer" in the city since he moved to Washington in 1857, and is therefore likely to have had experience and connections in the construction business.³ The similarity of detailing between the three houses strongly indicates a common builder.

Broeker was active in the construction industry of Washington for decades. By 1874, he and partner Henry Michael had a thriving brick-making business. They were one of four brick-making firms from Washington which were included in the statewide listings of "Brick and Tile Makers" in the Missouri State Gazetteer and Business Directory.⁴ An 1888 biography for Broeker noted that Broeker and Michael produced some three million bricks in the decade they were in business together.⁵ The brickyard which produced all of those bricks may have been just down the street. A local historical account of the early brick industry in Washington noted that Broeker was the owner of one of the early yards which "produced substantial quantities," of brick, and that one of the brickyards was located "on the east side of Locust Street between Ninth and Tenth Streets."⁶ That site would have been an easy stroll down the road from 605 Locust Street.

Broeker later teamed up with one of the city's best known early builders, Henry H. Beinke, who is credited with "building upwards of 150 homes in Washington and vicinity."⁷ His exact business

³ 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.

⁴ R. L. Polk, and Co., Missouri State Gazetteer and Business Directory, (St. Louis: R. L. Polk and Co. 1879) p. 919.

⁵ Kiel File, p. 4574.

⁶ "I Didn't Know That," Washington Missourian, Sept. 17, 1975.

⁷ Goodspeed, p. 719.

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business relationship with Beinke is unclear. Broeker's 1888 biography claimed that the two were business partners, while a biography for Beinke in the same source stated that Beinke at that time "conducted business on his own responsibility."⁸ It seems likely that Broeker was at least a regular supplier of bricks for Beinke's many construction projects.

Broeker owned the house at 605 Locust Street until his death in 1898. It continued to function as a single family residence after leaving his family, and is used as such yet today. It is currently in excellent condition and very much intact, both inside and out. It is immediately recognizable as an early Missouri-German building, and provides a significant example of the Central Passage subtype.

△

Chronology

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

- 1831 J. H. Broeker born in Germany
- 1857 Broeker immigrates to Washington
- 1861-1863 Broeker serves in the Union army in St. Louis
- 1866 Broeker marries German-born Louisa Baumhofer
- 1868, ca. House built
- 1869 House shown on Bird's Eye View of Washington
- 1874 Taxes, John Broeker, .87 acres, \$450
- 1874-1885 John Broeker in the brick making business with Henry Michael
- 1877 Atlas, J. H. Broeker owns this property
- 1885 Taxes, John Broeker, .93 acres \$500
- 1888 Broeker's biography names him a partner in the firm of H. H. Beinke and Broeker
- 1898 J. H. Broeker dies; he is still listed as the property owner on the 1898 Atlas map.
- 1919 Atlas, Henry Jaeger, owner
- 1922 Directory, Paul Moosmann
- 1940 Directory, Clarence H. Schwentker
- 1951 Directory, P.A. Westemeyer

⁸ Goodspeed, p. 719.

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SOURCES

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

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

"I Didn't Know That," Washington Missourian, Sept. 17, 1975.

Kiel, Herman Gottlieb. The Centennial Biographical Directory. Washington, MO: Washington Citizen, 1926; reprint Washington, MO: Missourian Publishing Co., 1986.

R. L. Polk, and Co., Missouri State Gazetteer and Business Directory. St. Louis: R. L. Polk and Co. 1879.

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

Washington Historical Society. Kiel Files. Washington, MO. ♦

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Broeker, John H., House
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SOURCES

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

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

"I Didn't Know That," Washington Missourian, Sept. 17, 1975.

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

Washington Historical Society. Kiel Files. Washington, MO. ♦

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Franklin County, Missouri
Historic Resources of Washington, Missouri

Verbal Boundary Description

The property is parcel number 10-5-22.0-1-017-499.000, 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:

Broeker, John H., House
605 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. West elevation.
4. South elevation, with garage.
5. Dining Room.
6. Living Room.
7. Family Room.
8. Bedroom, ground floor.

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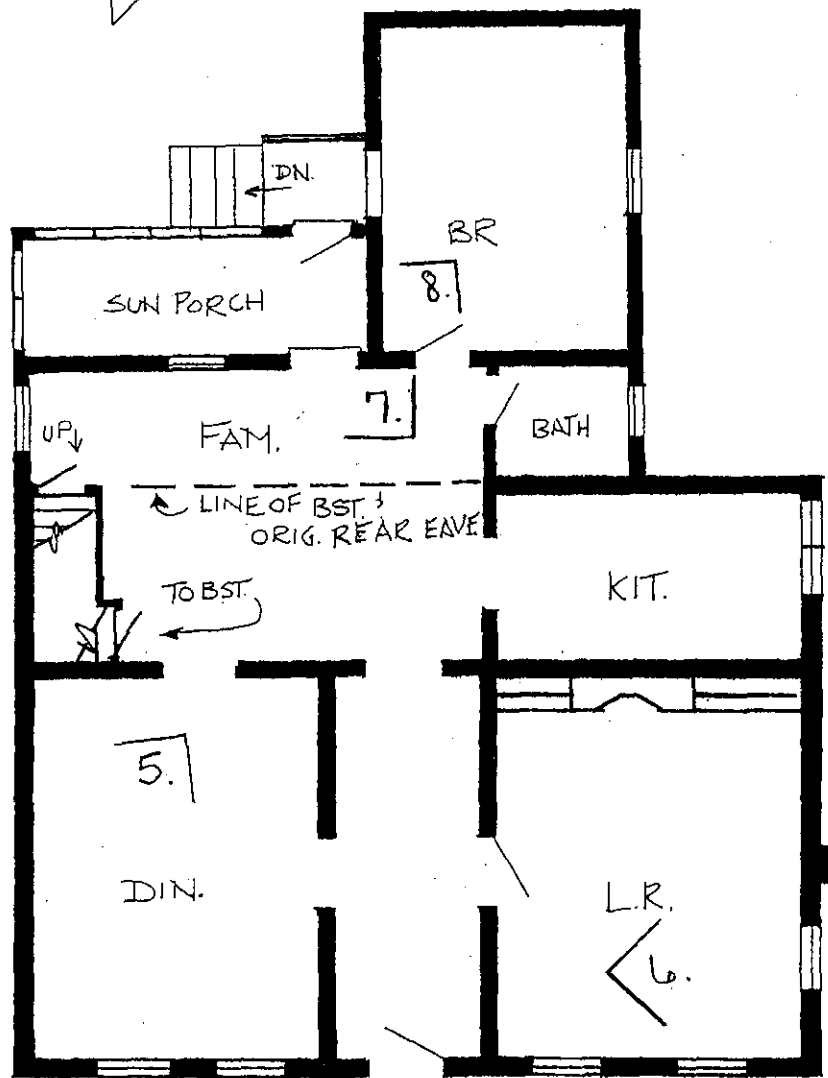
Photo Key.



3.

12'-7"

2.



16'-10"

5'-10"

28'-0"

37'-0"

1.

4.



