

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Westhoff Grain and Mercantile Company

Other names/site number Westhoff Mercantile Company

Name of related Multiple Property Listing NA

2. Location

Street & number 108 S. Main Street

N/A

not for publication

City or town O'Fallon

N/A

vicinity

State Missouri Code 183 County St. Charles County Zip Code 63366

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria: X A B C D

Devin Scott, Deputy SHPO
Signature of certifying official/Title

2/13/25
Date

Missouri Department of Natural Resources
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

Westhoff Grain and Mercantile Company
Name of Property

St. Charles County, MO
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

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

Contributing	Noncontributing	
1	0	buildings
	3	sites
	1	structures
	2	objects
1	6	Total

Number of contributing resources previously listed in the National Register

NA

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/Department Store

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/ Restaurant

7. Description

Architectural Classification

(Enter categories from instructions.)

Missouri German Vernacular

Materials

(Enter categories from instructions.)

foundation: STONE, CONCRETE

walls: BRICK

CONCRETE

roof: ASPHALT

other: WOOD

☒ NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Westhoff Grain and Mercantile Company
Name of Property

St. Charles County, MO
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8. Statement of Significance

Applicable National Register Criteria

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

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

COMMERCE

Period of Significance

1897-1949

Significant Dates

1900

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

☒ **STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

9. Major Bibliographical References

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

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other. Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Westhoff Grain and Mercantile Company
Name of Property

St. Charles County, MO
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10. Geographical Data

Acreeage of Property less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 38.810559 -90.699627 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Wes Cunningham, MA (primary), Abby Marshall, MS

organization Pinion Advisors date June 2024

street & number 1131 Logan Street telephone 502-807-0575

city or town Louisville state Kentucky zip code 40204

e-mail WCunningham@PinionAdvisors.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Westhoff Grain and Mercantile Company

Name of Property

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Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Photographs

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

Photo Log:

Name of Property: Westhoff Grain and Mercantile Company

City or Vicinity: O'Fallon

County: St. Charles County State: Missouri

Photographer: Wes Cunningham

Date

Photographed: June 20, 2024

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

1 of 40. Photo of west (main) elevation of Westhoff Grain and Mercantile Company, Main Elevation of original portion of building, camera facing southeast.

2 of 40. Photo of main elevation of Westhoff Grain and Mercantile Company, camera facing east.

3 of 40. Photo of west (main) elevation, camera facing northeast.

4 of 40. Photo of south elevation, showing historic addition of building, camera facing north.

5 of 40. Photo of south elevation, showing small balcony behind the south projection and part of garden on patio, camera facing northwest.

6 of 40. Photo of c. 1999 patio and attached awning, south elevation, camera facing northwest.

7 of 40. Photo of c. 1999 patio and attach awning on historic addition, south elevation, camera facing northwest.

8 of 40. Photo of east elevation, showing c. 1999 addition and c. 1999 covered balcony, camera facing northwest.

9 of 40. Photo of north elevation, showing original building, historic addition, and 1999 additions, camera facing southwest.

10 of 40. Photo of north elevation, showing original building and historic addition, camera facing southwest.

11 of 40. Photo of north elevation, showing original building, camera facing southwest.

12 of 40. Photo of entry on main elevation, showing area under second floor balcony, camera facing south.

13 of 40. Photo of main entry to original building, showing historic doors and windows, camera facing south.

Westhoff Grain and Mercantile Company

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- 14 of 40. Photo showing the main seating area in the original portion of the building, camera facing northeast.
- 15 of 40. Photo of rear restaurant seating area in historic addition, camera facing northeast.
- 16 of 40. Photo showing rear bar and seating area, main entry in the back, camera facing west.
- 17 of 40. Photo of rear restaurant bar area in historic addition, showing clerestory windows, camera facing southwest.
- 18 of 40. Photo of kitchen in 1999 addition, camera facing east.
- 19 of 40. Photo showing seating area in south historic addition, camera facing south.
- 20 of 40. Photo showing seating area in south historic addition, camera facing north.
- 21 of 40. Photo showing second floor, camera facing south.
- 22 of 40. Photo showing second floor, camera facing west.
- 23 of 40. Photo showing second floor stairwell to first floor, camera facing east.
- 24 of 40. Photo showing second floor, bank addition, camera facing south.
- 25 of 40. Photo showing second floor, bank addition, camera facing southeast.
- 26 of 40. Photo showing stairs leading up to third floor/loft, camera facing west.
- 27 of 40. Photo showing gabled roof interior in bank addition on second floor, camera facing southwest.
- 28 of 40. Photo showing second floor, camera facing southwest.
- 29 of 40. Photo showing second floor, camera facing north.
- 30 of 40. Photo showing second floor, camera facing northwest.
- 31 of 40. Photo showing third floor/loft, camera facing west.
- 32 of 40. Photo showing third floor/loft, camera facing east.
- 33 of 40. Photo showing basement, camera facing northwest.
- 34 of 40. Photo showing basement, camera facing south.
- 35 of 40. Photo showing fountain on patio, camera facing northwest.
- 36 of 40. Photo showing patio seating area, facing northwest.
- 37 of 40. Photo showing patio seating area, facing southeast.
- 38 of 40. Photo showing patio seating areas, camera facing northwest.
- 39 of 40. Photo showing koi pond, camera facing southeast.
- 40 of 40. Photo showing patio walkways and landscaping, camera facing west.

Figure Log:

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

- Figure 1. Illustration showing location of additions, Floor Plans Courtesy of Harold Cox Architects (page 9).
- Figure 2. Aerial showing the resource and its outlined boundary. Source: Google Earth, 2023 (page 10)
- Figure 3. Contextual Map showing location of Westhoff Grain and Mercantile, Google Maps, accessed September 10 2024. (page 12)
- Figure 4. Historic Photograph of O'Fallon Main Street, Date Unknown, O'Fallon Missouri Historical Society (page 13).
- Figure 5. Scanned Historic Photograph of O'Fallon Main Street, Date Unknown, O'Fallon Missouri Historical Society (page 14).
- Figure 6. Plat of O'Fallon (1855). Source: St. Charles County History (page 20)
- Figure 7. Figure showing boundary and location of NC parking lots. Google Maps. accessed September 12, 2024.(Page 21)
- Figure 8. Site Plan showing location of resources. Drawings Courtesy of Harold Cox Architects. September 12, 2024 (Page 25).
- Figure 9. Illustrated Atlas Map of St. Charles County, MO, 1875 (Page 27)

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Figure 10. 1912 Sanborn Fire Insurance Map. Source: Library of Congress, Sanborn Collection (page 29)

Figure 11. Historic Photo of the Resource. Source: City of O'Fallon Website (page 30)

Figure 12. Newspaper Clipping. Source: St. Charles Weekly Banner-News, newspapers.com (page 32)

Figure 13. Photograph of Newspaper, "The Leader", produced by Westhoff Grain and Mercantile Company, courtesy of O'Fallon Missouri Historical Society (Page 33).

Figure 14. Photo Key - First Floor, Floor Plans Courtesy of Harold Cox Architects, Current Floorplans (Page 35).

Figure 15. Photo Key - Second Floor and Third Floor/Loft, Floor Plans Courtesy of Harold Cox Architects, Current Floorplans (Page 36).

Figure 16. Photo Key - Basement, Floor Plans Courtesy of Harold Cox Architects, Current Floorplans (Page 37).

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Westhoff Grain and Mercantile Company

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NA

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Narrative Description

Summary Paragraph

The Westhoff Grain and Mercantile Company Building (Resource 1) located at 108 S. Main Street, St. Charles County in O'Fallon, Missouri was constructed c. 1860. It is a two-and-a-half-story red brick building, with an asphalt roof that is both hipped and side gabled in different portions of the building. The interior of the building maintains multiple rooms and open spaces that are reflective of its operation and significance as a mercantile shop and grain company. Historic materials such as the original stone foundation, brick masonry, wooden beams and under decking, and wood flooring that were present while the building operated as the Westhoff Grain and Mercantile Building are visible in areas of the building currently. The ancillary grain buildings have been demolished. Following the c. 1860 original construction date, additions followed in c. 1890 and c. 1900 to the south and east of the original building. In 1999, two covered patios and a rear addition on the east elevation were added while the building operated as a restaurant.¹ The building is currently in good condition. The building retains integrity of location, design, materials, workmanship, feeling, and association. There are three non-contributing sites, one non-contributing structure, and two non-contributing objects. The non-contributing sites include the two parking lots (Resources 2 and 3), which have had the same configuration since c. 1995, and the 1999 patio (Resource 4). The non-contributing structure is the outdoor pavilion where the bar is located (Resource 5). The non-contributing objects include a fountain (Resource 6) and koi pond (Resource 7) that were constructed when the patio was.

¹ Dave Door, "Pub in O'Fallon will offer hearty fare, Irish fun and frolic in heirloom setting", *St. Louis Dispatch*, Nov. 4, 1999, newspapers.com.

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Westhoff Grain and Mercantile Company

Name of Property

St. Charles County, Missouri

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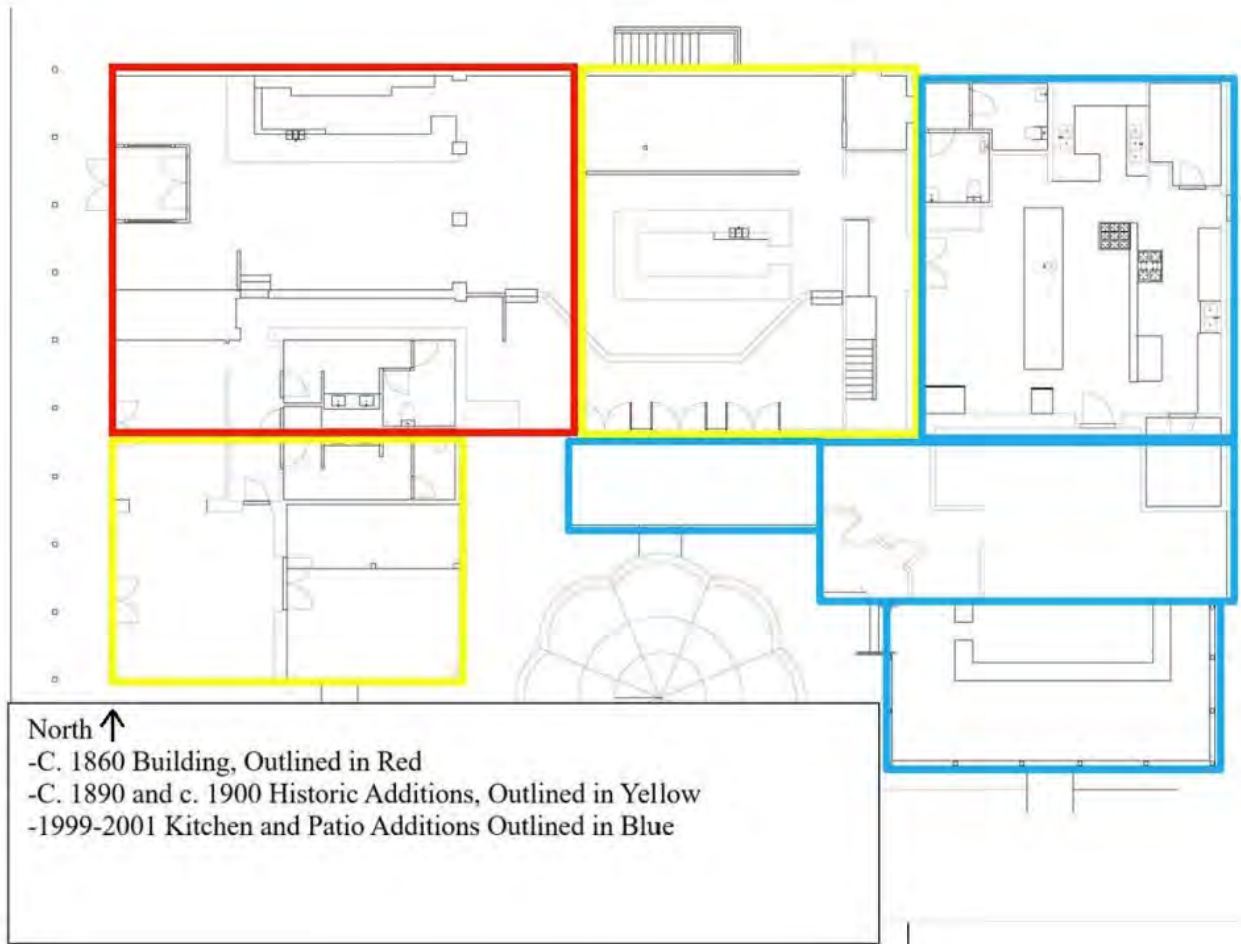


Figure 1. Illustration showing location of original buildings, historic additions, and modern additions.²

² "Illustration showing location of original buildings, historic additions, and modern additions", Drawings Courtesy of Harold Cox Architects, June 27, 2024.

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Figure 2. Boundaries of Westhoff Grain and Mercantile Company, as shown on an aerial map (Google Earth). Location within the City of O'Fallon can be seen in the inset corner callout.³

Character of the Lot and Surroundings

Westhoff Grain and Mercantile Company is located on the east side of Main Street, a few blocks north of Interstate 70 and just south of the Norfolk and Southern railroad. Other than the property across Main Street to the west,

³ Google Earth, "Aerial showing the resource and its outlined boundary", 2023, accessed September 2023.

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Westhoff Grain and Mercantile Company

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which is residential, Westhoff Grain and Mercantile Company is situated in a once heavily developed area of O'Fallon. Today it can be characterized as a light commercial area, with many vacant lots as a result of demolitions. Main Street, which turns to Highway K south of Interstate 70, is one of the busiest thoroughfares in the area and has consistently been an area of high traffic and increased commerce and assembly. Directly north of Westhoff Grain and Mercantile Company, separated only by the associated parking lot's entryway, is a healthcare facility. This parking lot is not within the nominated boundaries as it does not contribute to the significance and no longer maintains integrity of the other buildings that were once used by the business. Those buildings are no longer extant. On the south there is a bank whose drive thru runs along the parcel boundary. East of the building are a mix of professional service buildings and residences.

Since the late nineteenth century, Main Street has been the major thoroughfare for O'Fallon, thus it has served as the area's commercial and business district. While the function has not changed, the appearance of the property's immediate surroundings and the overall character of the neighboring area has changed. This change has come in the form of modern developments and commercialization, which in turn comes with an increase in the number of surface area parking lots, large-scale commercial buildings, and varying setbacks. In the late twentieth century, there were more residential developments in the vicinity, but in the years since the construction of Interstate 70 in the 1950s, the residential developments and neighborhoods have moved off of the main thoroughfare as increased traffic encouraged the rapid commercialization of Main Street. Of the original layout of the area in the 1850s, the Westhoff Grain and Mercantile Company building is one of the few historical elements from that time period that remained consistent throughout the years and is still extant and intact, along with the infrastructure (Main Street and some of the side streets and the railway), and the nearby St. Mary's Institute.

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Westhoff Grain and Mercantile Company

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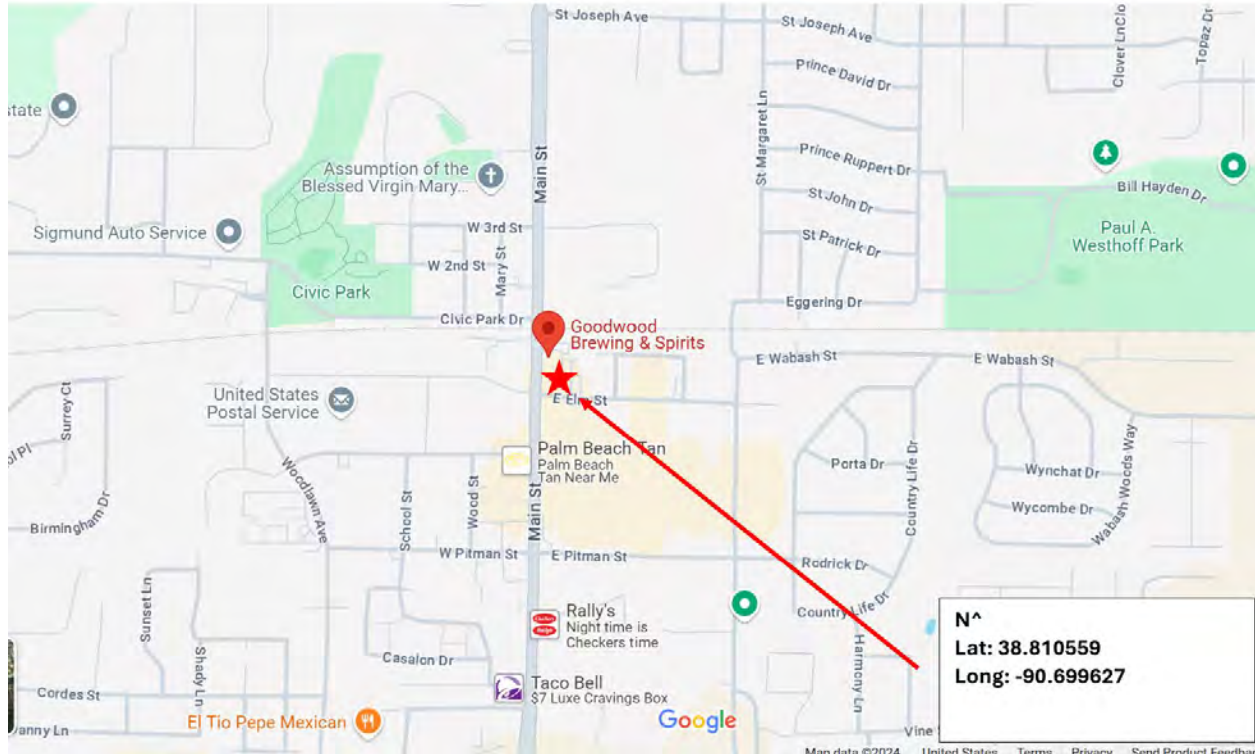


Figure 3. The Westhoff Grain and Mercantile Company Building (Red Star), as shown on Google Maps, accessed September 10, 2024.⁴

Exterior Description

The Westhoff Grain and Mercantile Company building is overall rectangular in shape with projecting historic and non-historic additions to the east of the building, as well as modern enclosed porches on the southeast corner. It contains a stone foundation, brick walls, and an asphalt shingle roof. The building can be identified through its various additions. The original portion of the building was constructed c. 1860. In a 1912 publication it was noted that the building would be constructed as a brick house and "was the first brick house in town"..^{5,6} However, it is also noted that the building was used as a shop on the first floor and a meeting space on the second, possibly used as either both or transitioned early on in its existence.⁷ This c. 1860 portion of the building consists of the main elevation on the west,

⁴ "Context Map", Google Maps, September 10, 2024, https://www.google.com/maps/@38.8105282,-90.6996548,282m/data=!3m1!1e3?entry=tту&g_ep=EgoyMDI0MDkwOC4wIKXMDSoASAFQAw%3D%3D.

⁵ Keeven-Franke, Dorris, "June 1912 History of O'Fallon", *St. Charles County History*, Accessed Jan. 3, 2024, <https://stcharlescountyhistory.org/2017/12/24/clio/>.

⁶ "History of O'Fallon", *St. Charles Weekly Banner-News*, May 2, 1912, [newspapers.com](https://www.newspapers.com), accessed June 15, 2024.

⁷ Ibid.

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supported by historic images showing that the side gabled south addition was not originally present (Figures 4 and 5). This addition on the south of the building labeled as the "bank" in the 1912 Sanborn Map (Figure 10) is likely the addition referenced as the c. 1890 or c. 1900 addition with the east, rear addition of the building representing the other.⁸ It is unknown which of these two historic additions was added in 1890 and 1900. Based on the 1912 Sanborn Fire Insurance Map, the building's current configuration was already established - except for the modern patios and rear addition on the east added c. 1999, when the building operated as McGurk's Public House - a restaurant (Figure 8).⁹



Figure 4. Historic Photograph of Main Street O'Fallon depicting Westhoff Grain and Mercantile Building on the rear, right side. The south addition is not yet present.¹⁰

⁸ "Founding of Westhoff Mercantile", O'Fallon, MO. Community News, August 24, 1956, <https://www.newspapers.com/image/953334053/?terms=%22westhoff%20mercantile%20co%22&match=1>.

⁹Dave Door, "Pub in O'Fallon will offer hearty fare, Irish fun and frolic in heirloom setting", *St. Louis Dispatch*, Nov. 4, 1999, newspapers.com.

¹⁰ Historic Photograph of O'Fallon Main Street, Date Unknown, *O'Fallon Missouri Historical Society*.

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Figure 5. Scanned historic photograph of downtown O'Fallon, Westhoff Grain and Mercantile Building in rear, right of the photograph. This photo shows that the south addition was not originally present.¹¹

West Elevation

The c. 1860, original portion of the building is made of brick, laid in a common bond with 4 bays. The base of the building slopes upward towards the south. The main facade (west elevation) of the building has a full-length second story balcony, supported by a series of square wooden columns (Photo 001 - 003). The balcony contains a wooden railing that is not original to the building. Based on historic photos, it appears that a balcony was always present, however the railing design was historically different (Figure 9). The roof's eave sits just above a brick cornice that slightly projects at its highest section. Aside from some brick corbeling and dentils, below the cornice, the building is modest in design elements and lacks ornate details.

The four bays (north (bay one) to south (bay four)) feature the whole balcony. Bay one and bay two encompass the original building. Bay one has a wood framed storefront window with two over two new storefront windows that are present on the first floor (Photos 012-013). Immediately to the south of these, still in bay one, are a set of modern, glass double doors with two transom windows. On the second floor are two sets of windows that match. They are six over six, double hung wooden windows that are historic. They have stone sills and brick arched lentils. The other set of storefront windows on the original building are located in Bay two - matching those in bay one. These storefront windows flank the entry doors. To the south of these storefront windows is a single wooden door with a glass transom. This door, which appears historic, is accessed by a single stone step that is a part of the stone foundation. The second story of bay two contains a single wooden door that is historic with a two-light glass transom window and a brick arch that matches the one below. To the south of the door is a matching window to those in bay one. The roof of bays one and two is an asphalt shingle, hipped roof with two single gabled dormers over bay two.

¹¹ Scanned Historic Photograph of O'Fallon Main Street, Date Unknown, O'Fallon Missouri Historical Society.

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Bays three and four are located on the south historic addition. On the first story of bay three has a set of double doors. They are non-historic wood doors, each with a one-over-one layout. A wooden lintel is present above them. Flanking the set of doors in bay three is a one over one, double hung window with wood sills and a brick arch lintel. These windows are non-historic. The second story of bay three contains two historic windows that match the others on the second story. Bay four has a large storefront with replacement windows and doors. Centrally there is a set of single double doors. Flanking the doors are sets of two large rectangular storefront windows. A series of six transom windows, which are topped with a steel beam lintel, are lined above this storefront. The second floor of bay four contains a single historic wooden door on the north end of the bay that matches the other door that accesses the balcony. Lastly, to the south side of bay four is another matching window to the others featured on the second story. Bays three and four have a side gabled, asphalt roof.

South Elevation

The south elevation of the building contains bays from each of the additions, historic and non-historic (Figure 1). Starting from the west, the historic addition that held the bank protrudes from the rest of the building. This part of the south elevation contains one bay that consists of the side of the gable from the historic bank addition (Photo 004). It contains no windows or doors. A metal gutter runs down the west side. A non-historic brick chimney is located at the top centrally.

To the east of this protruding historic addition is the south elevation of the other historic addition (Photo 005). This addition is the historic elle that is to the rear, or east, of the original building. It contains a single bay. The first floor of the south elevation of the elle historic addition has no doors or windows. A single non-historic six-over-six, double hung window is located centrally on the second floor. Directly to the west of this window is a wooden balcony, accessed by a doorway covered with plywood, that has a three-layer brick arch above it. The balcony also connects to the east elevation of the addition. Matching the rest of the original building and historic additions, this bay has corbeled bricks below the cornice.

To the south of this bay the building transitions to a single story (Photos 006-007). A small wooden non-historic attached shed is located here. In the shed, a concrete block can be seen on the south south elevation that is also notated in the 1912 sanborn map (Figure 8). This concrete block is the location where the brick and concrete block meet diagonally on the map.

East of this shed is a continuation of the single story brick addition, part of the historic additions. It can be accessed by one of the modern patio additions (c. 1999) (Photos 035-040). From the patio, two double sets of non-historic casement windows each with two vertical rows of five lites flank a matching double door entry. The raised stone patio is enclosed with an iron railing that sits south and across from the patio windows and doors, running west to east. The addition contains a brick façade with brick dentils underneath the metal gutters. A gabled, attached awning projects south and is located centrally on this elevation - creating additional covered patio space (c. 1999). The patio is a non-contributing site with two non-contributing

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objects located on it - a fountain and a koi pond. The patio consists of a single outdoor seating area which encompasses the entire patio and pavilion (Figure 6). Additionally the fountain is located here on an octagonal tile design (Photo 035). East of that is the second patio with seating located under a gabled roof pavilion, which is a non-contributing, non-historic structure. A bar is located here. South of these seating areas are a series of concrete sidewalks and miscellaneous landscaped shrubbery and flowers. The sidewalk leads to two gates, one to the west of the patio, and one to the east. Along the south portion of the patio is a Koi pond that is surrounded with stone and a metal railing (Photo 039). A wooden fence runs along the southern boundary of the property. All of these features are non-contributing and were added with the 1999 addition.

East Elevation and Modern Additions

The eastern elevation is largely obstructed by the other modern patio and kitchen additions (c. 1999)(Photo 008-009). The east elevation of the historic addition that contained the bank is located here, west of the patios (Photo 005). It contains a single bay. Centrally located on the first floor is a set of non-historic casement windows each with two vertical rows of five lites. A semi-elliptical brick arch is located above it. The second story contains a historic window two the south of this east elevation that matches those on the other elevations - wooden double hung six over six. A metal sill and brick lintel are here. The second story balcony mentioned above in the South Elevation description connects here with a plywood cover on the door opening. It also contains a brick arch.

On the original c. 1860 portion of the building, the east elevation's second story is still visible (Photo 009). This reflects the original building's main (west) elevation. It contains six bays. The southernmost bay, bay one, contains no windows or doors. The next five bays match each other - each with the first story obscured by the modern additions and a single six over six double-hung window on the second story. These windows are non-historic and contain stone sills and brick arched lintels. Bay one and bay three each have a square brick chimney located on the slope of the roof. Bay two and four each contain gabled dormers (Photo 009).

The c. 1999 enclosed porch and bar is visible from this elevation (Photo 008). The porch projects off the south of the EIFS section of the building. It contains four, supporting brick columns, wood beams, and a front gabled asphalt roof. The pediment of this porch consists of wooden shingles. An exterior bar area is located here. The bulk of this patio and the remaining patio landscape is on the south elevation. The north section of the eastern elevation contains a red-painted concrete block addition that contains a single black entry door on the north end, as well as various utility add-ons. Located between the concrete block rear addition and the modern covered patio is a single, white painted EIFS projected bay. Two downspouts are located beside each other on this EIFS projection beside a single black, metal entry door (Photo 008).

North Elevation

The north elevation is largely devoid of ornamentation and features apart from two brick chimneys on the roof, and three six-over-six double hung windows identical to those on the main facade. Two one-story additions are

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visible from this elevation, the non-historic 2001 addition at the east end sits slightly recessed from the historic addition, which is clad in non-historic red-painted concrete block (Photos 009-011). This elevation has six bays. Starting with bay one on the east side of the elevation - this bay is where the modern kitchen addition is located. It is single story, contains no windows or doors, has concrete block walls, and a flat roof. Bay two is a single story with a large roof monitor clad in clerestory windows located on the roof and is clad in red-painted concrete block walls, and includes a concrete ramp with a metal railing leading up to a single metal door (Photo 010). Bay three is a single story and marks the transition of the concrete block to the brick historic addition. Concrete stairs and a metal railing lead below street level to a single metal door.

Bays three through six are on the west side of this elevation (Photo 011). They are located on the original portion of the building. Much like the main elevation, these bays are brick with brick corbeling below the asphalt roof. Each bay contains a second story, six over six, double hung window. They are non-historic with wooden sills and semi-elliptical brick arch lintels. Flanking the central window are two square, brick chimneys located on the north slope of the roof.

Interior Description

The interior of the Westhoff Grain and Mercantile Company building consists of two main floors, a basement, and a small 3rd floor/loft area (Figures 12-14). The basement of the building has portions located under the historic c.1860 original building and the historic additions (Photos 033 and 034). It consists of four main rooms connected by hallways. Historic stone foundation and wooden supports can be seen throughout. Exposed pipes and ductwork are visible.

The first floor of the building heavily lends itself to its former modern use as a restaurant. The main area leads from the entrance into a bar area with a wood bar top and ornamented bar back. Booths and built-in tables are present throughout. The front dining area and rear dining area are separated by a series of three brick archways that were installed in 1999 (Photo 014-016).¹² The rear dining area (Figure 11) (historic addition) is a single large room in the interior with a large roof monitor clad in clerestory windows and herringbone patterned wood shiplap (Photo 016 - 017). The perimeter of this large room has built-in booths with a large wrap-around "U" shaped bar in the center. This area leads to the patio areas on the south elevation. The easternmost section of the additions contains the kitchen area (1999), with tile floors, green, white, and black tile walls, and a drop ceiling (Photo 018). When the building was transitioned to the restaurant, the walls in the dining spaces were covered with brick and modern features such as new flooring and drop ceilings were installed.¹³ To the south of the main dining area, in the historic addition labeled "bank" on the 1912 Sanborn map (Figure 8) is an additional dining area with modern shiplap floors, plaster walls, and drop ceilings (Photos 019-020).

¹² Dave Door.

¹³ Ibid.

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The second floor of the building exists in both the original section of the building, and the bank addition and is accessed by a door on the north side of the main facade of the building. The second floor of the original section is laid out with regards to its past as a residence with bare non-historic 2x4 framing present throughout (Photos 021-23 and 26-030). The floor is entirely devoid of livable space and appears to be used as storage, as well as being used as staging space for the dispersion of HVAC ducting on the first floor. Some historic walls remain in the form of unfinished frames. Many have been removed with the indication of the historic walls visible by remaining marks on the floor. While some of the windows and doors are missing, the openings from where they existed remain. The second floor of the bank addition is similar to the second floor in the original section with bare ceilings, and plywood floors.

The third-floor attic space is a single room present in the hipped section of the roof space which lends to angled walls and projecting dormer spaces (Photos 031-032). This floor, like the second, is devoid of livable space and is used for storage of construction materials and the dispersion of HVAC ducting. Similar to the second floor, it appears that the general layout, wood floors, and windows retain their historic integrity. There is a partial brick chimney stack on the interior of the half-story level.

Alterations

In 1999, the building was under new ownership and went through renovations to transition into a restaurant. At this time, the second floor was functioning as a two-bedroom apartment with plans to use the rooms as private dining rooms.¹⁴ An addition was added on the rear, east elevation (figure 1) of approximately 1,400 square feet for the kitchen with modern kitchen appliances.¹⁵ In addition three brick arches, oak flooring, and brick façade walls were added in. The patios were added during this transition as well. The south wall of the east historic addition has been pushed outward as well.

Additionally, the historic brick wall that separated the bank building from the rest of the building was opened up to provide more dining space (Photos 019-020).

Additional Resources (Figures 6-7)

Resource #2 North Parking Lot Constructed c. 1990
Non-Contributing Site

Resource #2 comprises the northern portion of the asphalt parking lot for the building. The parking lot is constructed of asphalt with three distinct medians at the top center, middle center, and bottom right, constructed of raised asphalt curbs that make planters in the center. The northern median contains a light pole, the center contains a power pole, and the bottom contains a small tree. Research indicated the parking lots have had the same layout since at least 1990, but due to the cyclical nature of asphalt parking lots, which include continuous repairs, repaving, and resealing, the parking lots exact age is unknown.

¹⁴ Ibid.

¹⁵ Ibid.

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Resource #3
Non-Contributing Site

South Parking Lot

Constructed c. 1990

The southeastern portion of the parking lot, Resource #3, is the same asphalt composition as Resource #2, and is overall the same, aside from a series of three identical asphalt curbing planters at the south center of the parking lot containing plantings. As with Resource #2, the true age is hard to pinpoint due to the cyclical nature of asphalt parking lot repairs and refurbishment.

Resource #4
Non-Contributing Site

Patio

Constructed 1999

The patio Resource #4 at the south of the building is made of bricks wet-laid in a header orientation. The bricks are laid in a series of eight semi-circle sections, each fanning out from each other and away from the fountain, Resource #5, at the center of the patio. The patio was constructed in 1999 along with the rest of the outdoor resources.

Resource #5
Non-contributing Structure

Pavilion

Constructed 1999

The pavilion, Resource #5, is a brick and wood structure with a side gabled roof with inset gable faces that rests on a series of square brick columns with capitol-like features comprised of soldier-course laid bricks at the top of the columns. The interior ceiling of the pavilion is made of horizontally laid wood boards with perpendicular painted wood beams.

Resource #6
Non-Contributing Object

Fountain

Constructed 1999

The fountain sits in the center of the patio, Resource #4. The base is made of poured concrete with a series of eight arched concrete coping pieces wet-laid along the rim of the fountain. The water feature portion of the fountain has four tiers with a series of ornate details, all made of a cuprous material as noted by the oxidation.

Resource #7
Non-Contributing Object

Koi Pond

Constructed 1999

The Koi Pond is mostly constructed out of flat field stones and sits at the south end of the outdoor area, south of the pavilion. The eastern section has a taller portion with a small waterfall leading into a larger basin containing water plants. The water feature continues to the west along a meandering path before ending in a covered drain.

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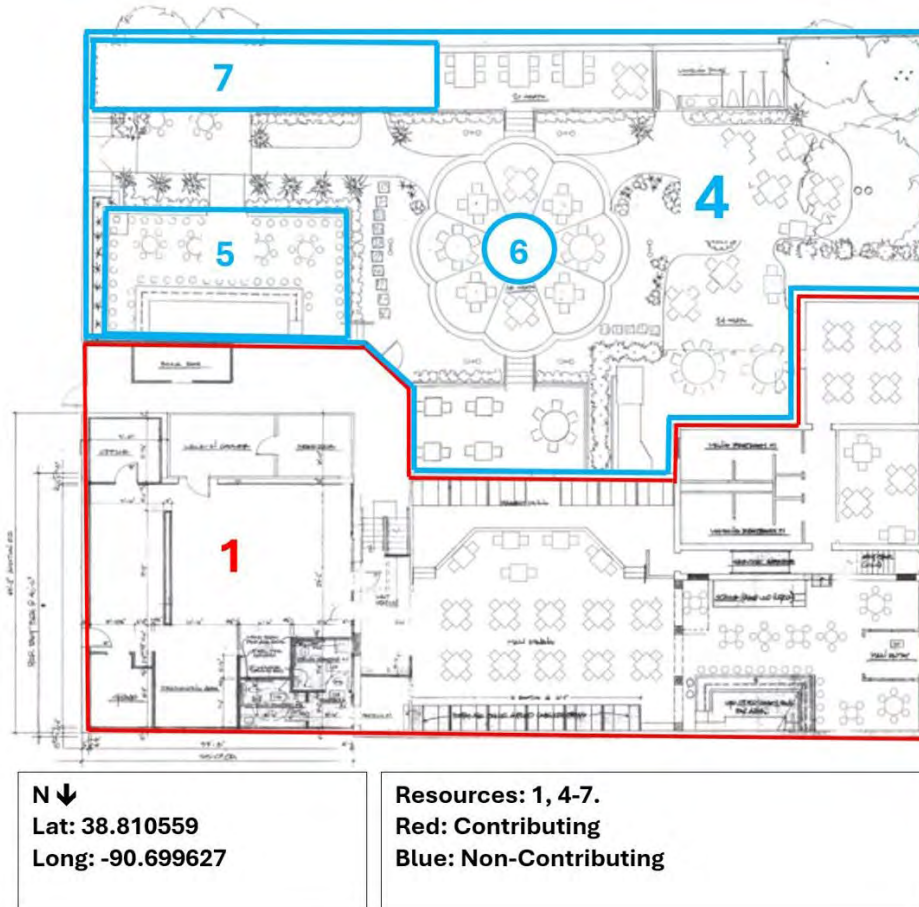


Figure 6. Site Plan showing location of resources.¹⁶

¹⁶ Site Plan showing location of resources, Drawings Courtesy of Harold Cox Architects, September 12, 2024.

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Figure 7. Figure showing boundary and location of NC parking lots.¹⁷

Integrity Statement

The building has been evaluated insofar as it helps reinforce and interpret the significance outlined above. The Westhoff Grain and Mercantile Company building is in great condition overall. Although the building has been altered slightly in recent years to accommodate changing uses, most of the historic fabric is intact. Although the interior of the Westhoff Grain and Mercantile Company has been modified to house a restaurant, with no tenant in

¹⁷ "Figure showing boundary and location of NC parking lots", Google Maps, accessed September 12, 2024.

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the upper level in the last couple decades, the general layout and footprint has remained unchanged. A building which meets Criterion A under the aforementioned context, which also possesses integrity of location, design, materials, workmanship, feeling, and association, will be eligible for listing in the NRHP.

Westhoff Mercantile retains integrity of location. First and foremost, the building has remained in the same location since the original construction of the building in the mid-1800s. Moreover, this location is important as it is on O'Fallon's most historically important thoroughfare and only slightly removed from the rail line. This location, easily accessible along Main Street, was integral to the success of the Westhoff Grain and Mercantile Company building, as a mercantile, as a place of various commercial and industrial activity, and as a community gathering space.

The site also retains integrity of design. Westhoff Grain and Mercantile Company retains the same architectural style in which it was built. Also, although there have been additions off the back and to the south of the original building, these were completed in the first half century of its existence, and during the Period of Significance. The exterior view of the building has remained relatively unchanged since the time of its construction and historic additions, leaving the facades of the original building largely untouched and the facades of the historic additions mostly intact. The 1999 addition is located on the east side of the building, not widely observable from the main elevation. Key architectural details remain such as the exterior brickwork, the fenestration, and the noteworthy balcony on the main façade. The balcony's appearance has changed since its creation. Although the wood has likely been replaced on the balcony, since the creation of the building a wooden balcony has always been present, however not original in materials and design. The historic integrity is slightly impacted by the 1999 addition, including the new kitchen, EIFS coated exterior, and construction of the patios.

The building also retains integrity of materials. Although there have been some alterations, namely the two additions, since the building's construction it has undergone minimal changes, or if any changes have occurred, they have been done using appropriate materials and sympathetic rehabilitation. One of the most noteworthy material shortcomings is in the replacement windows and altered entryway on the south end of the west façade. Having to replace windows is something that is common in a building that has stood for over 150 years, and historic images suggest that the new windows match the original in size and function. The storefront in the south end of the west façade is a break from the original appearance, but as done in a way to match the entryway on the north end. This storefront is a modern addition and does impact the integrity, but does not diminish the historic integrity to the point of ineligibility. Lastly, other material changes to the building can be attributed to necessary updates over the years as uses change and safety needs to be increased.

Westhoff Grain and Mercantile Company building still retains integrity of workmanship. Consistent with the best practices and architecture of the mid-nineteenth century, the Westhoff Grain and Mercantile Company still retains

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several key details that demonstrate its intact integrity, such as the decorative brickwork and the sturdy stone foundation.

The building also maintains the integrity of feeling and association. The historic building still conveys a sense of a late nineteenth-century commercial staple and social gathering place along the major O'Fallon thoroughfare. The building's prominence, its setback, and architectural detailing, convey the historic character of an important O'Fallon building with social and commercial uses on the ground floor and residential space on the second - even though the configuration has been altered. The building's integrity supports the feeling and associations one has with communal and commercial spaces that were historically significant to the city.

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Statement of Significance Summary Paragraph

The Westhoff Grain and Mercantile Company building is locally significant under Criterion A, in the area of Commerce. As the oldest continuously run business in O'Fallon and operating as a commercial entity for over a century, the building represents a rich history in significance to the community as the primary mercantile company. Much of the commercial success associated in this building can be traced to the Westhoff family, who began their long running business endeavors in the late nineteenth century with the F. Westhoff Mercantile Co. and continued them for over a century until the 1970s in the nominated building. Historically known as a social gathering place and one of the only remaining commercial buildings on Main Street in O'Fallon from this time in the nineteenth century, the building holds significance as the last vestige of the nineteenth century commercial hub located on Main Street in O'Fallon. Moreover, the Westhoff Grain and Mercantile Company building serves as a significant testament to the commercial history and development of O'Fallon from the late nineteenth and throughout the twentieth century. The period of significance begins in 1897 when the company was incorporated as Westhoff Grain and Mercantile Building and ends in 1949 when Wilfred Westhoff bought the family out of the store and began to transition it to a hardware store. Significant dates include 1900, when a historic addition was added to the building.

Narrative Statement of Significance

Brief History of O'Fallon

O'Fallon's namesake comes from North Missouri Railroad's first director - John O'Fallon. The village, at the time, was laid out as a railroad village in 1855.¹⁸ The railroad's construction was the impetus for the continued development of the village. O'Fallon's first resident was Nicholas Krekel, who was also the first retailer - opening up a general merchandise store that operated out of his home.¹⁹ Originally, the town was known as Krekel's Addition, following Arnold Krekel's donation and platting of the town in 1855. This initial plat was located north of the railroad line (Figure 8). It began with mostly residential buildings, utilizing this location due to the various trading posts nearby. The small village was initially settled by German catholic farmers. The southern portion of O'Fallon, where Westhoff Grain and Mercantile Company would be constructed, was platted by Henry Ernst in 1855.²⁰ Located along the first railroad line that extended west of the Mississippi River, a route from St. Louis to the Iowa state line was completed that same year. In 1859, a second line passed through O'Fallon from St. Charles to Macon, Missouri. This resulted as a means of transportation in

¹⁸ Meyer, Robert, "A Tale of Two Cities", St. Louis Magazine, February 14, 2011, <https://www.stlmag.com/A-Tale-of-Two-Cities-February-2011/>.

¹⁹ Westhoff, Bill, "History's Corner - May 2016", June 2, 2016, <https://www.ffam.org/2016/06/02/historys-corner-may-2016/>.

²⁰ Keithly, Hortense, "June 1912 History of O'Fallon", St. Charles County History, Accessed November 11, 2023, <https://stcharlescountyhistory.org/2017/12/24/clio/>.

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and out of the town - resulting in the increase in growth and opportunity for the community.²¹

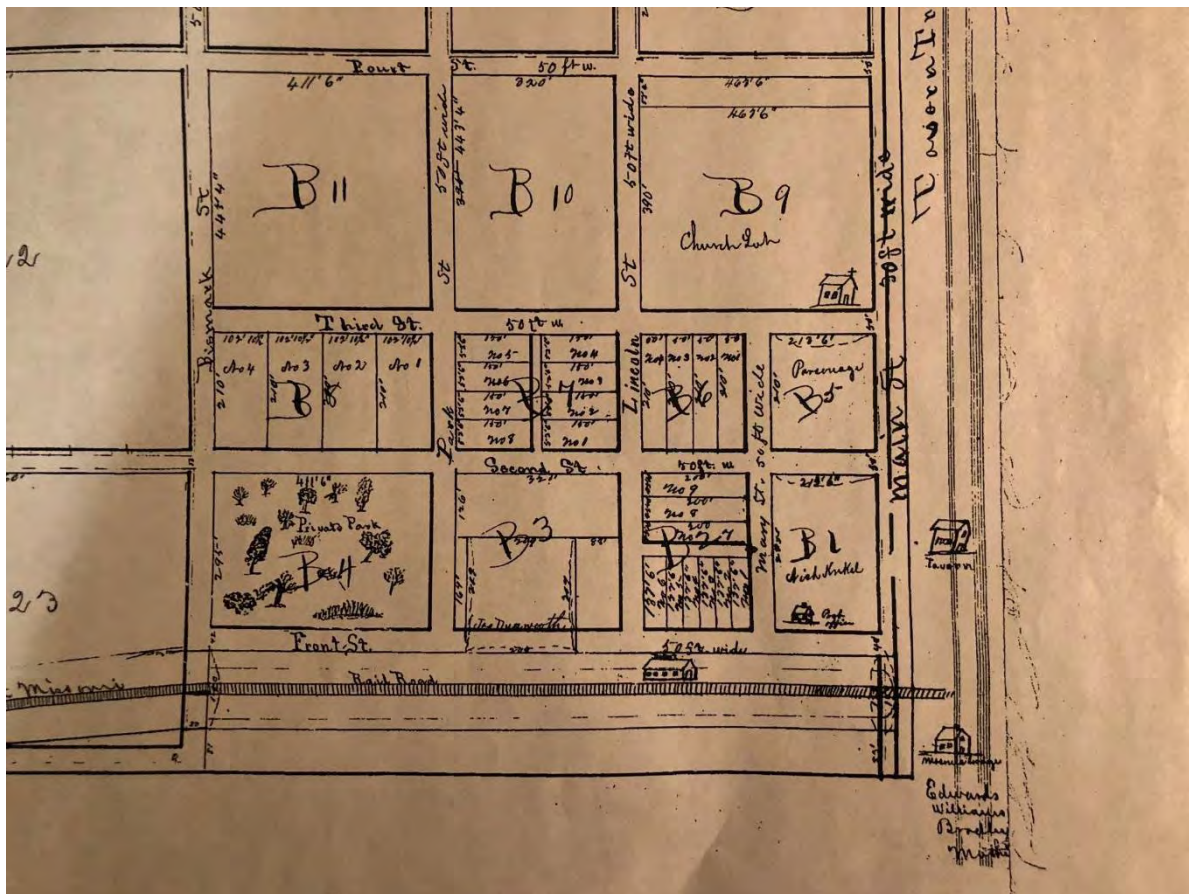


Figure 8. Original Plat of O'Fallon (1855), St. Charles County Recorder of Deeds, Courtesy of St. Charles County History, North facing the bottom of the map.²²

Despite the early platting, the city of O'Fallon was not incorporated until 1912, beginning with about 600 residents. Following this, the city continued to grow, with the bulk of commerce emerging in the early twentieth century. Commercial buildings and services emerged on both sides of Main Street - concentrated between Elm Street to the south and the Warren Railroad to the north - the same block as the Westhoff Grain and Mercantile Company site. Following the city's first sanitary water and sewer systems installation in 1939, O'Fallon saw progress in industry and commerce as a city. During WWII, a TNT-manufacturing plant was built in Weldon Spring, nearby O'Fallon - providing the opportunity for workers from the town.²³ Following WWII, O'Fallon's population continued to grow to just under 1,500 by the 1950s.

²¹ "St. Mary's Institute of O'Fallon", National Register of Historic Places Nomination Form, NR# 07001106, Sept. 16, 2007.

²² "Plat of O'Fallon 1885", St. Charles County History, Page 8.

²³ "History of O'Fallon", City of O'Fallon, Accessed Nov. 16, 2023, <https://www.ofallon.mo.us/history-of-ofallon>.

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While the population grew, the physical size and acreage of O'Fallon did not significantly increase. The town continued to grow throughout the mid-late twentieth century. The 1990's saw significant success, with a 25 percent increase in jobs due to retail and manufacturing growth. Today, the town has grown to about 30 square miles and has a population of just under 100,000.²⁴

Frederick Westhoff and Creation of Westhoff Grain and Mercantile Company (1862-1990)

Shortly after O'Fallon was laid out in 1855, Rufus Gamble purchased the lot on which the Westhoff Grain and Mercantile Company Building sits.²⁵ On this lot, he constructed a brick house - the first brick house in O'Fallon. Constructed c. 1855/60, the house also utilized the ground floor as a store and the second floor as a masonic lodge meeting room. This house would be the beginning of the construction of what eventually became the Westhoff Grain and Mercantile Company building, eventually being occupied by the Westhoff family businesses.²⁶

Frederick Westhoff, an immigrant tailor moved to the village in 1862, coming to the area from Neuenkirchenm, Germany. When Frederick moved to the village, he began what would be a long saga of family commercial success in O'Fallon on Main Street. Westhoff first occupied a commercial space in 1862 when he opened a tailor shop, known as the F. Westhoff Mercantile Co., next door to the Denker and Brinkman General Store. With the success of his tailor shop, he bought into the Denker and Brinkman General Store in 1871, along with a new partner - Anton Mispagel.²⁷ Their shop was located across the Main Street from what would become Westhoff Grain and Mercantile Company (Figure 9). Denker left the firm shortly after this in 1873, resulting in a name change to Westhoff and Mispagel. It is unclear when Brinkman left. However, in 1878, Anton Mispagel left as well - resulting in the company's ownership transferring solely under Frederick Westhoff as the F. Westhoff Co. Gaining success and traction in the commercial field, Frederick officially incorporated his new firm in May of 1897 with his five sons, as the Westhoff Grain and Mercantile Company.²⁸ It is unclear when exactly the move occurred to 108 S. Main Street, but by all accounts - the company occupied the building by the time Westhoff's Grain and Mercantile was incorporated with Frederick's children.

²⁴ Ibid.

²⁵ Keithly, Hortense.

²⁶ Keithly, Hortense.

²⁷ "Founding of Westhoff Mercantile".

²⁸ Ibid.

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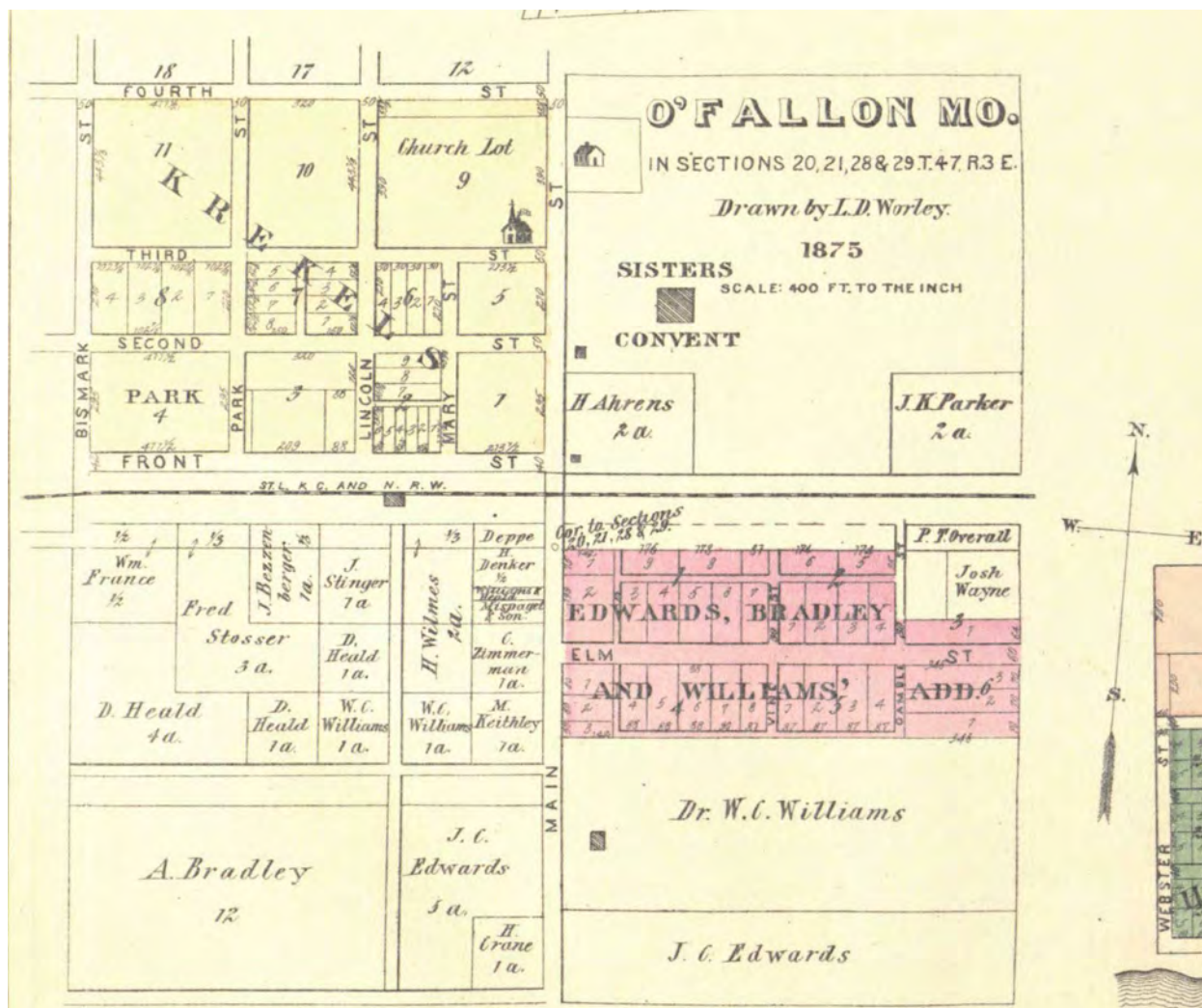


Figure 9. 1875 Atlas showing location of Denker and Mispagel shops that Frederick Westhoff bought into.²⁹

Frederick Westhoff died the following year in 1898.³⁰ At this point in the company history, the Westhoff children continued to operate the Westhoff Grain and Mercantile Company for several decades, during its period of significance. The company eventually became the oldest family-owned business in the history of O'Fallon.³¹ William Westhoff, one of Frederick's sons, took over management of the store immediately following his father's death at the age of 17. He continued to manage the store until 1946, when he bought the family shares with his younger brother Herbert and they became co-owners. This was when the name changed to the Westhoff Mercantile Company. In

²⁹ "Illustrated Atlas Map of St. Charles County, MO", W.R. Brink & Co., The State Historical Society of Missouri, 1875, accessed June 1, 2024, <https://digital.shsmo.org/digital/collection/plat/id/7101/rec/148>.

³⁰ "History of Westhoff Mercantile".

³¹ Ibid,

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addition to operating the mercantile store, William went on to be the first Fire Chief of O'Fallon and the Mayor (1923-1929).³²

The growing success of the company as a commercial enterprise reflects the early additions that occurred to the building. Notable historic additions date to c. 1890, and c. 1900 off the south elevation and rear of the building.³³ As mentioned above, the building first was constructed as a house on the first floor and a meeting space on the second - evident in the layout of the building. This section of the building would have been the north rectangular portion of the first and second floor, evident in the 1912 Sanborn Fire Insurance Map and seen in historical photographs (Figure 4, 5, and 10).

The building's location is ideal as Main Street, both historically and currently, serves as the main thoroughfare through O'Fallon. Downtowns at the turn of the twentieth century were the urban centers for new and developing towns. This is where most families would gather to acquire services needed for day-to-day life such as shopping, paying bills, and socializing. Main Streets were the ideal location for businesses to occupy, often in block-by-block clusters for ease of travel. The area around the location of the Westhoff Grain and Mercantile Company building was an anchor site for the development south down Main Street, with Westhoff's being one of the earliest commercial spaces as O'Fallon began to grow as a town. While some businesses began to emerge in the late nineteenth century, the turn of the twentieth century saw an increase in the commercial and social hub, bringing both businesses and consumers downtown. The 1912 Sanborn map exhibits the "General Merchandise" and "Bank" building occupying the Westhoff Grain and Mercantile Company building - just north of a cluster of businesses including clothing stores, barber shops, saloons and more - all on the same block as Westhoff Grain and Mercantile Company (Figure 8). While the Westhoff Grain and Mercantile Company general merchandise operated out of this building, they rented out space to other local businesses as well. Additionally, the second floor was used by both family members of the Westhoff's and as a rental unit for others living or staying in O'Fallon. Members of the Westhoff family lived on the second floor until the 1960s.³⁴

Considerably larger than the other lots, the Westhoff Grain and Mercantile Company gained success from both general merchandising and the ability to operate as a grain elevator and livery on site. This can be seen in the 1912 Sanborn map exhibiting a grain elevator, chicken coop, corn crib, and other ancillary buildings associated with their company (not longer extant). The ability to store large quantities of agricultural-related products in a time where many families were still farming themselves was a significant business advantage for the Westhoff family.

³² "History Corner - May 2016".

³³ "Founding of Westhoff Mercantile".

³⁴ Tighe, Theresa, "A Store Straight Out of the Horse and Buggy Days", *St. Louis Post-Dispatch* Aug. 20, 1986, <https://www.newspapers.com/article/st-louis-post-dispatch-westhoff-store/21125923/>.

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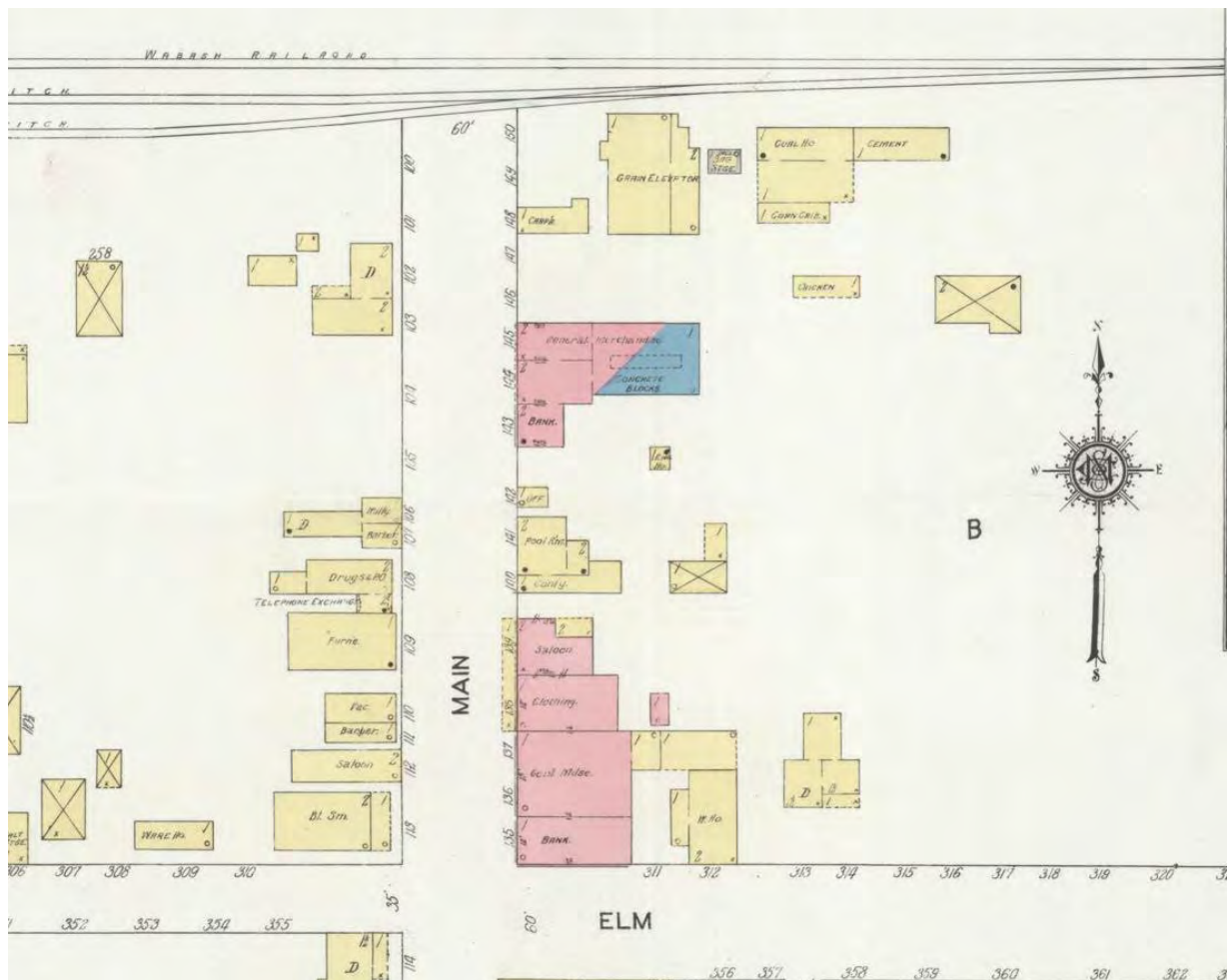


Figure 10. O'Fallon Sanborn Fire Insurance Map (1912), St. Charles County, Courtesy of Library of Congress, nominated property notated as "Commercial Merchandise", located at 143-145 E. Main Street.³⁵

Throughout its history, the Westhoff Grain and Mercantile Company Building served as a general merchandising store, providing products such as dry goods, groceries, hardware, clothing and more (Figure 12). In the late nineteenth and early twentieth centuries, O'Fallon was a prominent trading post for the surrounding communities of St. Charles County, with major success in agriculture. The *St. Charles Gazette* newspaper boasted this label, providing advertisements for the concentration of goods along Main Street, with Westhoff Grain and Mercantile Company being one of them (quoted below). Early newspapers applaud the amount of business the company received:

"We doubt if any house in the county equals them in volume of business. Their main storeroom is crowded with dry goods,

³⁵ "1912 Sanborn Fire Insurance Map", Library of Congress, Sanborn Collection, Page 11.

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groceries, glass and queensware, gents' furnishing goods, and a vast variety of notions in every line."³⁶



Figure 11. Historic Photo of Westhoff Grain and Mercantile Company Building, Courtesy of City of O'Fallon Website, Date Unknown.³⁷

Because of the space in the large building, additional rooms were utilized to sell home appliances, farm produce, and building materials. The large, open rooms can still be identified in the building today. Additionally, as can be noted in the historic photograph above (Figure 11), the exterior of the building looks remarkably similar to its current day figuration.

Noted as a "drawing card" for the town and "contributing greatly to the significance of commerce in St. Charles County", the general merchandise store as operated under the Westhoff's success was evident.³⁸ It was noted as a leading business firm in St. Charles County in 1905, standing alone as the only general merchandise store in O'Fallon highlighted - noting its commercial sales of "General Merchandise, Harness Dealers, and Country

³⁶ "Westhoff", St. Charles Weekly Banner-News, Nov, 15, 1904, Pg. 3, <https://www.newspapers.com/image/953325317/?terms=%22Westhoff%22&match=1>.

³⁷ "Historic Photo of Westhoff Grain and Mercantile Company", <https://www.ofallon.mo.us/history-of-ofallon>, accessed May 7, 2024.

³⁸ "Westhoff", St. Charles Weekly Banner-News, Nov, 15, 1904, Pg. 3, <https://www.newspapers.com/image/953325317/?terms=%22Westhoff%22&match=1>.

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Produce".³⁹ Other notable businesses noted as leading examples in O'Fallon included a saloon, a lawyer, a jeweler, and the bank of O'Fallon.⁴⁰ It continued to be applauded and recognized as a significant merchandiser for the town.

Comparison

The only other general merchandiser that appears in the early twentieth century as a competitor is the Gentemann Mercantile Company, also located on Main Street. Located on the same block in what was known in the middle of the twentieth century as the Knobbe's Building, the Gentemann Mercantile Company opened at the turn of the twentieth century. They sold a variety of goods, mostly produce, and were often noted alongside Westhoff as a leading Mercantile Company (often the only two) in O'Fallon.⁴¹ However, unlike the continued business that Westhoff was able to have through their multiple commercial endeavors, Gentemann's Mercantile Company began to lose business in the mid twentieth century. This was not uncommon for downtown hubs during this time, as the modern family had more access to automobiles and suburban living grew in popularity. The ease of travel made the walkability of downtowns less necessary than they had once been. In 1952, it is noted that Gentemann's Mercantile Company would cease their stock of poultry due to low sales.⁴² A fire devastated the building in 1959. While they were able to reopen, the company was not able to hold a profit and ceased operation in 1966.⁴³ Today the building is no longer extant, replaced by a modern bank. Unlike Gentemann's Mercantile Company, Westhoff Grain and Mercantile Company survived and thrived during the formidable years in the twentieth century - succeeding in operation until the last descendent who was operating the company retired in the latter half of the twentieth century. This can be attributed to their success as a mercantile company, but also their ability to diversify within the commercial market.

Grain Operations

At the end of the nineteenth and throughout the beginning of the twentieth century, the company operated as a grain company. The grain elevator and auxiliary buildings were located behind the store - by the railroad tracks (no longer extant) with storage and the sales of different grain products located in the nominated building.⁴⁴ The grain business operated successfully until its closure in 1935. While the grain business itself ceased, the company still maintained its role in servicing the agricultural community - selling grain and produce out of the nominated building in the mercantile store as well as eventually publishing a newspaper that would inform the community of agricultural news (Figure 13).⁴⁵

³⁹ "Plat book of St. Charles County, Missouri", Des Moines, Iowa: Northwest Pub. Co., The State Historical Society of Missouri, 1905, accessed June 10, 2024, <https://digital.shsmo.org/digital/collection/plat/id/7161/rec/149>.

⁴⁰ Ibid.

⁴¹ Charles De La Haye, "Knobbe's Building Has Long History", O'Fallon Community News, March 5, 1969, [newspaper.com](https://www.newspaper.com), accessed June 20, 2024.

⁴² "Gentemann's Quit Buying Live Poultry", O'Fallon, MO. Community News, August 8, 1952, [newspapers.com](https://www.newspapers.com), accessed June 21, 2024.

⁴³ Charles De La Haye.

⁴⁴ Ibid.

⁴⁵ "A Store Straight Out of the Horse and Buggy Days".

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Figure 12. Newspaper clipping showing the Westhoff Grain & Mercantile Company Logo, March 14, 1912.⁴⁶

Additionally, the building at 108 S Main Street was home to the first circular of O'Fallon. William Westhoff, another one of Frederick's sons, printed and published the circular, "The Leader" in the Westhoff Grain and Mercantile Company Building as a part of their business (Figure 11). With their own printing press, they supplied "The Leader" on a monthly basis, listing different products that they and other businesses in O'Fallon offered. One of the contributions to bringing in outsiders, the circular was mailed for free to farmers around the county to advertise their store, with one newspaper article stating that each circular was mailed out to over 700 farmers.⁴⁷

⁴⁶ "Westhoff Grain & Mercantile Company", *O'Fallon, Missouri Newspaper*, newspapers.com, March 14, 1912.

⁴⁷ "Westhoff", Pg. 3.

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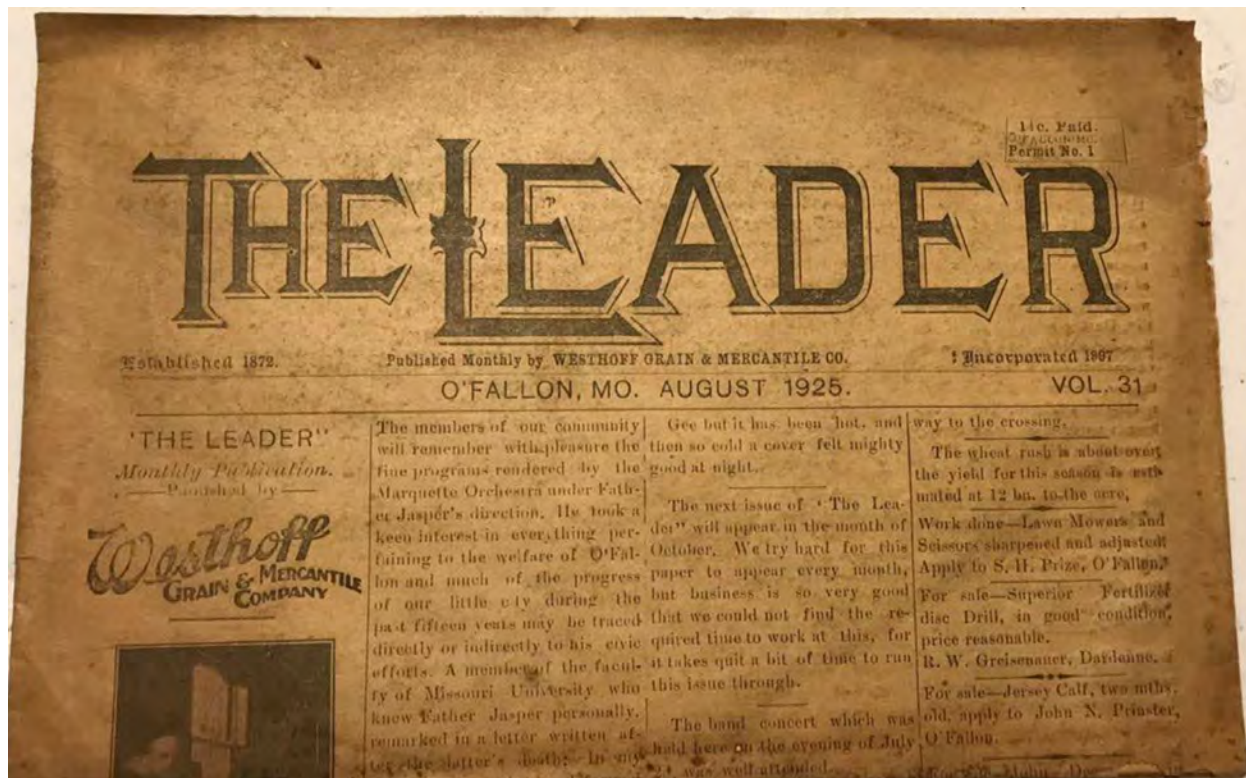


Figure 13. Picture of "The Leader", the newspaper published by the Westhoff Grain and Mercantile Company. 48

Westhoff Grain and Mercantile Building in the Twentieth Century

Throughout over a century of operation - the Westhoff Mercantile and Grain Company has served as a general merchandise store for O'Fallon. Significantly, the building has long been considered the "Center of O'Fallon...with residents relying upon its vast array of merchandise and services together with its being a social gathering place".⁴⁹ The shop even boasted the slogan, "Whenever you come to O'Fallon make Westhoff's your stopping place" (Figure 8). It has long been noted as a social hub for the Main Street commercial strip.

Throughout the late nineteenth and twentieth century, there were several other historic community buildings in the vicinity of the Westhoff Mercantile and Grain Company building, such as bars, restaurants, and shops. However, over the years, they have nearly all been lost, leaving the Westhoff Grain and Mercantile building as the only remaining historic resource from this

⁴⁸ Photograph of "The Leader", courtesy of O'Fallon Missouri Historical Society.

⁴⁹ Landmark to Live as Owner Retires, St. Louis Post-Dispatch, February 22, 1990, <https://www.newspapers.com/image/139944312/?terms=%22westhoff%20mercantile%20co%22>.

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time period between the railroad and Elm Street. As such, Westhoff Grain and Mercantile Company remains a rare and extant example of the once dense commercial and social hub. In addition to it being the sole remaining resource of the once vibrant commercial Main Street, the Westhoff Mercantile and Grain building is significant in the history of the city.

In 1947 Wilfred Westhoff became the main operator of the store - slowly transitioning it from dry goods to mostly hardware by the 1980s. This was due to the growing franchised stores that began to emerge. In an interview with Wilfred he said, "we can still sell hardware because no chain store can offer customers the experience and expertise that he can".⁵⁰ The Westhoff Mercantile Grain and Mercantile Company operated, in one iteration or another, from 1862 until 1990, when Wilfred Westhoff retired. In 1990, the city bought the Westhoff Grain and Mercantile Company building, following its closure, and began to convert it into a public meeting hall in an effort to continue its historic use as a social gathering place. The building operated as such for less than a decade before, in 1999 the building was rehabilitated into a restaurant, McGurk's Public House. Today it operates as a restaurant, Goodwood Brewing and Spirits.

Conclusion

The Westhoff Grain and Mercantile Company is significant as a commercial enterprise in the nineteenth and twentieth century in O'Fallon. As one of the last remaining buildings on Main Street from the nineteenth century, the company gained success in its operation as a mercantile building, grain elevator, and other commercial enterprises for a century until its closure in 1990. The building remains as a representation of this history, with the exterior building looking remarkably similar as it did in the early decades of operation. Often noted as one of the longest family run businesses in O'Fallon, the Westhoff Grain and Mercantile Building represents the significant commercial development of the once vibrant downtown commercial hub.

⁵⁰ "A Store Straight out of the Horse and Buggy Days".

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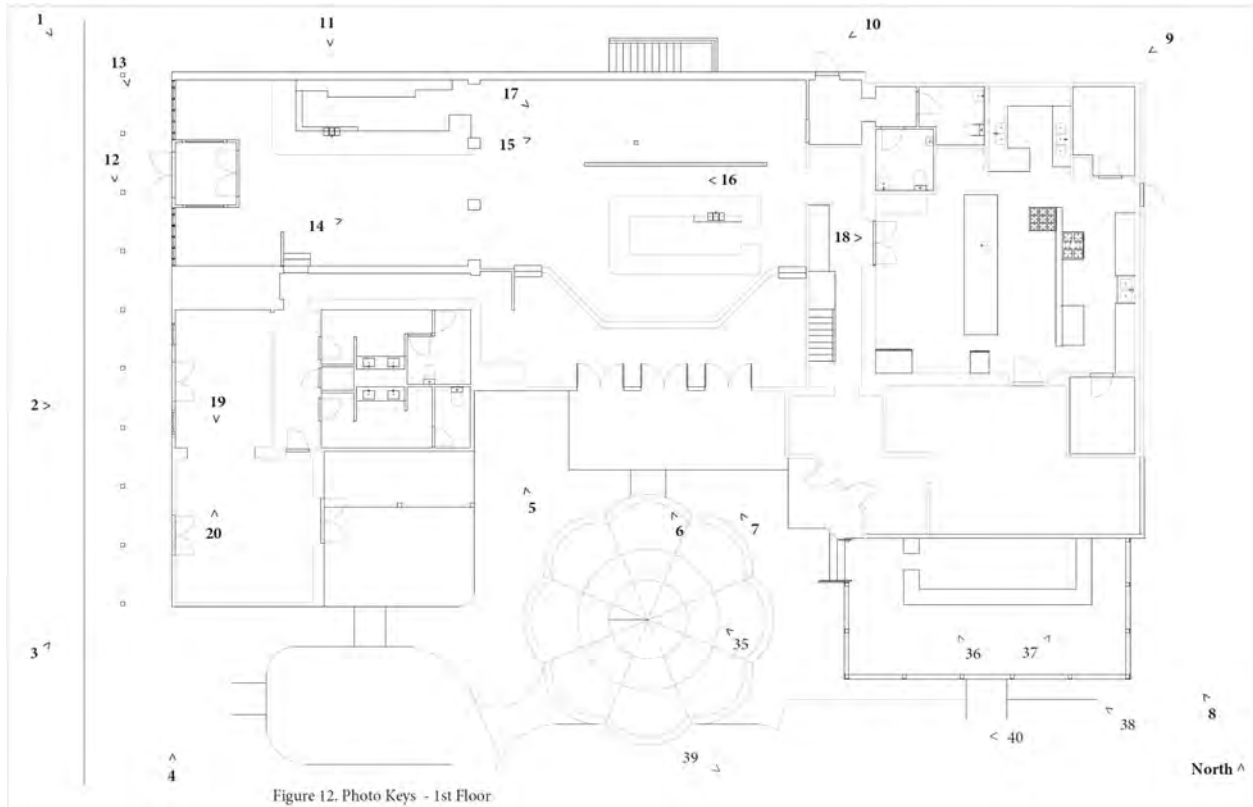


Figure 14. Photo Keys - 1st Floor.⁵¹ Current floorplans.

⁵¹ Photo key first floor, plans courtesy of Harold Cox Architects.

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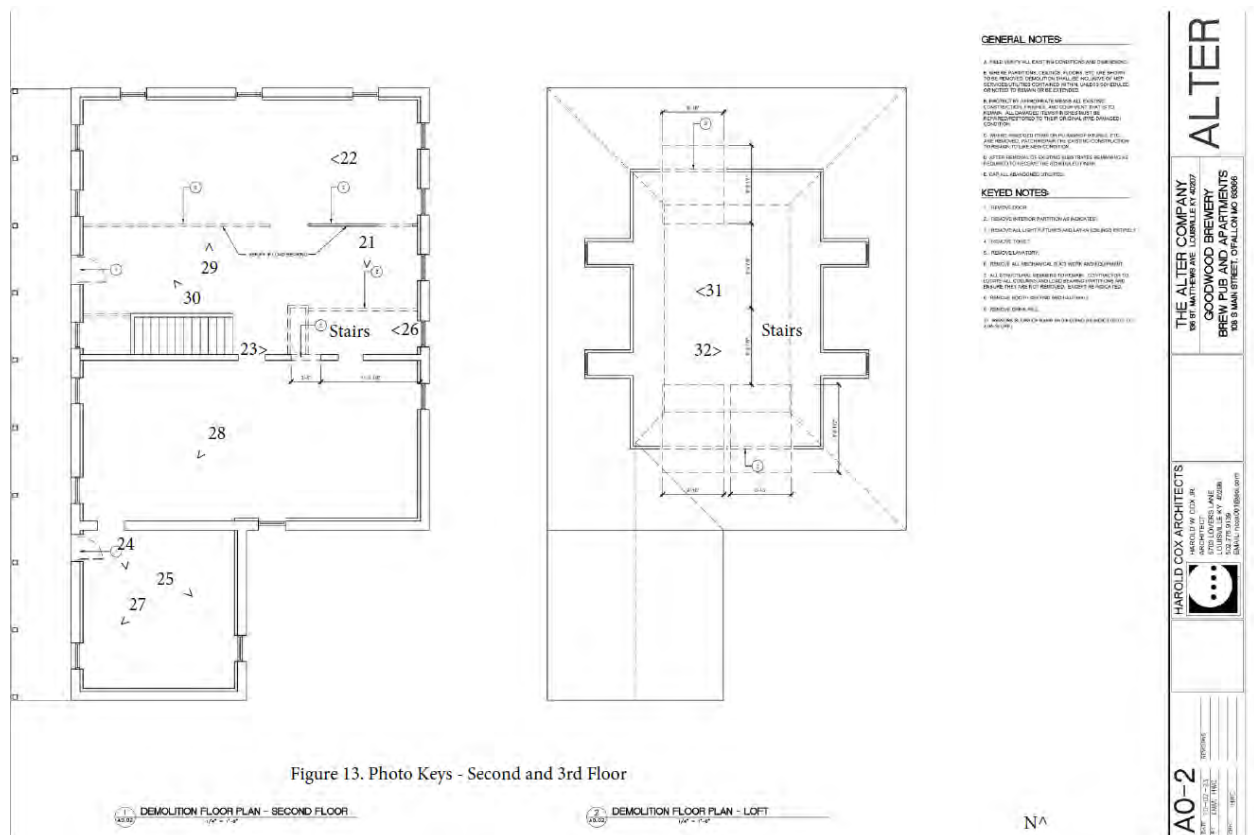


Figure 13. Photo Keys - Second and 3rd Floor

Figure 15. Photo Key for second and third floor.⁵² Current floorplans.

⁵² Photo Key - Second Floor and Third Floor/Loft, Floor Plans Courtesy of Harold Cox Architects.

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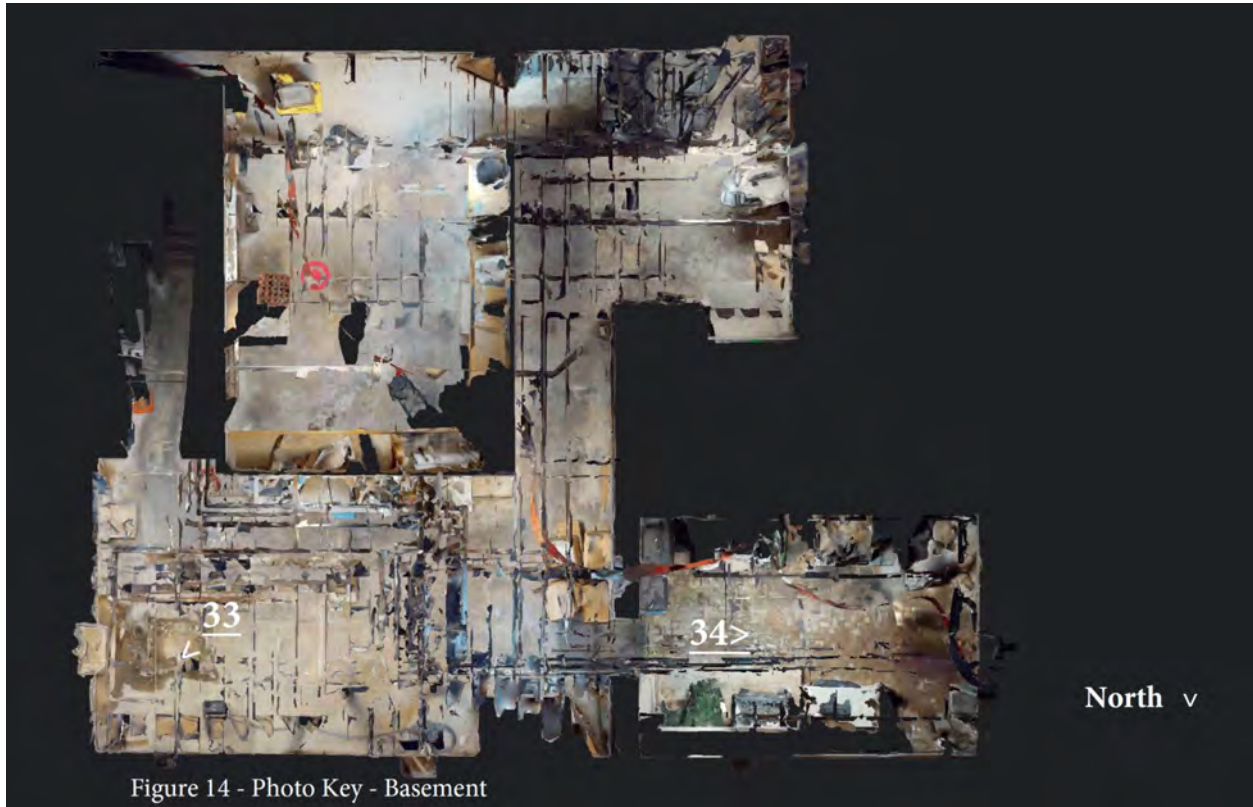


Figure 14 - Photo Key - Basement

Figure 16. Photo Key, Basement. Current floorplans.

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Name of multiple listing (if applicable)

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Name of Property

St. Charles County, Missouri

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary includes the building footprint, the 1999 patio, and the two parking lots associated with the property. Beginning at the southwest corner of the building, the boundary extends north to include the building footprint and extend slightly past it before turning east to include the parking lot located north and northeast of the building. Additionally, the parking lot to the east of the building and southwest are included. The south boundary encompasses the 1999 patio and ends south of it.

Boundary Justification

The boundary of the building included in this nomination is related to the historic parcel associated with the property. This includes the historic footprint of the building, including all of the additions that took place over the years, and the two parking lots associated.









