

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name n/a

other names/site number New Haven Residential Historic District [preferred]

2. Location

street & number along Wall Street and Maupin Avenue and bounded by Washinton and Bates
streets streets [n/a] not for publication

city or town New Haven [n/a] vicinity

state Missouri code MO county Franklin code 071 zip code 63068

3. State/Federal Agency Certification

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

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

30 April 1999
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [] entered in the National Register
See continuation sheet [].
[] determined eligible for the
National Register
See continuation sheet [].
[] determined not eligible for the
National Register.
[] removed from the
National Register
[] other, explain
See continuation sheet [].

Signature of the Keeper

Date

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	26	5
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	1
	<input type="checkbox"/> object		
		0	0
		0	0
		0	0
		26	6
			Total

Name of related multiple property listing.

n/a

Number of contributing resources
previously listed in the National
Register.

0

6. Function or Use

Historic Function

Domestic/single dwelling
Domestic/multiple dwelling
Domestic/secondary structure
Domestic/hotel
Industry/manufacturing facility
Commerce/Trade/specialty store

Current Functions

Domestic/single dwelling
Domestic/multiple dwelling
Domestic/secondary structure
Industry/manufacturing facility

7. Description

Architectural Classification

Late Victorian/Italianate
Late Victorian/Queen Anne
Late 19th and 20th Century Revivals/
Colonial Revival
Late 19th and Early 20th Century American
Movements/Bungalow/Craftsman

Materials

foundation brick
walls brick
wood
roof asphalt
other stone
stucco

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.

Areas of Significance

Architecture

Periods of Significance

1857 to circa 1945

Significant Dates

1857

1928

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

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

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 5.5 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	655330	4275300	15	655510	4275180
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	655490	4275150	15	655420	4275180

[X] 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 see continuation sheet

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 see continuation sheet

street & number _____ telephone _____

city or town _____ state MO zip code _____

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

New Haven Residential Historic District
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SUMMARY

The New Haven Residential Historic District is located along Wall Street and Maupin Avenue in the community of New Haven, Franklin County (1990 population 1,757). The district contains twenty-six contributing buildings, five noncontributing buildings, and one noncontributing site. Of the contributing buildings the majority are dwellings, but the district also includes buildings originally used for commercial purposes (some of which were later converted to dwellings), one industrial building (the Langenberg Hat Factory), three garages, one shed, and servant's quarters. The majority of the dwellings were built between circa 1880 and circa 1930 and display the Italianate, Colonial Revival, and Bundalow styles. The five noncontributing buildings are three garages/carports, one mobile home, and one shed; the noncontributing site is Thurman Park.

ELABORATION

New Haven is approximately sixty-five miles west of St. Louis on the south bank of the Missouri River. It is accessed by State Route 100 and is eighteen miles northwest of the Franklin County seat of Union. New Haven's residential area is on a bluff overlooking the Missouri River at an elevation of 580 to 600 feet above sea level. Some one hundred feet below the bluff is the community's historic commercial area and the right-of-way of the Missouri Pacific Railroad. The New Haven Residential Historic District extends along and to the south of the bluff on Wall Street and Maupin Avenue.

The majority of the properties within the district are dwellings constructed primarily between ca. 1880 and 1930. Originally known as Miller's Landing, New Haven was platted and lots laid out in 1856. The original section of the town included only the area below the bluff and adjacent to the Missouri River. Another addition was made to the community the following year on the bluff area including sections of what are now Wall Street and Maupin Avenue. The district's oldest remaining building, the Dr. John S. Leewright House at 101 Wall Street, was completed in 1857 on the edge of the bluff overlooking the commercial area below (Photo No. 6). This two-story brick dwelling was designed in a central passage I-House plan and retains much of its original design.

Over the next several decades, numerous buildings were constructed south along Maupin (originally Fillmore) Avenue. The majority of these were brick and frame dwellings erected in the 1860s to the 1880s. Residences which remain from these decades include the Lillie Patton House at 1005 Maupin Avenue and the Richard Schure House at 1015 Maupin Avenue (Photos No. 3 and 4). The Lillie Patton House is a two-story brick dwelling built in a rectangular plan with Italianate influences. The dwelling at 1015 Maupin Avenue was also designed with Italianate influences including arched windows and a dentilled cornice.

Between 1880 and 1890, New Haven's population almost doubled from 471 to 767 residents and extensive residential construction took place along Maupin Avenue and Wall Streets. Several dwellings were built in the Italianate style of the late 19th century. The most notable of these is the George Wolff Sr. House built at 105 Wall Street in 1880 (Photo No. 7). This two-story brick dwelling was constructed with a projecting two-story bay on the main facade, arched windows, and eave brackets. Although the original porch columns have been replaced, the overall design and form of the dwelling is intact. Another example from this period is the John P. Altheide House at 1006 Maupin Avenue (Photo No. 2). This two-story brick dwelling was enlarged into its present form in the 1890s and retains its original arched windows and one-story porch with milled columns.

During the 1910s and the 1920s, several dwellings were designed with Colonial Revival influences. The most notable of these is the Edward Hebbeler House, completed in 1916 at 107 Wall Street (Photo No. 11). This property is a two-story brick dwelling, and has original multi-light windows and a full-width porch with Doric motif columns. Influences of the Colonial Revival style are also evident in early 20th century American Foursquare dwellings such as the Emil Wolff House at 1001 Maupin Avenue,

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and the dwelling at 1002 Maupin Avenue. The Emil Wolff House is a brick dwelling featuring a large wraparound porch with brick columns (Photo No. 12). Examples of the Bungalow style were built in the district in the 1910s and 1920s. These dwellings are typically horizontal in form with wide eaves, large front porches, gable roofs, and of both brick and frame construction. The dwelling at 103 Wall Street is representative of this style and retains its original front porch with tapered wood columns on brick piers. Associated with several of the dwellings are outbuildings such as sheds and garages. Most of these are sited at the rear of the dwellings, and five contribute to the character of the district. These outbuildings are generally of frame construction with gable or hipped roofs, and exteriors of weatherboard siding.

Several buildings in the district were originally built as commercial buildings but were later converted into dwellings. One of these is the William H. Otto Furniture Store which was built ca. 1881 at 1004 Maupin Avenue (Photo No. 1). This one-story false front frame store was designed with a large shed roof porch on the main facade and with a decorative sheet metal cornice. This building has not been altered and retains its original design. At 1017 Maupin Avenue is the two-story Central Hotel, built ca. 1885 (Photo No. 4). This frame building was designed with pedimented window cornices, a recessed entrance, and a false front parapet wall. Although remodeled for apartments on the interior, the exterior retains much of its original design.

The Langenberg Hat Factory is the district's only industrial building and is composed of several buildings constructed or remodeled from the late 19th to the early 20th century (Photo No. 5). The original section is a ca. 1890, two-story brick commercial building which was extensively remodeled in 1928. A large wing was added to this building and it was designed with large expanses of multi-light steel windows, a simple parapet wall, and undecorated brick exterior. This building was not been extensively remodeled since the mid-20th century and it occupies the southeast corner of Wall Street and Maupin Avenue.

Construction within the district largely ceased after the 1920s. The only major development in the district after 1945 was the establishment of Thurman Park ca. 1960 on Wall Street. Thurman Park is comprised of a .20 acre lot on the bluff overlooking the Missouri River. The park contains several benches and a pavilion, and is a non-contributing site in the district. Today, the New Haven Residential Historic District retains much of its early 20th century appearance. Most properties continue to remain owner occupied and the majority retain their original form and plan. Demolition in the district has been largely confined to the area adjacent to the Langenberg Hat Factory where several dwellings were demolished to make way for parking lots. Rehabilitation of dwellings in the district has increased in recent years and presently the Central Hotel is undergoing restoration for commercial use. The district is the community's most intact collection of 19th and early 20th century architecture and it retains its sense of time and place from this era.

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Individual Property Descriptions

Properties within the New Haven Historic District are designated as "C" contribute to the character of the district, or "NC" for non-contributing to the district. Survey numbers are shown in parentheses.

1. 1000 Maupin Avenue (# 92)

The dwelling located at 1000 Maupin Avenue was owned and occupied by Jimmy Greenstreet and his family in the early 20th century. Mr. Greenstreet was employed at the Bagby Nursery. This was originally built as a one-story dwelling and it was enlarged into its present form after 1917. It is a one and one-half-story frame double-pen dwelling built ca. 1894. The house has a concrete foundation, gable roof of metal standing seam and exterior of asbestos shingles. On the main facade is a porch with chamfered posts and a ca. 1960 wrought iron railing. Entrances have ca. 1940 single-light glass and wood doors and transoms. Windows are original two-over-two wood sash. In the gables are six-light fixed windows.(C)
At the rear is a ca. 1970 mobile home (NC).

2. 1001 Maupin Avenue, Emil Wolff House (# 94)

The dwelling located at 1001 Maupin Avenue was constructed in 1922 as the second home for Emil Wolff. Wolff moved to this location from his residence at 109 Wall Street. Wolff was a partner in the prominent Wolff Milling Company of New Haven. The dwelling was designed by St. Louis architect J.W. Leigh and the present owners retain the original plans. The dwelling is a two-story brick veneer, American Foursquare house. The house has a brick and concrete foundation, hipped roof of composition shingles, interior wall brick chimneys and exterior of textured brick. On the main and south facades is a wraparound porch with square brick piers and a brick railing. The entrance has an original single-light glass and wood door and single-light sidelights. Windows are original three-over-one vertical light sash.(C)
At the rear is an original one-story brick garage with a shed roof.(C)

3. 1002 Maupin Avenue, United Methodist Church Parsonage (# 93)

The dwelling located at 1002 Maupin Avenue was used by the United Methodist Church as its parsonage during much of the 20th century. This is a two-story frame, ca. 1915 American Foursquare dwelling. The house has a stone foundation, hipped roof of metal standing seam, interior brick chimney and exterior of weatherboard siding. The main facade has a single bay porch with tapered wood posts on brick piers. The entrance has a ca. 1960 glass and wood door and original transom. Windows are original one-over-one wood sash. A single-light decorative window is located in the north bay. Windows have cornices on the first story. On the south facade is a one-story bay window.(C)

4. 1003 Maupin Avenue, Herman Brunner Tin Shop (# 95)

The dwelling located at 1003 Maupin Avenue was built and occupied by Herman Brunner who operated a plumbing and tin shop at this location from 1900 to 1910. This shop was attached on the north facade of the dwelling but was later removed. Other early 20th century occupants of the dwelling include Louise Schure and L. Shookmarte. This is a two-story frame dwelling built ca. 1890. The house has a stone and concrete foundation, flat roof of metal standing seam, and exterior of asbestos shingles. On the main facade is a full width porch with original milled columns and fan brackets. The entrance has an original single-light glass and wood door and two-light transom. A similar door leads to the porch roof on the second story. Windows are original two-over-two wood sash with wood cornices. At the roofline is a bracketed sheet metal cornice.(C)
At the rear is a ca. 1890 frame servant's quarters with an interior chimney, added asbestos shingles, and a gable roof covered in metal standing seam. (C)

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5. 1004 Maupin Avenue, William H. Otto Furniture Store (# 98)

William H. Otto moved to New Haven in 1881 and was listed in various directories as a cabinetmaker. He operated a furniture store and was also listed as an undertaker from 1881 to 1921. He constructed this one-story frame building ca. 1881 to serve as both his residence and shop. After Otto sold the property it was later owned by the Schilling family. This is a one-story frame building now used as a residence. The building has a gable roof of metal standing seam, stone and concrete foundation and exterior of weatherboard siding. On the main facade is a full width porch with bracketed square wood posts. The main entrance has a four-panel door and transom. Windows are original one-over-one and two-over-two wood sash. At the roofline is a stepped parapet with a sheet metal cornice. The cornice is stamped with floral and garland and wreath designs. On the north and south facades are entry porches with original milled columns, brackets and spindled friezes. Entrances on the side facades have ca. 1930 multi-light glass and wood doors.(C)

6. 1005 Maupin Avenue, Lillie Patton House (# 96)

The dwelling located at 1005 Maupin Avenue was built ca. 1860 but the original owner is unknown. During the late 19th century it was the home of Lillie Patton. She was the daughter of George Wolff, Sr who was a prominent miller in the community. This is a two-story brick Italianate influenced dwelling with a stone and concrete foundation, hipped roof of metal standing seam, and interior and exterior wall brick chimneys. The main entrance has ca. 1970 double wood doors with an added pediment. Windows are original one-over-one wood sash with segmental arches. At the roofline is a hipped dormer.(C)
At the rear is a ca. 1980 shed roof detached carport.(NC)

7. 1006 Maupin Avenue, John P. Altheide House (# 99)

The original owner of this dwelling is unknown but by the 1890s it was purchased by John P. Altheide, one of New Haven's leading merchants at the turn of the century. He operated a general store on Front Street from 1895 to the 1920s. The original front facing gable section was built ca. 1880 and Altheide added the two-story lateral wing ca. 1900. This is a two-story brick, Italianate influenced dwelling with a stone and concrete foundation, gable roof of metal standing seam and interior brick chimneys. On the main facade is an original partial width porch with milled columns, a milled baluster and a spindled frieze. Entrances have ca. 1925 multi-light glass and wood doors and two-light transoms. Windows are one-over-one ca. 1970 metal sash and original two-over-two wood sash set within segmental arches. On the second story is a single-light glass and wood door. In the gable field is an elliptical vent window. At the roofline is a decorative fascia board.(C)
At the rear is a ca. 1980 shed roof detached carport.(NC)

8. 1007 Maupin Avenue (# 97)

The building located at 1007 Maupin Avenue was originally constructed ca. 1880 as a false front commercial building. It was used as a tavern on the first floor and law offices were located on the second floor at the turn of the century. The building was remodeled into its present form ca. 1925 and occupants which resided here in the early 20th century included the Bridger and Steiner families. In 1926, the property was sold to Emma Kappelmann and it continues to be owned and occupied by her daughter-in-law, Louise Kappelmann. The house has a concrete and stone foundation, gable roof of metal standing seam, exterior of vinyl siding and interior brick chimney. On the main facade is a full width ca. 1925 porch with tapered wood columns on brick piers. The entrance has a ca. 1925 multi-light glass and wood door. Windows are original two-over-two and one-over-one wood sash and are covered on the first floor with metal awnings. Windows on the second story have pedimented heads. At the roofline is a stepped parapet. On the north facade is a one-story frame ca. 1960 wing and added carport.(C)

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9. 1008 Maupin Avenue (# 100)

The dwelling located at 1008 Maupin Avenue was constructed for the Boley family between 1908 and 1917. This dwelling replaced an earlier frame commercial building at this location which was occupied by French's Bakery. This is a one-story frame, Gabled Ell dwelling built ca. 1910. The house has a concrete foundation, gable roof of metal standing seam, interior brick chimney and exterior of aluminum siding. On the main facade is a porch with original milled columns and a milled railing. The main entrance has an original single-light glass and wood door. Windows are one-over-one wood sash. On the north facade is a porch with milled balusters, square posts and added screen panels.(C)

10. 1009 Maupin Avenue (# 101)

The dwelling at 1009 Maupin Avenue is a one-story frame, hall-parlor dwelling built ca. 1890. The house has a stone foundation, gable roof of metal standing seam and original exterior of stamped metal siding. The entrance has an original single light glass and wood door. Windows are ca. 1980 wood casement and one-over-one sash design. On the south facade is a ca. 1910 one-story frame wing with a single-light door and porch with milled columns. Windows in this wing are two-over-two wood sash.(C)

11. 1011 Maupin Avenue, Schure Flats (# 102)

The Schure Flats is a four-unit apartment building constructed by Richard Schure, ca. 1890. The property was later owned by M. Tegeler in the early 20th century. This is a two-story frame dwelling with a stone foundation, flat roof of rolled roofing, interior brick chimneys and aluminum siding. On the main facade is a ca. 1980 two-story porch with original square columns and an added milled baluster. Entrances have original five-panel wood doors, two-light sidelights and two-light transoms. A second floor entrance leads to the balcony and has a similar door. Windows are original one-over-one and two-over-two rectangular wood sash with added shutters. At the eaves are added vents.(C)

12. 1013 Maupin Avenue, Schure Harness Shop (# 103)

This one-story building was constructed ca. 1878 by Richard Schure to house his saddle and harness shop. Schure resided with his family in the adjacent brick dwelling at 1015 Maupin Avenue. Richard Schure operated his business at this location from 1878 until 1895 and his son, Frank Schure, continued the family business well into the mid-20th century. The one-story frame, Double-Pen plan building has a stone foundation, gable roof of metal standing seam, an exterior brick chimney and weatherboard siding. The house was originally built of fachwerk construction with brick within the frame walls. The house features two entrances - the south entrance has an original four-panel door while the north entrance has a ca. 1900 single-light glass and wood door. Windows are original two-over-two wood sash. (C)

13. 1015 Maupin Avenue, Richard Schure House (# 104)

This two-story brick dwelling was constructed ca. 1885 by Richard Schure who operated a saddle and harness shop in the adjacent building at 1013 Maupin Avenue. In 1895, this dwelling is shown as both a residence and millinery. Schure died in 1901 and the house was later occupied by Schure's sister-in-law, Caroline Meier, and her husband Christopher Schwentker. The dwelling is presently vacant. The house has a stone foundation, gable roof of metal standing seam, interior wall brick chimneys and exterior of five course common bond brick. The main entrance has a ca. 1920 glass and wood door. Windows are original six-over-six wood sash set within segmental arches. Windows have added shutters. At the roofline is a dentilled cornice. On the south facade is a ca. 1980 wood staircase leading to the second floor entrance. The original porch at this second floor entrance has been removed. The rear section of the dwelling projects from the main block of the building.(C)

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14. 1017 Maupin Avenue, Central Hotel (# 105)

This building was constructed ca. 1885 as the Central Hotel. This hotel was one of New Haven's best known hotels of the turn of the century and it remained in operation until 1919. The hotel was operated by Henry Tegeler from 1885 to 1908. Following his death, his wife continued operation of the hotel until 1919. The building was later operated by the Zeitzmann and McDonald families before its conversion into apartments. This is a two-story frame commercial building with a brick and concrete foundation, gable roof of metal standing seam and exterior of weatherboard siding. The building has a recessed entrance with an original single-light glass and wood door, single-light display windows and rectangular transoms. Windows are original one-over-one and two-over-two wood sash with pedimented cornices. At the roofline is a stepped parapet with a sawtooth valence and elliptical vent window. A side entrance has a four-panel wood door and two-light transom.(C)
On the adjacent lot to the east is an associated frame garage built ca. 1995. (NC)

15. Wall Street - Langenberg Hat Factory (# 108)

The original building at this corner location was constructed ca. 1890 and originally housed the Robert Gruebbel Store. This property was purchased in 1928 and the building was enlarged into the Langenberg Hat Factory. This business was one of New Haven's major employers of the 20th century. In 1956, it employed 150 workers and in its peak years produced nearly 500,000 hats per year. The factory continues to remain in operation and is the only manufacturing facility within the historic district. This is a two-story brick industrial building constructed in three sections. The oldest building is located at the corner of Wall and Maupin Avenues, and has three bays on the Wall Street facade. This section was constructed ca. 1895 and was known as the Robert Gruebbel General Store. This store remained in operation until 1915 and the building was remodeled extensively in 1928 when additions were placed on its east facade to house the Langenberg Hat Factory. The building has a stone and concrete foundation and flat roof of rolled roofing. Windows on the first story were originally arched but larger ca. 1940 steel awning and hopper windows were added. The upper floor windows have been similarly altered on the Maupin Avenue facade. Windows on the second story of the Wall Street facade retain segmental arches but have added steel windows. The second building was constructed ca. 1940 and has steel awning and hopper windows. This section has a full basement with an entrance in Wall Street with an overhead track door. The third section was built ca. 1940 and has a gable roof of metal standing seam, steel awning windows and a sliding track door. Windows on the middle section have metal awnings. The south wall of the third section has crimped steel panels. The interior has a concrete floor and open floor space. On the south facade is a ca. 1970 one-story metal wing with a gable roof.(C)

16. 101 Wall Street, Dr. John S. Leewright House (# 106)

Built in 1857, this brick dwelling is one of the oldest in New Haven and it faces north towards the river. The dwelling was constructed for Dr. John S. Leewright. Tradition states that he was a Confederate sympathizer who left Unionist New Haven during the Civil War and did not return. The dwelling was later owned by John Hamilton at the turn of the century. Hamilton was an insurance salesman who married Martha Wessel in 1903. This two-story brick I-house has a brick and stone foundation, gable roof of wood shingles, and interior wall brick chimneys. On the main facade is a partial width porch with milled columns. The main facade faces north and has an original four-panel wood door, four-light sidelights, and an eight-light transom. The partial width porch on this facade has ca. 1900 milled columns and square balusters. A similar door on the second story leads to a balcony with square balusters. Entrances on the rear facade have ca. 1940 multi-light glass and wood doors. Windows are ca. 1980 one-over-one metal sash with wood lintels and sills. At the roofline are paired eave brackets. On the west facade is a ca. 1980 two-story frame wing.(C)
At the rear is a wood ca. 1970 shed.(NC)

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17. 103 Wall Street (# 107)

The dwelling at 103 Wall Street was originally owned by the Haas family. This is a one-story brick veneer ca. 1925 Bungalow. The house has a concrete foundation, cross-gable roof of asphalt shingles, and interior wall brick chimney. On the main facade is a full width gable porch with stucco in the gable field. The porch has tapered wood columns on brick piers and a brick railing. The entrance has a multi-light glass and wood door. Windows are three-over-one vertical light sash.(C)
Adjacent to the house is an original hipped roof garage.(C)

18. Thurman Park

Between 103 and 105 Wall Street is Thurman Park which was established on the site of the First Christian Church. The First Christian Church was built in 1856 and was demolished in 1956. A park established by the City of New Haven was created on this site. The park was named to honor John T. Thurman family who helped organize the church. This park contains a hipped roof open air pavilion and within the pavilion is a stone and concrete pedestal and church bell. This property is included as a non-contributing site to the district. (NC)

19. 105 Wall Street, George Wolff Sr. House (# 109)

George Wolff Sr. was born in Germany on February 16, 1842 and migrated to Missouri with his family in 1860. He married Margaret Kaufmann in 1867 and opened the Wolff Milling Company in New Haven in 1875. This business was one of New Haven's most successful industries of the 19th century and in 1880, Wolff constructed this two story brick house on the bluff above the mill and commercial area. Wolff later provided the adjacent land for the dwellings built by his sons George Jr. and Emil. Wolff operated his mill and resided at his residence until his death on October 10, 1917. The dwelling later passed through several owners and is now owned by Mark and Ellen Zobrist. This two-story brick Italianate dwelling has a stone and brick foundation, gable roof of metal standing seam, interior and exterior brick chimneys, and exterior of five course common bond brick. On the main facade is a partial width ca. 1925 porch with tapered wood posts on brick piers. At the eaves are paired brackets. The main entrance has an original single-light glass and wood door. This entrance has a three-light arched transom and arched three-light sidelights. Windows are arched two-over-two wood sash with segmental arches and louvered shutters. In the gable field is an elliptical vent window. On the west facade is a ca. 1960 brick garage wing. At the rear is a brick and frame one-story addition constructed in 1979. In front of the house is a stone wall. The interior has original four-panel doors, a staircase with newel post and milled railing, and two-light rectangular transoms over the doors. Interior features include original fireplace mantles and pocket doors with spindled friezes.(C)
At the rear is an original frame shed with a four-panel door, board and batten siding and gable roof.(C)

20. 107 Wall Street, Edward Hebbeler House (# 110)

Edward Hebbeler came to New Haven and established a bakery on Front Street by 1880. Hebbeler expanded into other businesses at the turn of the century and served as New Haven's mayor from 1917 to 1921. Hebbeler constructed this dwelling in 1916 and he resided here until his death. The dwelling continues to be owned by his descendants. This is a two-story brick veneer, Colonial Revival dwelling which has a concrete foundation, hipped roof of asphalt shingles, interior wall brick chimneys and exterior of Flemish bond brick. On the main facade is a full width porch with fluted, square Doric columns. Above the columns are medallions and at the eaves are dentils. The main entrance has a multi-light glass and wood door and five-light sidelights. Windows are original nine-over-nine wood sash and three are grouped within arches on the first floor. Second floor windows are paired. At the roofline is a dentilled eave. On the east facade is a one-story brick wing.(C)
On the west facade of the dwelling is an original hipped roof brick veneer garage.(C)

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21. 109 Wall Street, Emil Wolff House (# 111)

Emil Wolff was the son of New Haven miller, George Wolff Sr. The Wolff Milling Company was one of the most prominent businesses in New Haven at the turn of the century and Emil Wolff helped to operate the mill along with his father and brother, George Wolff Jr. Emil Wolff married Mary Jenson in 1903 and constructed this dwelling in 1905. Wolff resided at this location until 1922 when he built a new American Foursquare dwelling at 1001 Maupin Avenue. This two-story brick Italianate influenced dwelling has a stone foundation, hipped roof of metal standing seam and interior wall brick chimneys. On the main facade is a partial width porch with original milled columns, a spindled frieze and milled railing. The entrance has a single-light glass and wood door and a rectangular transom. The transom is set within a segmental arch of two-course brick. Windows are original one-over-one wood sash set within segmental arches. At the roofline is a dentilled cornice. Also at the roofline is a small hipped dormer.(C)

22. 111 Wall Street, George Wolff Jr. House (# 112)

George Wolff Jr. was the son of prominent New Haven miller, George Wolff Sr. George Wolff Jr. operated the mill along with his father and brother Emil. Around 1905 this dwelling was built as his residence. This two-story brick, Queen Anne influenced dwelling has a stone foundation, hipped roof of metal standing seam and interior brick chimneys. The main facade has a ca. 1930 porch with brick piers, a gable roof and purlins. The entrance has a ca. 1930 multi-light glass and wood door. The transom is set within two-course segmental arches. Windows are original one-over-one wood sash set within segmental arches. At the eaves are brick dentils. At the roofline are hipped dormers and ridge cresting. A small hipped dormer is located on the west facade with a one-over-one sash window. At the rear is an original one-story sunporch with four-over-four wood sash windows. A two-story polygonal bay is located on the main facade.(C)

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Summary Statement

The New Haven Residential Historic District is located in the town of New Haven, Missouri. New Haven is located in Franklin County, on the south side of the Missouri River. The New Haven Residential Historic District is significant under National Register criterion C for its collection of dwellings, and commercial and industrial buildings from the late 19th and early 20th centuries. An architectural survey of New Haven was completed in 1992 and this area along Maupin Avenue and Wall Street was identified as containing the community's largest collection of contiguous pre-1945 dwellings. Along these streets are dwellings which date primarily from 1857 to the 1920s. Within the district are the town's oldest dwellings and most representative examples of the Italianate and Colonial Revival styles. The district contains twenty-six contributing and six non-contributing properties. Most properties retain their original form and plan, and only five of the dwellings have added siding materials. These added siding materials are the only major alterations to these five dwellings, and they retain sufficient integrity to be considered contributing to the district. In addition to the dwellings, the district also includes three buildings originally used for commercial businesses, and one industrial property, the Langenberg Hat Factory. The appearance of the district has not been significantly altered in recent decades, and it retains much of its historic character.

Historical Overview

New Haven originated as a river landing on the Missouri River. The landing was located on a slight rise adjacent to the river and beneath a steep bluff. New Haven was created out of a 640-acre parcel of land purchased by Elijah B. Hammack in 1855 from the estate of Phillip Miller, an early Franklin County settler. Miller's property, referred to locally as "Miller's Landing", was sectioned off and sold following his death in 1845. In 1855, the Pacific Railroad made its way into the area, encouraging commercial and residential development. A post office was established at Miller's Landing in 1855. Miller's son, Samuel Clark Washington Miller, in association with Hammack, filed a plat for the town on March 1, 1856, at which time the site was named "New Haven."

The original plat of the town consisted of six blocks situated north of the railroad with lots divided into one hundred foot by seventy foot sections.¹ Main Street and Front Street ran in an east/west direction with Cottonwood and Sycamore Streets crossing at right angles. New Haven's commercial district developed in a linear fashion along these blocks between the bluff and railroad and the Missouri River. Rather than constructing businesses around a single block, commercial and manufacturing firms were established in a linear path between the Missouri River and the Missouri Pacific Railroad. Such an arrangement gave merchants direct access to the railroad and river, allowing them to easily transport goods and products in and out of the town. A series of frame and brick commercial buildings were constructed adjacent to the river and railroad in the 1860s and 1870s.

On March 21, 1857, E.B. Hammack added six blocks to the original town, consisting of fifty-two various sized lots located south of the original town plan.² The majority of these lots were located on top of the bluff overlooking the river. Additional annexations were made in October 1858 when thirty blocks were added; in 1859 when Hammack added twenty-three blocks; in 1860 when John Chapman, a local carpenter, added ten lots; and in 1870 when sixteen lots were added. These additions became the center for residential development due to their protection from flooding, and the original town became the center for New

¹ Franklin County Plat Book A, Page A.

² Franklin County Plat Book A, Page 2.

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Haven's manufacturing and commerce. The district's oldest remaining building, the Dr. John S. Leewright House at 101 Wall Street, was completed in 1857 and this two-story brick dwelling retains much of its original design. A number of frame and brick dwellings were built on the lots overlooking the river in the 1850s and 1860s and by 1876, New Haven consisted of 394 residents.³

Commercial and manufacturing growth during the 1870s and 1880s included the establishment of the Wolff Milling Company in 1875. The mill was located adjacent to the Missouri Pacific Railroad and the original building was constructed of brick and stone. The mill produced wheat flour and other grains and shipped its products throughout the state. Other small manufacturers of the late 19th century included the wagon shops of Joseph Bullinger and John Foster, and the Henry Stock Cigar Factory.⁴ The town's increased growth led to its incorporation on July 12, 1881.

New Haven prospered throughout the 1880s with its population increasing almost doubling from 471 residents in 1880 to 767 residents in 1890. A number of brick commercial buildings were constructed along Front Street facing the railroad in these years, containing businesses such as dry goods, hardware, stoves, and drug stores. In addition to the commercial area below the bluff, a number of businesses were also constructed along Maupin (originally Fillmore) Avenue. These businesses included the Central Hotel, the Otto Furniture Store, and the Robert Gruebbel Store. Dozens of frame dwellings were constructed on the residential blocks, especially along Maupin Avenue and Miller Street. These two streets stretched south to connect with the Washington-Hermann Road (now State Route 100) which was the main east/west road in this section of the county. Early churches included the Emory Memorial Methodist Church completed in 1879, the First Baptist Church constructed in 1887, and Anna Bell Chapel constructed in 1894. The large increase in the town's population after 1880 led to the construction of its Public School in 1883 on Maupin Avenue.

In addition to those of English and Irish descent, many of the town's original settlers were of German ancestry. German settlement in the Missouri River valley was extensive during the 1840s and 1850s and a number of these early families moved into New Haven in the decades following its founding. Prominent early German families in the town included the Altheides, the Hebbelers, the Grannemans, the Nortmanns, and the Wolffs. Only a few dozen African-American families moved into the community and they congregated in an area west of downtown known as "Little Baltimore."

The majority of the buildings in the New Haven Residential Historic District were built between ca. 1870 and 1900. The majority of these were brick and frame dwellings such as the Lillie Patton House at 1005 Maupin Avenue, the Richard Schure House at 1015 Maupin Avenue, the John P. Altheide House at 1006 Maupin Avenue, and the George Wolff Sr. House built at 105 Wall Street. These four dwellings were built with the influences of the Italianate style and retain much of their original design and detailing.

The German immigration to New Haven was part of the widespread settlement of Germans to the Missouri River valley in the mid-19th century. Motivated by political and economic change then occurring in central Europe, many German families were drawn to Missouri by the descriptions written by native German Gottfried Duden. Duden arrived in Missouri in 1824 and wrote a

³ Herman Kiel, *Centennial Biographical Directory of Franklin County, Missouri*, p. 232.

⁴ *Goodspeed's History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties, Missouri*, p. 827.

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series of letters which provided a basis for a report later published in 1829.⁵ Duden's report proved popular, and many Germans found his description of the American Midwest attractive. Upon arriving in St. Louis via New Orleans, immigrants traveled westward into the Missouri River valley. Many chose to travel by steamboat and the communities of Washington, New Haven, and Hermann received many of these immigrant families.

The increase in population during the 1880s resulted in additional residential subdivisions along Maupin Avenue. Additions to New Haven were platted along either side of the street in 1882, 1883, and 1892.⁶ Most lots were fifty to seventy-five feet in width and from the mid-1880s to the early 1900s the majority of the existing dwellings along Maupin Avenue and Wall Street were built. Many of these dwellings were constructed by New Haven's merchants and professionals in the prevailing styles of the period. Notable brick dwellings were constructed by miller George Wolff Sr. and his sons on Wall Street, and by merchant John Altheide on Maupin Avenue. Along with Miller Street, Maupin Avenue was the primary north/south corridors leading to the downtown area.

The prosperity of New Haven was reflected in the creation of its first bank, the Bank of New Haven, chartered in 1889. During the 1890s the town's population increased by an additional 100 residents and new dwellings were erected throughout the community. In October of 1894, a fire destroyed early town records, as well as a large portion of the original downtown business district. Rebuilding occurred soon after and many of the existing buildings along Front Street were constructed in these years. The Sanborn Fire Insurance Company mapped the downtown area and Maupin Avenue in 1895. Although dwellings dominated the area on the bluff, a few businesses operated along Maupin Avenue. These businesses included the Central Hotel, a tin shop and hardware store, and a cigar factory. To the south, the Bagby Nursery Company operated a large tree farm to the east of Maupin Avenue.

By 1900, New Haven boasted a population of 883 residents and this number would remain relatively stable over the next several decades.⁷ The commercial area contained a solid row of one- and two-story brick buildings occupied by prosperous businesses. From 1910 to 1925, additional residential development occurred in the area west of the commercial area along Olive, Selma, Thurman, and Locust Streets. During the early 20th century, several notable dwellings were designed in the Colonial Revival style, the most notable of which were the Edward Hebbeler House at 107 Wall Street, the Emil Wolff House at 1001 Maupin Avenue, and the dwelling at 1002 Maupin Avenue. Other dwellings built in these years included frame vernacular forms such as Pyramid Square and American Foursquare designs as well as frame and brick veneer Bungalows and Craftsman style dwellings.

Several buildings in the district were originally built as commercial buildings but were later converted into dwellings. These include the William H. Otto Furniture Store at 1004 Maupin Avenue, and the Central Hotel at 1017 Maupin Avenue. Both of these buildings retain much of their original Italianate detailing and design. The Langenberg Hat Factory is the district's only industrial building and is composed of several buildings constructed and remodeled into its present form in 1928. This building has not been extensively remodeled since the mid-20th century and it occupies the southeast corner of Wall Street and Maupin Avenue. Several new churches were built along Maupin Avenue and Miller Streets including St. Peter's Lutheran Church in

⁵ Howard W. Marshall and James W. Goodrich, ed. *The German-American Experience in Missouri*, p. 3.

⁶ Franklin County Plat Book B, Pages 21, 24, and 39.

⁷ Kiel, p. 232.

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1915, and the stone Romanesque Revival Assumption Church built in 1924. From the late 1920s to just after World War II, there was little residential construction in New Haven.

In the past several decades, most building construction in New Haven has occurred near Highway 100, and this area continues to be the center for commercial and residential growth. To promote the historic resources of the community, the New Haven Historical Society has been active in publishing several books on New Haven history, and encouraging new businesses in the commercial area. Within the New Haven Residential Historic District, several buildings are presently undergoing rehabilitation including the Central Hotel.

Architectural Significance

The architectural and historical survey of New Haven in 1992 identified this area as containing the town's largest concentration of contiguous pre-1945 residential architecture. The historical growth and development of the community extended from the Missouri River and the adjacent bluff, westward down Wall Street, Maupin Avenue, and Miller Street. The dwellings which were built along Miller Street are primarily modest vernacular designs of frame construction, and many have been altered with added porch materials, siding materials and additions. By contrast, Wall Street and the 1000 block of Maupin Avenue contain notable examples of the Italianate and Colonial Revival styles, and the majority of these properties retain integrity of construction. Demolition within this area has been confined to the lots south of the Langenberg Hat Factory where several dwellings were demolished for surface parking.

The predominant house forms in the district reflect the Italianate style of the late 19th century, and the Colonial Revival style of the early 20th century. In addition to these styles, there is also a Greek Revival influenced dwelling at 101 Wall Street, a Bungalow style dwelling at 107 Wall Street, and a Queen Anne influenced dwelling at 111 Wall Street. The oldest dwelling in the district is the Dr. John S. Leewright House built at 101 Wall Street in 1857. Designed with influences of the Greek Revival style, this dwelling features a central-hall plan, wood lintels over the windows, and an entrance with multi-light sidelights and transom. At the turn of the century, a new two-story porch was added to the main facade of the dwelling.

From 1860 to the 1890s, the most common residential style built in the district was the Italianate style. Examples of this style were built of both frame and brick. Common details of this style include decorative porches on the main facade, segmental arched windows, window hood molding, and corbelled brick or sheet metal cornices at the roofline. Representative of this style is the George Wolff Sr. House, completed in 1880 at 105 Wall Street. This two-story brick dwelling features original segmental arched windows, an original door with an arched transom, and a bracketed cornice at both the porch and roofline.

Another notable Italianate style dwelling is the John P. Altheide House built ca. 1880 at 1006 Maupin Avenue. The original gable front section of this dwelling was designed with segmental arched windows, and a dentilled frame cornice at the roofline. A lateral wing added ca. 1900 maintained the dwelling's Italianate detailing. More modest examples of the Italianate style include the Lillie Patton House at 1005 Maupin Avenue built ca. 1860, and the Richard Schure House built ca. 1885. The Lillie Patton house was designed in a rectangular form with a hipped roof and features segmental arched windows. The Richard Schure House at 1015 Maupin Avenue also features segmental arched windows, and a corbelled brick cornice at the roofline. The Italianate influence is also evident in the two-story frame Central Hotel, constructed ca. 1885 at 1017 Maupin Avenue. This building retains its original recessed entrance, and over the entrance and windows are pedimented frame, window hood moldings.

During the early 20th century, the influence of the Colonial Revival style was significant in the town's residential development. The Colonial Revival style marked a return back to symmetrical forms, and the use of classical orders and detailing. The most

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notable example of the Colonial Revival style in the district is the Edward Hebbeler House completed in 1916 at 107 Wall Street. This dwelling was designed with a full-width one-story porch displaying square Doric design columns. The main entrance features five-light sidelights, and the dwelling retains original nine-over-nine wood sash windows. A subtype of the Colonial Revival style, the American Foursquare, is represented by several dwellings. American Foursquare dwellings are rectangular in form with hipped roofs, and generally feature one-story porches, and classically inspired detailing. An example of this form is the Emil Wolff dwelling at 1001 Maupin Avenue. Completed in 1922, this dwelling was designed with a large wraparound porch with square brick piers and a brick railing. Another example of this form is the United Methodist Church Parsonage completed ca. 1915 at 1002 Maupin Avenue. This dwelling is of frame construction, and has an entry porch with tapered wood posts on brick piers, and cornices over the windows.

The New Haven Residential Historic District is the largest concentration of intact pre-1945 residential architecture in the community. Unlike other sections of the town, these blocks along Maupin Avenue and Wall Street retain a high degree of original architectural character and integrity. The district's built environment is reflective of New Haven's prosperity at the turn of the century when it was a thriving Missouri River port. The buildings within the district maintain the community's sense of time and place from this era.

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10. Geographical Data:

UTM References:

E. 15/655320/4275020
F. 15/655210/4275080
G. 15/655320/4275270
H. 15/655310/4275280

Verbal Boundary Description

The boundary for the New Haven Residential Historic District includes the following parcels on Franklin County Tax Map 57-04-7-36-2: 28, 29, 30, 31, 31.1, 31.2, 33, 124, 125, 126, 127, 128, 129, 138, 139, 140, 141, 142, 143, 144, 145, and 146. These parcels are part of E.B. Hammack's Addition to the Town of New Haven which was platted in 1857.

Verbal Boundary Justification

The boundary for the New Haven Residential Historic District is drawn to include all properties facing Maupin Avenue from Bates Street to Wall Street, and properties along the 100 block of Wall Street. This area was identified in the 1992 survey of New Haven as retaining the highest degree of architectural integrity of pre-1945 dwellings in the community. To the south of the district is a preponderance of 19th and early 20th century dwellings which have been altered through the addition of synthetic siding materials and rebuilt front porches. To the east and west of the district are steep ravines which create a geographical demarcation of the ridgeline upon which Maupin Avenue is sited. On the north, the district is bounded by the steep slope of the bluff and the right-of-way of the Missouri Pacific Railroad. The district is drawn to include the largest concentration of contiguous pre-1945 buildings in New Haven which retain integrity of design.

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Franklin County, Missouri
Photos by: Thomason and Associates
Date: August 15-16, 1997
Location of Negatives: Historic Preservation Program, DNR

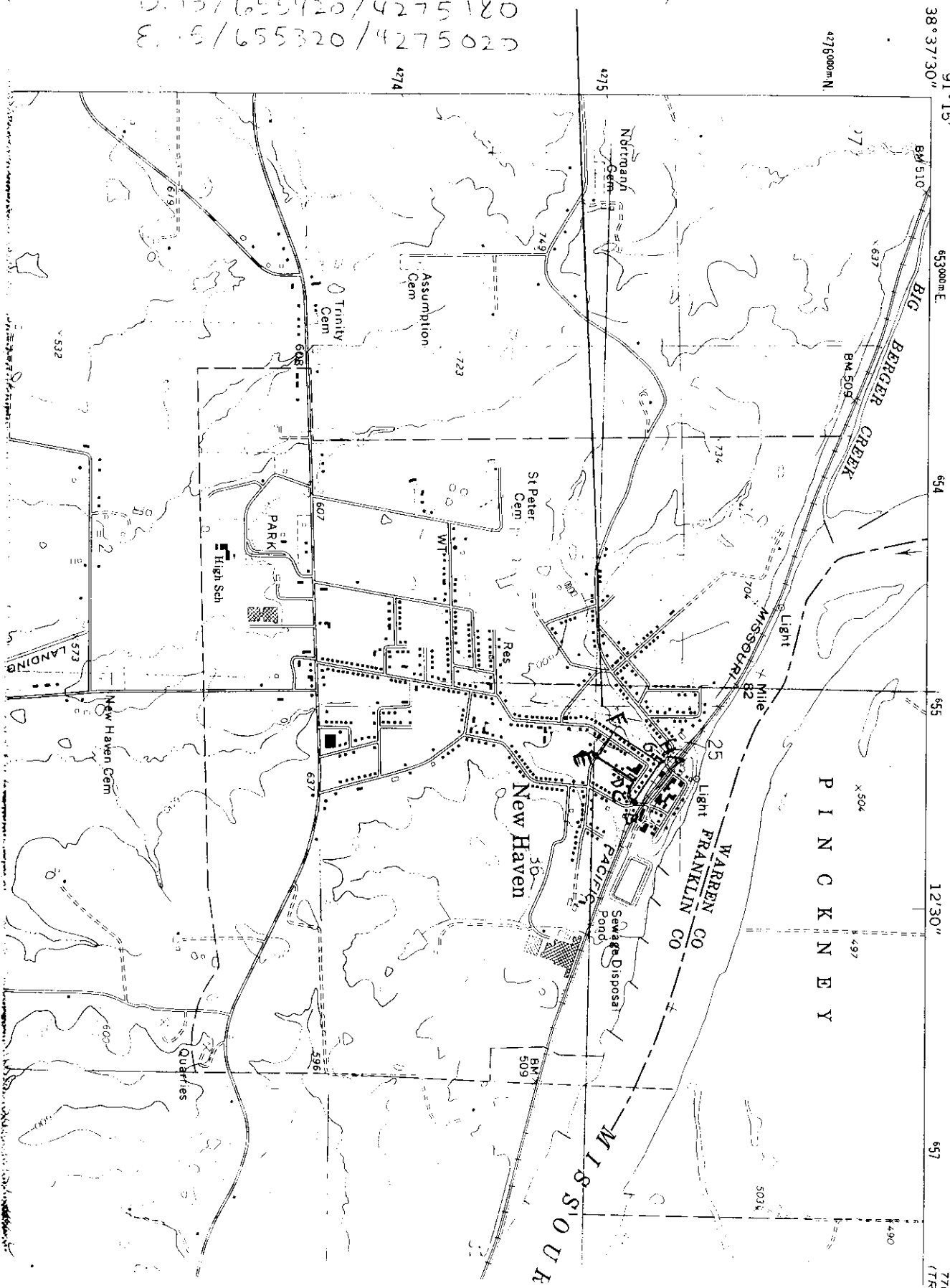
- #1. 1004 and 1006 Maupin Avenue, view towards south.
- #2. 1006 Maupin Avenue, view towards southeast.
- #3. Streetscape, 1000 block of Maupin Avenue, west side of street, view towards northeast.
- #4. Streetscape, 1000 block of Maupin Avenue, west side of street, view towards southwest.
- #5. Langenberg Hat Factory, Wall Street, view towards southeast.
- #6. Dr. John S. Leewright House, 101 Wall Street, view towards southwest.
- #7. George Wolff Sr. House, 105 Wall Street, view towards northeast.
- #8. Streetscape, 100 block of Wall Street, north side of street, view towards southeast.
- #9. 109 and 111 Wall Street, view towards southeast.
- #10. Streetscape, 1000 block of Maupin Avenue, west side of street, view towards northeast.
- #11. Edward Hebbeler House, 107 Wall Street, view towards east/northeast.
- #12. Emil Wolff House, 1001 Maupin Avenue, view towards northwest.

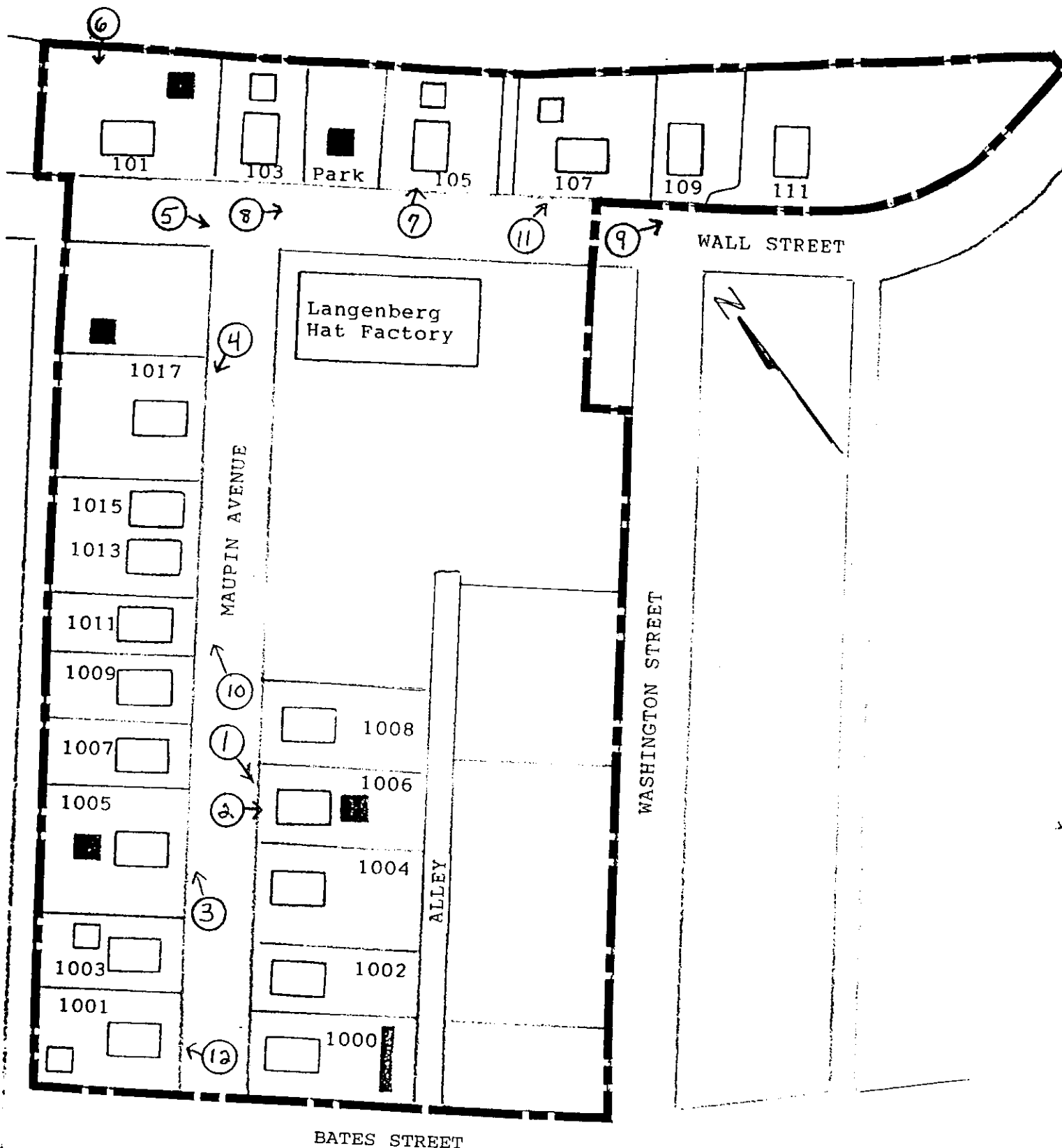
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GEOLOGICAL SURVEY

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WALLACE B. HOW





New Haven Residential Historic District
 New Haven, Franklin County, Missouri
 Non-contributing properties are shaded
 Property addresses are listed

Photo Key: ○ →

0 50 100'

