

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name Busch, John B., Brewery Historic District (Boundary Increase 1)

Other names/site number Max Mueller Veterans of Foreign Wars Post 2661; John B. Busch Home

Name of related Multiple Property Listing Historic Resources of Washington, Missouri, MPS

2. Location

Street & number 813 Jefferson 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not for publication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 at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria: A B X C D

Mark A. Miles

Sept. 23, 2014

Signature of certifying official/Title Mark A. Miles, Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Busch, John B., Brewery Historic District
(Boundary Increase 1)

Name of Property

Franklin County, Missouri

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions

(Enter categories from instructions.)

SOCIAL: Meeting Hall

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Second Empire

Materials

(Enter categories from instructions.)

foundation: Stone, Concrete, Brick

walls: Brick

roof: Slate, Asphalt, Tar, Rubber

other:

☒

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Busch, John B., Brewery Historic District
(Boundary Increase 1)

Name of Property

Franklin County, Missouri

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ 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

(Mark "x" in all the boxes that apply.)

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 old or achieving significance within the past 50 years.

- ☒ **STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

Areas of Significance

Architecture

Period of Significance

c. 1855 and 1887-88

Significant Dates

C. 1855, 1887-88

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Washington Historical Society

Historic Resources Survey Number (if assigned): _____

Busch, John B., Brewery Historic District
(Boundary Increase 1)

Franklin County, Missouri

Name of Property

County and State

10. Geographical Data

Acreage of Property 1.986 acres (Boundary Increase 1)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

A 38.553040 -91.015183
Latitude: Longitude:

C 38.552149 -91.014297
Latitude: Longitude:

B 38.552695 -91.014124
Latitude: Longitude:

D 38.552168 -91.015203
Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Andrew B. Weil/Executive Director, Katie Graebe/Researcher

organization Landmarks Association of St. Louis

date 12/10/2013

street & number 911 Washington Avenue, Suite 170

telephone (314) 421-6474

city or town Saint Louis

state MO

zip code 63101

e-mail aweil@landmarks-stl.org

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Busch, John B., Brewery Historic District
(Boundary Increase 1)

Franklin County, Missouri

Name of Property

County and State

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 dpi (digital pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **Busch, John B., Brewery Historic District (Boundary Increase 1)**

City or Vicinity: **City of Washington**

County: **Franklin** State: **MO**

Photographer: **Andrew B. Weil**

Date

Photographed: **October 7, 2013**

Description of Photograph(s) and number, include description of view indicating direction of camera:

See Fig. 1 Proposed John B. Busch Brewery District (Boundary Increase 1) and Photo Log Map for keyed photos.

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).

(Additional Documentation, Boundary Increase)

Franklin County, Missouri

Andrew Weil

October 7, 2013

Facing Northwest: Primary (East) Façade and southeast corner of building
1 of 12

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).

(Additional Documentation, Boundary Increase)

Franklin County, Missouri

Andrew Weil

October 7, 2013

Facing North: Second Empire Addition, southeast corner of the building
2 of 12

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).

(Additional Documentation, Boundary Increase)

Franklin County, Missouri

Andrew Weil

October 7, 2013

Facing North-northeast: Mansard roof detail
3 of 12

Busch, John B., Brewery Historic District
(Boundary Increase 1)

Franklin County, Missouri

Name of Property

County and State

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).
(Additional Documentation, Boundary Increase)
Franklin County, Missouri
Andrew Weil
October 7, 2013
Facing North: Southern elevation
4 of 12

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).
(Additional Documentation, Boundary Increase)
Franklin County, Missouri
Andrew Weil
October 7, 2013
Facing North-northeast: Southwest corner of the building
5 of 12

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).
(Additional Documentation, Boundary Increase)
Franklin County, Missouri
Andrew Weil
October 7, 2013
Facing East: Western elevation
6 of 12

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).
(Additional Documentation, Boundary Increase)
Franklin County, Missouri
Andrew Weil
October 7, 2013
Facing East-southeast: Northwest corner of the building
7 of 12

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).
(Additional Documentation, Boundary Increase)
Franklin County, Missouri
Andrew Weil
October 7, 2013
Facing South: Northern elevation, original c.1855 Busch Home
8 of 12

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).
(Additional Documentation, Boundary Increase)
Franklin County, Missouri
Andrew Weil
October 7, 2013
Facing Southwest: Northeast corner of the building, displaying the original c.1855 home and Second Empire addition,
c.1887-89
9 of 12

Busch, John B., Brewery Historic District
(Boundary Increase 1)

Franklin County, Missouri

Name of Property

County and State

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).
(Additional Documentation, Boundary Increase)
Franklin County, Missouri
Andrew Weil
October 7, 2013
Facing West: Eastern elevation, front entrance
10 of 12

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).
(Additional Documentation, Boundary Increase)
Franklin County, Missouri
Andrew Weil
October 7, 2013
Facing North: Context, Busch Brewery Buildings
11 of 12

John B. Busch Mansion, Busch Brewery District (Boundary Increase 1).
(Additional Documentation, Boundary Increase)
Franklin County, Missouri
Andrew Weil
October 7, 2013
Facing East: Context, view from front (east) porch, across yard to Jefferson Street
12 of 12

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1: Geo Referenced Location Map

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri
Google Earth
Katie Graebe, December 2013

Figure 2: District Footprint Map of Proposed John B. Busch Brewery District (Boundary Increase 1) and Photo Map

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri
Katie Graebe, December 2013

Figure 3: Architectural drawing of original Busch home, unsigned / undated

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri
Busch Family Genealogy. Busch File. Washington, Missouri Historical Society, Washington, Missouri.

Figure 4: 1893 Sanborn Map of Busch Mansion and Brewery

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri
Washington Historical Society, Sanborn-Perris Map Co., Washington, Franklin County, MO., April 1893.

Figure 5: September 1951 update of the 1936 Sanborn Map

Busch, John B., Brewery Historic District
(Boundary Increase 1)

Franklin County, Missouri

Name of Property

County and State

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri

Washington Historical Society, Sanborn-Perris Map Co., Washington, Franklin County, MO., September 1951 update.

Figure 6: April 4, 1899 photograph

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri

Busch Family Genealogy. Busch File. Washington, Missouri Historical Society, Washington, Missouri.

Figure 7: c.1900 photograph

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri

Washington Historical Society Binders: Vol I-X of historic photos, Busch Home. Washington Historical Society.
Washington, MO, nd.

Figure 8: c.1920-30s photograph of the primary (east-facing) façade showing the Second Empire building addition

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri

Washington Historical Society Binders: Vol I-X of historic photos, Busch Home. Washington Historical Society.
Washington, MO, nd.

Figure 9: c.1920 photograph

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri

Washington Historical Society, Busch Family File
Washington Historical Society Binders: Vol I-X of historic photos, Busch Home. Washington Historical Society.
Washington, MO, nd.

Figure 10: Late1949-50 photograph of the rear (western) façade before the V.F.W addition.

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri

Washington Historical Society, Busch Family File
Washington Historical Society Binders: Vol I-X of historic photos, Busch Home. Washington Historical Society.
Washington, MO, nd.

Figure 11: Early 1970s photograph of the front (eastern) façade

John B. Busch Brewery District, Boundary Increase 1
Franklin County, Missouri

Washington Historical Society, Busch Family File
Washington Historical Society Binders: Vol I-X of historic photos, Busch Home. Washington Historical Society.
Washington, MO, nd.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

John B. Busch Brewery Historic District (Boundary Increase 1)
Name of Property
Franklin Co, Missouri
County and State
Historic Resources of Washington, Missouri
Name of multiple listing (if applicable)

Summary

The John B. Busch home is a high style Victorian (Second Empire) design that sits atop a slight hill overlooking Busch Creek (formerly Dubois Creek) in the City of Washington, Franklin County, Missouri. The Busch home is located immediately south of the central business district of Washington, roughly bounded by the existing district on the north, VFW Park on the west and south, and Jefferson Avenue on the east. The home has multiple additions with substantial building episodes dating to c. 1855, 1887-88, and c.1951-1959. The largest addition, constructed after the end of the period of significance (c. 1855 and 1887-88), is a one-story meeting hall constructed by the VFW post at the rear of the building c.1950s¹. The primary façade and most of the historic fabric of the older buildings retain integrity of materials, craftsmanship, form, and style, and the home possesses integrity of location and setting.

The Busch home is locally significant and eligible for listing in the National Register under Criterion C for ARCHITECTURE using the Historic Resources of Washington, Missouri Multiple Property Documentation Form (the MPDF). It is being added to the pre-existing John B. Busch Brewery Historic District as a boundary increase. The building falls under the historic context: "Architectural Development, 1839-1950", according to the MPDF. It is representative of a qualified "Type" and "Subtype" (Victorian Building, High Style Victorian/Second Empire respectively) as identified by the MPDF.² The boundary increase includes the John B. Busch home, as well as a non-contributing surface parking lot, constructed c. 1958, situated to the north of the house.³ There is a total of one contributing building (with non-contributing rear additions) and one non-contributing structure in the boundary increase (Fig 1 & 2).

Elaboration

Starting as a two-story central passage, vernacular Missouri-German home facing the river (c. 1855), the John B. Busch home was then expanded, into what is seen today, as a larger Second Empire estate (c. 1887-88) (Fig 3, 8, 9). The Washington, Missouri MPDF defines that eligible examples "must be good representations of their type/subtype and exhibit sufficient integrity so they can be recognizable to their period of significance."⁴ As defined by the MPDF, the John B. Busch Home falls under Property Type D: Victorian Buildings and Subtype: High Style Victorian.⁵ The building pays attention to applied ornamentation and picturesque massing, which reflects the Victorian architectural movement already appearing in Washington.

The home is eligible for listing under Criterion C, in the area of Architecture, with the period of significance ranging from c.1855-1888. This period ranges from its first episode of construction (c.1855) up until the period in which the building took its present form, with the completion of the Second Empire

¹ The exact date of constructions is unknown, and ranges from c.1951-1959.

² The MPDF refers to the home as the "largest and most elaborate Second Empire house in Washington." Debbie Sheals and Becky L. Snider, "National Register of Historic Places Multiple Documentation Form: Historic Resources of Washington Missouri," Washington, D.C.: US Department of Interior/National Park Service, 1999, E 38.

³ Franklin County Assessor's Office records, Union MO. accessed 11/19/13.

⁴ Sheals and Snider, 1999, F 22.

⁵ Sheals and Snider, 1999, see Section F, p19-22.

National Register of Historic Places
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Section number 7 Page 2

John B. Busch Brewery Historic District (Boundary Increase 1)
Name of Property
Franklin Co, Missouri
County and State
Historic Resources of Washington, Missouri
Name of multiple listing (if applicable)

components (1887-1888).⁶ Despite the presence of later rear (south) and northern additions, the building is clearly recognizable as a High Victorian Second Empire design. These additions do not impact the original building and as the MPDF states for buildings qualified under Criterion C:

“Alterations to rear ells and secondary facades are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building.”⁷

The house should also be included, via Boundary Increase 1, in the pre-existing John B. Busch Brewery Historic District to the northwest. The Brewery District is to the north of the northern parking lot (Photo 11). The proposed boundary increase includes the contributing John B. Busch home, as well as a non-contributing c. 1958 surface parking lot situated to the north of the house.⁸

The vast majority of the building is red brick laid in common bond construction. Portions of the building dating to the period of significance have flat roofs (Fig. 10), while the non-historic sections have shed and extremely low-pitched end-gable roofs respectively (Photo 6, 7). The floor plan and roofline are complex and asymmetrical because of the building's multiple construction episodes. The vertical faces of the mansards have variegated side-by-side diamond slate shingles and wood trim. The building height ranges from the one-story late 20th century VFW hall, to the two-story c. 1855 north wing, to the two-and-one-half-story 1887-88 section. According to oral tradition, the original home on the site, which dates to c. 1855, is the northern portion of the building (Fig. 3, 9), which was likely extensively remodeled when the large, Second Empire addition (Fig. 8) was added to its south wall in 1887-88. Two, two-story ells connect to the rear of the historic portions of the home (Fig. 10). Both ells are visible in the 1893 Sanborn Map of Washington (Fig. 4) indicating that they date to the period of significance rather than representing later building episodes.⁹ Unfortunately, complete historic building records were not located for the building despite extensive archival research.

Building Description:

East (Primary) Façade

The eastern or front façade is visible from Jefferson Street (Photo 1). It includes the two-and-one-half-story c.1887-88 addition and a visible portion of the side of the original c.1855 two-story section to the north. The addition is in the stylistic characteristics of Second Empire architecture, with the majority of the existing, historic wood sash windows dating from this period.

The northern portion of the eastern façade is the two-story, c.1855 brick building. It has a six-course common bond and a brick foundation, with a darker brick foundation course. There is a single window on each floor. Both consist of a one-over-one, rectangular wood sash set within a soldier course segmental arch and limestone lug sill. There is light scrollwork above the sashes and set within the arch. There is a small dentil cornice at the roofline, with a variegated slate fish scale shingle, short, false mansard that wraps around to the northern facade. The original portion of the home was likely extensively remodeled

⁶ This period of significance was chosen due to the range of significant architecture that retains their basic original form with no major alterations to the primary exterior dimensions. It also follows the example listed on section F, p22 of the MPDF.

⁷ Sheals and Snider, 1999, F 22.

⁸ Franklin County Assessor's Office records, Union MO. accessed 11/19/13.

⁹ Sanborn Fire Insurance Company, Map of City of Washington (New York: Sanborn-Perris Map Co., 1893).

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

John B. Busch Brewery Historic District (Boundary Increase 1)
Name of Property
Franklin Co, Missouri
County and State
Historic Resources of Washington, Missouri
Name of multiple listing (if applicable)

when the large, Second Empire addition was added to its south wall in 1887-88. This includes replacing original windows and altering the roof.

The Second Empire addition, the southern portion of the eastern façade, is the primary façade. This portion of the building is constructed of a five-course common brick bond, has a limestone foundation, and a full width, one-story front porch that was added in 1948 by the VFW. Ulrich Busch, an architect who grew up in the home and the grandson of its original occupant John B. Busch, designed the current one-story porch. According to historian Sue Lampe, Ulrich designed the porch because he wanted it to fit the home and wanted it constructed properly.¹⁰ The porch was intended to mimic the appearance of the building's original porch which had decayed and been removed for the new addition. His designs date to March 22, 1948 with the actual completion around March 30th.¹¹

Based on historic photographs, the original porch base was constructed of frame resting on brick piers and limestone footings (Fig. 7, 9). The current porch rests on a concrete foundation formed to imitate smooth-faced limestone block. The new construction allowed for additional workshop space below the porch. This space is evident by four non-historic, metal ribbon windows along the east side.

Concrete stairs access the porch at its north, east, and south sides (Photos 1, 2, 9). The east stairway is centered on the façade. The porch consists of columns on brick piers, in pairs and groupings of three at the main corners [twenty in total]. These columns differ from the original slender, round columns seen on the original porch (Photo 9, Fig. 7/8). They support a dentiled entablature, with the central set supporting a pediment that projects slightly from the plane of the porch. The porch roof forms a second floor balcony. A geometrical railing surrounds the lower level of the porch. On the second story, a low balustrade that alternates vertical posts sections with geometric panels matching those found on the first floor surrounds the upper balcony. This balustrade also differs from the original wood turned open balustrade on the original porch (Photo 9, Fig. 7/8). While slightly different, the porch maintains the overall feel and span of the original.

Within the first floor porch, the segmental arched, central first floor entry contains original single-panel double doors each with a single light. There is an arched transom with a single light etched with the letter "B" (Photo 10). Flanking each side of the transom are three sidelights. The entry bay projects slightly beyond the wall plane (Photo 9). On either side of the entry bay are two segmental arch window bays containing paired, one-over-one, double-hung sash separated by heavy wooden mullions. Centered on the spandrel formed by the mullion is a rosette.

As on the first floor, the central bay on the second-story slightly projects from the surrounding wall plane. The window fenestration pattern is also repeated on the second floor, although the central bay contains a one-over-one, Jefferson door or jib window. The windows on both the first and second floors are one-over-one arched and rectangular wood sash with limestone lug sills. All of the fenestrations are set within a soldier course segmental arch.

¹⁰ Notes of local historian Sue Lampe provided in a personal communication, 10/23/13.

¹¹ Ulrich Busch, V.F.W. porch addition, March 1948, Architectural Drawings of Ulrich Busch: Drawer 3, Folder 2, Washington, Missouri Historical Society, Washington, Missouri.

National Register of Historic Places
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John B. Busch Brewery Historic District (Boundary Increase 1)
Name of Property
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Historic Resources of Washington, Missouri
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At the south end of the east façade is a full-height projecting bay (Photo 1). The bay contains three walls of an engaged octagonal tower and on the first and second floors, each plane of the tower contains a segmental arch window opening with a one-over-one, double-hung wood sash window. Because of the way the engaged tower projects from the south end of the primary façade, it is visible when viewing the building from the east. The tower is primarily oriented to the south, however, and represents the most distinctive aspect of the building's south-facing façade.

The second story, as well as the first story of the adjacent south tower, has a narrow stringcourse of dark blue or black glazed brick. The glazed brick stringcourse delineates the two stories on the tower and creates a horizontal massing as it crosses the width of the façade and outlines the upper edge of each window arch (Photo 1, 2). The second floor is delineated from the mansard by an ornate wooden cornice with brackets and modillion blocks that project from the wall (Photo 3). The mansard is faced with variegated slate "fish scales". The southern tower is capped with the same ornate cornice with a variegated slate mansard. There is a single projecting pedimented dormer centered on the tower's mansard with a one-over-one, double-hung sash window in a round arch opening (Photo 2, 3).

The eastern roofline contains three projecting pedimented dormers. The central dormer projects from the rest of the mansard and contains a single, one-over-one, single-hung wood sash window in a round arch. The flanking two dormers contain paired, one-over-one arched wood sash windows with heavy mullions. The central dormer rises above the rest of the flat roofline and has a pyramidal cap. From the first floor all the way up to the pyramidal cap, the central bay projection gives the appearance of engaged central tower (Photo 1).

South Façade

The southern façade contains an amalgamation of historic additions and the 1950s addition by the VFW. The historic two-story rear wing of the south façade, which attaches to the engaged octagonal tower, has two sections (Photo 4). A narrow section, that is one bay wide, attaches to the previously described engaged tower. It is differentiated by a flat roof with parapet wall that rises above the roofline of the rest of the two-story south façade. This section of building has a five-course common bond, similar to the Second Empire addition. It contains the main stairwell and was most likely added as stairwell attaching the new addition to the southern outbuilding/kitchen. On the first floor, there is a single modern composite door with single glazed transom underneath an asphalt shingle hood. Directly above the entry, on the second floor, is a two-over-two arched wood sash window with limestone lug sill. Both fenestrations are set within a soldier course segmental arch.

Projecting to the west of this single bay section is a two-story brick building. According to historian Sue Lampe, this rear wing most likely held the kitchen and bathroom upstairs.¹² It has a six-course brick façade, similar to the original home and therefore could possibly date to c.1855 home and acted as a detached kitchen. Currently, the western half of the first floor façade is obscured by the 1950s VFW addition. On the eastern half, there is a single entry and bricked up window bay on the first floor. The entry contains a paneled wood door with single glazed transom set within a soldier course segmental arch. Directly above these bays, on the second floor, are two six-over-six rectangular wood sash windows set within similar segmental arches with limestone lug sills. These windows appear to be original to the southern wing structure, and dot each façade. The southern wing has a very low gable roof with a

¹² Notes of local historian Sue Lampe provided in a personal communication, 10/8/13.

National Register of Historic Places
Continuation Sheet

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John B. Busch Brewery Historic District (Boundary Increase 1)
Name of Property
Franklin Co, Missouri
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Historic Resources of Washington, Missouri
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scalloped wood trim obscured by modern metal gutters. The scalloped trimming appeared on early German buildings in Washington.

Attached to the rear and projecting from this two-story section is a one-story, running bond brick addition dating to the 1950s (Photo 4, 5). This portion of the building was constructed by the VFW as a meeting hall/clubhouse. The foundation of the buildings is poured concrete and there is no basement. The building has a side right, recessed double entry in a jack arch opening. Within the entry are two modern composite paneled, single rectangular light doors flanked by modern vertical siding panels. Preceding the entry is an L-shape metal canopy supported by slender metal poles. This canopy was added to the building in the mid-1970s as well as the 1976 southern asphalt parking lot not included in the boundary increase (Fig. 11 predates the canopy).¹³ To the left of the entry are three window bays in jack arch openings and containing pairs of one-over-one, double-hung vinyl sash windows. There is a modern metal gutter system at the roofline. The roof appears to be flat, but is actually an extremely low-pitched end gable with the ends facing east and west.

West Facade

The c.1959 VFW clubhouse addition dominates the western façade (Photo 6). The one-story addition has a poured concrete foundation, with no basement, that is just visible above the grass line. The structure is composed of a running brick bond and modern metal siding with three porthole shaped louvered attic vents within its low gable end. The façade contains five jack arch window bays with concrete sills. The first floor is semi-subterranean and the sill level is flush with the ground. On either end of the façade, the window bay contains a pair while the three central bays each contain a ribbon of three windows. All of the windows are one-over-one, double-hung vinyl sash. At the northwest corner there of the addition is a vinyl clad shed roof structure projecting from the brick structure. It has a concrete foundation with an exterior stairwell leading below ground.

The second and upper half-story of the historic portions of the home can be seen rising above the tarpaper roof of the VFW hall clubhouse. Six historic window openings were truncated by the VFW addition, but are still visible on the second floor of the main house (originals visible in Fig.10). All have soldier-course segmental arch openings. The second story northern ell contains one-over-one wood sash windows that while not original, are historic and possibly date to the Second Empire addition. The southern ell contains one enclosed and one, six-over-six rectangular wood sash window. These windows appear to be original to the southern ell structure, dotting each façade. The northern ell maintains its slightly sloped flat roof, 12 inch parapet wall along the northwest corner, and brick dentil cornice within the ell. The southern ell maintains its original wood scalloped trim surrounding the low gable.

Three historic window openings are visible and intact on the upper half-story of the Second Empire addition. All have segmental arch openings and contain two-over-two, double-hung wood sash with limestone lug sills. There are two thin, exterior wall brick chimneys visible along the northern and southwestern walls with a small parapet along the north. The centered pyramidal capped tower is also visible from the rear (west). The tower has a continuous dentiled band and a metal cap.

¹³ Franklin County Assessor's Office records, Union MO. accessed 11/19/13

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North Façade

Similar to the southern façade, the north is also an amalgamation containing the original home, the 1950s VFW addition, and later additions. The west end of the north façade is a frame addition with modern vinyl lap siding, asphalt shingle shed roof and a poured concrete foundation (Photo 7). This section has a slightly subterranean level, evident by the exterior steps on the southern side. It is attached to a one-story brick section on its east side. The brick sections looks like a mechanical structure, with a flat roof with metal coping and three small bays with jack arches and concrete sills. One bay contains a small louvered vent, one is blind and covered with contemporary siding, and one contains glass block.

Attached to the brick section to the east is another frame addition with a shed roof, asphalt shingles, and a concrete foundation (Photo 8). It is faced with vinyl siding and contains four bays. There is a single entry of a paneled and single light door, side right, with two-over-two vinyl sash windows of slightly different sizes on either side. The easternmost 1/3 of the frame addition contains a garage bay with a glazed overhead door. This frame addition projects from the plane and covers half of a two-story brick portion of the building dating to the period of significance (Fig. 3, 9). The three modern additions appear to be later than the 1950s VFW addition and were constructed sometime after the early 1970s (Fig. 11).

The east end of the north façade is the two-story brick c.1855 home. According to historian Sue Lampe, this is the original home on the site (Fig. 3, 9). It was a Federal style house with a brick foundation and no basement.¹⁴ The entrance was centered on the façade, facing the creek and river. Currently, a little more than one quarter of the two-story brick portion of the north façade is obscured by the frame addition. There are two historic window bays intact on the east end of the first floor containing one-over-one, double-hung rectangular wood sash windows. A non-original metal stairway rises from the eastern corner of the building to access an original entry centered on the second floor façade (Photo 8). The doorway contains a two vertical light and paneled door and a glazed transom. On either side of the entry are two similar one-over-one, double-hung rectangular wood sash windows. All of the fenestrations are set within soldier course segmental arch openings with light scrollwork within the arch and a limestone lug sill for the windows.

Above the second floor, at the roofline, there is a small, wooden dentil cornice and a short false mansard with variegated slate fish scale shingles. The mansard parapet wraps around to the eastern façade, but is a plain brick parapet to the west. At the western end of the roofline, there is a decorative acanthus block with a pediment cap, which covers the western parapet transition. Visible above the roofline is a single brick chimney near the northeastern portion of the building. During the Second Empire addition to the east, the windows on the original northern portion, as well as the roof, were likely altered to match the new addition.

Interior

The Veterans of Foreign Wars bought the John B. Busch home in the 1940s and remains an active post. Due to the nature of the current establishment, we were unfortunately unable to gain access to the interior and therefore do not have current floor plans.

¹⁴ Notes of local historian Sue Lampe provided in a personal communication, 10/8/13.

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Integrity

The John B. Busch home is located on its original site in correlation to the Busch Brewery (Photo 11) and it remains highly visible from Jefferson Street across the open expanse of its original lawn (Photo 12, Fig. 6). The form, style, massing, materials, fenestration patterns, and roofline of the John B. Busch home are intact on the primary elevation (east), and substantially intact throughout, although partially obscured by non-historic rear additions. Due to the retention of integrity in location and historic architecture the Busch home is eligible for listing in the National Register under Criterion C for ARCHITECTURE using the Historic Resources of Washington, Missouri Multiple Property Documentation Form (the MPDF).

The MPDF requires that buildings eligible under Criterion C “retain their basic original form, with no major alterations to primary exterior dimensions...rooflines and fenestration patterns should be generally intact, and original or early materials should predominate, especially on wall surfaces.”¹⁵ As viewed from Jefferson Street, the primary historic elevation clearly defines the character of the building. The major historic alterations range from c.1855 with the constriction of the northern building to c.1888 with the completion of the Second Empire additions and alterations. The most substantial non-historic alteration to the primary façade is the full-width porch that was constructed to replace the original that had decayed. As stated in the MPDF:

“[P]orch alterations often represent a natural evolution in the history of the building and original porches are therefore not requisite...Existing porches should, however, be open and should not conceal primary features of the façade.”¹⁶

While the substantial one-story addition constructed c.1950s [c. 1959] on the west side of the home nearly doubles the overall footprint of the building, it is not highly visible from the public right-of-way and does not detract from the appearance of the primary facade. The MPDF continues to state:

“Alterations to rear ells and secondary facades are also acceptable as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building. Door and window openings, especially on primary elevations, should be unaltered.”¹⁷

These statements provide an apt description of the porch on the Busch home. Overall, despite the presence of later rear (south) and northern additions, the building is clearly recognizable as a High Victorian Second Empire design. These additions do not impact the original building as it still conveys its historic character and possesses integrity of materials, form, style, craftsmanship, and location.

¹⁵ Sheals and Snider, 1999, F 22.

¹⁶ Ibid., F 22.

¹⁷ Ibid., F 22.

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Summary

The John B. Busch Home is located at 813 Jefferson Street in the City of Washington, Franklin County, Missouri. The home is being nominated to the National Register of Historic Places as a boundary increase to the existing John B. Busch Brewery Historic District (NR 9/14/00). This district was nominated under the Historic Resources of Washington, Missouri Multiple Property Documentation Form (the MPDF).¹⁸ The inclusion to the preexisting district represents a logical addition because of its architectural significance and association with the brewery's founder John B. Busch [it was excluded from the original district nomination due to owner objection]. The home is eligible for listing under Criterion C, in the area of Architecture, with the period of significance ranging from c.1855-1888. This period ranges from its first episode of construction (c.1855) up until the period in which the building took its present form (1887-1888), with the completion of the Second Empire components.¹⁹ The proposed boundary increase includes the contributing John B. Busch home, as well as a non-contributing c. 1958 surface parking lot situated to the north of the house.²⁰

Elaboration

The John B. Busch home is being nominated as an increase to the boundary of the original district using the Multiple Property Documentation Form, Historic Resources of Washington, Missouri (referred to hereafter as "the MPDF"). Using the MPDF, the original district was submitted as being eligible under Criterion A in the areas of INDUSTRY and ETHNIC HERITAGE-European as well as under Criterion C in the area of ARCHITECTURE. The John Busch Home boundary increase is only being nominated as eligible under Criterion C for ARCHITECTURE. Using the terminology of the MPDF, the buildings in the original district were classified as examples of Property Type B: Vernacular Missouri-German and Property Type C: Commercial; they fell under the historic contexts 'Early Development and German Immigration: 1829-1870, 'The Golden Era: 1871-1904, Assimilation and Twentieth Century Development: 1905-1950,' and 'Architectural Development: 1839-1950.' The John Busch Home boundary increase is related to the latter context.

While the Busch Home is a significant architectural resource by itself, it is directly related to the history of the adjacent brewery because it was the home of the brewery's founder and primary operator. According to the MPDF:

The John B. Busch Brewery, also known as the Washington Brewery, is the largest and longest-lived brewery in Washington's history. The brewery was established in 1855 by German immigrants, John Baptiste Busch, Fred Gersie, and Henry Busch and continued in operation for one hundred years. Beer production ceased in 1918 due to prohibition, but the brewery continued to manufacture ice, near beer, and soda water into the 1930s. Although prohibition was repealed in 1933, the brewery never resumed beer production. Instead, the

¹⁸ Debbie Sheals and Becky L. Snider, National Register of Historic Places Multiple Documentation Form: *Historic Resources of Washington Missouri*. (Washington, D.C.: US Department of Interior/National Park Service, 1999).

¹⁹ This period of significance was chosen due to the range of significant architecture that retains their basic original form with no major alterations to the primary exterior dimensions. It also follows the example listed on section F, p22 of the MPDF.

²⁰ Franklin County Assessor's Office records, Union MO. accessed 11/19/13.

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company bottled Anheuser-Busch beer and was a distributor of Budweiser beer until it closed in 1954.²¹

According to the district nomination, “John Baptiste Busch was born in the Rhineland area of Germany in 1832. He came to the United States when he was seventeen years old and settled in St. Louis. There, he learned the brewery business from elder brother George who owned Busch's Brewery. After two years of training in St. Louis, and three years of college, at McKendree College in Lebanon, IL and Howard College in Fayette, MO, John B. Busch moved to Washington in 1854” and established the Washington Brewery with partners Henry Busch and Fred Gersie.²² The partnership didn't last long and within five years, John Busch was the sole owner of the business and following the Civil War renamed the brewery after himself.²³

The boundary increase will add the home of Busch family to the adjacent brewery that bears its name. The Busch home has undergone a complicated evolution over the years. The first two major phases of this evolution occurred during the 19th century and relate directly to patterns of architectural history defined in the MPDF. The period of significance for the boundary increase, c. 1855- 1888 accounts for these two building episodes beginning with the estimated date of construction for the first component of the home and ending with the completion of the Second Empire additions and modifications that define the dominant historic character of the building.

The northern two-story section of the building is reported to actually be the original home on the property, which was relegated to the status of a wing when the major Second Empire body of the current building was constructed²⁴ (Photo 8, 9, Fig 3, 9). According to local historian Sue Lampe, descendants of the Busch family asserted that the northern portion of the house was constructed c. 1855 when the brewery was established, although the marriage of John Busch and Antonia Krumsick in 1858 provides an alternative theoretical date for the start of its construction.²⁵ The c. 1855 date has been selected as the beginning of the period of significance because it is supported by oral tradition and corresponds with the period of significance for the adjacent brewery complex.

An undated plan that is purported to be of this original home is located in the Busch Family subject file at the Washington, MO Historical Society (Figure 3). Like the northern wing, the building in the plan is five bays wide with a central entrance, hall, and stair. This depiction shows a building that is typical of the Missouri German “Klassisismus” Style, a vernacular German variant of neoclassicism defined by the MPDF.²⁶ The home that is depicted has a side gable roof with paired chimneys that are connected by a parapet wall. The façade is symmetrical and all bays have flat arches. The central entry is surrounded by sidelights and a glazed transom and protected by a pedimented entry porch supported by Doric columns. The form and style of this home including its center hall, muted classical detailing, and flat arched bays correspond well with patterns identified in the MPDF as being associated with the first phase of architectural development in Washington in the period 1839-1870.

²¹ Becky L. Snider, “National Register of Historic Places Nomination Form: John B. Busch Brewery Historic District,” (Washington D.C.: US Department of Interior/National Park Service, 2000) Sec 8, p6.

²² Ibid., Sec. 8, p7.

²³ Ibid., Sec. 8, p8-9.

²⁴ Notes of local historian Sue Lampe provided in a personal communication, 10/23/13.

²⁵ Becky L. Snider, 2000, 7.

²⁶ Sheals and Snider, 1999, E 33.

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If the undated renderings are the correct depiction of the northern wing, it clearly indicates there has been some alteration from its original appearance into its current. Fortunately, the most likely point at which alterations would have taken place is well within the nomination's period of significance and would have been initiated at the behest of John B. Busch. The most plausible explanation for the alteration of the northern wing is that it was changed to reflect the aesthetics of the high style Second Empire expansion the home underwent in 1887-88 (Fig.8, 9). This episode of alteration and expansion occurred during the second significant period of architectural development in Washington identified by the MPDF as lasting from 1871 to 1904. In this period, the Victorian movement began to have an increasing influence on buildings in the city and both high-style designs and a more modest hybrid of Victorian and Missouri-German styles began to emerge.²⁷

According to the MPDF, there is precedent for substantial alterations to traditional homes in this period as residents sought to keep current with popular stylistic trends. It states: "in many buildings of the period, Missouri-German characteristics were co-mingled with picturesque elements. Such is the case of the Victorian Missouri-German sub-type, in which traditional Missouri-German house types were "updated" with Victorian ornamentation, often via bracketed wooden cornices or elaborate detailing of dormer windows."²⁸ Considering that the basic form of the home depicted in the rendering (two-stories in height, center hall, symmetrical fenestration and a width of five bays) is the same as that of the current north wing, it is plausible that the bones of the buildings are indeed the same (Fig. 3). While definitive documentary evidence is lacking to confirm this theory, support for it can be found in the notes of local historian Sue Lampe who derived information from both the written record and from oral histories with surviving members of the Busch family in the Washington area. She indicates that according to Busch descendants, when the second empire portion of the home was constructed, it was connected to the original home via the older building's rear (south) wall.²⁹

If these statements are accurate, it seems that in the case of the Busch home, the Victorian updates went beyond the cosmetic and were intentionally designed to erase the staid vernacular Classical style of the family's 1850 homestead so that they wouldn't detract from the appearance of the more elaborate and progressive Second Empire design. Required changes to the c.1855 home would have included: the enlargement of the central window bay on the second floor into a doorway, the conversion of all bays from flat- to segmental arch openings, the replacement of the side gable roof with a flat roof with a modest mansard and dentil cornice, and the removal of the gable-end parapets and the chimneys they connected (Photo 8).

The character of the building today is dominated by the two and one-half story, Second Empire addition, which changed the primary orientation of the home from the north to the east (Photo 1). The primary façade facing Jefferson Street is that of the Victorian addition and features an elaborate mansard with an engaged central tower and a projecting octagonal bay that extends the full height of the building at its south end (Photo 1). The mansard contains large and ornate projecting dormer windows capped with bracketed pediments. An elaborate wooden cornice with brackets and modillion blocks delineates the

²⁷ Sheals and Snider, 1999, E 35.

²⁸ Ibid., E 39.

²⁹ Sue Lampe, personal communication, 10/8/13 and 10/23/13.

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mansard from the brick façade, which features a symmetrical fenestration pattern of segmental arched windows outlined on the first and second floor with a glazed brick stringcourse.

According to the MPDF, "In Washington, the Second Empire style was employed as early as 1871, but it did not become popular for dwellings and commercial buildings until the 1880's and was only in vogue until the mid-1890's."³⁰ While the architect of the Busch home remains a mystery, its designer was clearly well versed in the composition of this nationally popular and elaborate style. Considering the relative rarity of the style in Washington and its near ubiquity in the stylish neighborhoods of St. Louis in the 1870s and 1880s, it is possible that Busch family's ties to St. Louis influenced the selection of the idiom for the expansion of the home. John B. Busch's brother Adolphus (co-founder of Anheuser-Busch Brewing) and many other members of the family lived in St. Louis' amidst the latest high-style architecture and the families visited frequently.³¹

Both the Busch family and the City of Washington were closely tied to St. Louis in the 19th and early 20th centuries. The proximity of the two communities and the cultural similarities of their large German populations facilitated a steady exchange of people and ideas. This relationship not only had an impact on the economic and social landscape of Washington, but on its physical appearance as well. According to historian Mary Stiritz, "[t]he introduction of popular national styles...into Washington's generally conservative building traditions...can be attributed in part..." to the town's relationship with St. Louis.³² Indeed, several men from Washington went on to become prominent architects in St. Louis.

One possible candidate for the architect of the Busch home is August Beinke, a St. Louis architect whose brother Herman (also a candidate) was a prolific builder in Washington.³³ Another potential candidate for the architect is Otto Wilhelmi. A practicing architect in St. Louis at the time, Wilhelmi was noted for his upscale residential commissions (including work for well to do German brewing families). While he is not known to have worked in the Second Empire style, he had strong ties to Franklin County, and was even working in Washington around the time when the Busch home was enlarged as he had been commissioned to design the city's first high school.³⁴ Even without an architect to whom a design can be attributed, the home is an outstanding and grandiose example of Second Empire design that is a defining feature of Washington's historic architectural landscape.

Following the Second Empire expansion, John and Antonia Busch lived in the home and raised their seven surviving children there as the brewery continued operating through the 1880s. Upon John's death in 1894, his son John Busch Jr. took over the company.³⁵ When John Busch Jr. died, Ulrich W. Busch assumed control. Various members of the Busch family occupied the home until the building was sold to the Max Mueller Post of the Veterans of Foreign Wars in 1946.³⁶ According to city directories, Walter A. and Clara Busch were the last residents of the home. At the time, Walter was President of the John Busch

³⁰ Sheals and Snider, 1999, E 37.

³¹ "The Busches of Washington," *The Missourian*, 25-26 August, 1990.

³² Mary Stiritz, National Register of Historic Places Nomination Form: *Tibbe Historic District*. (Washington D.C.: US Department of Interior/National Park Service, 1990) 8 1-2.

³³ Sheals and Snider, 1999, E 36.

³⁴ John W. Leonard, *The Book of St. Louisans* (St. Louis: The St. Louis Republic, 1906), 611; Sheals and Snider, 1999, E 22.

³⁵ "The Busches of Washington," *The Missourian*, 25-26 August, 1990.

³⁶ "VFW at Washington Buys Large Residence." *Daily Capital News* 2 February, 1946.

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Brewery, which continued to function until 1954 as a bottling plant for the Anheuser-Busch Brewery of St. Louis.³⁷

Between c. 1948 and c. 1959, the VFW altered the building to suit its new institutional use (Fig 5). The first alteration was a replacement porch that was added to the primary façade in 1948.³⁸ Ulrich Busch, an architect who grew up in the home and the grandson of its original occupant John B. Busch, designed the current one-story porch. An architect by trade, Ulrich sought to reference the appearance of the original porch, but to be more durable (the original had rotted) and thus its foundation and floor were constructed out of concrete.³⁹ The 1951 Sanborn depicts few other changes from the previous maps. The biggest change is the building is shown as ‘Club House’ and no longer a dwelling and there is a one-story addition to the rear (W) of the original northern section. It appears to be stone or cinderblock. (Fig. 5)⁴⁰

The second major alteration of the building was the addition of a meeting and event hall sometime after 1951 and perhaps as late as c. 1959.⁴¹ (Fig. 10, Photo 4, 5). This low-slung one-story building was attached to the rear (west) of the historic home. While the addition represents a major addition to the footprint of the building, it does not significantly detract from the appearance of the historic primary façade as viewed from Jefferson Street across the wide expanse of the original front lawn (Photo 1). As viewed from the public right of way, the historic two- and three-story mansard components of the building provide the dominant impression of architectural character.

The John B. Busch home represents an outstanding and rare example of a high-style, Second Empire home in Washington, Missouri and is eligible for listing in the National Register under the MPDF Historic Resources of Washington Missouri using the historic context of Architectural Development, 1839-1950. The building corresponds to both a type and sub-type (Victorian, High-Style Victorian) defined by the MPDF and meets the requirements set forth for integrity. Rather than listing the property as a single site, its association with the adjacent John B. Busch Brewery Historic District and its arbitrary exclusion from the original district due to owner objection indicates that it is appropriate to list the building as a boundary increase to this district rather than as a single site.

³⁷ “As Long As There are Veterans, There Will Be a VFW.” *The Missourian*, 5 June, 2013.

³⁸ Ulrich Busch VFW porch addition plans, March 1948. Architectural Drawings of Ulrich Busch: Drawer 3, Folder 2. Washington Missouri Historical Society, Washington MO.

³⁹ “No Future in Beer” *The Missourian* 23-24 January, 1988.

⁴⁰ Sanborn Fire Insurance Map Company, *Map of City of Washington Missouri*, (New York: Sanborn Fire Insurance Company, Sept. 1951).

⁴¹ Sanborn Fire Insurance Company, *Map of City of Washington* (New York: Sanborn Map Co., 1937, updated, September 1951).: Notes of historian Sue Lampe provided in a personal communication, 10/23/13.

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Boundary Description

The John B. Busch Brewery (Boundary Increase 1) is located immediately south of the central business district of Washington, Missouri and is roughly bounded by the existing district on the north, VFW Park on the west and south, and Jefferson Avenue on the east. Rather than include the entirety of the VFW Park along with a number of non-contributing resources including late 20th century restrooms, a baseball field, and concession stand, the western boundary of Boundary Increase 1 was extended due south from the southeastern corner of the existing district to a point at the southwest corner of the Busch home. It was then extended eastward immediately south of the home and across the front yard to Jefferson Street. The boundary was then extended northward to the southern boundary of the existing district.

Boundary Justification

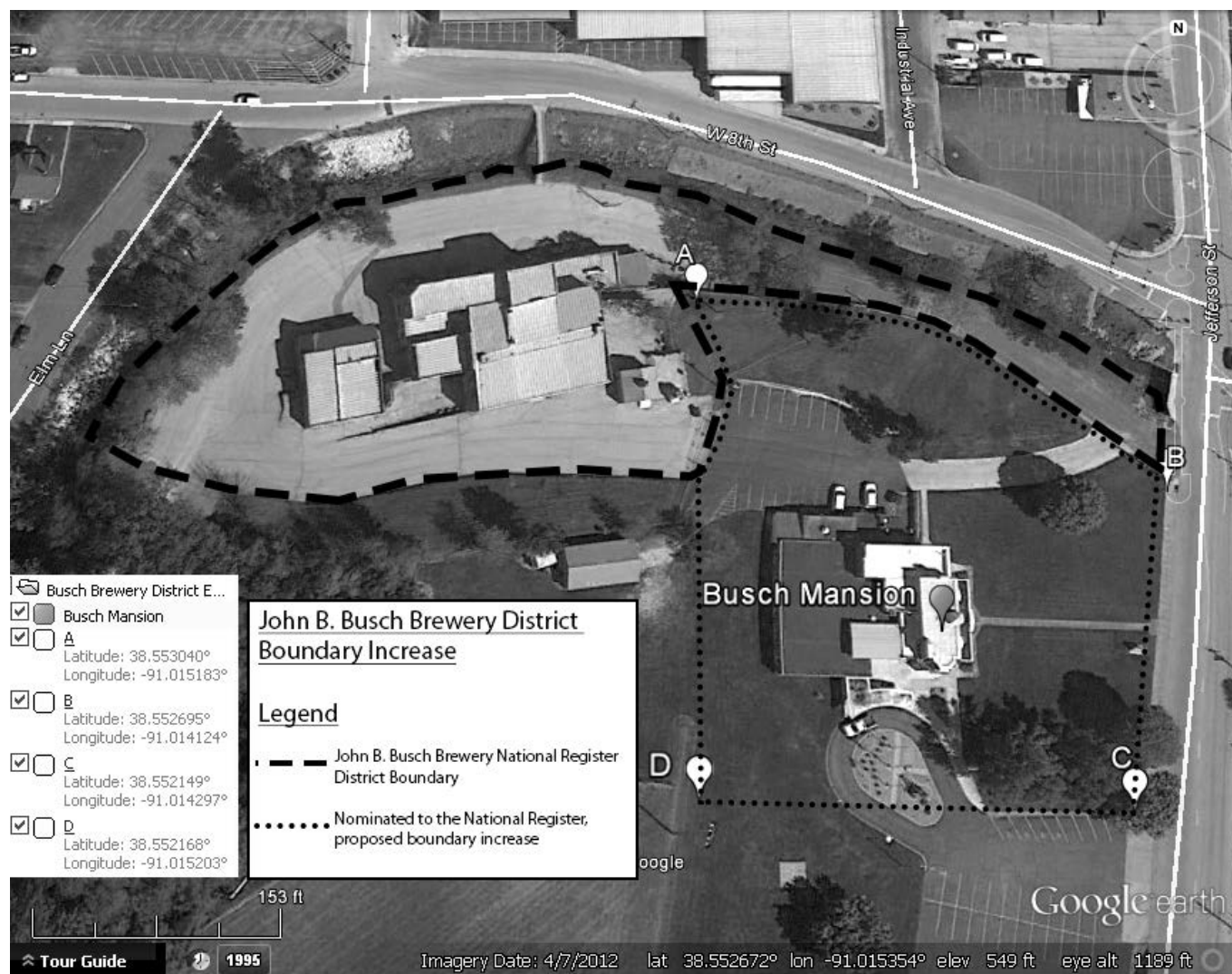
The boundary of the John B. Busch Brewery Historic District, Boundary Increase 1 includes the contributing historic resource of the Busch home and excludes the late 20th century structures in VFW Park that are not relevant to the history of the Busch Brewery. The front yard between the home and Jefferson Street was included to preserve the integrity of the home's setting.

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Figure 1: Geo Referenced Location Map
Google Earth
Katie Graebe, Dec. 2013

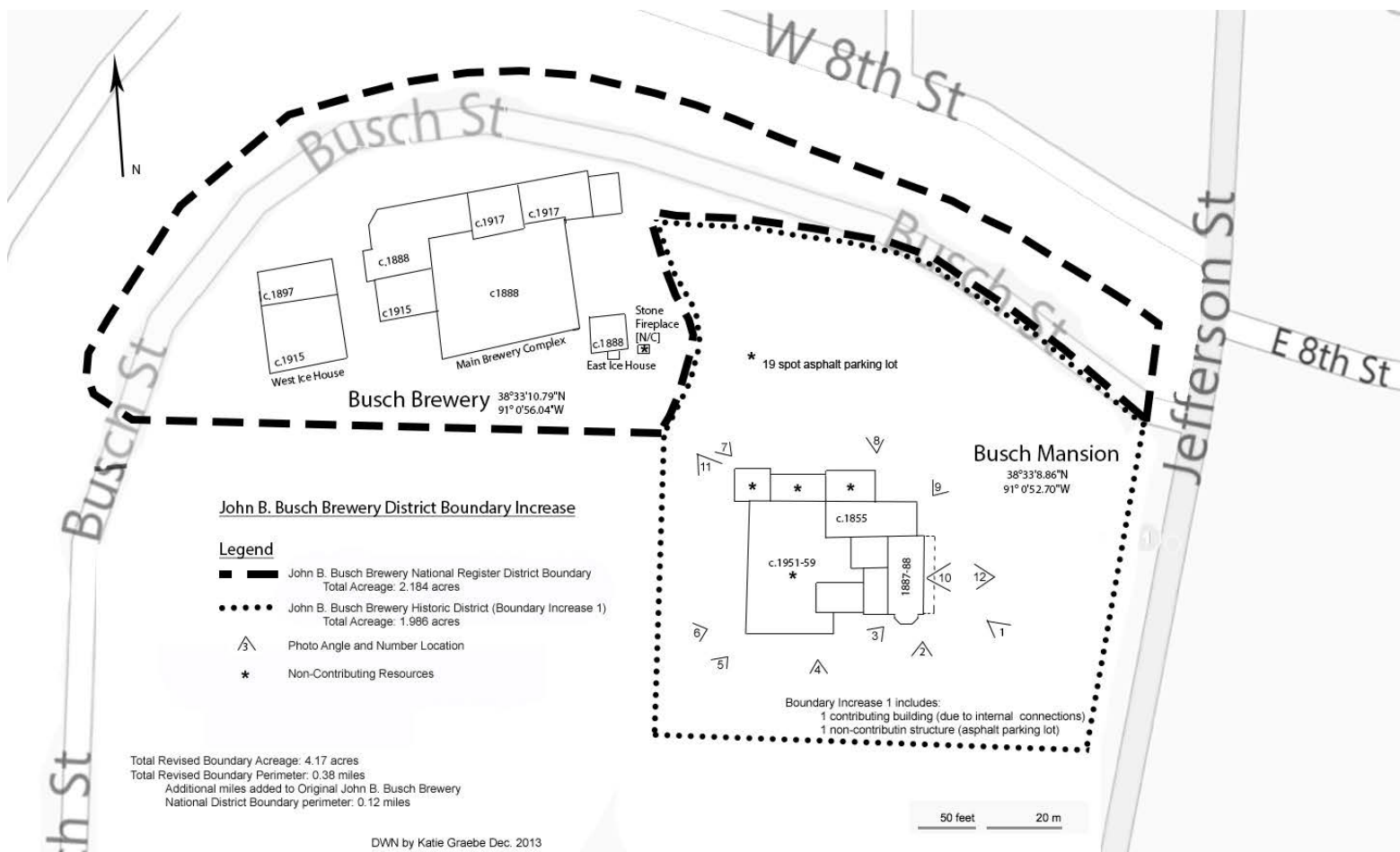


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Figure 2: District Footprint Map of the Proposed John B. Busch Brewery District (Boundary Increase 1) and Photo Map.
Katie Graebe, Dec. 2013

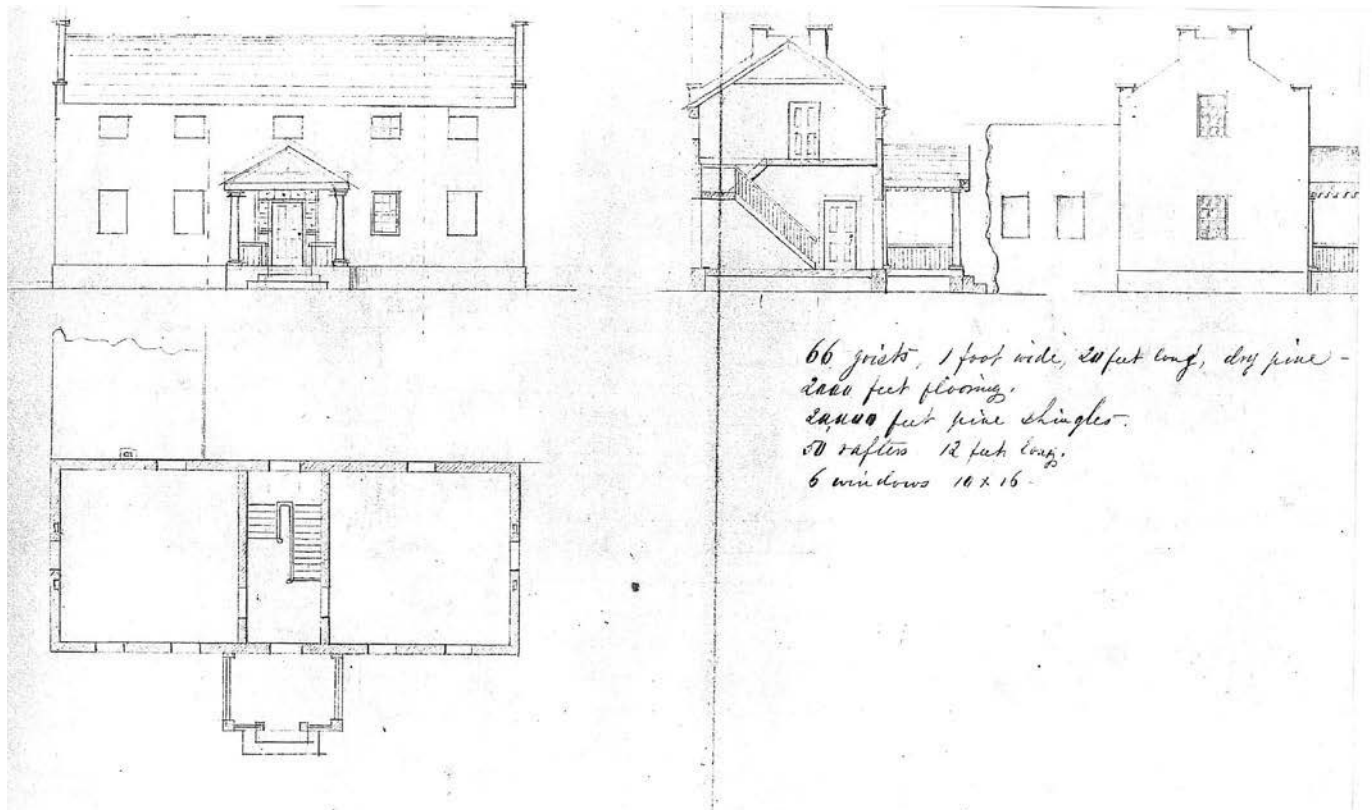


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Figure 3: Architectural drawing, believed to be of original Busch home (north wing), unsigned/ undated. Busch Family Genealogy. Busch File. Washington, Missouri Historical Society, Washington, Missouri.



The image reads:

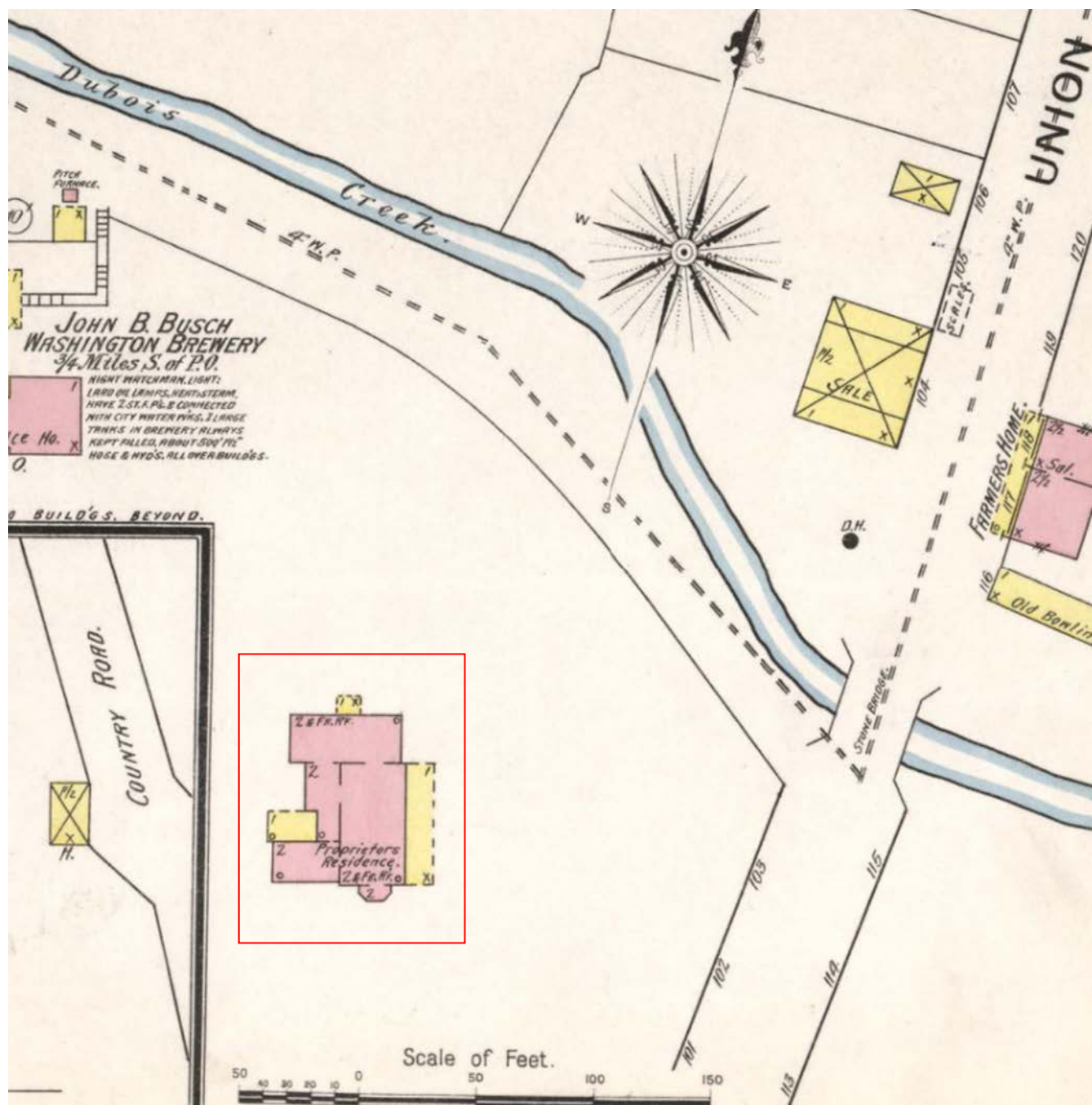
66 joists, 1 foot wide, 20 feet long, dry pine-
2,000 feet flooring
20,000 feet pine shingles
50 rafters 12 feet long
6 windows 10 x 16

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Figure 4: 1893 Sanborn Map of Busch Mansion and Brewery
Washington Historical Society, Sanborn-Perris Map Co., Washington, Franklin County, MO.,
April 1893.

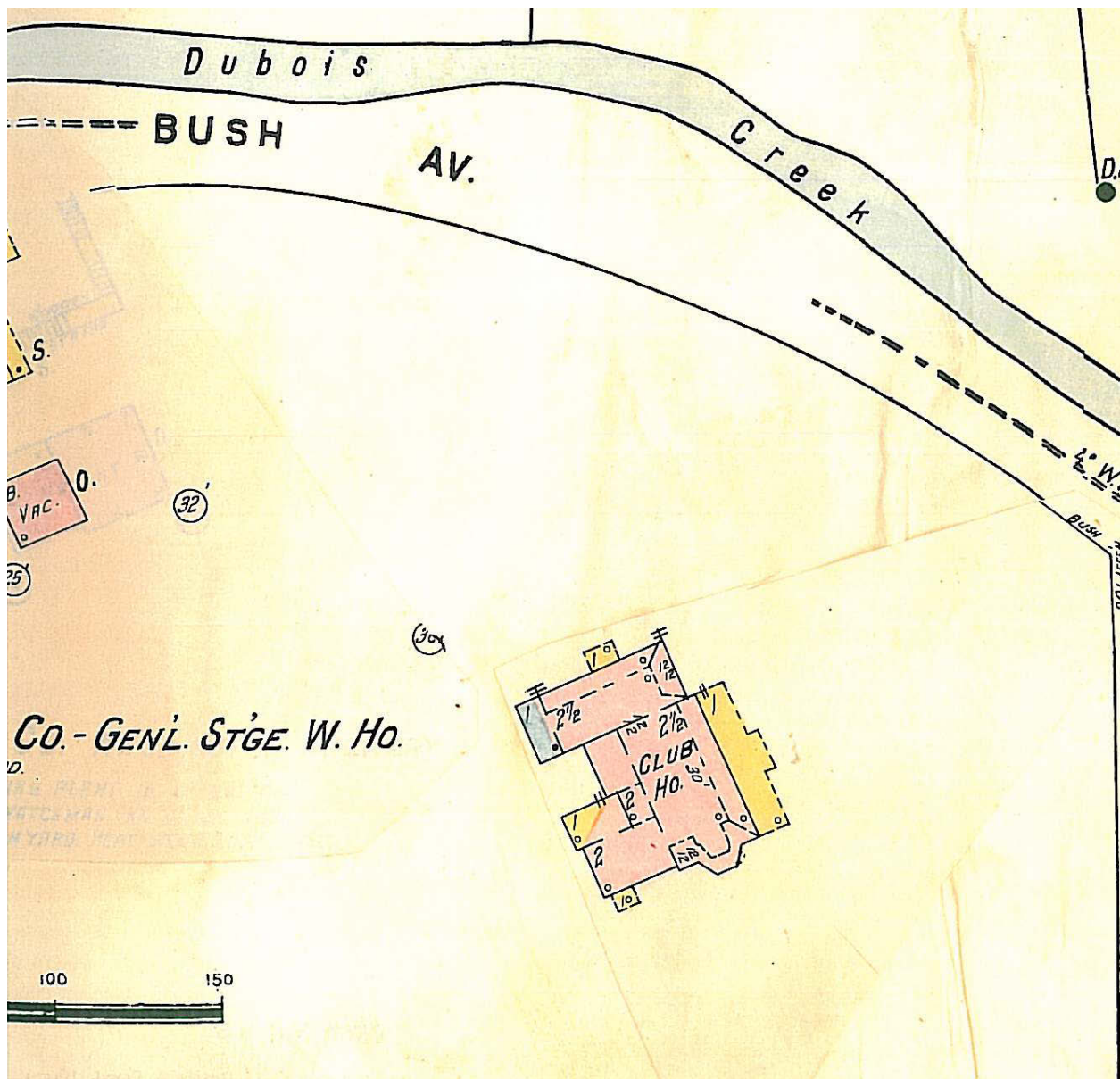


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Figure 5: September 1951 update of the 1937 Sanborn Map
Washington Historical Society, Sanborn-Perris Map Co., Washington, Franklin County, MO.,
September 1951 update.



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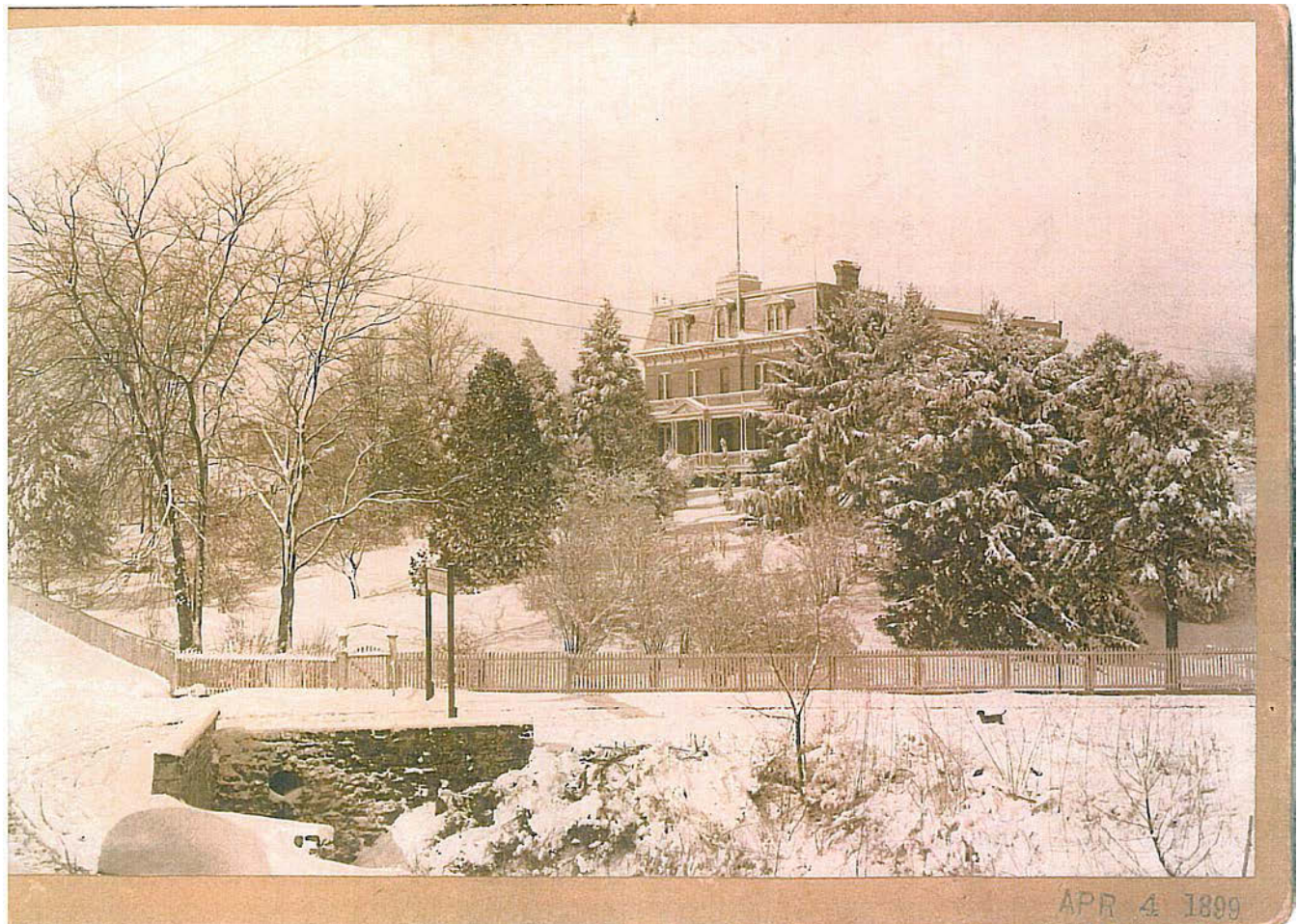
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Figure 6: April 4, 1899 photograph.

Contextual view of John B. Busch House located on Dubois Creek/Busch Avenue and Jefferson Street (formerly Union).

Busch Family Genealogy. Busch File. Washington, Missouri Historical Society, Washington, Missouri.



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Figure 7: Early c.1900s photograph, primary (east-facing) façade showing original porch and brick piers.
Washington Historical Society Binders: Vol I-X of historic photos, Busch Home. Washington
Historical Society. Washington, MO, nd.



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Figure 8: c.1920s photograph, north-facing façade, showing the altered original two-story Busch home. Washington Historical Society Binders: Vol I-X of historic photos, Busch Home. Washington Historical Society. Washington, MO, nd.



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Figure 9: c.1920-30s photograph of the primary (east-facing) façade showing the Second Empire building addition.
Washington Historical Society Binders: Vol I-X of historic photos, Busch Home. Washington Historical Society. Washington, MO, nd.



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Figure 10: Late 1949-50 photograph of the rear (western) façade before the V.F.W addition.
Washington Historical Society Binders: Vol I-X of historic photos, Busch Home. Washington
Historical Society. Washington, MO, nd.



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Figure 11: Early 1970s photograph of the front (eastern) façade
Washington Historical Society Binders: Vol I-X of historic photos, Busch Home. Washington
Historical Society. Washington, MO, nd.





















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