

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 determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Propertyhistoric name Spaunhorst & Mayn Building (preferred)other names/site number Spaunhorst & Buecker; Washington Billiards; Jefferson Building**2. Location**street & number 300-305 Jefferson Street [N/A] not for publicationcity or town Washington [N/A] vicinitystate 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
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

27 DECEMBER 2006Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ 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
☐ See continuation sheet.

Spaunhorst & Mayn Building (preferred)
Name of Property

Franklin County, Missouri
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Washington, Missouri

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

COMMERCE/TRADE/General Store
DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/Commercial Service
DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Two-Part Commercial Block
Missouri-German

Materials

(Enter categories from instructions)

foundation	<u>Limestone</u>
walls	<u>Brick</u>
roof	<u>Asphalt</u>
other	

Narrative Description

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

Spaunhorst & Mayn Building (preferred)
Name of Property

Franklin County, Missouri
County/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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

COMMERCE

Periods of Significance

circa 1870- circa 1935

Significant Dates

circa 1870

1895

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☒ Other

Name of repository:

Washington Historical Society

Missouri Historical Society

Spaunhorst & Mayn Building (preferred)
Name of Property

Franklin County, Missouri
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 15 673287 4269468 (NAD27)
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Matthew S. Bivens, Architectural Historian (SCI Engineering) & Bridgette Epple, Ex. Dir. Downtown Washington
organization SCI Engineering, Inc. date 3/13/06 (BE) & 9/20/06 (MB)
street & number 130 Point West Boulevard telephone 314-713-6363
city or town St. Charles state MO zip code 63301

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 Stone Creek LLC, C/O David Ginnett
street & number 5640 Country Club Lane telephone 636-390-0289
city or town Washington state MO zip code 63090

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
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National Park Service**

Spaunhorst & Mayn Building (preferred)
Historic Resources of Washington, Missouri
Franklin County, Missouri

Section number 7 Page 1

DESCRIPTION**Summary**

The Spaunhorst & Mayn Building (preferred) located at 300-305 Jefferson Street at the southeast corner of Jefferson and East Third Streets in downtown Washington, Franklin County, Missouri is a two and one-story red brick mixed-use commercial and residential building with a limestone foundation. Built circa 1870 and 1892, the building meets the registration requirements set forth in the "Historic Resources of Washington, Missouri MPS" multiple property cover document and represents Property Type C: *Commercial Buildings, Two-Part Commercial Block* (accepted by the NRHP on September 14, 2000). This building, like many other early commercial buildings in Washington, is set directly on the sidewalk; the primary façade faces west along Jefferson Street and contains two recently rehabilitated storefronts. The two-story portion nearest East Third Street served as the original building circa 1870; a one-story addition was added to the south wall circa 1892. As part of a recent rehabilitation project, the owners were recognized both locally and at the state level for excellent historic rehab work. The owners removed non-historic brick in-fill from the primary façade storefronts and second story fenestration to return the building to its historical appearance; the storefronts were rehabilitated sympathetic to historical materials and design while the windows were returned to their original dimensions and style. The building continues to function much as it did during the period of significance with commercial use on the first floor and residential use on the second floor. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Site

The Spaunhorst & Mayn Building (preferred) occupies a site approximately 79 feet by 77 feet. The entire building measures approximately 60 feet by 40 feet. East Third Street bounds the property to the north, a concrete and asphalt drive and residential buildings bound the property to the east, a concrete and asphalt drive and a commercial building bound the property to the south, and Jefferson Street bounds the property to the west. The building slopes down to the north along Jefferson Street where the foundation becomes partially visible; the building also slopes down along the East Third Street wall east towards the building's rear. There are parking lots to the south and east of the building.

Exterior

The Spaunhorst & Mayn Building (preferred) is a red brick commercial and residential building over a limestone foundation; the cut limestone block foundation is exposed in some places. The rectangular shape main building features a stepped parapet roof with dentilled cornice; an historic addition has a similar cornice. The common brick bond building has a low gable roof hidden on the primary façade by the stepped parapet; the addition has a flat roof. The primary elevation, typical of two-part commercial blocks as established in the MPS, reflects interior functions; these functions remain the same today as historically intended with a mixed-use including commercial and residential purposes.

The primary building façade faces west along Jefferson Street and includes a two-story portion constructed circa 1870 closest East Third Street; a one-story portion attached to the south wall and facing Jefferson Street built circa 1892 (photo 1). The two-story portion along the primary west-facing elevation has a two-bay storefront window display with a recessed entrance (photo 2). Although not original, the current storefront reflects traditional storefront design with kickplate, large display windows, and multi-light transoms. The paneled kickplates and display windows are however recessed behind two original cast-iron columns that sit on paneled plinths; the columns remained intact behind later brick in-fill, obviously

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Spaunhorst & Mayn Building (preferred)
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removed. Above the storefront windows, transom windows are divided into square panes by wide mullions. The reconstructed recessed entrance is typical of the period and provides additional display area adjacent to the storefronts. The one-story addition contains a simpler storefront of similar design (photo 3).

The second story contains three two-over-two wooden segmental arch windows with brick segmental arches above and wood sills below (photo 1). As part of a recent restoration effort, non-historic brick in-fill that shortened the original window height was removed and the windows were returned to the original dimensions; replacement windows identical to the original building windows were installed and replaced non-historic double-hung aluminum windows. Above the second story is a single, centered half-round window with brick arch. The original wood framing is currently being restored and will be re-installed with an appropriate window. Above, a stepped parapet and cornice is articulated with a dentilled cornice.

The south elevation contains a one-story addition built circa 1892 (photos 4 and 5). The wall contains two two-over-two segmental arch windows with brick segmental arches and wood sills. The building foundation is exposed towards the east or rear end of the building. The brick wall was previously covered with non-historic concrete stucco over metal lathe; the treatment coupled with excessive water infiltration, severely damaged the strength of the original brick wall. As part of the recent rehabilitation effort, the brick was carefully removed and reinstalled with the "inside" to the "outside" rather than being replaced entirely. A metal gutter runs the length of the flat roofline. Above, the two-story circa 1870 portion is visible (photos 4 and 5). Three similar windows are located along the elevation. One window was non-historically converted to an entrance with a stairwell located along the east wall; the current owners returned the bay to its original window purpose. Above, a dentilled cornice continues from the primary façade. The asphalt shingle gable roof is visible above a metal gutter.

The east-facing rear elevation contains both a one-story and a two-story portion (photos 5 and 6). The one-story portion has an original entrance bay below ground level (photo 5). Reached by newer concrete steps, the newer entrance door has an original segmental arch above. The elevation contains a boarded window with segmental arch and wood sill. An entrance with two-light transom is reached via a wood porch. A second similar entrance is reached by the same porch and is situated on the south-facing elevation of the two-story portion; a second window is blocked with the building's original wood shutters (photo 5). Most of the original shutters were found in the attic space and will be restored and reinstalled.

The east-facing rear elevation of the two-story portion contains a garage entrance accessible to the basement; a single segmental arch above suggests that a window was originally located there (photo 6). An additional segmental arch window is cut into the foundation, is boarded, and located at the side of the garage. The cut limestone foundation is visible. A single two-over-two segmental arch window with brick segmental arch and wood sill is located at the second story. Above the second story is a single, centered half-round window with brick arch. The original wood framing is currently being restored and will be re-installed with an appropriate window (photo 6). Above, the low gable roofline is visible.

The north-facing elevation along East Third Street contains a mostly bare brick wall with some fenestration (photos 6, 7, and 8). The cut limestone foundation is visible and contains three segmental arch windows; a fourth opening for a delivery bay was historically closed in with limestone block (photos 7 and 8). The first story contains no open fenestration, however, a former entrance that was historically bricked-in is visible nearest the southwest corner of the building (photo 6). The second story contains six

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Historic Resources of Washington, Missouri
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similar windows already described. The dentilled cornice continues at the roofline under a metal gutter.

The building's cut limestone foundation is impressive and representative of a skilled stonemason using local materials; although currently unknown, the foundation may be the work of such Washingtonians as William Mueller, Christ Schmidt, or George Vaughn, the only three recorded stonemasons working in Washington between 1854 and 1890 (photo 9). The architect and builder are also currently unknown.

Interior

The interior of the Spaunhorst & Mayn Building (preferred) contains exposed historic fabric in a portion of the basement only and exist in the form of exposed limestone foundations and heavy hewn timber beams and columns (photo 10). The basement floor is poured concrete; the south portion has carpet. No historic fabric, except for some exposed brick, exists on the first and second floors (photo 11). The first floor contains high-class business space with completely renewed mechanical systems. The second story contains three apartments and a side hall; access to the apartments is via a stairwell that leads outside at the building rear. Loss of any historic fabric, if intact, was due by a previous owner who gutted the entire building for use as a billiards hall and bar until the present owner acquired the building; it is unknown what occurred to the second story except that it was divided into apartments prior to the current ownership. The current owner improved the dilapidated second-story apartments and hall (photos 12 and 13). The attic is unfinished but retains original roof framing.

Integrity

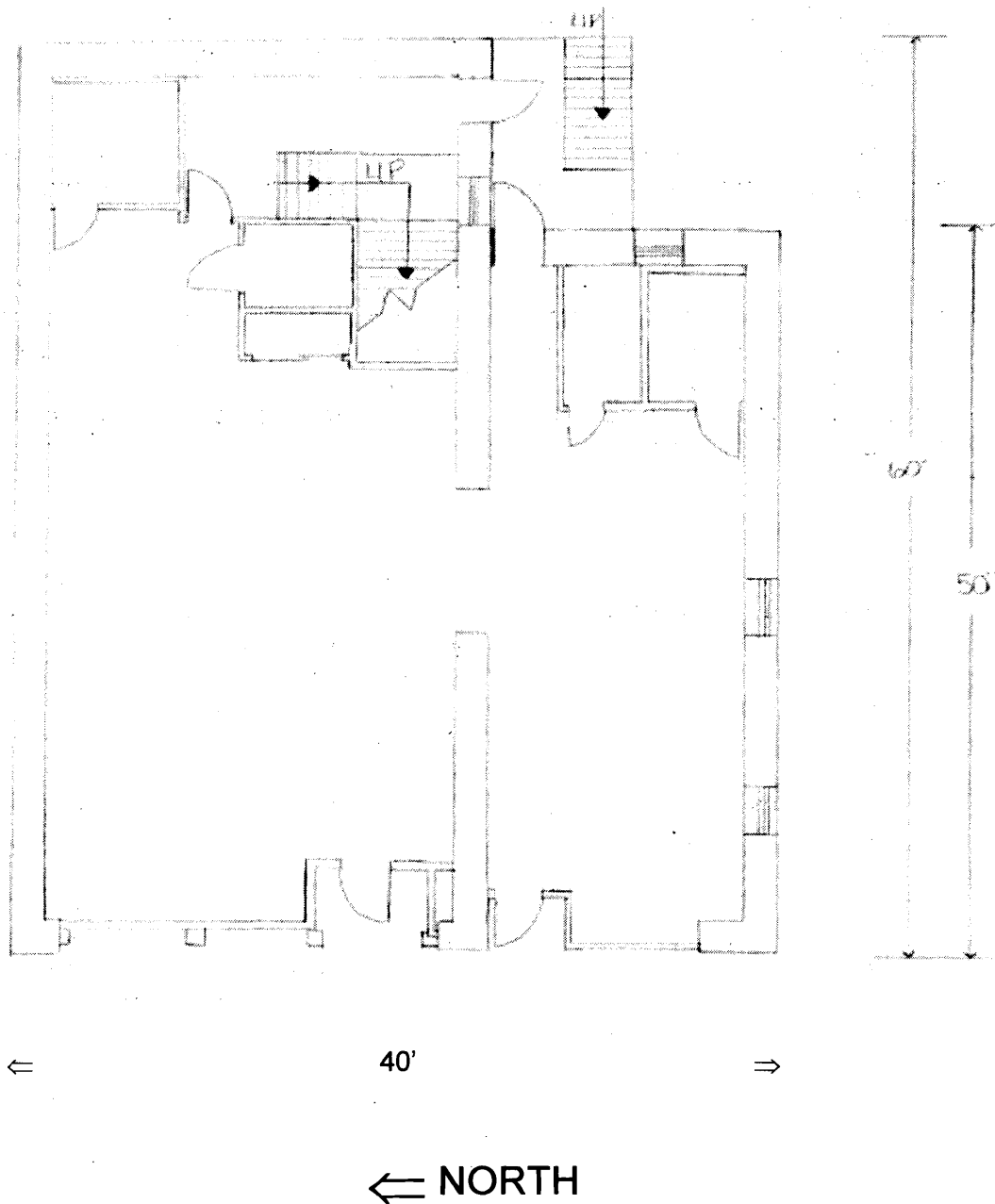
The Spaunhorst & Mayn Building (preferred) appears today much as it originally did during the period of significance from circa 1870 to mid-1930. The current owner has rehabilitated the building in accordance with the Secretary of the Interior's Standards and has been praised for these efforts in both 2005 and 2006. The owner's received the prestigious Preservation Award from Washington Preservation Incorporated in 2005, followed by the esteemed Missouri Preservation Honor Award "Preserve Missouri Award" in 2006. The building's design and fenestration patterns have changed very little since originally built. The windows were returned to their original dimensions with the historic two-over-two configurations. The storefronts were sympathetically reconstructed using historical and physical evidence. The building also still functions much as it did during the period of significance with the first floor as a commercial space and the second floor containing residential space. The Spaunhorst & Mayn Building (preferred) meets the registration requirements set forth in the "Historic Resources of Washington, Missouri MPS" multiple property cover document and represents Property Type C: *Commercial Buildings, Two-Part Commercial Block* (accepted by the NRHP on September 14, 2000). The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

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Spaunhorst & Mayn Building (preferred)
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Figure 1: First floor plan of the Spaunhorst & Mayn Building (preferred). Source: Downtown Washington, Incorporated. 2006.



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Historic Resources of Washington, Missouri
Franklin County, Missouri

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SIGNIFICANCE**Summary**

The Spaunhorst & Mayn Building, (preferred) located at 300-305 Jefferson Street at the southeast corner of Jefferson and East Third Streets in downtown Washington, Franklin County, Missouri was originally constructed for two local businessmen, Edward J. Spaunhorst and George Buecker and served as one of Washington's longest lived and most successful general stores. The building historically served a dual purpose with commercial use on the first floor and residential use on the second; the building serves the same function today. Built circa 1870 and 1892, the building meets the registration requirements set forth in the "Historic Resources of Washington, Missouri MPS" multiple property cover document and represents Property Type C: *Commercial Buildings, Two-Part Commercial Block* (MPS submitted in November 1999; NRHP registered on September 14, 2000). The building is locally significant under Criterion A in the area of COMMERCE and meets the registration requirements set forth in the MPS because of the building's historical role in the early commercial operations of Washington; the building continues to fulfill its historic function today and appears much as it did during the period of significance. As a longtime Washington businessman, Spaunhorst's legacy lasted over 60 years through a pair of partners (Buecker until 1891; and Mayn until 1905) to a solo run until his death in 1918; the heritage continued as Edward's son Henry took over the business until the mid-1930s. Spaunhorst's business represents one of the longest functioning general stores with one of the largest stocks in Washington. The period of significance begins with opening of the building as a general store owned by Spaunhorst in circa 1870 and continues until circa mid-1930s as a family-owned and operated general store. After that period the building changed hands repeatedly yet still retained a commercial and residential mixed-use structure. The Spaunhorst & Mayn Building, (preferred) name reflects the partnership that existed at the time the building was expanded to its present appearance.

Background

The founding of the town of Washington, Missouri begins with the arrival of William and Lucinda Owens in the nearby town of Union after 1826. The official "river port" of Union was known as the "Washington Landing," a point of serious interest of county and circuit court clerk William Owen; Owens's settlement was situated at the future core of Washington.¹ The source states that Owen purchased "all of the land he could in the area and leased other land about the landing" by 1827. Owen purchased the associated ferry in addition to the adjoining acreage and began to sell a number of lots in anticipation of establishing Washington.² Owen apparently surveyed the land in 1828 but it would not be until five years after his violent death in 1834 that the official town of Washington was founded in 1839 by his wife Lucinda.

Meanwhile, shock and confusion surrounded Mr. Owens murder and the future of Washington seemed to be in jeopardy. A group of investors began to promote an independent town to the east known as Bassora. Bassora acquired the main post office in the area in 1837, transferred from the town of Washington, only to lose it back to Washington in 1840. Bassora was a booming town from the beginning, but as the official historic territory of the nominated building, it was eventually absorbed into the town of Washington. Washington was officially incorporated as a fourth class city in 1841 (figure 2).

¹ Ralph Gregory. *A History of Washington, Missouri*. Washington, Missouri: Washington Preservation Incorporated, 1991. Section on the "Founding of Town at Washington Landing."

² Washington Sesquicentennial Book Committee. *Washington, Missouri 1839-1989*. Washington, Missouri: Washington Historical Society, 1989. p. 17.

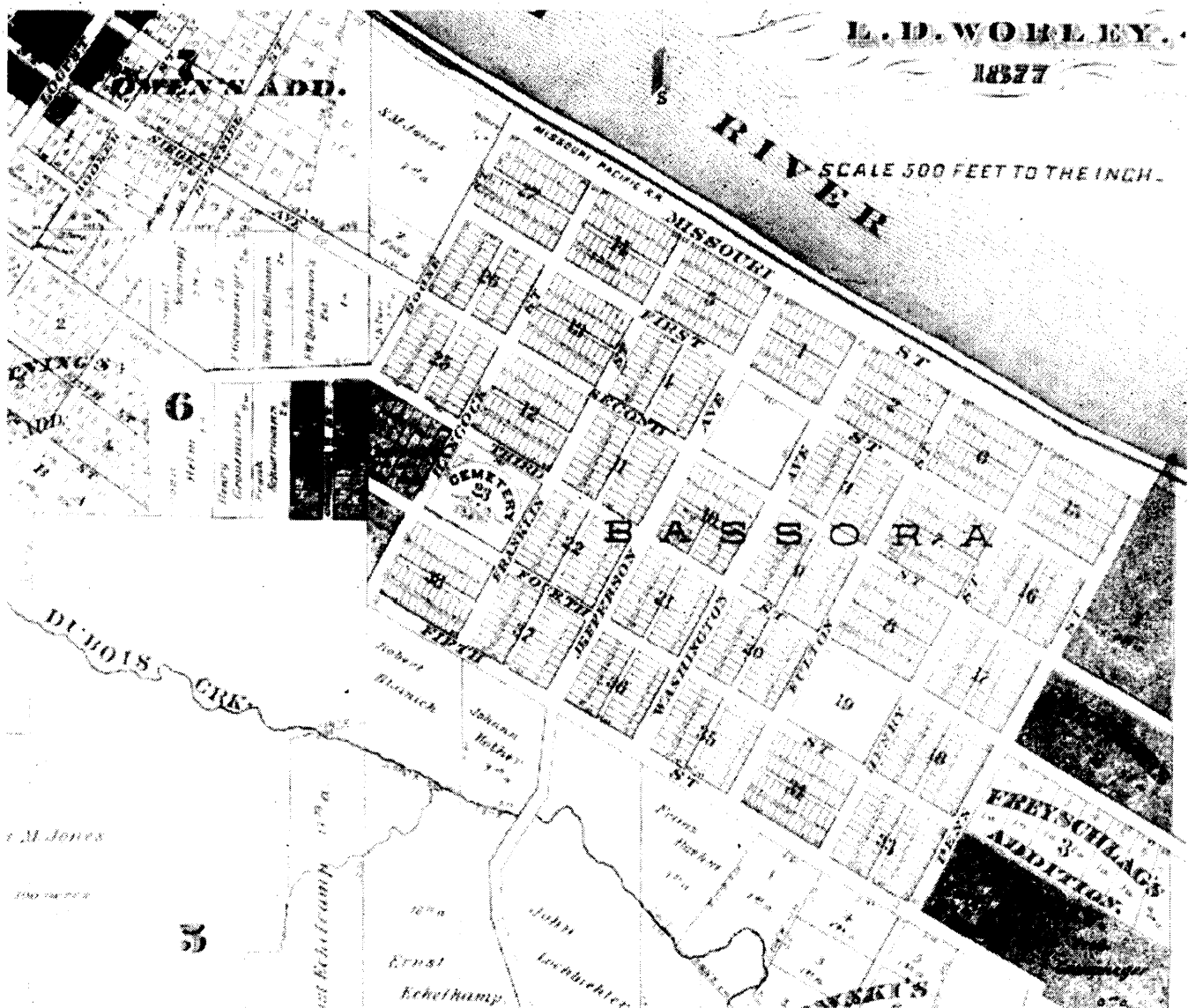
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Spaunhorst & Mayn Building (preferred)
Historic Resources of Washington, Missouri
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Figure 2: Plat of the City of Washington, Original Town. Source: Atlas Map of Franklin County, Missouri. St. Louis: St. Louis Atlas Publishing Company, 1878. The original town of Washington is visible at the upper left.



Earlier in 1833, the first group of German immigrants came to settle in the area; a second influx came a few years later in 1837.³ The source suggests that these later Germans were farmers and craftsmen including stonemasons and carpenters. According to notable historian Charles van Ravenswaay, the town of Washington provided one of the main centers of German population; this ethnic population in turn would heavily influence the early architectural and cultural development of Washington.⁴ The buildings and history of Washington reflect the Missouri-German heritage; Washington retains an

³ Ralph Gregory. Section on "First Group of Germans Arrived October 1833."

⁴ Charles van Ravenswaay. The Arts and Architecture of German Settlements in Missouri: A Survey of a Vanishing Culture. Columbia and London: University of Missouri Press, 1977. p. 296.

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Spaunhorst & Mayn Building (preferred)
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important concentration of relative historic buildings that are either included in historic districts or are individually listed on the National Register of Historic Places. A mixed-use building completed circa 1870 for Edward J. Spaunhorst is representative of this vital Missouri-German heritage.

Elaboration

Arriving on the booming scene of Washington, Missouri around 1870 was Edward J. Spaunhorst born in Krakow, Missouri in 1843. Little is known about his early life except that he had established a general store in the nominated building with partner George Buecker at least by 1870. Historian Herman Gottlieb Kiel suggested that Spaunhorst and Buecker joined in this business venture as early as 1867.⁵ It appears that Buecker owned at least a portion of the subject property as early as 1869. A review of a period illustration shows at least two building's on or adjacent to the future site of the nominated building (figure 3).

Figure 3: *Bird's eye view of the city of Washington, Franklin County, Missouri 1869.* Drawn by A. Ruger. The circled area is the present site of the nominated building. It is currently unknown if the building appearing at the corner may be a stylized representation of the present building.



Although it is currently unknown who designed or built the present building, it certainly reflected the Missouri-German tradition in building from the start as representative in the first two-story portion constructed circa 1870. Construction of the building fits near the end of the earliest period of architectural development in Washington and exhibits a style that was a marriage of design ideas between the German homeland and America. This regional style evolved as more of a building tradition versus a formal style and tended to result in buildings with vernacular appearances including such design elements as simple massing, red brick walls with relatively flat surfaces, dentilled brickwork cornices, and segmental brick arches over doors and windows; Spaunhorst's building also included a stepped parapet with half-round window with brick arch (figure 4).

⁵ Hermann Gottlieb Kiel. The Centennial Biographical Directory. Washington, Missouri: Washington Citizen, 1926; reprint Washington, Missouri: Missourian Publishing Company, 1985.

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Figure 4: Spaunhorst & Mayn Building. Photographer unknown. Collection of Washington Historical Society. Circa 1897. The earliest portion at the left was constructed first.



A tax assessment in 1875 suggests that Spaunhorst and Buecker owned lots on the city block valued at \$2,500. By 1878, the business partners advertised in Die Washingtoner Post marketing a general store, groceries, dry goods, hardware, boots, shoes, and queensware products.⁶ The Washington Democrat ran a respectful ad in that year stating:

"In another column will be found the advertisement of E. J. Spaunhorst on the corner of Jefferson and Third Streets to which we call especial attention. Mr. Spaunhorst has long been recognized as one of the most reliable, respected, and energetic merchants in the county. His experience is long, large, and varied, and at the present time as has always been the case since he started business."⁷

The 1880 United States Census records indicate that Spaunhorst lived with his wife and three children, perhaps in the subject building, with a servant girl. Edward was 36 at the time and his partner George Buecker was 63; both men were listed as merchants. Goodspeed's historical account in 1888 listed eleven total "dry goods and groceries" of "merit" in Washington; E. J. Spaunhorst was included as one

⁶ Die Washingtoner Post. July 11, 1878.

⁷ Washington Democrat. 1878.

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of the top.⁸ A few years later in August of 1891, partner George Buecker sold his interest in the company to Helmuth Mayn Jr. who apparently came from the store of J. G. Droege, a serious competitor to Spaunhorst's establishment.⁹ Between 1870 (reported as 1867 in this account) and 1891, the partnership of Spaunhorst & Buecker resulted in an investment of \$40,000.¹⁰

After the establishment of the new partnership of Spaunhorst & Mayn in 1891, a one-story addition was constructed along the south wall of the original building. The addition indicates that the business was becoming more successful; rather than move to a larger building in Washington the partners remained in the nominated building and instead extended the footprint. Die Washingtoner Post reported that in 1893 Spaunhorst was one of ten members of Washington's Board of Trade; an important position for Spaunhorst as he was dedicated to the commercial growth of the town.¹¹

The Observer published a special insert in the daily newspaper circa 1897 highlighting important local businesses in Washington; Spaunhorst & Mayn stood out among general stores and appeared as prominent among other local business ventures. The article stated:

"The generally popular big retail general merchandise house of the above firm [Spaunhorst & Mayn], located at Third and Jefferson Streets is one Washington's reliable business institutions and is patronized by a large and increasing trade. The premises are utilized for the exclusive use of the business which includes a general stock of seasonable dry goods; clothing, hats, staple and fancy groceries and produce. These gentlemen handle a superior grade of goods and deal with an old and established trade. The business was established in 1870 by Geo. Buecker and E. J. Spaunhorst. In 1892 Mr. Buecker sold out to H. G. Mayn and the firm name changed to its present form. Both Mr. Spaunhorst and Mr. Mayn are leading business men, respected citizens and leaders in their line."¹²

The Observer also included a period photograph of the general store (figure 5); it appears much like the photograph in figure 4 above and thus helps to date the image. By 1898, Spaunhorst & Mayn extended the building footprint to include a small salt house. The original two-story portion served as the general store/residence and the 1891 one-story portion, a warehouse (figure 6). The building remained relatively unchanged until 1926 with only a chicken house addition.

⁸ Goodspeed Publishing Company. History of Franklin, Jefferson, Washington, Crawford, and Gasconade Counties, Missouri. Chicago: Goodspeed Publishing Company, 1888; reprint Cape Girardeau: Ramfre Press, 1985. p. 307.

⁹ Die Washingtoner Post. September 4, 1891.

¹⁰ Hermann Gottlieb Kiel. p. 90.

¹¹ Die Washingtoner Post. March 24, 1893.

¹² The Observer. Washington, Missouri. Circa 1897. Special insert with no further information.

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Figure 5: Spaunhorst & Mayn Building. Photographer unknown. The Observer, circa 1897. Collection of Washington Historical Society.

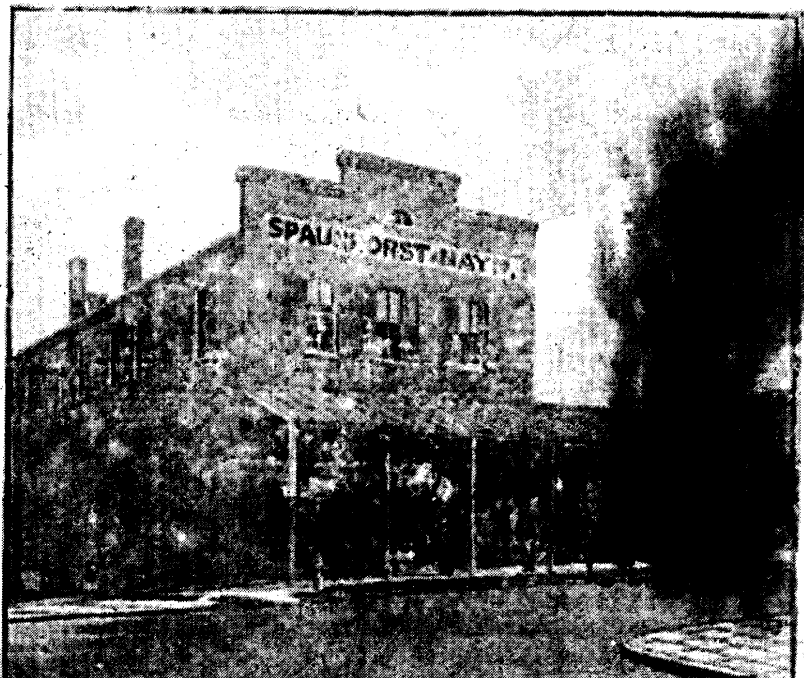
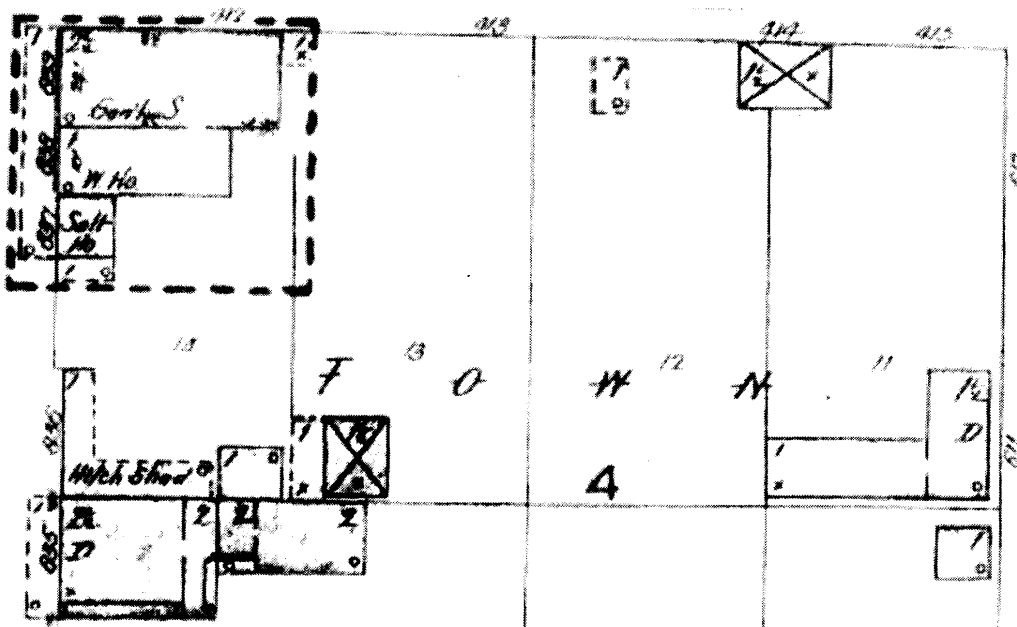


Figure 6: Spaunhorst & Mayn Building footprint. Source: Sanborn Fire Insurance Company, June 1898. The building is represented by a dashed line at the upper left corner. The salt house was removed before 1942.



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Spaunhorst & Mayn Building (preferred)
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Section number 8 Page 11**Review of the General Store in Washington, Missouri**

Multi-county historian, Herman Gottlieb Kiel documented the known businesses, and more specifically the total number of "general store" enterprises in Washington, Missouri between 1837 and 1926.¹³ Listed are approximately 58 general stores; however, many of these represent business ventures between the same parties as well as many that lasted only a year or two in the trade. Spaunhorst appears with his earliest partner Buecker in 1870 (1867 in this source) at 300-305 Jefferson Street. Lasting between at least 1870 and 1891, the value of that partnership was recorded to be \$40,000. After 1891, Buecker sold his interest to Mayn and a new partnership was established as Spaunhorst & Mayn, a partnership that lasted from 1891 and 1905 and was valued at \$20,000. After 1905, Spaunhorst ran the business in the nominated building at 300-305 Jefferson Street until his death in 1918; the business was valued at \$20,000. Assisting Spaunhorst with the business were his sons who increased the value of the company by \$10,000. Spaunhorst as a local businessman was active for at least 47 years in the building at 300-305 Jefferson Street and he maintains one of the longest and most successful reigns as a general store operator in Washington during the period of significance. The total amount of Spaunhorst's financial resource equaled approximately \$90,000 and he held one of the largest investments Washington had seen in the years before 1920.

The building changed very little after Spaunhorst's death in 1918 and continued to serve as a major Washington commercial enterprise into the 1920s and 1930s. A period advertisement from 1931 suggests that the store expanded to include fresh groceries in addition to dry goods as originally established by Edward J. Spaunhorst in 1870 (figure 7).

Figure 7: Spaunhorst Store ad. Source: Drury's Washington, Missouri City Directory. St. Louis: Schuyler Drury Publisher, 1931. Collection of Washington Historical Society.



¹³ Herman Gottlieb Kiel. pp. 57-96.

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The exact date of the final closing of Spaunhorst's store is currently unknown due to inconclusive records and a lack of primary source materials. It is thought that at least by the mid-1930s, the property was transferred to Mr. Stoenner, who ran a farm equipment company. Stoenner's was listed as being located in the building in the 1940 city directory; an advertisement appeared in the 1944 street directory (figure 8).

Figure 8: Stoenner Farm Equipment Company ad. Source: C.R. Hoffman's Washington, Missouri Street Directory. Washington, Missouri: C. R. Hoffman, 1944. Collection of Washington Historical Society.



The building remained in Stoenner's hands at least into 1944, however the following year the building was listed as the Jefferson Tavern. A period photograph, circa 1942, shows the building as it appeared then. A roofline along the 1892 one-story warehouse addition shows where the former salthouse building was located (figure 9). Through 1948, the building remained in use as a tavern with residential units on the second story and provided a short walk home on troubling nights. A new owner obtained the property in 1951 and kept the building in use as a tavern and residence. The building appeared as vacant in 1958. An owner in 1963 returned the building to its tavern use, again with residential above. Use of the building over the next few decades continued in use as a tavern and last a billards hall into the 1990s until finally being purchased by the current owner who returned the building to its original appearance with historically sympathetic storefront design, commercial use on the first story and residential use on the second.

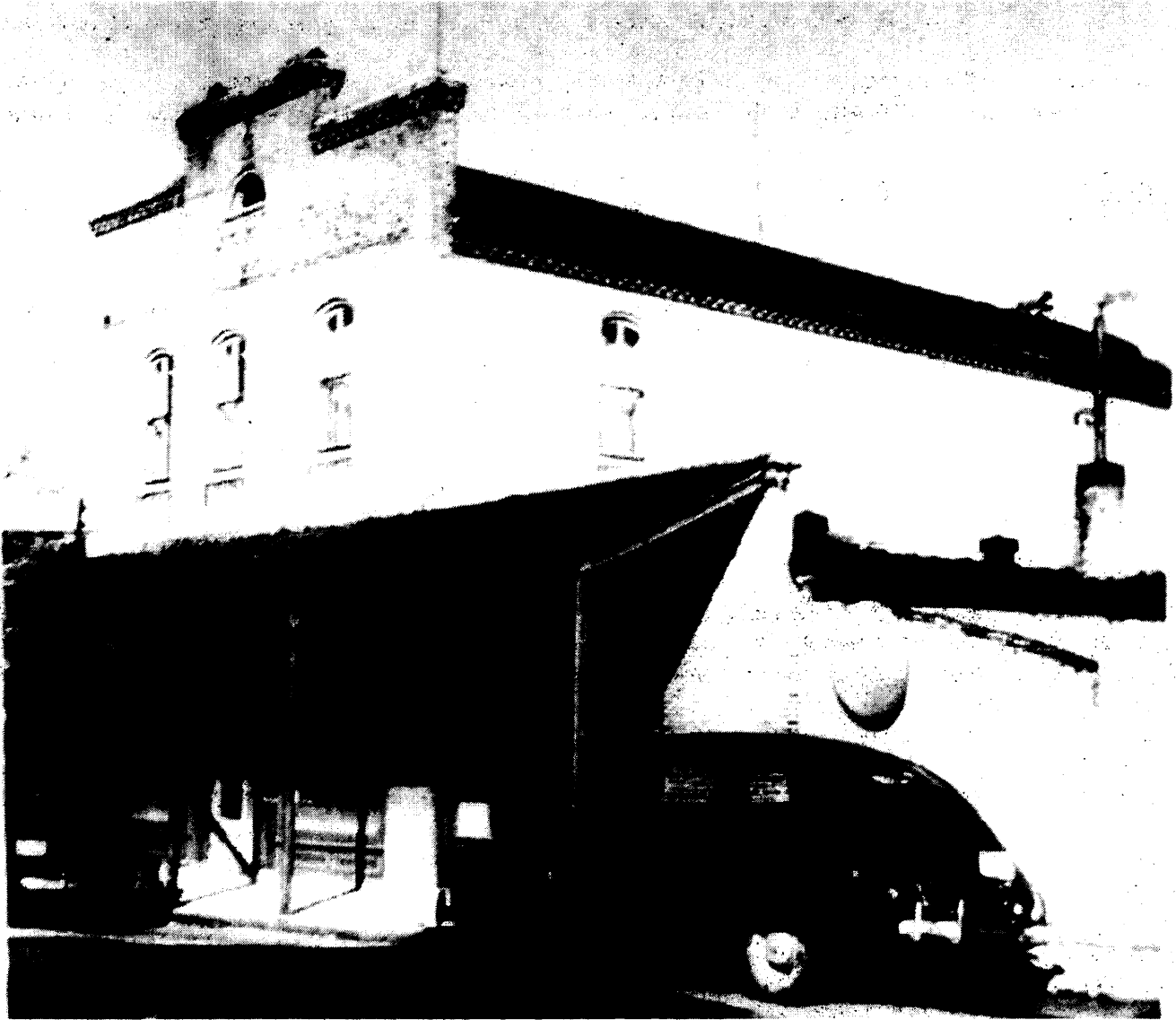
Built circa 1870 and 1892, the Spaunhorst & Mayn Building meets the registration requirements set forth in the "Historic Resources of Washington, Missouri MPS" multiple property cover document and represents Property Type C: *Commercial Buildings, Two-Part Commercial Block* (accepted by the NRHP on September 14, 2000). The building is locally significant under Criterion A in the area of COMMERCE and meets the registration requirements set forth in the MPS because of the building's historical role in the early commercial operations of Washington; the building continues to fulfill its historic function today and appears much as it did during the period of significance. Spaunhorst's business represents one of the longest functioning general stores with one of the greatest investments in Washington. For recent historically-sensitive rehabilitation efforts, the current owners of the Spaunhorst & Mayn Building (preferred) received the prestigious Preservation Award from Washington Preservation Incorporated in 2005, followed by the esteemed Missouri Preservation Honor Award "Preserve Missouri Award" in 2006.

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Figure 9: Spaunhorst & Mayn Building under ownership of Stoenner Farm Equipment Company. Photographer unknown. Collection of Washington Historical Society. Circa 1942.



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Historic Resources of Washington, Missouri Multiple Documentation Form

The Spaunhorst & Mayn Building, (preferred) begins at the end of the initial historic context "I" entitled "Early Development and German Immigration: 1839-1870" as established in the Historic Resources of Washington, Missouri MPS.¹⁴ The period includes the founding and early development of Washington, Missouri by hundreds of German immigrant families. According to the MPS, the majority of the buildings that survive from this era distinctly reflect the German heritage of the town's early residents and as a group offer a significant sampling of Missouri-German architecture.¹⁵ The Spaunhorst & Mayn Building, (preferred) is no exception as it was constructed circa 1870 and is a representative example of this period.

The period of significance of the Spaunhorst & Mayn Building, (preferred) then spans the entire collection of associated historic contexts: context "II" entitled "The Golden Era: 1871-1904," in which the Missouri-German culture was beginning to be influenced by mainstream American society; context "III" entitled "Assimilation and Twentieth Century Development," in which the population of Washington more than doubled between 1900 and 1940 and German heritage tended to play a less prominent role; and finally context "IV" entitled "Architectural Development: 1839-1950," which includes a chronological history of architectural development in Washington. It would be interesting if surviving Spaunhorst's company records of inventory items reflected these changes between 1870 and 1950; unfortunately no known records exist.

Worthy of additional discussion outside of the summary of the MPS documentation above is an elaboration of context "IV" entitled "Architectural Development: 1839-1950," and in particular a subsection of that historic context referred to as "Period I. In Washington, 1830-1870." This earliest period of architectural development in Washington exhibits a "Missouri-German" style that was a marriage of design ideas between the German homeland and America. A regional style evolved that was more of a building tradition versus a formal style and tended to result in buildings with vernacular appearances. The MPS suggests that in Washington, the primary identifiers of the Missouri-German building tradition are: simple massing, red brick walls with relatively flat surfaces, dentilled brickwork cornices, and segmental brick arches over doors and windows (in buildings built after mid-1800s).¹⁶ The Spaunhorst & Mayn Building (preferred) is a representative model.

Included in the MPS is a description of the property type of the nominated building, "Property Type C: Commercial Buildings." According to the MPS, these buildings have to have a history of commercial use during a significant part of their early history. The MPS description calls attention to the fact that most of the historic Washington businesses not currently listed in the National Register of Historic Places are located along Jefferson Street where an especially notable concentration of early commercial buildings are located on said street between Main and Fourth Streets.¹⁷ The Spaunhorst & Mayn Building (preferred) is again a representative model. Within this property type, a subtype exists known as "Two-Part Commercial Block." The Spaunhorst & Mayn Building (preferred) epitomizes the model as it historically contained commercial use on the first story with residential use on the second story- a scheme that continues to the present day.

¹⁴ Debbie Sheals and Becky Snider. "Historic Resources of Washington, Missouri, MPS." Submitted in November of 1999; NR listed September 14, 2000.

¹⁵ Ibid. Page E3.

¹⁶ Ibid. Page E30.

¹⁷ Ibid. Page F17.

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In particular, significance of the building under Criterion A in the area of COMMERCE meets the registration requirements set forth in the MPS because of the building's historical role in the early commercial operations of Washington; the building continues to fulfill its historic function today. Historian Charles van Ravenswaay noted that it was common practice in Washington to combine business and residential functions in one building; he even went as far to say that in Washington some of the buildings were among the most impressive that he had seen in his lifetime.¹⁸

Elaborating on the registration requirements set forth in the MPS for commercial buildings, such buildings are significant for their association with the commercial development of Washington. To be considered eligible under Criterion A in the area of COMMERCE, a building must have served in a commercial function for a representative portion of its early history, and appear today much as it did when it was used as such.¹⁹ The Spaunhorst & Mayn Building (preferred) continues to serve a commercial and residential function as it was originally designed and it retains sufficient integrity of appearance relative to its design.

For recent historically-sensitive rehabilitation efforts, the current owners of the Spaunhorst & Mayn Building (preferred) received the prestigious Preservation Award from Washington Preservation Incorporated in 2005, followed by the esteemed Missouri Preservation Honor Award "Preserve Missouri Award" in 2006.

¹⁸ Charles van Ravenswaay. p. 67.

¹⁹ Debbie Sheals and Becky Snider. Page F19.

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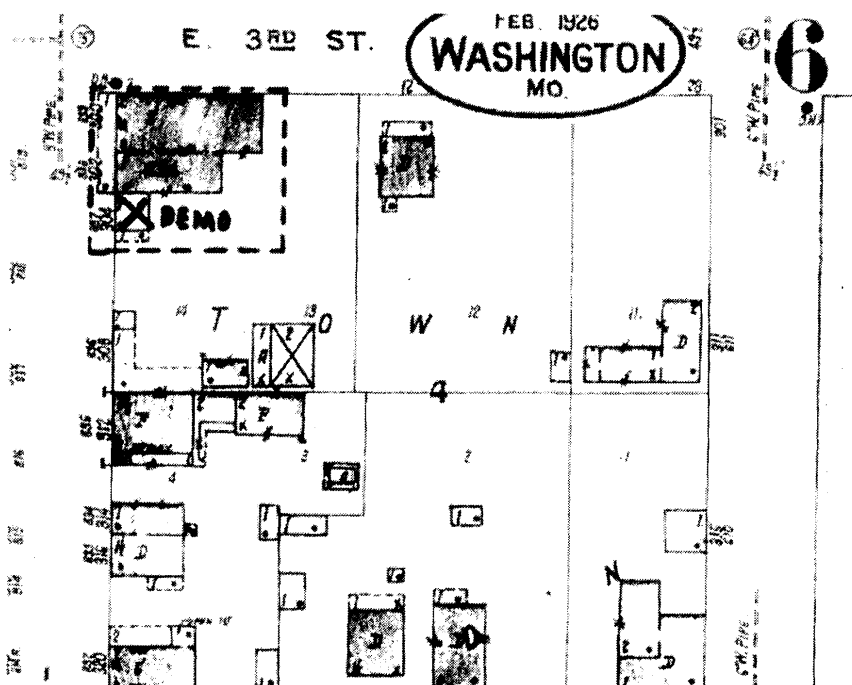
Section number 10 Page 18Historic Resources of Washington, Missouri
Franklin County, Missouri**GEOGRAPHICAL DATA****VERBAL BOUNDARY DESCRIPTION**

The Spaunhorst & Mayn Building (preferred) is located at 300-305 Jefferson Street at the southeast corner of Jefferson and East Third Streets in downtown Washington, Franklin County, Missouri and occupies a site approximately 79 feet by 77 feet. The physical building measures approximately 60 feet by 40 feet. East Third Street bounds the property to the north, a concrete and asphalt drive and residential buildings bound the property to the east, a concrete and asphalt drive and a commercial building bound the property to the south, and Jefferson Street bounds the property to the west. The building slopes down to the north along Jefferson Street where the foundation becomes partially visible; the building also slopes down along the East Third Street wall east towards the building's rear. There are parking lots to the south and east of the building. The legal description of the building includes the north 79 feet of the west half of lot 13, and the north 79 feet of lot 14 in Block 4 of the Original Town (now City) of Washington, as per plat of record in Plat Book A, page 26 in the office of the Recorder of Deeds, Franklin County, Missouri. The parcel is located in Township 44 North, Range 1 West, and Section 22. The nominated building is indicated by a dashed line on the accompanying map entitled "Spaunhorst & Mayn Building (preferred) Boundary Map."

BOUNDARY JUSTIFICATION

The nominated parcel includes all of the property historically associated with the Spaunhorst & Mayn Building (preferred).

Spaunhorst & Mayn Building (preferred) Boundary Map
Source: Sanborn Fire Insurance Company, 1926.



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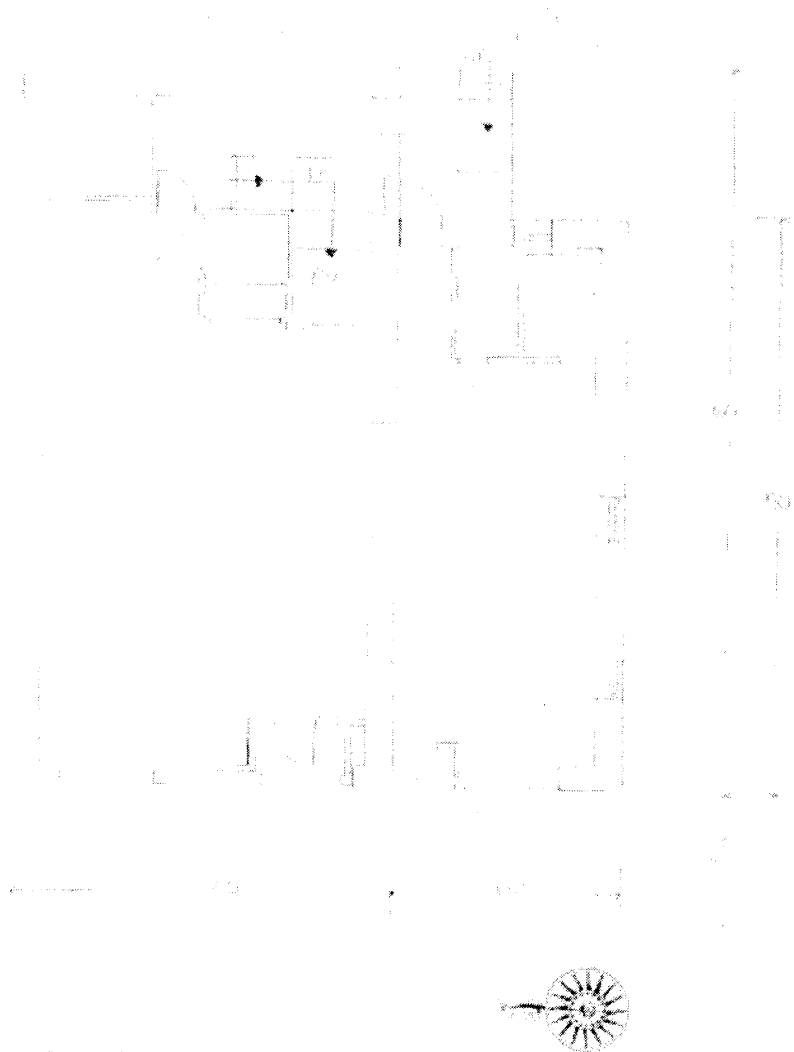
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