

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Lippe Historic District

other names/site number Lustigestrumpf (Fancy Stocking) Historic District

2. Location

street & number 300-400 Blocks of Cedar and Elm Streets N/A not for publication

city, town Washington N/A vicinity

state Missouri code MO county Franklin code MO 071 zip code 63090

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>33</u>	<u>2</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>33</u>	<u>2</u> Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Signature of certifying official G. Tracy Mehan III, Director

Date 2/12/96

Department of Natural Resources and State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register. ☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain):

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne

Colonial Revival

Bungalow/Craftsman

Materials (enter categories from instructions)

foundation limestone

walls brick

weatherboard

roof asphalt

other wood

Describe present and historic physical appearance.

The Tibbe Historic District comprises two residential streets adjacent to the Central Business District of the city of Washington, Missouri (population 10,000). The majority of the 33 contributing buildings are medium to large single-family brick houses constructed during the late 19th and early 20th century periods in popular national styles. As in other residential blocks in and around the CBD, the District also includes a few small commercial properties.

The District appears much as it did sixty years ago: quiet, tree-lined residential streets with well-maintained buildings and lawns (Photo #1). All of the houses have remained in residential use except for one which was converted to use as a mortuary, and another now in use as law offices. The commercial properties have continued to serve as retail and office space.

The National Register nomination process was initiated in Washington in 1985 with a matching Survey grant from the Missouri Department of Natural Resources for Front and Jefferson Streets. A year later the Washington Historical Preservation Commission was created and the city was granted Certified Local Government status. During 1987-88, additional grants expanded the first survey area to include all of the Central Business District along with adjacent residential areas to the east and west (the entire survey area is represented on the District map. The Downtown Washington Historic District (currently under review) was the city's first historic district; the proposed Tibbe Historic District is the second district. Community interest supports future registration of additional properties recommended in the Survey Plan.

The Tibbe District exhibits an unusually high degree of integrity with almost no loss of structural density. Only two non-contributing buildings stand within the boundaries; one is a small circa 1960s house which replaced an historic house at 417 Cedar, and the other is a one-story white brick house built circa 1960 on an unimproved parcel at 405 Elm. The contributing buildings have survived with only minor alterations.

Non-contributing buildings are designated by an asterisk on the

☒ See continuation sheet

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Architectural Survey Map: contributing buildings are coded on the map to indicate style and historic function.

Federal/Greek Revival, circa 1857-1869, Coded A (Photo #2). This group is represented by four, one and one-half story brick houses which exhibit vernacular interpretations of Federal and/or Greek Revival styles. All rest on stone foundations and feature side-gable roofs. They vary from three to five bays wide, and feature openings headed with shaped stone lintels, jack arches, and segmental arches. Simple brick denticulation forms cornices on two houses.

Italianate/Second Empire, 1886, Coded B (Photo #3, 2nd from right). 405 Elm is the only District building which exhibits Second Empire features; its mansard roof is a rare example in Washington's domestic architecture. The Italianate corbelled brick cornice, on the other hand, is not uncommon. The scrolled window surround on the large mansard dormer suggests Queen Anne influence.

Revival Styles, 1885-1941, Coded C (Photos #1 through #10). This group of twenty-one buildings represents nearly two-thirds of the total District count. Fourteen are Queen Anne, four are Colonial Revival, and there is one example each of the following styles: Neoclassical, Tudor, and a mixed revival vocabulary. The District's four frame buildings are within the Queen Anne Revival group. All of the Revival buildings rise two or two and one-half stories except for three brick one or one and one-half story houses. Queen Anne houses exhibit most of the major stylistic characteristics associated with the style: irregular plan-shapes with set-backs, or projecting wings or bays; hipped roofs with asymmetrically placed front and side gables, or full-width front gable roofs; asymmetrical facades often punctuated with towers or bays; one-story front porches; and tall chimneys. Several of the houses also display exuberant detailing commonly found in the style: Eastlake incised panels, elaborated wood bracketed or corbelled brick cornices, filigree corner brackets, roof finials, prominent facade gables enriched with trusses, sunbursts or patterned wood shingles. Three frame houses - 309, 315, and 413 Cedar - display overhanging front gables. A few of the later (circa 1905-1910) Queen Anne houses take up a free classic subtype defined principally by the use of classically detailed porches and more restrained massing (Photo #6).

The District's four Colonial Revival houses (circa 1905-10), are, in

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plan and massing, essentially modified foursquares or Classic Boxes (Photo #8, 2nd from right). Constructed of red brick, they are three or four bays wide and have openings headed with segmental or gauged brick flat arches. All feature dormered hipped roofs and one-story projecting front porches which are classically detailed. Two houses were designed for double-family use and thus have two front doors: 312 Cedar and 412 Cedar.

The sole example of Tudor style influence is exhibited in the gables and lintels of 311 West Fourth Street, a circa 1930 two-story, red brick office building (Photo #10, right).

The red brick veneer exterior of the District's last house, 201 Cedar, (Photo #1, 1st on right) was designed in 1941 by Washington architect Ulrich W. Busch; it covered an 1890s frame house (Photo #4, right foreground) but maintained the fenestration pattern and hipped roof. The oversized gambrel-shaped, gabled entrance of the 1890s design was replaced by a more subdued Neoclassical scheme of two-story pilastered brick piers which carry a pediment; a broken pediment is featured above the front door.

Early Twentieth Century, circa 1910-1941, Coded D (Photos #5, 2-10).

This group of six brick, one- to two-story buildings includes commercial as well as residential examples. In varying degrees, all show influence of the modern movement exhibited in Bungalow/Craftsman, Prairie, and Moderne/International Style features. The most conservative design, 323 West Fifth Street, erected circa 1910, (Photo #9, left) displays only modest Craftsman detailing on the primary facade in its soldier course brick lintels, restrained cast iron storefront, and simple corbelled brick cornice. 319 Cedar (Photo #7, 1st on left) and 415 Elm (Photo #5, right) are good vernacular examples of early Prairie Style forms. The use of brick, square porch supports on 319 Cedar instead of classical columns distinguishes it from closely related District examples of the Colonial Revival Classic Box. Similarly, 415 Elm's Craftsman detailed porch stoop and Craftsman/Prairie window glazing set it apart from Colonial designs.

More progressive in the use of materials and design is the stuccoed, structural clay tile house at 410 Cedar built in 1916 from plans of St. Louis architects Helfenstaller, Hirsch & Watson (Photo #8, 3rd from right). The circa 1920 bungalow at 316 Cedar, and circa 1930 former gas station/garage at 315 West Fourth (both shown in Photo #10, center) are more modest examples of the Bungalow/Craftsman movement. The last

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contributing District building to be erected, the 1941 former Post Clinic at 415 Cedar (Photo #8, far right), maintained the District's scale and materials while introducing one of Washington's earliest Moderne/International Style designs. Presently used as law offices, the yellow brick building originally housed the medical clinic of Dr. John P. Post and the architectural office of Ulrich W. Busch who designed the building. The entrance is accented with red brick and glass blocks.

Commercial. Coded with Black Bar at Front of Building.

This designation indicates that historically the building (or part of it) was used for commercial purposes.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

c.1857-1941

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Busch, Ulrich W.

Helpfensteller, Hirsch & Watson

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Tibbe Historic District is eligible for listing in the National Register under Criterion C: ARCHITECTURE Constructed between c.1857-1941, District buildings are good representative examples of the major styles and types of Washington, Missouri's historic structures, illustrating the evolution of a 19th century German immigrant community into a small 20th century American city. Perhaps the finest residential streets in the city, Cedar and Elm are lined with large, single-family houses designed in fashionable late 19th and early 20th century styles such as Queen Anne, Colonial Revival, and Craftsman/Prairie. District buildings are unified by similar materials, scale, size, and set-back. (The Period of Significance dates were based on construction dates of the earliest and latest contributing buildings.)

BACKGROUND: The original town of Washington was platted in 1830 by Mrs. Lucinda Owens, a widow from Kentucky who had settled in Franklin County with her husband in 1812. The town consisted of a regular grid of blocks extending from the riverfront south to Third Street, and from Lafayette Street east to Locust. Three years after the town was laid out, John F. Menze, the German-born son-in-law of Mrs. Owens, opened a twelve block addition which joined the original town at Lafayette, extended west to Cedar, and south from the river to Second Street. While these two areas formed the early nucleus of settlement, development in outlying tracts was already underway in the 1850s and 60s when Washington's population was swelled by the wave of German immigration into the Missouri River valley. The Tibbe District stands in these tracts (now City Blocks 106, 108, 109, and 218) which originally were purchased by German settlers in irregular parcels as large as two or three acres. When the Bird's Eye View of Washington was published in 1860, District land was owned by ten Germans, several of whom were residing there.

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Due to rough topography and the availability of cheap land, Washington's residential fabric dispersed over a large geographic area following the east-west axis of the Missouri River. Throughout the city, improvement of blocks was interrupted by numerous hills, gullies, and small ponds. Often several decades passed before gullies were filled in, or ponds drained, and residential development was resumed. As a result, in almost every city block residential construction dates span sixty years or more. Such is the case in the Tibbe District where four houses were erected in the 1850s and 60s, eight more in the 1880s and 90s, and the majority after the turn of the century. A large gully behind lots on the west side of Cedar, and a pond on the east side near Third Street contributed to the slow development.

ARCHITECTURE: The 1850s and 60s houses in the Tibbe District are characteristic of early Missouri-German vernacular houses in Washington and in other German areas of the state.(1) Constructed of locally made brick, District houses exhibit modest Federal/Greek Revival forms and detailing (Photo #2). 401 Elm (Photo #2, bottom), however, is distinguished by an elaborated Greek Revival recessed entranceway and similar interior door and window surrounds. The house was built on a one acre parcel circa 1857 by Frederick Narup, a Hannoverian carpenter who became a prominent builder in Washington.

Following the construction of these early houses, real estate activity within the District was virtually dormant until the mid-1880s when Dutch-born Henry Tibbe and his son Anton, local corn cobb pipe manufacturers, began purchasing land along Cedar Street. Soon after, both erected homes there which ushered in new stylish house designs and set a standard for the street. In 1885, Henry Tibbe constructed a large, brick Queen Anne house at the southeast corner of Cedar and Fourth (318 W. Fourth, Photo #3, left foreground) on a one acre parcel stretching from Cedar to Elm Streets. The next year Anton built 405 Cedar, a more modest house, but a rare domestic example in Washington of urbanistic Second Empire styling (Photo #3, 2nd from right).

The introduction of popular national styles at this time into Washington's generally conservative building traditions can be explained in part by the business and social ties Washington was developing with St. Louis, located about fifty miles away. Moreover, the town's architectural awareness was no doubt heightened by four local young men of German descent who became prominent St. Louis architects. Quite possibly these architects or other St. Louis firms

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were involved in the design of some District houses, although documentation could be found for only one later house, leaving the designers of the remainder unknown.

By 1887, Anton Tibbe had acquired most of the land on the west side of Cedar between Third and Fremont Streets, and had begun selling off generous lots with a frontage on Cedar varying from 53 to 72 feet, most with a depth of 264 feet. Despite the fact that the Tibbes never platted a subdivision nor attached deed restriction to the lots, it is clear they exerted considerable influence on development. Subsequent houses were uniformly set back and of substantial size and stylish design. By the early 20th century the street was graded, lined with trees and sidewalks, and provided with telephone and electrical service furnished by companies owned by the Tibbe family (Photo #4).

The control on development exhibited on the west side of Cedar was extended to the east side of Cedar and the west side of Elm through the efforts of the heirs of Hannoverian immigrant C.H. Kahmann (1826-1884) who had been a major landholder/resident there since the 1850s. Kahmann's sons George and Guy (or Guido) had close business ties with the Tibbes. Shortly after the elder Tibbe was granted a patent for his lathe-turned cop pipe in 1878, George Kahmann provided financial backing to the new company; his brother, Guy, served as secretary/treasurer. During the late 1880s, large Queen Anne homes were built by George at 417 Elm (Photo #5, middle), by Guy at 409 Cedar, and by English-born George Pike, the pipe factory superintendant, at 413 Cedar. (In 1894, George Kahmann sold his Elm Street house to Washington brewery heir, John B. Busch, jr., who had married Kahmann's sister, Cassilda, in 1889.)

By 1908, the west side of Cedar was almost fully built-up with Queen Anne houses (Photo #4) and firmly established as Washington's premiere residential street. The small exclusive neighborhood continued to attract the town's leading families, most of whom were second generation German-Americans. The picturesque profile of the Queen Anne style with its towers, bays and prominent gables remained popular with District builders until about 1910, although late examples show free classic influence (Photo #6). By the turn of the century, the restrained influence of the Colonial Revival, the Prairie Style, and Craftsman movement were becoming discernible in District house design. The 1908 Louis Peistrup residence at 319 Cedar (Photo #7, far left) illustrates a new self-contained, symmetrical, squarish form, devoid of almost all exterior embellishment which connects it to early Prairie

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style houses. The interior of the house features an interesting mix of oak classical detailing, a spindlework screen, and fine geometric Prairie Style art glass windows.

Improvement of the east side of Cedar was underway by 1905 when Kahmann heirs began selling off parcels in the 400 block. With the exception of the Edward Wellenkamp house at 406 Cedar which retains free classic Queen Anne features (Photo #8, far left), the houses in this block departed from Victorian design. All, however, were uniformly set back from the street. Three houses were variants of the Colonial Revival Classic Box and enriched with classically detailed front porches. 410 Cedar, designed in 1916 for John B. Busch II by St. Louis architects Helfensteller, Hirsch & Watson, introduced a progressive design and new materials to the street with its stuccoed clay tile fabric (Photo #8, 2nd from left). Specifications for the house called for structural materials manufactured by St. Louis companies.

By 1910, the pond which filled much of the 300 block of the east side of Cedar was removed. About that time Edmund H. Otto constructed a subdued, brick Queen Anne house with wrap-around porch and corner tower at 300 Cedar on the 1.23 acre parcel between Third and Fourth Streets he had acquired a few years earlier from Tiemann heirs. Edmund Otto's house stood directly across the street from the circa 1896 house at 301 Cedar which his brother, George H., had purchased in 1909. The Otto family had been prominent furniture dealers and undertakers in Washington since the mid-19th century, and still conduct business there today. In 1919, ownership of the corn cob pipe company passed from the Tibbe family to E.H. Otto; it remained in the Otto family for over fifty years.

Remaining parcels in the Tibbe District were filled in between 1910 and 1941 with a few revival style designs, examples of the Bungalow/Craftsman movement, and one Moderne/International Style building. Among these later buildings were a few commercial properties on West Fourth and West Fifth Streets. Around 1910, Frederick Mauntel built a general store with flats above on the corner of Fifth and Cedar adjacent to his 1890s Queen Anne house (Photo #9). The corbelled brick cornice, soldier course brick lintels and simple cast iron storefront are characteristic of Craftsman influence in Washington's early 20th century commercial buildings. The buildings on West Fourth, both constructed circa 1930, include a brick corner gas station and a two-story brick office building at 311 West Fourth featuring Tudoresque gables which impart a domestic character to the structure (Photo #10).

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The historic building period of the District closed in 1941 with two divergent designs by local architect Ulrich W. Busch. A 1934 graduate of Kansas State University's School of Architecture, Busch introduced a streamlined Moderne/International Style design for the Post Clinic at 415 Cedar (Photo #8, far right). Built for John P. Post, M.D., the handsome new structure was welcomed by Cedar Street residents who had petitioned the City Council as early as 1905 to condemn the old Kahmann stable which stood on the clinic site.

The same year the Post Clinic was under construction, Busch drew up plans for a major renovation and addition to the George H. Otto house at 301 Cedar. Originally constructed of frame circa 1896 for Dr. P.N. Butler as a residence and office (Photo #4, 1st on right), the house was given a red brick veneer and a Neoclassical entrance with two-story pilastered piers carrying a pediment; a mortuary enriched with patterned brickwork was added at the rear (Photo #1, right foreground).

FOOTNOTES

1) See Charles van Ravenswaay, The Arts and Architecture of German Settlements in Missouri, (Columbia, MO: University of Missouri Press, 1977).

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Section number Photographs Page 1

Tibbe Historic District

The following information is the same for all photographs except
Photo #4:

Photographer: Mary M. Stiritz
Date: April, 1989
Neg. Location: City Hall, Washington, MO

Photo #4 :

Photographer: J. P. Jaeger
Date: 1908
Neg. Location: Sabra Johnson
319 Cedar
Washington, MO 63090

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Tibbe Historic District

2. Steve Mitchell
National Register Historian and State Contact Person
Department of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri 65102
Date: February 8, 1990
Telephone: 314/751-5368

9. Major Bibliographical References

Franklin County Courthouse. Tax Assessment Books. Deed Books.
McAlester, Virginia & Lee. A Field Guide To American Houses. New York:
Alfred A. Knopf, 1984.
Ruger, A. "Bird's Eye View Of The City Of Washington", 1869.
Sanborn Fire Insurance Maps, Washington, MO, 1893, 1898, 1908, 1916, 1926.
United States Census. Franklin County, MO: 1900; 1910.
Stiritz Mary M. Architectural Survey of Washington, Missouri, 1987-88.
van Ravenswaay, Charles. The Arts and Architecture of German Settlements
in Missouri. Columbia, MO: University of MO Press, 1977.
Washington Missourian 24 May 1989.

Previous documentation on file (NPS): N/A

- ☐ 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 # _____

☐ See continuation sheet

Primary location of additional data:

- ☐ State historic preservation office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other

Specify repository:

City Hall, Washington, MO

10. Geographical Data

Acreage of property 9.15 acres

UTM References

A 15 672890 4269500
Zone Easting Northing

C _____

B _____
Zone Easting Northing

D _____

☐ See continuation sheet

Verbal Boundary Description

The boundary of the Tibbe Historic District is shown by a line on the accompanying map entitled, "Architectural Survey of Washington, Missouri, Downtown Area, 1988,"

☐ See continuation sheet

Boundary Justification District boundaries were determined on the north by the Downtown Washington Historic District, on the south by W. Fifth Street, a major thoroughfare, on the east by a decline in contributing buildings, and on the west by a gully and non-contributing buildings.

☐ See continuation sheet

11. Form Prepared By

name/title 1. Mary M. Stiritz

organization _____

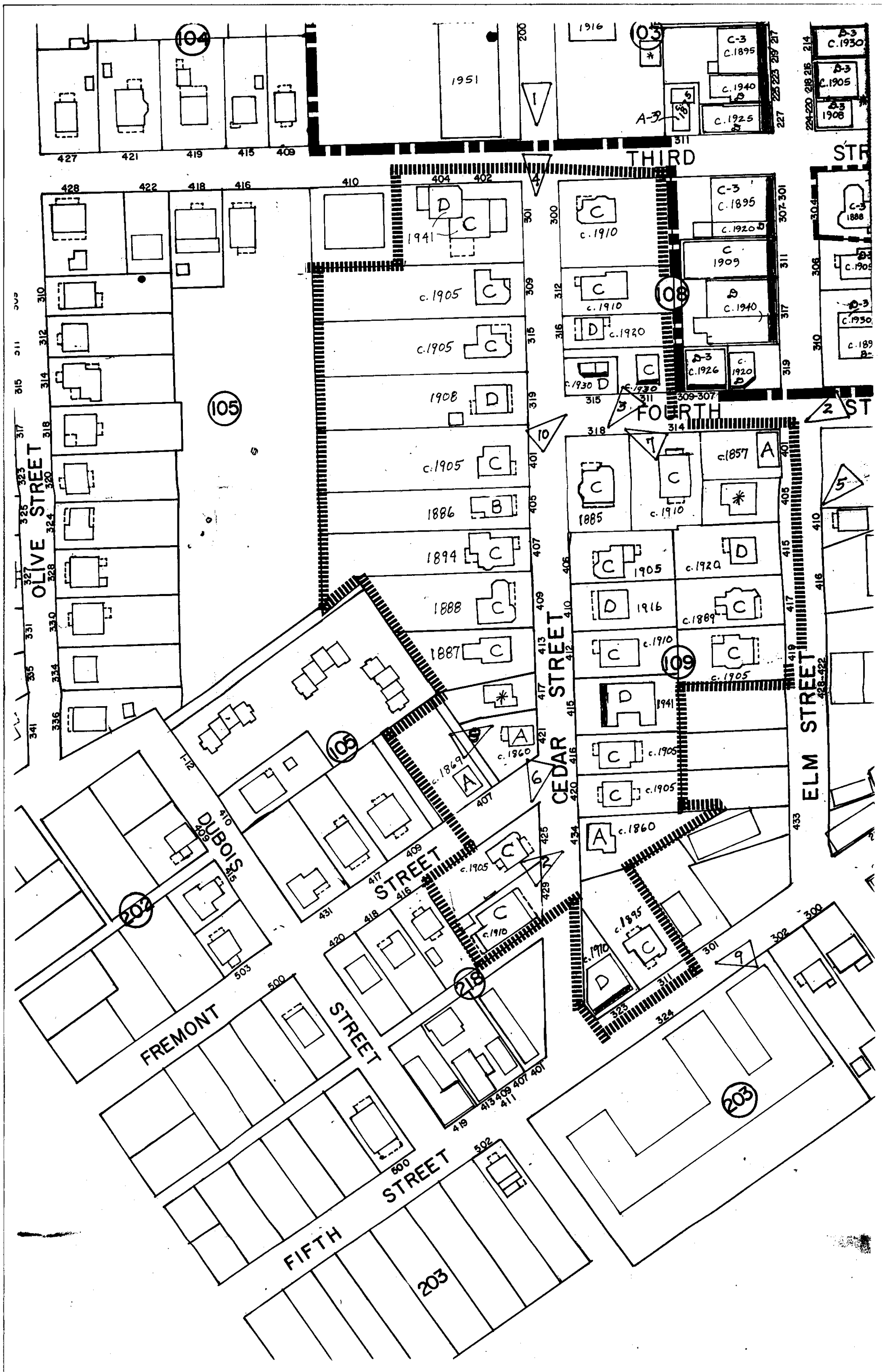
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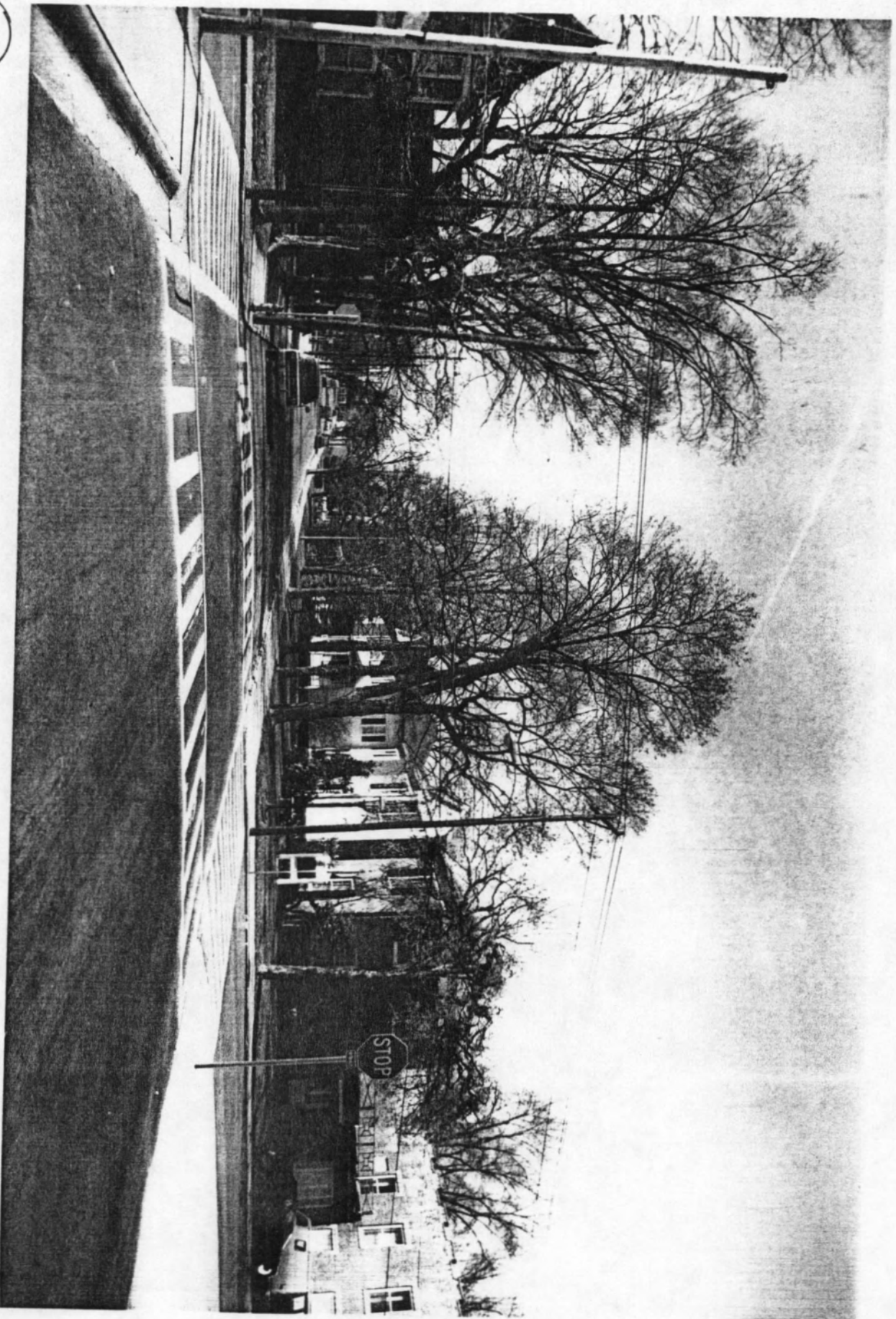
city or town St. Louis

date 24 August 1989

telephone (314) 721-6289

state MO zip code 63105



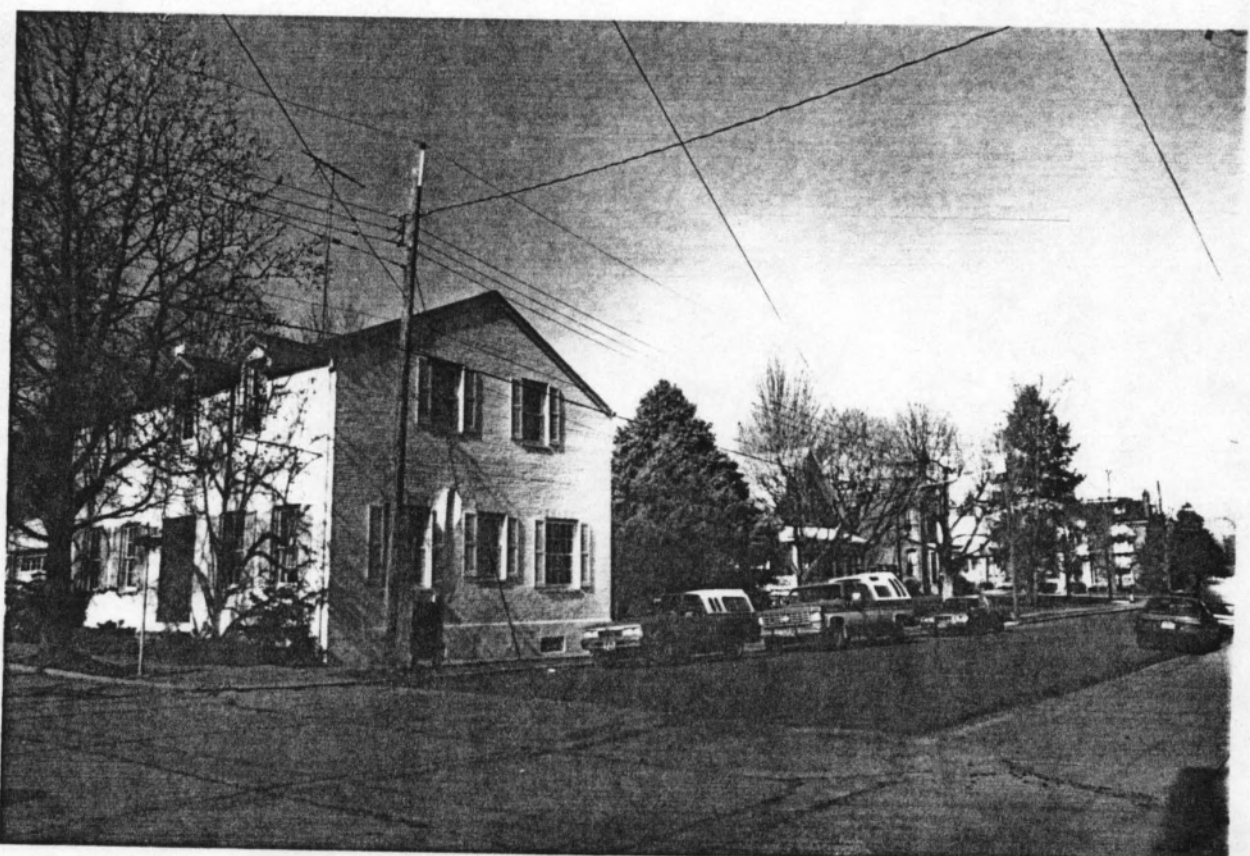


1 STREETSCAPE, 300 Block CEDAR ST.
CAMERA FACING SOUTH

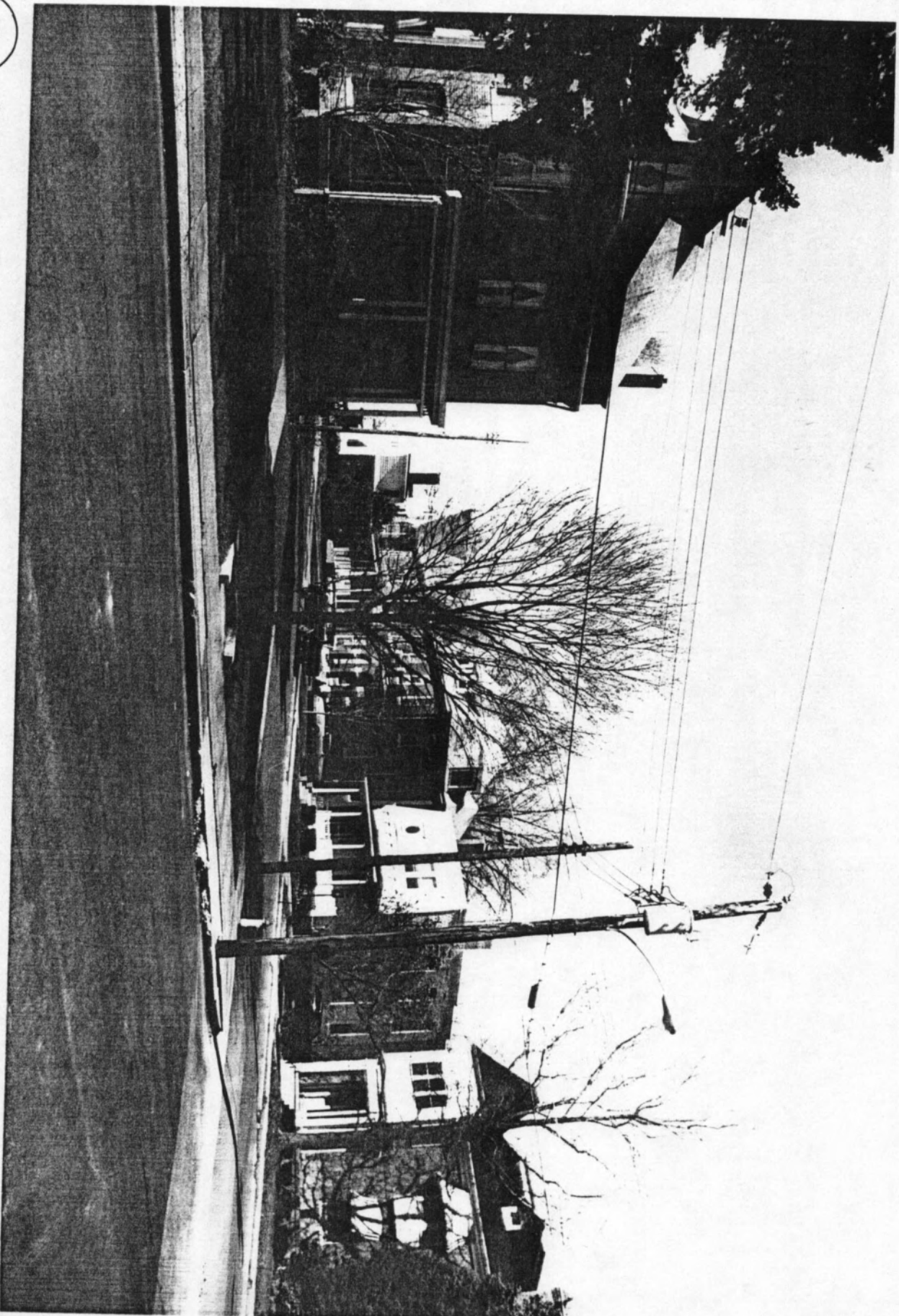
TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO

2

TOP: 434 CEDAR, CAMERA FACING NORTHEAST
BOTTOM: 401 ELM, CAMERA FACING SOUTHWEST



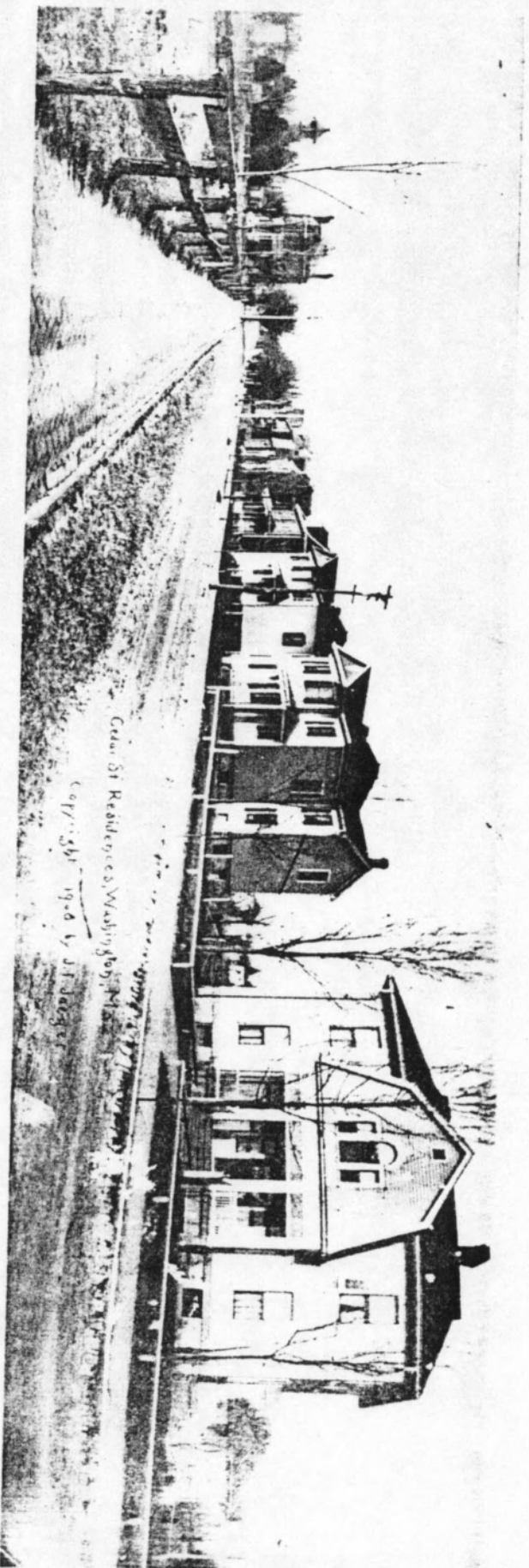
TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



3

STREETSCAPE, INTERSECTION W. FOURTH & CEDAR
CAMERA FACING SOUTHWEST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



4 HISTORIC STREETSCAPE, 300-400 BLOCK OF CEDAR ST.
CAMERA FACING SOUTH

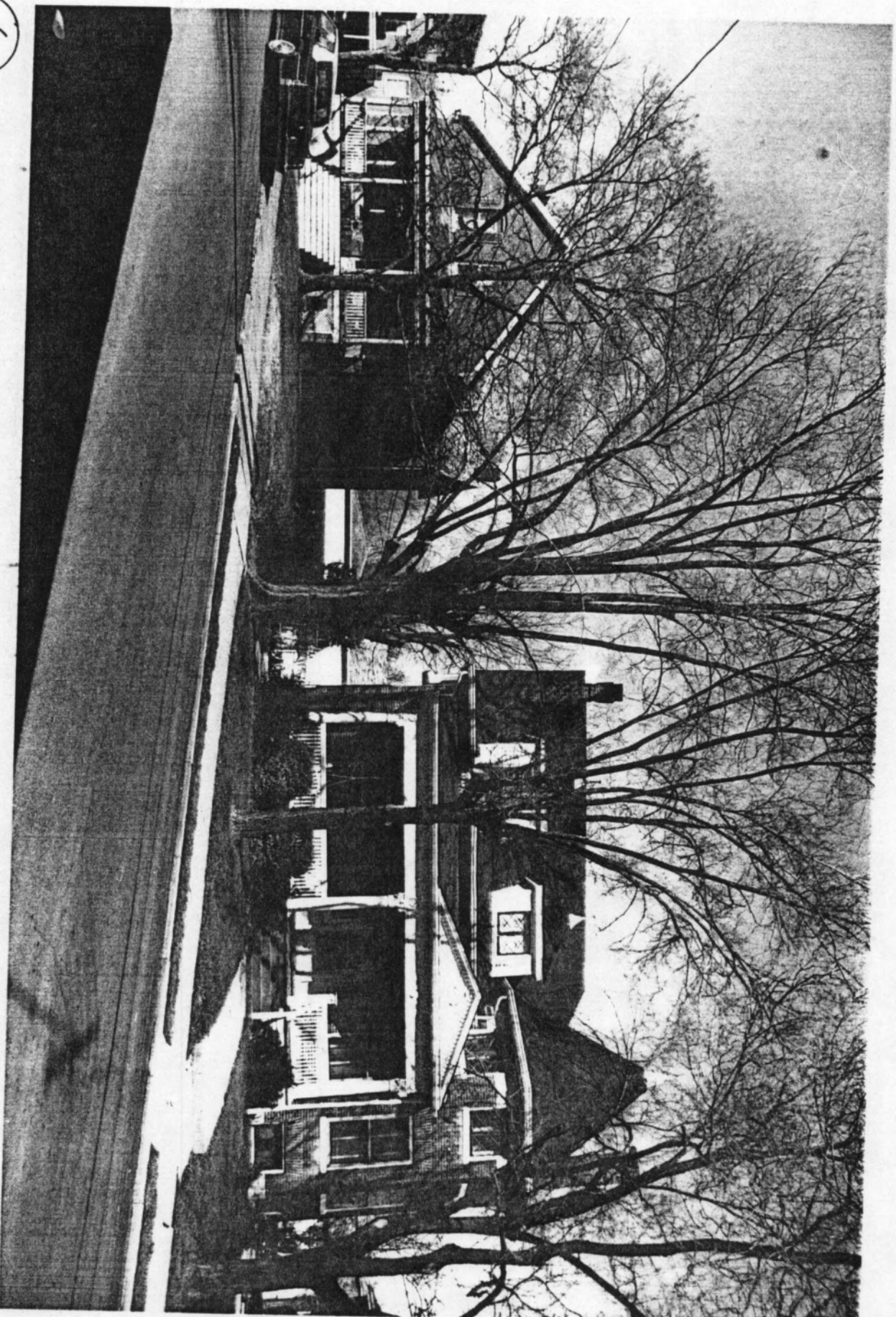
TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO, MO



5

415, 417, 419 ELM CR to L)
CAMERA FACING SOUTH WEST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



6

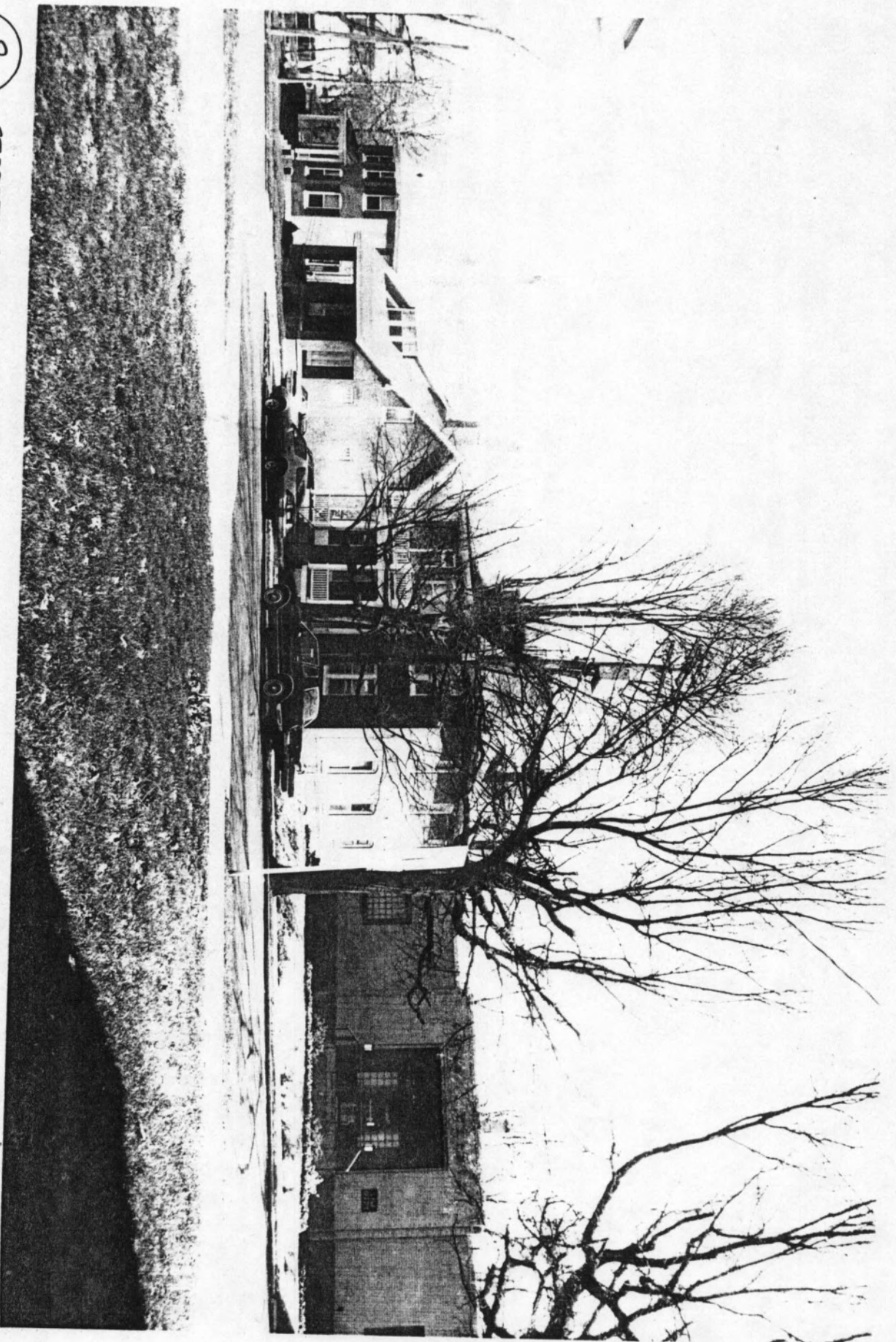
425 CEDAR, right; 429 CEDAR, left.
CAMERA FACING SOUTHWEST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



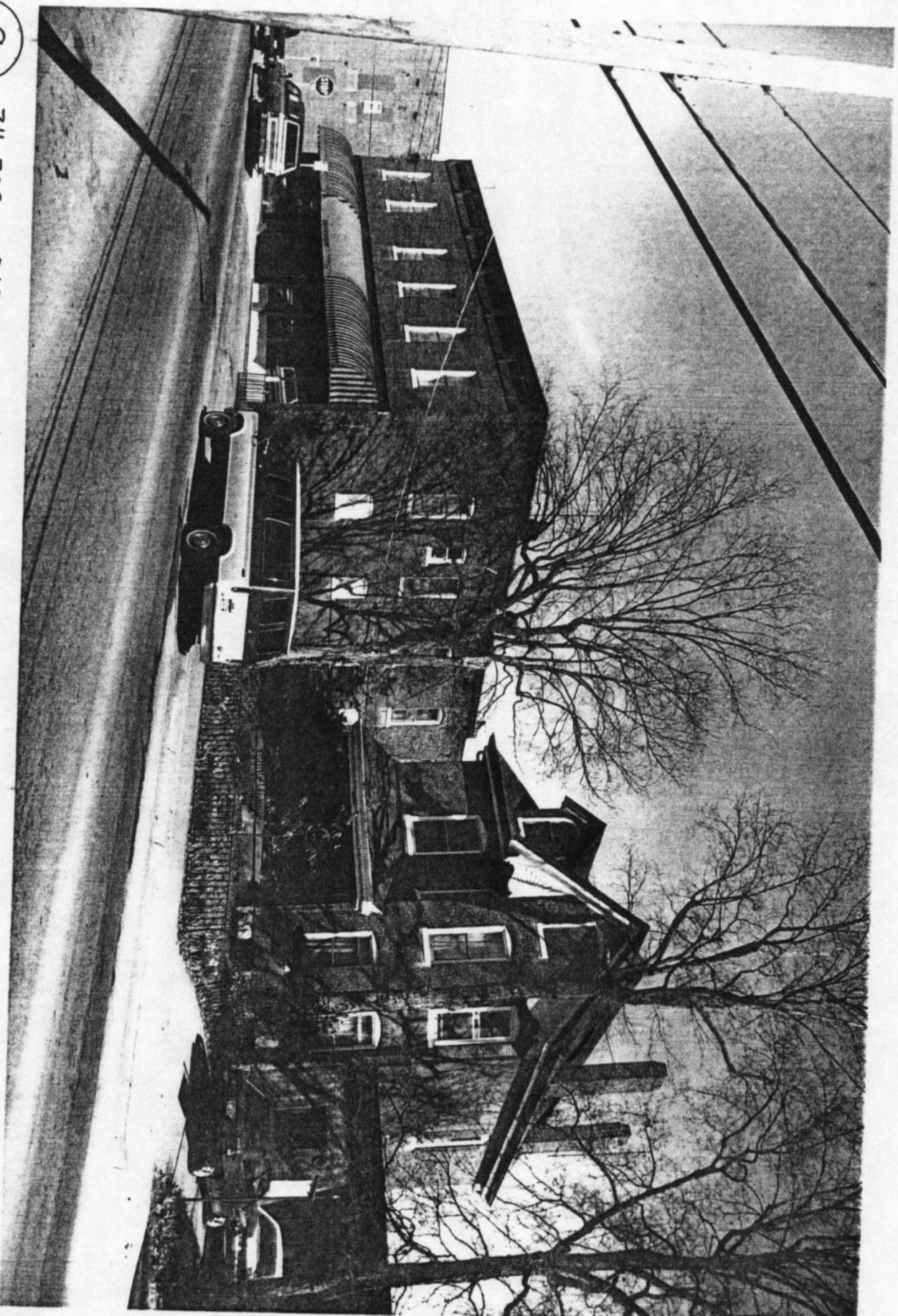
7
STREETSCAPE, 300 BLOCK, WESTSIDE OF CEDAR
CAMERA FACING NORTHWEST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



8
STREETSCAPE, EAST SIDE, 400 BLOCK OF CEDAR
CAMERA FACING NORTH-EAST

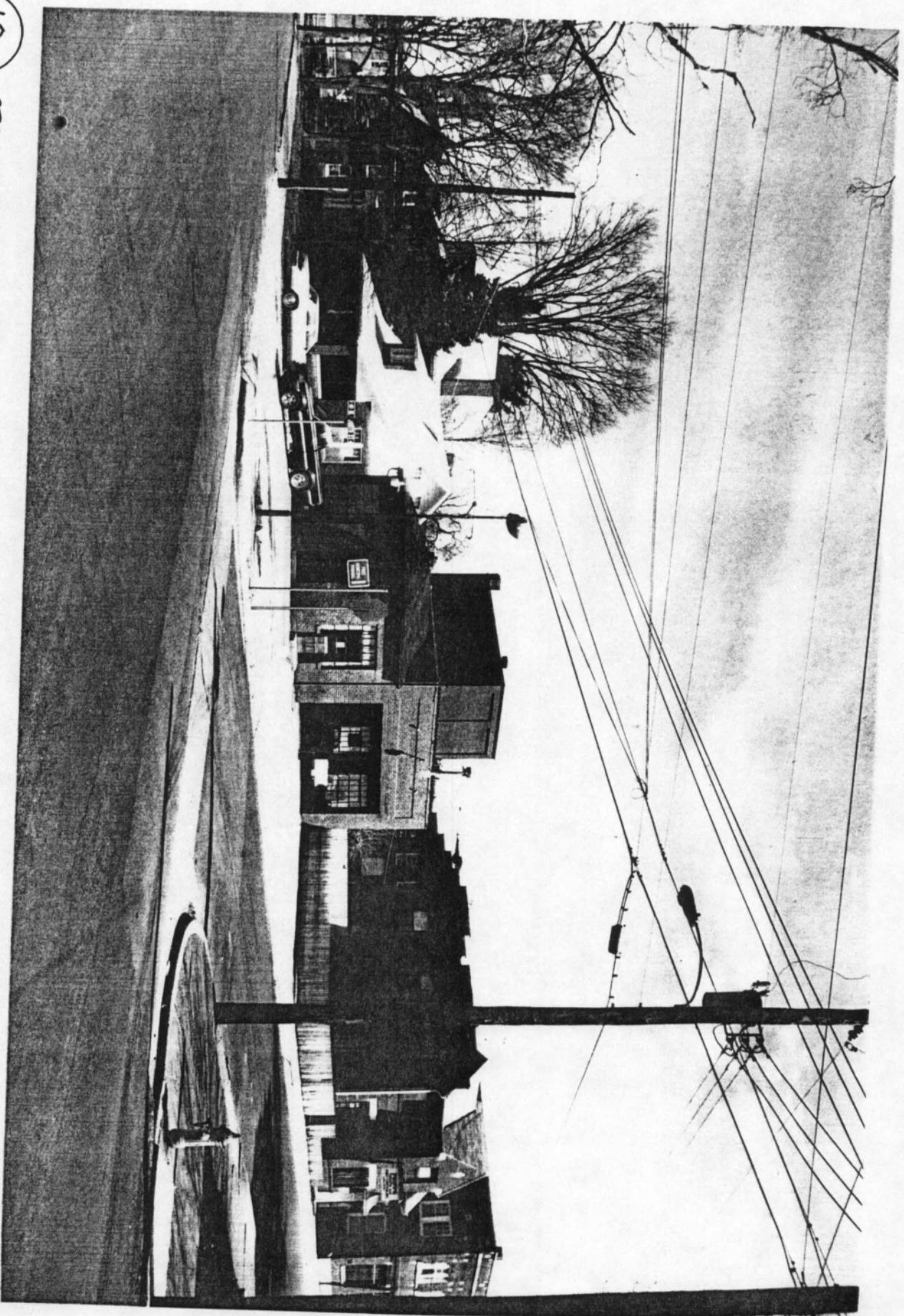
TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO



9

311-323 W. FIFTH (R to L)
CAMERA FACING NORTHWEST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MD



10 STREETSCAPE, NORTHEAST CORNER CEDAR & W. FOURTH
CAMERA FACING NORTHEAST

TIBBE HISTORIC DISTRICT
WASHINGTON, FRANKLIN CO., MO