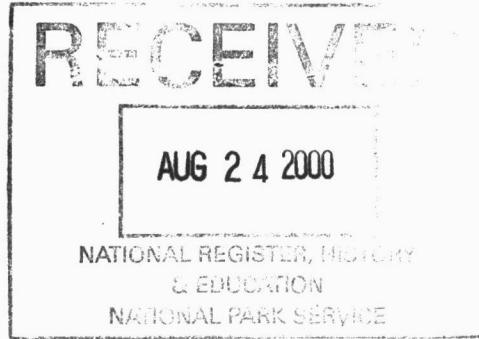


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1149



1. Name of Property

historic name Bartsch-Jasper House

other names/site number Bartsch, August, House; Jasper, Henry, House; Kampschroeder, Charles, House

2. Location

street & number 138 Old Pottery Road [N/A] not for publication

city or town Washington [N/A] vicinity

state Missouri code MO county Franklin code 071 zip code 63090-2307

3. State/Federal Agency Certification

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

Claire F. Blackwell 15 August 2000

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

Date

Missouri Department of Natural Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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:)

Edson H. Beall

Signature of the Keeper

Date of Action

Edson H. Beall 9/22/00

5. Classification

Ownership of Property	Category of Property	Number of Resources Within Property		
		Contributing	Non-contributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	1	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	1	1	Total

Name of related multiple property listing.
Historic Resources of Washington, MO

Number of contributing resources previously listed in the National Register.
N/A

6. Function or Use

Historic Functions
DOMESTIC/ single dwelling

Current Functions
DOMESTIC/ single dwelling

7. Description

Architectural Classification
Other: Vernacular Missouri-German

foundation Stone
 walls Brick
 Weatherboard
 roof Asphalt
 other Wood

Narrative Description See continuation sheet [x].

See continuation sheet []

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Bartsch-Jasper House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Summary: The Bartsch-Jasper House, at 138 Old Pottery Road, in Washington, Missouri is a one and one-half story brick double entrance house with a stone foundation, a side facing gable roof, and a dentiled cornice. The house was built in two stages; the oldest part of the house, which is the eastern part, was built ca. 1855. The house was expanded to its present form ca. 1893. An open hip-roofed front porch with turned support posts was also added about that time. The house has seen no major changes since that addition was made, and the period of significance thus runs from ca. 1855 to ca. 1893. The house is representative of Property Type B. Vernacular Missouri-German, Subtype: Double Entrance, and meets the registration requirements set forth in the MPS Cover document "Historic Resources of Washington, Missouri."

The original part of the building has a three bay, central door facade, and the ca. 1893 portion of the facade has one door and one window. All of the windows have two-over-two sash and are topped with segmental brickwork arches. The house is very much intact, inside and out. The original form and patterns of fenestration are unaltered, and from the street it appears today much as it did at the turn of the century. Much of the original interior woodwork is in place, and the floorplan is little changed. There is a medium sized frame workshop to the rear of the property; it appears to date to the early twentieth century. The workshop, which is a non-contributing building, is the only other resource on the property. The Bartsch-Jasper house is one of the oldest houses in the study group, and a representative example of the Missouri-German building tradition.

Elaboration: The Bartsch-Jasper house sits on the south side of Old Pottery Road, which is just south of Highway 100, on the southwest edge of Washington. Old Pottery Road was a prominent roadway during the period of significance; the modern construction of Highway 100 converted this segment of the road to a quiet back street. The house sits back from the street on a small rise. It occupies an open lot which has a medium sized frame workshop southeast of the house. The foundation of a small garage sized outbuilding sits a few yards west of the house. The workshop, which has corrugated tin sheathing and a shallow gable roof, is the only other building on the property. It appears to date to the early 20th century, and is a non-contributing building.

The house is two rooms deep and two rooms wide, with a partially recessed screened porch on the back wall. The front part of the house is covered with a gable roof and the rear rooms have a shed roof. The front is one and one half stories tall, with a finished room above each front ground floor room. The east rear room and porch are deeper than those on the west half of the house. (See Figure One, Floor Plan.) The front and side walls are of load-bearing brick construction, and the dentiled cornice runs along the entire front eaveline. All of the exterior walls are painted white. The cornice consists of a wide flat brick band with shallow dentils, each of which is composed of three header bricks stacked together. There is a corbeled brick chimney at the ridge line in the center of the house, and a second smaller chimney just to the rear of the ridge, on the west end wall. The rear wall of the house has been rebuilt in modern times, and is mostly of frame construction.

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Bartsch-Jasper House
Franklin County, Missouri
Historic Resources of Washington, Missouri

The house was built in two main stages. The front part of the east half dates to ca. 1855, and the west half, to ca. 1893. It appears that the original dwelling had just one room on each floor, possibly with a frame ell or separate kitchen building. The addition doubled the width of the facade, and included the installation of the front porch. That expansion also added a room to the west half of the rear of the house. A second room was added to the east rear elevation at approximately the same time, and the house has seen no significant alterations since that time.

The facade has two front doors, and three windows. The east half has a door flanked by double-hung windows, and the west half has one door and one window. All are sheltered by the open porch, which rests on early or original turned posts.¹ The doors are about two feet above the level of the porch floor, and each has a small set of concrete steps. The porch floor is also concrete. The doorway and both windows on the east half of the facade are topped with very shallow segmental brickwork arches, and the door has a small four-light transom as well. The door and window on the west side are topped with slightly higher arches, and there is no transom over the door.

The side walls of the house are relatively unadorned. Each has a saltbox profile and flat brick walls, with an arched window in the gable end. The west wall has two other windows, and the east wall has one ground floor window near the rear of the house. There is a distinct seam in the brickwork between the front and back rooms on that side of the house. The back wall is mostly of frame construction, with narrow lap siding. Most of the windows in the house have two-over-two sash; there is a six-over-six wood window in the back wall, and the second floor windows have wooden casements which do not appear to be original.

The interior of the house is largely intact, especially in the front rooms. The east room has simple Greek Revival style "eared" trim around the front door and windows, and recently restored plaster walls and ceiling. The small room features a large open fireplace which is flanked by shallow recesses. There is a built-in cupboard in the recess by the front wall; the other recess now has a door into the west front room.

Most of the other ground floor openings have low pedimented trim, most of which is early or original. The west room, which is the kitchen, has exposed rafters and a small enclosed stairway along the center wall. The stairway provides access to both the unfinished basement and the second floor. The rear west room has been divided to create a bathroom and a laundry room, and there is a small study near the recessed porch on the east.

The second floor contains two rooms which are roughly the same size as those below. The stairs from the kitchen lead up to the west room, which has plastered walls and ceilings, and a wood floor which appears to be fairly early. The east second floor room is reached via a board and

¹ The posts and porch are clearly shown in a historic photo of the house which was taken just after the addition was made. The photo now belongs to the current owners of the house.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Bartsch-Jasper House
Franklin County, Missouri
Historic Resources of Washington, Missouri

batten door, and the floor there is one step higher than that of the west room. The east room has exposed round rafters which are about 4" in diameter, and unplastered brick walls. The floor is of wide planks which are early or original.

Overall, the house is highly intact and in very good condition, inside and out. There have been no significant changes to the dwelling since it was expanded to its present form in the late 1890s, and it appears today much as it did at that time. It is immediately recognizable as an early example of the Missouri-German building tradition. △

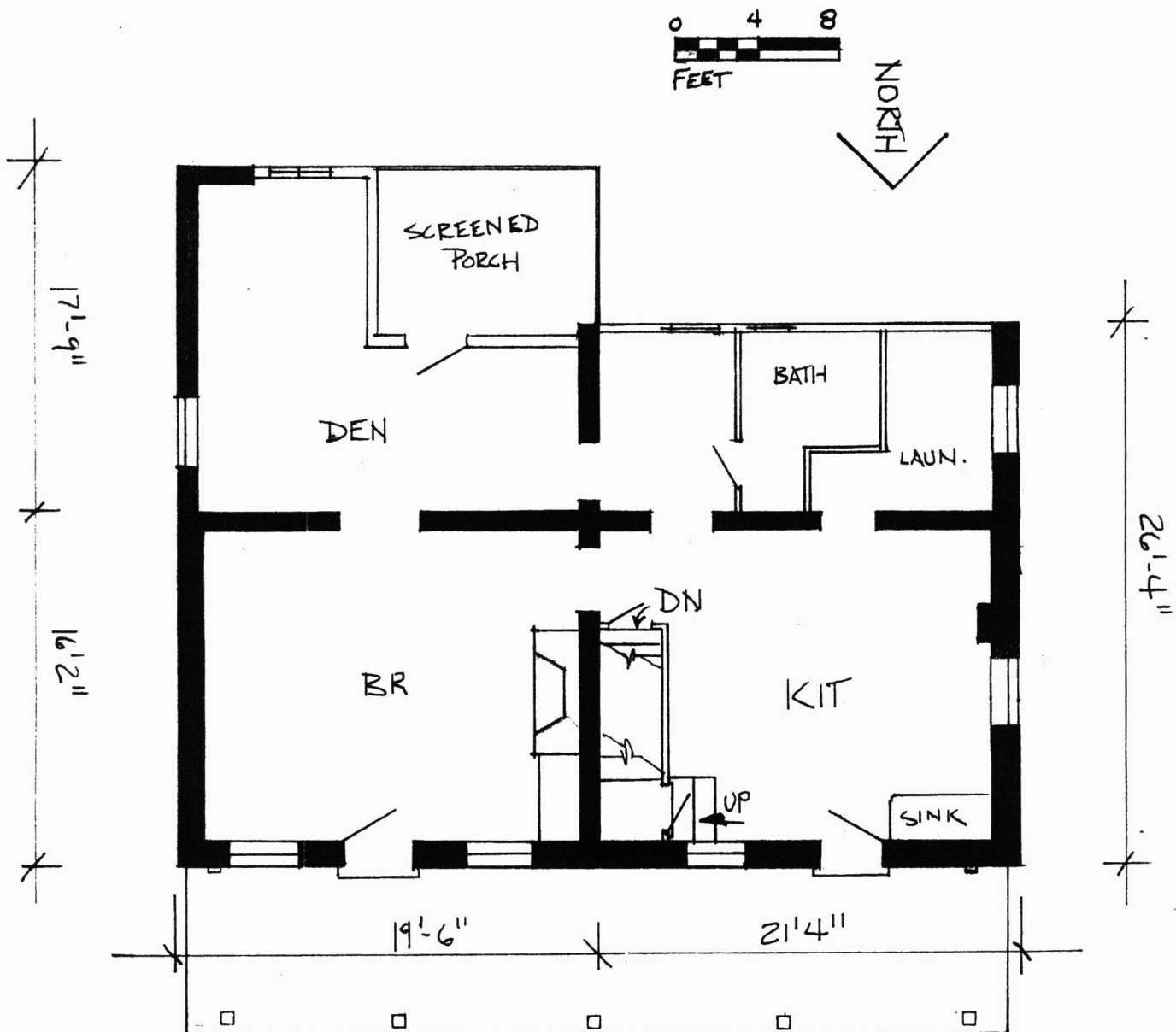
United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Bartsch-Jasper House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Figure One. First Floor Plan
Drawn by Debbie Sheals.



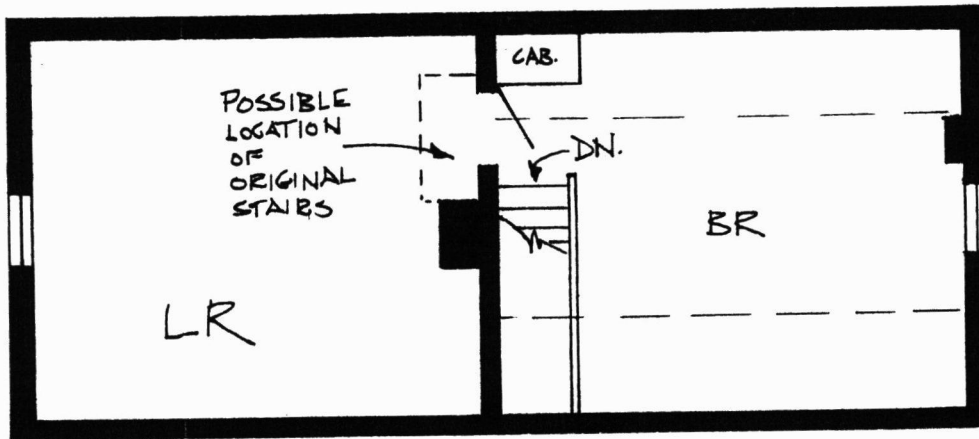
United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Bartsch-Jasper House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Figure Two. Second Floor Plan.
Drawn by Debbie Sheals.



8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x].

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Areas of Significance

ARCHITECTURE

ETHNIC HERITAGE: European

Period of Significance

ca. 1855-ca. 1894

Significant Dates

ca. 1855

ca. 1894

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

Bartsch-Jasper House
Franklin County, Missouri
Historic Resources of Washington, Missouri

Summary: The Bartsch-Jasper house, at 138 Old Pottery Road, in Washington Missouri, is a representative example of the Missouri-German building tradition. As such, it is significant under Criteria A and C, in the areas of ETHNIC HERITAGE: European, and ARCHITECTURE. The compact massing, brick construction, dentiled cornice and segmental arched windows are all typical of Missouri-German architecture of the last half of the nineteenth century. The house is an intact example of Property Type B. Vernacular Missouri-German, Subtype: Double Entrance. It meets the registration requirements set forth in the Multiple Property Submission Cover document "Historic Resources of Washington, Missouri," and falls under the contexts "Early Development and German Immigration: 1839-1870," and "Architectural Development: 1839-1950." The house was built ca. 1855 by or for the August Bartsch family, and was expanded to its present size ca. 1893 while under the ownership of Henry Jasper. The period of significance thus runs from ca. 1855 to ca. 1893. The house is a contributing resource; the only other resource on the property is a turn of the century workshop, which is a non-contributing building. The Bartsch-Jasper house is largely intact, both inside and out, and retains integrity of location, design, materials, workmanship, feeling and association.

Elaboration: The Bartsch-Jasper house shares many characteristics with other early Missouri-German houses of Washington. The brick walls, dentiled cornice and arched window tops are all hallmarks of vernacular Missouri-German architecture.² Brick construction and dentiled cornices are also nearly ubiquitous among the surviving 19th century brick houses in the community. The cornice of the Bartsch-jasper house is a relatively simple example. The form of the house is typical of the Double Entry subtype, in that it is two rooms wide, with a side facing gable roof and two front doors. As is typical of the subtype, each door opens to a separate front room. The creation of this form via an early addition was a common practice; there are several Double Entrance houses in Washington which were created when a small early house was expanded laterally. The Bartsch-Jasper house has seen no major interior or exterior alterations, and provides a very good example of the Double-Entrance subtype.

The east part of the house is among the oldest buildings in the study group. The property was purchased by Bartsch in 1849, and it appears that this house was built within a few years of that time.³ The arched window openings of the front door and windows of that part of the house point

² See MPS Cover document "Historic Resources of Washington, Missouri: Architectural Development: 1839-1950, Section F, Associated Property Types," for a full discussion of Missouri-German characteristics.

³ Franklin County Deed Records, Union, MO, Deed Book G, p. 260. Bartsch bought 20 acres for \$150.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7

**Bartsch-Jasper House
Franklin County, Missouri
Historic Resources of Washington, Missouri**

to a construction date after the middle of the century, hence the assigned ca. 1855 construction date.

The house was the site of one of Washington's few Civil War fatalities just a few years after it was built. Confederate General Sterling Price and his troops came through the strongly pro-Union area in the fall of 1864. A local account of that incident noted that "the half-grown boy of Mr. Bartsch, the violin teacher, was shot in his homeyard on Pottery Road when he started running to his house."⁴ Bartsch's son was one of only two Washington citizens to have lost their lives during that raid. It is said that he died in the house, and that the floorboards in the east front room were permanently stained by his blood.⁵

That sad event may have prompted the Bartsch family to sell the house; the next spring August and Gertrude Bartsch sold 43 acres to Joseph Selz, who owned the property for the next quarter of a century.⁶ The 43 acre parcel consisted of 23 acres around the house, as well as a 20 acre plot to the south. The 23 acres near the house included the original 20 acre parcel purchased by Bartsch in 1849. Bartsch did not leave the area, however; the 1878 Atlas shows him as the owner of 45 acres and a dwelling located directly west of this parcel.

Selz does not appear to have made any major changes during his tenure; tax assessments for the property remained stable until the late 1890s. The house and land changed hands again around 1893, when tax records show it in the possession of Henry Jasper. Jasper owned several other parcels of land in the area around that time, including 56 acres in the same section as the Bartsch house. The tax valuation for the property saw a significant increase between 1893 and 1894, which probably means that the expansion of the house occurred under Jasper's ownership.⁷ The historic name for the house is based upon the two owners responsible for bringing it to its current form.

Jasper did not, however, keep the property long. By 1895 it was owned by Charles Kampschroeder, in whose family it remained into modern times. Members of the Kampschroeder family still live nearby, and the house is known to have become their family residence around the turn of the century. The house appears today much as it did when the Kampschroeders moved in, and is in very good condition. It is readily recognizable as an early Missouri-German house, and

⁴ Ralph Gregory, *A History of Washington, Missouri*, (Washington, MO: Washington Preservation, Inc., 1991) p. 21.

⁵ A member of the Kampschroeder family who still lives next door remembers seeing the stains on the boards when the old flooring was removed from the house many years ago.

⁶ Franklin County Deed Records, Union, MO, Deed BookZ, p. 87. Selz bought 43 acres for \$1,200.

⁷ It should be noted, however, that surrounding properties also saw an increase about the same time, which may reflect a general rise in taxes for the period. In any event, the addition was definitely in place by the turn of the century, which is the approximate date of the historic photo of the house.

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Bartsch-Jasper House
Franklin County, Missouri
Historic Resources of Washington, Missouri

provides a fine intact example of the double-entrance subtype. ⬆

Chronology

From Land Tax Assessment Books, City Directories, Washington Historical Society Collections, and local histories noted in the bibliography.

1849, September. August Bartsch buys 20 acres (this property) from Frederick and Anna Sophia Kemper, for \$150 dollars.

1855, ca. The east part of the house built by or for the Bartsch family.

1864, September. Bartsch's son was killed in "his homeyard on Pottery Road," according to A History of Washington, Missouri.

1865, June. August and Gertrude Bartsch sell the property (now 43 acres) to Joseph Selz, for \$1,200.

1876 Atlas Map, Jos Selz has this house, on a 23 acre parcel, plus 20 acres just to the south.

1879-1891 Taxes. Jos Selz, 23 acres, \$350 valuation.

1893 Taxes. Henry Jasper, same 23 acres, \$390 valuation. (Jasper also has several other parcels in the area.)

1894 Taxes. Henry Jasper, same 23 acres, \$470 valuation. This appears to be the date of the addition, but many properties in the area increased in valuation at this time, so it may simply be the result of an across-the-board hike. The addition does not at any rate appear to be any later than the turn of the century.

1895 and 1897 Taxes. Charles Kampschroeder, same 23 acres, valuation, \$470.

1898 Atlas Map. Charles Kampschroeder has the same two parcels that Selz owned in 1876.

1919 Atlas Map. Still Kampschroeder's property.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 9

**Bartsch-Jasper House
Franklin County, Missouri
Historic Resources of Washington, Missouri**

Sources

(See MPS Cover document "Historic Resources of Washington, Missouri," for further discussion and a complete biography of general sources.)

Kiel, Herman Gottlieb. The Centennial Biographical Directory. Washington, MO: Missouriian Publishing Co., 1986.

Franklin County Tax and Deed Records, Franklin County Courthouse, Union Missouri.

Gregory, Ralph. A History of Washington, Missouri. Washington, MO: Washington Preservation, Inc., 1991.

Ogle, George, and Co. Standard Atlas of Franklin County, Missouri. Chicago: George A. Ogle and Company, 1898 and 1919.

Saint Louis Atlas Publishing Co. Atlas Map of Franklin County, Missouri. St. Louis: St. Louis Atlas Publishing Co., 1878.
(With a plat of the city done in 1877 by L.D. Worley.)

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

10. Geographical Data

Acreage of Property Less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	671380	4268120			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Debbie Sheals for the City of Washington

organization Private Consultant date July, 2000

street & number 406 West Broadway telephone 573-874-3779

city or town Columbia state Missouri zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Richard Moore & Angela Mosbach

street & number 138 Pottery Road telephone (636) 390 - 2618

city or town Washington state MO zip code 63090

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 10, photographs Page 10

Bartsch-Jasper House
Johnson County, Missouri
Historic Resources of Washington, Missouri

Verbal Boundary Description

The property is parcel number 10-5-21.0-0-019-085.100, as shown on Franklin County Tax Map 10-5-21. The map was prepared by Walker and Associates, with aerial photos taken Dec., 1980, scale: 1"= 200'. Copies of the map are available at Washington City Hall and The Franklin County Assessor's Office in Union, MO.

Boundary Justification

The boundaries encompass all of the land currently associated with the house.

Photographs

The following information is the same for all photographs:

Bartsch-Jasper House
138 Old Pottery Road
Franklin County, MO
Debbie Sheals
June, 2000

Missouri Cultural Resource Inventory, MO Department of Natural Resources, Jefferson City.

List of Photographs

See photo key for indication of camera angles.

1. Facade
2. West elevation.
3. Southwest corner.
4. East elevation.
5. Cornice detail, with outbuilding in background.
6. Fireplace of east front room.
7. West second floor room, looking east.

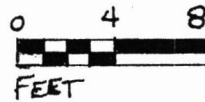
United States Department of the Interior
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Continuation Sheet

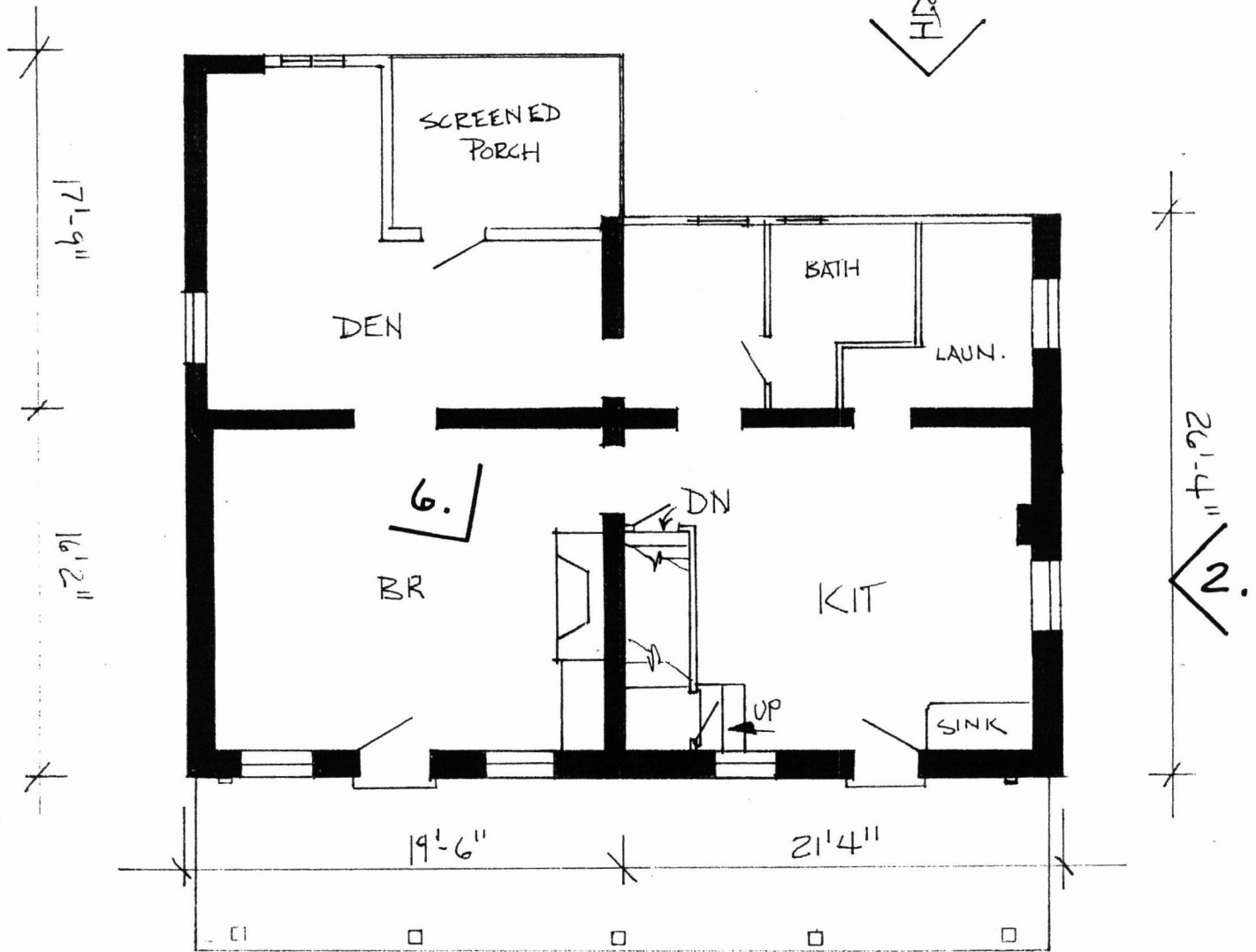
Section number 10 Page 11

Bartsch-Jasper House
Johnson County, Missouri
Historic Resources of Washington, Missouri

Photo Key.



3.



4.

6.

2.

5.

#7, SECOND FLOOR

1.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Bartsch--Jasper House

MULTIPLE NAME: Washington, Missouri MPS

STATE & COUNTY: MISSOURI, Franklin

DATE RECEIVED: 8/24/00 DATE OF PENDING LIST: 9/06/00
DATE OF 16TH DAY: 9/22/00 DATE OF 45TH DAY: 10/08/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 00001149

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/22/00 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



①

BARTSCH - JASPER HOUSE

138 OLD POTTERY RD.

WASHINGTON, FRANKLIN COUNTY, MD.



2 BARTSCH-JASPER HOUSE

138 OLD POTTERY RD.

WASHINGTON, FRANKLIN COUNTY, MD.



3 BARTSCH - JASPER HOUSE

138 OLD POTTERY RD.

WASHINGTON, FRANKLIN COUNTY, MO.



4 BARTSCH - JASPER HOUSE

138 OLD POTTERY RD.

WASHINGTON, FRANKLIN COUNTY, MO.



5 BARTSCH - JASPER HOUSE

138 OLD POTTERY RD.

WASHINGTON, FRANKLIN COUNTY, MO.



6 BARTSCH-JASPER HOUSE

138 OLD POTTERY RD.

WASHINGTON, FRANKLIN COUNTY, MD.



7 BARTSCH - JASPER HOUSE

138 OLD POTTERY RD.

WASHINGTON, FRANKLIN COUNTY, MD.

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64500319