

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name Burch, Nelson C. and Gertrude A.. House

other names/site number Russell House

2. Location

street & number 115 West Atchison Street [n/a] not for publication

city or town Jefferson City [n/a] vicinity

state Missouri code MO county Cole code 051 zip code 65101

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 LaVerne Brondel/Deputy SHPO

Date 12/18/90

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

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 [ ].

## 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)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> sites
	<input type="checkbox"/> object		
		<u>0</u>	<u>0</u> structures
		<u>0</u>	<u>0</u> objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing.

Number of contributing resources  
previously listed in the National  
Register.

Historic Southside (Munichburg) Multiple Property Submission N/A

## 6. Function or Use

**Historic Function**  
DOMESTIC/single dwelling  
DOMESTIC/secondary structure

**Current Functions**  
DOMESTIC/single dwelling  
DOMESTIC/secondary structure

## 7. Description

**Architectural Classification**  
Italianate

**Materials**  
foundation Stone  
walls Brick  
  
roof Asphalt  
other

## Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

## 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

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographic References

### Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

### 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

### Periods of Significance

1868

1868-1915

### Significant Dates

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: \_\_\_\_\_

## 10. Geographical Data

Acreage of Property less than one acre

### UTM References

A. Zone Easting Northing  
15 571410 4269270

B. Zone Easting Northing

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 Jane Rodes Beetem

organization Historic Preservation Consultant

date February 15, 2002

street & number 1612 Payne Drive

telephone 573/635-0662

city or town Jefferson City

state MO

zip code 65101

### 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 FPO for any additional items)

### Property Owner

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

name Keith Russell

street & number 115 West Atchison Street

telephone 573/636-2880

city or town Jefferson City

state Missouri

zip code 65109

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 1

Burch, Nelson C. and Gertrude A. House  
Cole County, MO

Historic Southside (Munichburg) Multiple Property Submission

**Summary:** The Nelson C. and Gertrude A. Burch House, located at 115 West Atchison Street, Jefferson City, Missouri, exemplifies architecture described in the "Historic Southside (Munichburg) Multiple Property Submission" cover document, particularly Property Type 3, Victorian Styles, Subtype: Italianate style, while also exhibiting characteristics of the Missouri-German Vernacular, Property Type 1. This section of West Atchison Street is part of the neighborhood known as the Historic Southside, or Munichburg. Constructed circa 1868, the house has a stone foundation, brick walls, and a hipped roof. Typical of the Italianate style, this is a 2-story house with a cubic shape, and has characteristic wide eaves supported by prominent brackets. The brackets are used on virtually all Italianate houses and so are readily identifiable with this style. The basic characteristics of the Missouri-German Vernacular property type exhibited in this house are careful craftsmanship, simplicity of design, segmentally arched windows and plain, flat, wall surfaces. The period of significance for ARCHITECTURE, circa 1868, is based on the construction date of the house, determined by examination of recorded documents and the illustration of the house in the "Bird's Eye View of Jefferson City, the Capitol of Missouri, 1869." The house is an intact yet subdued example of the Italianate style, in good condition. The form, materials, fenestration patterns, and appearance of the home remain largely the same as when construction was completed. The interior is also largely intact and features a marble mantle, hardwood floors, and original staircase. One outbuilding remains, a garage that is indicated on the Sanborn Map of 1939 (the first such map to include this block). The garage is a contributing structure. The Nelson C. and Gertrude A. Burch House remains intact, both inside and out, and retains its integrity of location, design, setting, materials, workmanship, feeling, and association, and it meets the requirements for listing on the National Register as described in the MPS cover document "Historic Southside (Munichburg) Multiple Property Submission."

**Elaboration:** The Nelson C. and Gertrude A. Burch House was built circa 1868 on a large lot on the northwest side of West Atchison Street. This block is located between Jefferson Street and Washington Street. The house is situated on the back half of the lot, creating a long view of the house from West Atchison Street. The lot is fairly level, being on a high ridge overlooking Munichburg and the Capitol. The Nelson C. and Gertrude A. Burch House is the oldest house on the block and one of the oldest houses remaining in Munichburg.

The Burch House clearly is of the Italianate style, but the ornamentation is subdued, so that the house does not seem out of place with the Missouri-German Vernacular houses of the neighborhood. In fact, the house possesses characteristics typical of both the Italianate style and the Missouri-German Vernacular building tradition. The windows in the original portion of the house are 2/2 original windows, having segmentally arched tops and wooden shutters. The shutters are painted and have a cutout motif of a sailing ship. The windows are typical of both the Italianate style and the Missouri-German Vernacular property type, as they are 2/2 double-hung sash with an arched top, yet the arch is not pronounced. Shutters rather than the ornate window hoods often identified with the Italianate style are used to ornament the windows. The carved brackets at the eave are a clear indicator of the Italianate style, yet they are not overly large nor numerous. The original entry door exhibits some details typical of the style, with heavy rounded moldings below the single glass pane. However, this door bears similarities to the entry on the Jefferson house at 714 Washington Street, a Missouri-German Vernacular house built just a few years earlier. Both entry doors have panel details below a large glass area.

The house is typical of the Italianate style in plan, overall massing, materials, and detailing. The two-story exterior walls are painted brick on a limestone foundation. The hipped roof on the original section of the house is topped by a raised flat platform, similar to the base of a widow's walk. According to the "Bird's Eye View of Jefferson City, the Capitol of Missouri, 1869," the house originally had such a railing around this section of roof, but no evidence of a railing remains

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 2

Burch, Nelson C. and Gertrude A. House  
Cole County, MO

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Historic Southside (Munichburg) Multiple Property Submission

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railing remains today.<sup>1</sup> Two chimneys remain, both on the original section. One has corbelling at the top, while the other has no detailing, except for a modern flue extension. The original plan was almost square, while multiple additions to the rear have resulted in an irregular shape. Additions include a narrow two-story brick addition extending from the center of the rear of the original house, then a similar addition to the southeast that extends beyond the original side wall. This second addition has six sets of paired windows on two outer walls, creating a sunroom on both levels. An older, one-story wooden porch and attached carport extend to the northwest from the side of the first addition. Both brick additions are historic, although the sunroom addition was added after the house's period of significance, and none of the additions detract from the historic integrity of the house.

The front facade is symmetrical and three bays wide, with the front entry on the northwest side. Two windows to the northeast of the entrance are on the lower level, and three windows on the upper level repeat the pattern of fenestration. These windows have segmentally arched tops. All windows on the front facade have painted wooden shutters, with a cutout motif of a sailing ship. A one-story porch with a slightly hipped roof extends across almost the full width of the front facade. The porch is supported by round Doric columns and has a wooden floor. Three steps centered on the front entrance provide access to the porch. At the eaves, large carved brackets are installed in pairs, with one pair near each end of the wall, and one pair between each of the three upper windows. These brackets continue at the eaves on the other walls of the original portion of the house.

The northwest elevation of the original house has no windows. An enclosed basement entry extends from this wall, less than one story tall, with a hipped roof and full-height single-entry door. The original rear wall has one window exposed on both the upper and lower levels. The first addition is two-story, with a flat or slightly sloping roof. The northwest wall of this addition has three windows on the upper level, and two doors and a window on the lower level. An older one-story porch with a sloping roof and plain square posts covers most of a concrete patio in the ell between the original house and the first addition. Extending from the outer edge of this porch, over the remaining patio and some of the side yard, is a modern, metal carport roof approximately two feet lower than the porch roof, slightly sloping toward the outer edge. Metal posts support this outer edge, covered by a grape arbor on the outside. The southwest, or rear wall of the first addition has two windows on the lower level and one window on the upper level that is directly over the westernmost window on the lower level. A small brick extension, similar to a flue, separates the first and second additions on the rear wall. The second addition has a rectangular one-story bay on the rear, with two sets of 10-pane, paired casement windows immediately adjacent to each other. The upper level has a similar set of windows capped by a metal awning. On the southeast elevation, the second addition extends to the southeast approximately four feet past the outer wall of the original house. This elevation of the second addition has four sets of 10-pane, paired windows, all capped by metal awnings. There are no windows on the northeast wall of this addition. The southeast elevation of the original house features a sizeable exterior brick chimney, with a shoulder sloping to the southwest. This chimney exhibits its original corbelled detailing near the top. Two windows are located to the southwest of the chimney on the upper level, and one window on the same side is on the lower level, all three having shutters like those on the front facade. A one-story frame garage in the west corner of the lot is shown on the Sanborn Map of 1939, the first such map to illustrate this block. The garage has sliding barn-type wooden doors on the front, exposed rafter ends and supporting brackets on the front wall, and wood siding. Inside, the garage retains partitions that appear to be evidence of occupation by one or more horses. The garage is a contributing building.

The interior features a side entry hall on the first floor, and a staircase that turns once before reaching the second floor. This staircase has the original walnut handrail and mahogany balusters. To the southeast is the parlor, with the original marble mantle. A dining room, kitchen and sunroom are also located on the first floor. The downstairs rooms

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<sup>1</sup> Keith Russell, interview by Jane Beetem, July 2, 2002.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 3

**Burch, Nelson C. and Gertrude A. House  
Cole County, MO**

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**Historic Southside (Munichburg) Multiple Property Submission**

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in the original portion of the house have approximately 10 foot ceilings, original trim and oak floors. Upstairs has three bedrooms in the original portion of the house, plus two bathrooms, a bedroom and a sunroom in the later additions. A number of older or original light fixtures remain throughout the house, some of which may have been converted to electricity from gas.

The Nelson C. and Gertrude A. Burch House retains its integrity as a good, early example of the Italianate style in the Munichburg neighborhood. Its appearance from the front is largely the same as when it was constructed at least 134 years ago. There are two historic additions and one relatively minor more recent addition, none of which have a negative impact on the house's integrity. The house retains its original function, as it remains a single-family dwelling. The Nelson C. and Gertrude A. Burch House remains intact, both inside and out, and retains its integrity of location, design, setting, materials, workmanship, feeling, and association, and it is eligible for the National Register under Criterion C, ARCHITECTURE.

United States Department of the Interior  
National Park Service

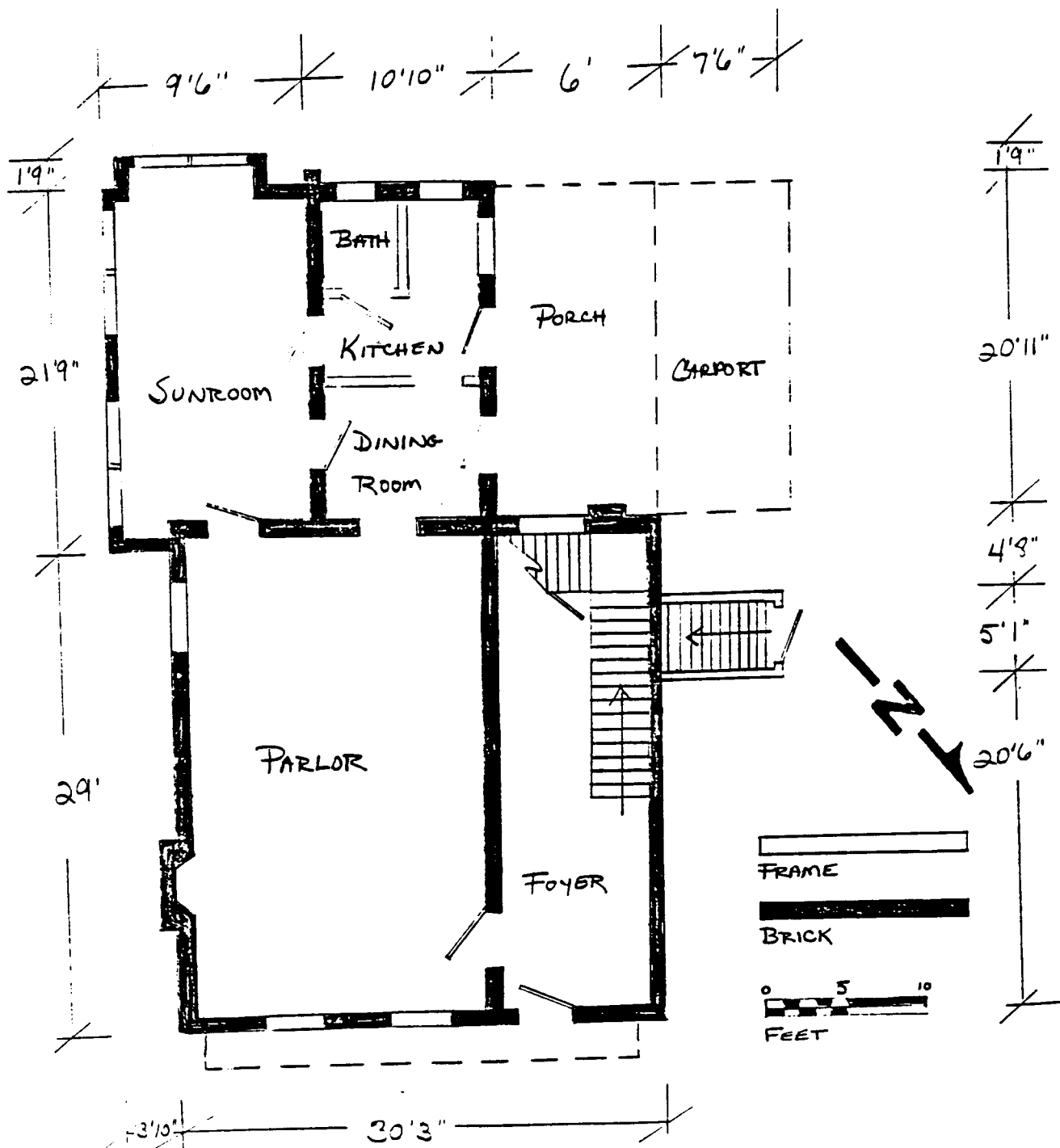
National Register of Historic Places  
Continuation Sheet

Section 7 Page 4

Burch, Nelson C. and Gertrude A. House  
Cole County, MO

Historic Southside (Munichburg) Multiple Property Submission

Figure 1: Floor Plan - First Floor





United States Department of the Interior  
National Park Service

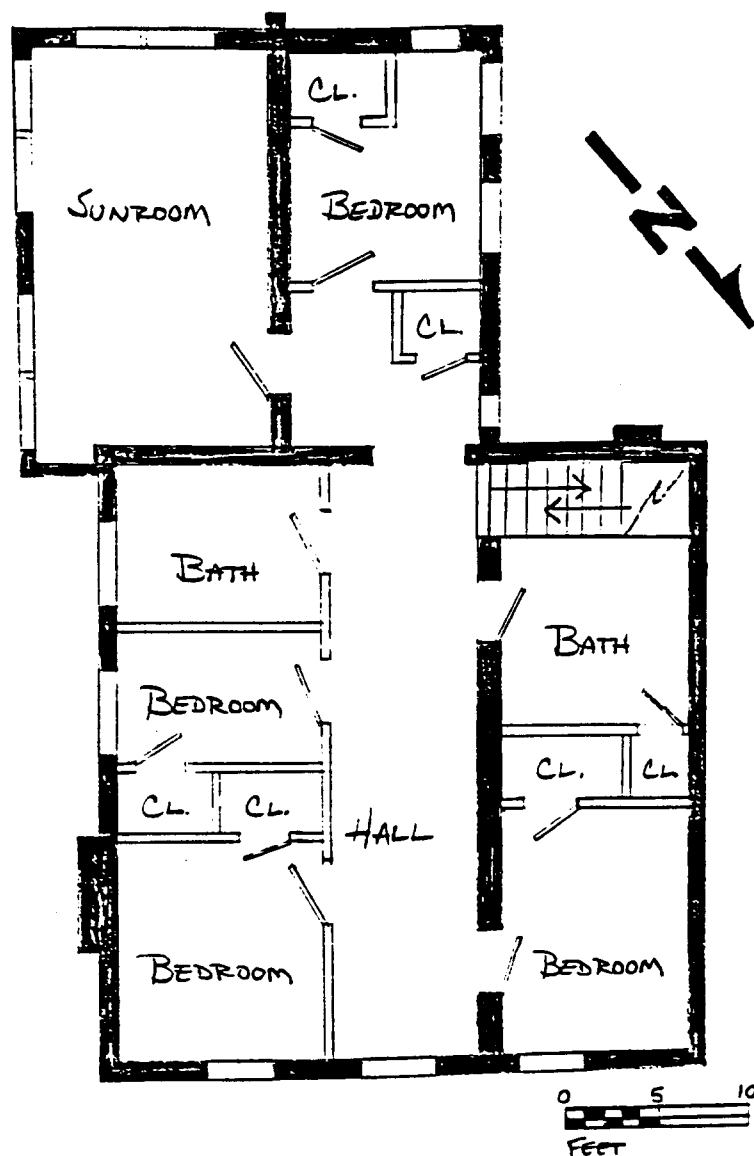
National Register of Historic Places  
Continuation Sheet

Section 7 Page 5

Burch, Nelson C. and Gertrude A. House  
Cole County, MO

Historic Southside (Munichburg) Multiple Property Submission

Figure 2: Floor Plan - Second Floor



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 6

Burch, Nelson C. and Gertrude A. House  
Cole County, MO  
Historic Southside (Munichburg) Multiple Property Submission

**Summary:** The Nelson C. and Gertrude A. Burch House, located at 115 West Atchison Street in Jefferson City, Missouri, is an intact example of an Italianate style residence, typical of this style of construction in its plan, overall massing, materials, and detailing. The house appears much the same today as when constructed, as historic additions to the rear are not highly visible from the front of the house, and do not detract from its high level of integrity. The house meets the requirements for listing on the National Register as described in the MPS cover document "Historic Southside (Munichburg) Multiple Property Submission," under Property Type 3, Victorian Styles, Subtype: Italianate style, while also exhibiting characteristics of the Missouri-German Vernacular property type, Property Type 1. The house is therefore significant under Criterion C, ARCHITECTURE. The house is the oldest remaining building on the block. Since construction circa 1868, the house has been associated with notable Missouri-German families with long-term ties to the Munichburg neighborhood. Nelson and Oscar Burch purchased the land for both their houses together, and although Nelson Burch moved to California circa 1888, Oscar Burch and his family remained in Munichburg for many years. Elizabeth Wagner bought the house from Nelson Burch, living with her daughter Antonia Zuendt, whose son William E. Zuendt lived in an adjacent house on Jefferson Street (included in the MPS). Elizabeth Wagner's father had operated the George Wagner and Sons' Brewery in Munichburg prior to its purchase in 1892 by the Moerschel family. These two families owned and occupied the house from construction circa 1868 until at least 1915. The house is therefore locally significant under Criterion A in the area of ETHNIC HERITAGE as described in the MPS, with a period of significance extending from 1868 to 1915.

**Elaboration:** The Nelson C. and Gertrude A. Burch House is typical of the Italianate style described in the MPS cover document "Historic Southside (Munichburg) Multiple Property Submission," as Property Type 3, Victorian Styles, Subtype: Italianate Style. Originally built in an almost square configuration, the house has been twice altered historically to a more or less rectangular plan. This house is one of the oldest houses in Munichburg, and it retains its integrity. The two-story house has painted brick walls, a limestone foundation, and a hipped roof terminating in a raised flat platform. In the "Bird's Eye View of Jefferson City, the Capitol of Missouri, 1869," it is apparent that the house originally had a railing around this area. The house is typical of the Italianate style in plan, overall massing, materials, and detailing.

Nelson Burch and his brother, Oscar, purchased numerous parcels of land together in Jefferson City prior to and during the Civil War.<sup>2</sup> Oscar joined his brother in Jefferson City after the war in 1865.<sup>3</sup> On October 19, 1867, the brothers purchased Outlot number 5 from Sigmund Vetsburg and Phillip Constain, containing five acres or more, for \$1,450. The lot extended 482 1/2' along West Atchison, and 451 5" along Jefferson Street.<sup>4</sup> In 1868, Nelson and E. M. G. Burch, his wife, along with Oscar Burch borrowed \$1,500 from a St. Louis bank (at ten percent interest), according to a Deed of Trust recorded in May of that year. The Deed of Trust was released in March 1869, indicating that the loan had been repaid.<sup>5</sup> Since the house was included in the Bird's Eye View illustration completed in 1869, this provides additional evidence supporting a construction date of 1868.

<sup>2</sup> Various Cole County Deed Records.

<sup>3</sup> The Illustrated Sketch Book and Directory of Jefferson City and Cole County, 1900, page 276.

<sup>4</sup> Cole County Deed Records, Book T, Page 399.

<sup>5</sup> Ibid.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 7

Burch, Nelson C. and Gertrude A. House  
Cole County, MO  
Historic Southside (Munichburg) Multiple Property Submission

Nelson and Oscar Burch had a very close relationship. Nelson was the clerk of the Missouri Supreme Court, and Oscar served as his deputy.<sup>6</sup> Nelson Burch published the State Journal, a daily and weekly Republican newspaper, the first daily newspaper published in Jefferson City. Oscar Burch was the associate editor of the paper. When this business expanded to include the state printing contract, Nelson established the State Journal Company, along with Oscar G. Burch and W. S. Ferguson. This business largely depended on a contract negotiated with Missouri State Penitentiary officials and hoped to obtain government printing orders from all levels of government. Union protests over the use of prison labor resulted in a boycott of the company by county officials leery of "adverse home sentiment." The prison contract was cancelled, and the company sold to a group that turned the Journal into a Democratic paper, in opposition to the Tribune. This company also failed in 1887.<sup>7</sup> At some point Nelson became dissatisfied with life in Jefferson City and decided to relocate to the state of California. Perhaps the sailing ship motif of the shutters points to his desire to be near the sea, or perhaps this was added by another owner of the house. Whatever the reason, Nelson, his family, and some of Oscar's children moved to California.<sup>8</sup> According to documents related to the sale of the property, Nelson Burch had relocated to California by August 1888, as his signature was notarized in Los Angeles, California at that time.<sup>9</sup> An article on Oscar E. Burch, son of Oscar G. Burch, states that after Oscar E.'s graduation from high school in 1885, he went to southern California due to ill health, but returned to Jefferson City in 1894.<sup>10</sup> Young Oscar would likely have gone to California with his uncle's family, putting their departure from Jefferson City between spring of 1885 and August, 1888.

Nelson C. Burch sold the house at 115 West Atchison Street to Elizabeth Wagner and Antonia Zuendt.<sup>11</sup> The Wagner and Zuendt families owned and developed a large part of this block over the next 55 years. In order to understand the relationships involved, we begin with a sad story from 1885. On December 18, 1885, Christopher Wagner and William M. "Willie" Zuendt, were involved in a railroad wreck on the new line near Russellville in Cole County. Christopher was killed instantly, and William suffered a fatal injury, as did Green C. Berry and other prominent businessmen from Jefferson City.<sup>12</sup> Thus, Elizabeth Wagner and Antonia Wagner Zuendt,<sup>13</sup> her daughter, both became widows within a few days, time and purchased the Nelson Burch House together in 1888. The information available indicates that Christopher and Elizabeth Wagner may have been friends of the Burch family, or at least knew them well.

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<sup>6</sup> 1900 Sketch Book, 276.

<sup>7</sup> Goodspeed Publishing Company, History of Cole, Moniteau, Morgan, Benton, Miller, Maries and Osage Counties, Missouri, 273.

<sup>8</sup> Keith Russell, property owner, interview by Jane Beetem, February, 2002.

<sup>9</sup> Cole County Deed Records, book 14, p. 288.

<sup>10</sup> 1900 Sketch Book, 311.

<sup>11</sup> *Ibid.*, Cole County Deed Records, book 14, p. 288.

<sup>12</sup> James E. Ford, A History of Jefferson City: Missouri's State Capitol and of Cole County, (Jefferson City: New Day Press, 1938), 164-65.

<sup>13</sup> Cole County Deed Records, book 14, p. 288.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 8

Burch, Nelson C. and Gertrude A. House  
Cole County, MO  
Historic Southside (Munichburg) Multiple Property Submission

Fortunately for these two widows, they were not without means. A second-generation Missouri German and the son of a brewer, Christopher had been a baker,<sup>14</sup> marrying Elizabeth in 1848.<sup>15</sup> During the Gold Rush of 1849, Christopher Wagner went to California and acquired considerable wealth. A lieutenant in the Union Army, Wagner was also a veteran of the Mexican War. Upon his return to Jefferson City, Christopher Wagner became a businessman, operating the Scovern and Wagner wholesale and retail grocery along with Samuel W. Scovern, who resided above the business at 232 Madison Street. The business advertised groceries, wines, liquors, and wooden and willow ware. Elected treasurer of Cole County in 1862 and in 1870, Christopher was a personal friend of Governor Stewart, Joseph Pulitzer, and many prominent Missourians.<sup>16</sup> Elizabeth is listed as living in the house in 1913.<sup>17</sup> After Elizabeth Wagner's death, the executor for her estate was Edson L. Burch, son of Oscar Burch. Edson handled the sale of the house for \$5,000 to James J. O'Connor and Antonia Zuendt, with transactions in both July and October of 1913.<sup>18</sup> It appears that upon Elizabeth's death, Antonia bought the property along with James O'Connor, who may have been a son-in-law, as they are both living at 115 West Atchison Street in 1913.<sup>19</sup> Another house on this original tract of land, which appeared circa 1913, is located at 920 Jefferson Street, occupied by a William E. Zuendt, Antonia's son. By buying 115 West Atchison Street, Antonia provided living quarters for her children and a place for herself in her later years. Evidently, this was a close-knit block, where business and personal decisions were intertwined. City directories in 1929 and 1933 list Richard Pohlman as the owner.<sup>20</sup> P. H. Sanderson may have rented the house during 1943, and U. G. Lewellen owned the house from at least 1948 to 1951.<sup>21</sup>

The Nelson C. and Gertrude A. Burch House is an intact example of both Property Type 3, Victorian Styles, Subtype: Italianate Style, and Property Type 1, Missouri-German Vernacular, the building tradition typical of Munichburg. Nelson C. Burch was a prominent citizen of Jefferson City who built this house in a style and manner that reflected his stature in the community. The Wagner and Zuendt families contributed to the history of the house, as they owned the property for many years and continued development of this tract of land. All three family histories contribute to the understanding of the Missouri-German experience in the Munichburg neighborhood. The house is therefore eligible for the National Register under Criterion C, ARCHITECTURE, and under Criterion A, ETHNIC HERITAGE.

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<sup>14</sup> Ford, page 587: George Wagner sold the Capitol Brewery in Munichburg to the Moerschel family in 1892, according to corporate records in the possession of Moerschel family descendant Rosemary Moerschel Vogel, who allowed Gary Kremer access to these records. See also Ford, pp. 395-396.

<sup>15</sup> Jefferson City Inquirer, January 22, 1848, 2.

<sup>16</sup> A History of Jefferson City, 587.

<sup>17</sup> R. E. Hackman and Company's Jefferson City and Cole County Directory, 1913.

<sup>18</sup> Cole County Deed Records, book 43, pp. 230, 467.

<sup>19</sup> Ibid.

<sup>20</sup> Polk's Directory of Jefferson City, 1933 and 1935, and City Directory, 1929.

<sup>21</sup> Ballwin and New Day Press Jefferson City Con Survey Directory, 1943, 1948, and 1951.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 9

Burch, Nelson C. and Gertrude A. House  
Cole County, MO

Historic Southside (Munichburg) Multiple Property Submission

**Chronology of Ownership and Events:**

(based on research of deed records, city directories, newspaper articles, and other sources)

- |                        |  |
|------------------------|--|
| 1865                   | Oscar Burch completes military service in the Civil War, and moves to Jefferson City.  |
| 1867                   | Nelson and Oscar Burch purchase Outlot No. 5 at the corner of Jefferson and West Atchison Streets, containing five acres or more, for \$1,450.   |
| 1868                   | Nelson and Oscar Burch borrow \$1,500 from the National Loan Bank of St. Louis at ten percent interest.  |
| 1869                   | Loan is repaid, and Deed of Trust is released.   |
| 1869                   | Bird's Eye View of Jefferson City is drawn and published, depicting the Nelson Burch House in its current location.  |
| 1881                   | William M. Zuendt and Christopher Wagner, William M. Zuendt's father-in-law, are both killed in a railroad wreck.  |
| 1888                   | Through his power of attorney, given to Louis Wagner, attorney, Nelson C. Burch sells 115 West Atchison Street to Elizabeth Wagner, widow of Christopher Wagner, and Antonia Wagner Zuendt, widow of William M. Zuendt. Nelson Burch's signature on the deed is notarized in Los Angeles County, California. |
| 1900                   | Elizabeth Wagner, and sons Julius and Christopher Wagner lived in house.   |
| 1904                   | Elizabeth Wagner, Chris Wagner, (son), and Antonia Zuendt were residing at 115 West Atchison Street.   |
| 1913                   | Elizabeth Wagner was listed in city directory as living alone at 115 West Atchison Street.   |
| July and October, 1913 | Elizabeth Wagner's estate sells two tracts from Outlot No. 5 to Antonia Zuendt and James J. O'Connor. Edson L. Burch, Oscar Burch's son, handles the sale on behalf of Elizabeth's estate.   |
| 1913 and 1915          | Antonia Zuendt and James J. O'Connor listed in city directory as residing at 115 West Atchison Street.   |
| 1929 and 1933          | Richard Pohlman is listed in the city directory as residing at 115 West Atchison Street.   |
| 1943                   | House is rented to P. H. Sanderson, according to city directory.   |
| 1948 and 1951          | U. G. Lewellen is listed in the city directory as owner of the house.  |

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 10

Burch, Nelson C. and Gertrude A. House  
Cole County, MO  
Historic Southside (Munichburg) Multiple Property Submission

**Sources:**

Ballwin and New Day Press Jefferson City Con Survey Directory, 1943; 1948 & 1951.

Beasley's Jefferson City Directory, 1877-78.

"Bird's Eye View of Jefferson City, the Capitol of Missouri, 1869," copy in possession of Jane Beetem.

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10 Page 11

Burch, Nelson C. and Gertrude A. House  
Cole County, MO

Historic Southside (Munichburg) Multiple Property Submission

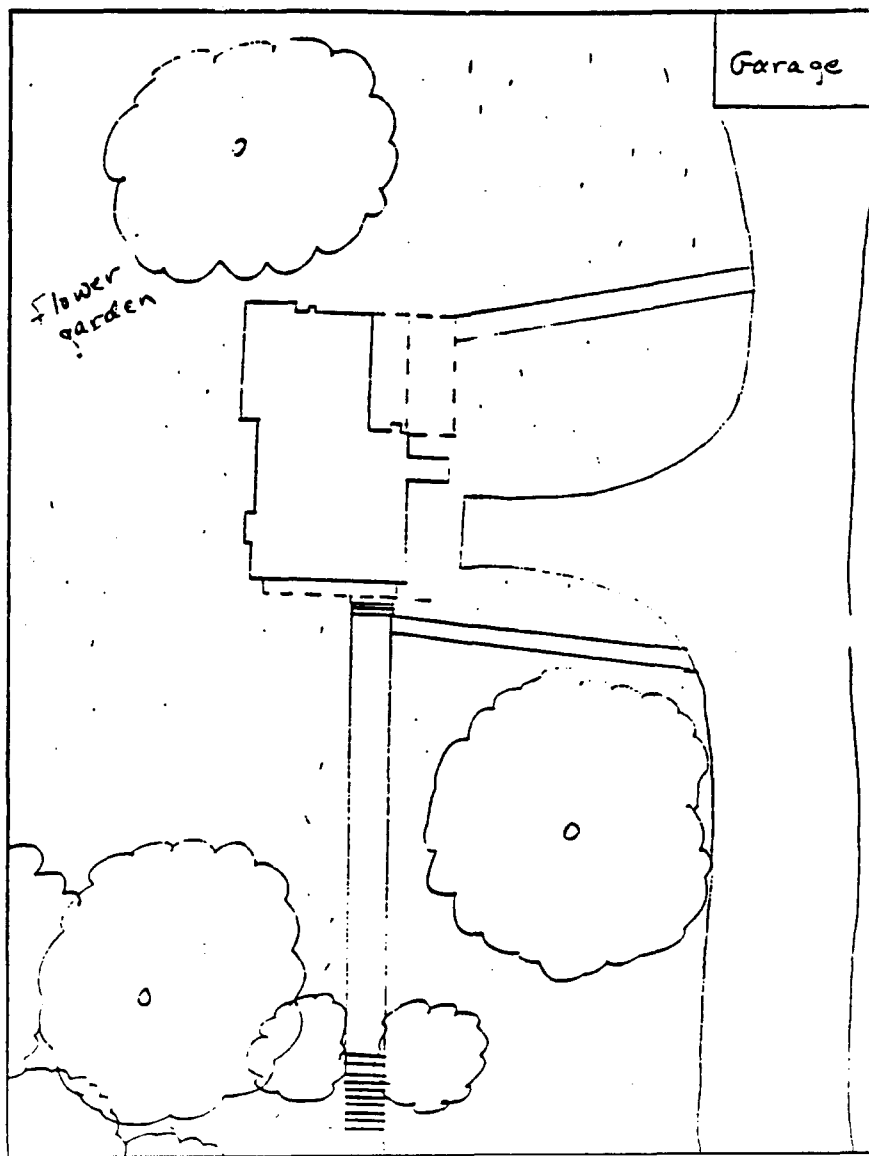
**Verbal Boundary Description:**

Located in approximately the middle of the block facing West Atchison Street but set fairly far back from the street between Jefferson and Washington Streets, the rectangularly shaped lot is described as: Part of Outlot No. 5, a parcel of land beginning at the intersection of a private alley and West Atchison Street, then northwest one hundred thirty feet along West Atchison Street, then southwest two hundred twenty-eight feet and eight inches to the property that was owned by Oscar G. Burch, then southeast parallel with the street one hundred thirty feet to the private alley, then northeast along the alley two hundred twenty eight feet eight inches to the point of beginning in the City of Jefferson, Cole County, Missouri.

**Boundary Justification:**

The current boundaries encompass all of the land currently and historically associated with the property.

**Site Map:**



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section Photographs Page 12

**Burch, Nelson C. and Gertrude A. House  
Cole County, MO  
Historic Southside (Munichburg) Multiple Property Submission**

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**Photographs:**

The following information is the same for all photographs:

Nelson C. and Gertrude A. Burch House  
115 West Atchison Street  
Cole County, Missouri  
Jane Rodes Beetem (photos 1-5)  
February 2002  
Keith Russell (photos 6-8)  
June 2002

Negatives on file with the DNR State Historic Preservation Office  
101 East High Street  
Jefferson City, MO 65101

**List of Photographs**

1. Front (northeast) and southeast elevations, facing southwest.
2. Southwest (rear) and southeast elevations, facing north.
3. Southwest and northwest elevations, facing northeast.
4. Northwest elevation, facing west.
5. Outbuilding (garage), front (northeast) elevation, facing southwest.
6. Interior, main staircase.
7. Interior, fireplace mantle.
8. Interior, front parlor window.



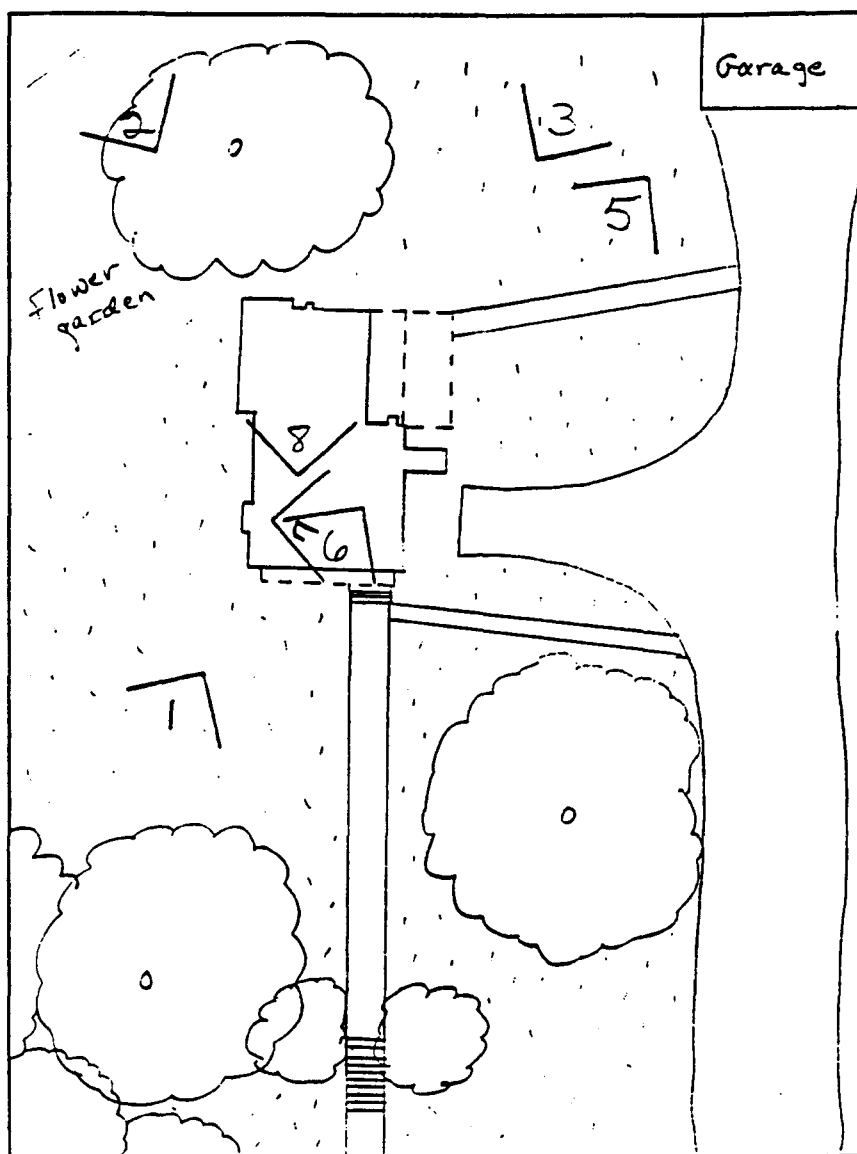
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section Photographs Page 13

Burch, Nelson C. and Gertrude A. Ho.  
Cole County,  
Historic Southside (Munichburg) Multiple Property Submiss

Photo Key Map:



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Burch, Nelson c. and Gertrude A., House  
NAME:

RECEIVED

DEC 03 2002

MULTIPLE Southside Munichburg, Missouri MPS  
NAME:

STATE HISTORIC  
PRESERVATION OFFICE

STATE & COUNTY: MISSOURI, Cole

DATE RECEIVED: 9/30/02  
DATE OF 16TH DAY: 11/10/02  
DATE OF WEEKLY LIST:

DATE OF PENDING LIST: 10/25/02  
DATE OF 45TH DAY: 11/14/02

REFERENCE NUMBER: 02001302

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

*Boundary needs to be more specific.*

RECOM./CRITERIA *Recomm*

REVIEWER *Recomm*

DISCIPLINE *Historic*

TELEPHONE \_\_\_\_\_

DATE *11/14/02*

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

Burch, Nelson C. And Gertrude A. House  
Southside Munichburg, Missouri, MPS  
Cole Co., Missouri

National Register Comments:

The Burch House appears to meet National Register criteria A and C, but the verbal boundary description is not specific enough. Although the lengths of two sides of the boundary are given, there is no starting point or other point of reference to ground the imaginary box around the house. The description also should either provide the lengths of the other two sides or specify that it is a rectangle with right angles (which cannot be assumed from a sketch map that is not to scale).

Also, what are the dates of the additions. Although the nomination states that they are "historic," historic in this case does not mean over fifty years ago, but within the period of significance. If the additions date after 1915, then they are non-contributing portions of the house.



















PHOTO

UNAVAILABLE