

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Downtown Kirkwood Historic District

other names/site number N/A

2. Location

street & number 105-133 E. Argonne, 100-159 W. Argonne, 108-212 N. Clay, 105-140 E. Jefferson, 100-161 W. Jefferson, 100-215 N. Kirkwood Road, 139-309 S. Kirkwood Road, 103-111 N. Taylor [n/a] not for publication
city or town Kirkwood [n/a] vicinity

state Missouri code MO county St. Louis County code 189 zip code 63122

3. State/Federal Agency Certification

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

(See continuation sheet for additional comments [].)

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

September 4, 2009
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>53</u>	<u>18</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>6</u>	<u>3</u> sites
	<input type="checkbox"/> object		
			_____ structures
			_____ objects
		<u>59</u>	<u>21</u> Total

Name of related multiple property listing.
 N/A

Number of contributing resources previously listed in the National Register.

1

6. Function or Use

Historic Function
 See Continuation Page _____

Current Functions
 See Continuation Page _____

7. Description

Architectural Classification
 See Continuation Page _____

Materials
 foundation See Continuation Page _____
 walls See Continuation Page _____
 roof See Continuation Page _____
 other See Continuation Page _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

COMMERCE

 COMMUNITY PLANNING AND

 DEVELOPMENT

 ARCHITECTURE

Periods of Significance

1865-1962

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

See Continuation Page

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

10. Geographical Data

Acreage of Property 18 acres

UTM References

A. Zone Easting Northing

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[X] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Karen Bode Baxter and Timothy P. Maloney

organization Karen Bode Baxter, Preservation Specialist date December 29, 2008

street & number 5811 Delor telephone (314) 353-0593

city or town St. Louis state Missouri zip code 63109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional Items

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

Property Owner

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

name See Attached Ownership List

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Downtown Kirkwood Historic District
Kirkwood, St. Louis County, MO

6. Function or use

Historic Function

DOMESTIC: Multiple Dwelling
COMMERCE/TRADE: Business
COMMERCE/TRADE: Professional
COMMERCE/TRADE: Specialty Store
COMMERCE/TRADE: Department Store
COMMERCE/TRADE: Restaurant
GOVERNMENT: City Hall
GOVERNMENT: Fire Station
EDUCATION: School
EDUCATION: Library
HEALTH CARE: Medical Business/Office
LANDSCAPE: Parking Lot
LANDSCAPE: Park
TRANSPORTATION: Rail-Related

Current Function

DOMESTIC: Multiple Dwelling
COMMERCE/TRADE: Business
COMMERCE/TRADE: Professional
COMMERCE/TRADE: Specialty Store
COMMERCE/TRADE: Department Store
COMMERCE/TRADE: Restaurant
GOVERNMENT: City Hall
GOVERNMENT: Fire Station
EDUCATION: School
EDUCATION: Library
HEALTH CARE: Medical Business/Office
LANDSCAPE: Parking Lot
LANDSCAPE: Park
TRANSPORTATION: Rail-Related

7. Description

Architectural Classification

LATE VICTORIAN: Richardsonian Romanesque
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Mission/Spanish Colonial Revival
MODERN MOVEMENT
OTHER: Two Part Commercial Block
OTHER: One Part Commercial Block

Materials

Foundation: STONE: Limestone
CONCRETE

Walls: BRICK

METAL: Steel
STONE: Limestone
STONE: Granite
STUCCO
WOOD

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SYNTHETICS: Vinyl
Roof: ASPHALT
METAL
WOOD
SYNTHETICS: Rubber
Other: METAL
TERRA COTTA
CERAMIC TILE

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Downtown Kirkwood Historic District
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Summary

The Downtown Kirkwood Historic District consists of portions of eight blocks with 72, one and two-story, commercial buildings in Kirkwood, St. Louis County, Missouri, a commuter suburb created in the mid-1800s that is approximately thirteen miles southwest of downtown St. Louis. The Union Pacific (originally Missouri Pacific) Railroad has tracks running east to west midway through the district. Kirkwood Road (also known as Lindbergh Boulevard, U.S. Highway 61 and US Highway 67) bisects the district; it is a major thoroughfare that travels north/south through St. Louis County and continues south through Missouri. The land is relatively flat, part of the reason the train tracks run through the area. The district is located in the heart of downtown Kirkwood surrounded by residential buildings adjacent to the district and by newer commercial development along Kirkwood Road to the north and south. Arranged in a standard grid pattern, the district is an irregular T-shape with Kirkwood Road forming the leg of the T and Argonne Drive and Jefferson forming the arms of the T. Most of the Downtown Kirkwood Historic District is bounded on the south by the Union Pacific Railroad tracks, which run mostly east-west with a slight northerly curve, but the district extends further south along the west side of Kirkwood Road, including City Hall and a block of commercial buildings, ending just south of Monroe Avenue. The eastern boundary is one block east at Taylor Avenue, a north-south street that has residential buildings on its eastern side. Most of the northern boundary includes the north side of Jefferson, but several of the properties east of 105-109 East Jefferson are parking lots, so from that point east, the north side is excluded from the district boundaries. The western boundary is one block west of Kirkwood Road at Clay Avenue and the boundary runs south to the railroad tracks and then the western boundary moves east to the rear of City Hall's property and the back of the lots facing South Kirkwood Road.

General Features of the District

The Downtown Kirkwood Historic District itself is a mixture of one-story and two-story commercial buildings. While the first commercial buildings in downtown Kirkwood were usually made of wood, only one of these wooden, false front buildings is still intact at 205 N. Kirkwood Road. Early wood construction was quickly replaced and supplemented with brick buildings and today most of the district's buildings are brick but many have been covered with stucco, usually added during the 1920s or 1930s in an apparent attempt to update the image of this young bedroom community's business district. A few buildings date from the late 1800s; one was constructed around 1865 and a few were finished as early as the 1870s. The Heinzelmann General Store, constructed around 1878 and the Heinzelmann Bakery Building, constructed in 1899, are major buildings in the district and are located on opposite sides of Argonne at the western edge of the district. Most construction dates are after 1900, especially after the introduction of the automobile, and span into the early 1960s, with nearly a third representing post-World War II construction (or new facades), an indication of the continued

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growth and prosperity of the community during the mid-twentieth century. One of the more prominent buildings is the Missouri Pacific Railroad Depot (NR listed 7/05/85), a Richardsonian Romanesque building constructed in 1893 and remodeled in 1941. The Kirkwood Library, constructed in 1940, is at the eastern edge of the district. Just a block south of the railroad depot, Kirkwood City Hall, constructed in 1942, is also in downtown Kirkwood. The construction on these important public buildings is a further indication of the continued and significant development of this community and its business district during the mid-twentieth century.

The district includes 72 buildings and 9 sites, one of which is a pocket park created after a corner building at 100 N. Kirkwood Road burned and the rest are parking lots. Of the 72 buildings (which includes 17 already designated as local landmark buildings and one contains a local landmark object, the Spencer's Grill sign) 53 are contributing to the character of the district and one (the railroad depot) is already listed individually on the National Register of Historic Places. Of the 9 sites 6 of the parking lots were graded and paved during the period of significance, resulting in a total of 59 contributing resources and 1 listed property out of a total of 81 resources, meaning that more than 74 percent of the resources (and 75 percent of the buildings) in the district are contributing. Since the "Historic Resources of Kirkwood, Missouri" MPDF focused on residential properties and did not develop commercial property types, it was used for historic context development but not for the registration requirements of this district.

Lindbergh Boulevard is a United States Highway and in most of St. Louis County it is lined with large commercial development and strip malls. Some sections of the road are divided. As the road enters Kirkwood, its name becomes Kirkwood Road (originally called Webster Road and/or Denny Road) and the nature of the buildings and businesses lining the road begin to change. When it first enters Kirkwood south of downtown, there are still large commercial developments lining both sides of the street but as it approaches the center of Kirkwood smaller commercial buildings begin to become more prevalent, peaking in the Downtown Kirkwood Historic District. There is also a non-historic outdoor farmers market constructed on the site of the railroad turntable in 1975, just outside the district, on the south side of Argonne and east of Kirkwood Road. In the district, the businesses are predominantly in smaller commercial buildings more typical of twentieth century small town development, with some buildings dating as late as the 1960s, while maintaining the same scale and setbacks. Kirkwood Road bisects the district and, as it moves north out of the district there is another block of newer commercial development before it once again changes character with some residential neighborhoods north of downtown. At the intersection with Manchester Road, Kirkwood Road (which again is named Lindbergh Boulevard as it leaves Kirkwood city limits) is lined with newer commercial development especially large automobile dealerships at the northern edge of Kirkwood.

The streets of downtown Kirkwood are lined with trees and are laid out in a grid pattern that continues out of the district into the residential areas surrounding it. The buildings within the

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district (the majority of which face Argonne Drive, Jefferson and Kirkwood Road) have a relatively uniform setback, extending to the public sidewalk. Most of the buildings on Kirkwood Road directly abut the neighboring buildings. Most of the buildings facing the east-west streets (addressed on Argonne or Jefferson) are on individual lots with at least some space between the buildings, and an occasional parking lot often developed historically before 1945. The development on Taylor and Clay is similar, although many of the buildings on those short blocks are corner buildings addressed on Argonne or Jefferson. Most are simply one- or two-part, brick commercial storefront buildings with one-story buildings interspersed with two-story buildings to create an undulating skyline. Some of the buildings have been covered in stucco, but these alterations were mainly done in the 1920s and 1930s, with a few in the 1940s, which is within the period of significance, making the changes historic. The uniform setbacks, relatively consistent size of the buildings, and the consistent use of materials give the district a degree of continuity that allows 1870s and 1960s buildings to complement one another and creates a visual cohesiveness to the district that further differentiates the business district from the surrounding residential neighborhoods and flanking newer commercial developments (mostly constructed during the last decade).

One of the most notable buildings in the district is the National Register listed, Missouri Pacific Railroad Depot, which was constructed in 1893 and remodeled in 1941. The building has a large central tower and heavy arched windows typical of a Richardsonian Romanesque building. During the 1941 remodeling, there was initially a proposal to completely redesign the exterior of the building but local opposition was able to limit the changes to the interior and the building retains its exterior features. The depot, on the north side of the tracks (facing Argonne) and west of Kirkwood Road, is one of the key landmarks in the proposed district. Another building, just south of the tracks on Kirkwood Road is the Bonsack and Pearce designed Georgian Revival style Kirkwood City Hall (139 S. Kirkwood Road). It has a monumental central staircase leading to a porch with a classical revival portico and massive columns. The Heinzelmann Bakery (150-156 W. Argonne) is a large, two-story, brick building that is more in line with the vernacular style of the majority of the surrounding buildings, except for its length, which dominates the block where it is located. The Heinzelmann General Store Building (157-159 W. Argonne) across the street is even more typical of the buildings in the area as a stand alone vernacular style two story storefront. It has display windows on the front and regularly spaced sashed windows on the second floor. Like many of the buildings in the district, the Heinzelmann General Store has also been covered in stucco, which was applied in the 1920s. The J. Coulter Feed Store Building (111 W. Argonne) is a two story red brick building with a central entry and two display windows. This building, which housed a long-standing Kirkwood business, still has the original painted sign that advertised "Hay Grain, Flour & Feed Mills" and "Coulter Feed Co." The Kirkwood Public Library (140 E. Jefferson), also designed by Bonsack and Pearce is a Colonial Revival red brick building. There is a cupola at the central ridge line, concrete quoins

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and keystones above twelve light windows. Its west wing was added in 1955 and the two story rear (south) wing was added in 1962, the last major construction in the district until the late 1960s. Yet another important building is the 1865 era building located at 201-203 N. Kirkwood Road which was owned by Levi House who rented the second floor to the city for use as Kirkwood's early city hall. The two-story building has a two part roof, with a flat section and a shallow hipped section indicative of its early history as two buildings before the stucco joined the facades in 1935. The building has two storefronts and is a good example of one of the earliest buildings constructed in the district. One of the most unusual buildings is the DeRoy Weber gas station (140 W. Argonne); the small brick station is a modified and simplified Tudor Revival gas station with a steeply gabled roof partly truncated by the chimney. Even a building as atypical as the DeRoy Weber Gas Station still fits into the overall look and feel of the Kirkwood Downtown Historic District as it grew from a small suburban commuter community into a large and vibrant suburb in St. Louis County.

Most of the major edifices were built by the early 1940s, but 19 commercial buildings, designed to house stores, offices, and supermarkets, were added to the district in the next 20 years, and 8 of the older buildings had completely new facades added during this time, an indication of the continued growth and development of the community. This represents more than one-third of all the district's buildings—not just a few infill buildings, but a significant growth to the business district. These mid-century commercial buildings often utilized simple mid-century Modern design features (such as large plate glass display windows spanning between simple masonry piers or horizontal bands of windows clustered on the upper façade) and newly developed materials (such as glazed tile or stacked brick or sheets of smooth limestone panels) dominate these later designs. A few are distinctive designs, such as the small building at 213 N. Kirkwood Road that got a completely new façade in 1951 for Wilson's French Cleaners that uses an offset, horizontal canopy and one wider end pier to accentuate its façade or the 1958 Medical Building at 118 E. Jefferson designed by architect John Ebinger with projecting piers to form a three-dimensional grid overlaying the first and second floor windows as well as the horizontal abstract tile patterned façade wall. This continued development in the downtown after World War II was indicative of the increasing popularity of what had become an extremely popular bedroom community in metropolitan St. Louis.

The Kirkwood Downtown Historic District is a commercial district that retains the feel of a "Main Street" in a small town, despite its place as a large community in a major metropolitan area. The vernacular design of the buildings reinforces that feel, as does the consistency of design, with variations between the buildings based more on the age of the building and the prevalent styles of the day than any planned attempt at differentiation. The long period of growth in the district also demonstrates the growth in the importance of the automobile, with many of the older buildings closer to the railroad station while the growth of the automobile led to numerous one story buildings and greater development along Kirkwood Road, which had long

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been a farm road. This shift saw more development focused on Kirkwood Road to attract customers driving down the road, rather than the dwindling number of people coming from the train depot. These two important means of transportation helped lead to Kirkwood's tremendous growth and also influenced the development of the Kirkwood Downtown Historic District, with the railroad tracks bisecting the district (east to west) and Kirkwood Road bisecting it (north to south) as it carries shoppers into the Kirkwood Downtown Historic District.

Alterations and Integrity Issues

The Downtown Kirkwood Historic District still looks much as it did in the period of its growth and development, which is identified as its period of significance, 1865-1962. The general architectural environment, including the façade lines, street plans and most of the open spaces are historic and unchanged. The majority of the parking lots are actually historic; they were turned into parking lots by neighboring business owners when new buildings were being built or before any development was undertaken on the lots. By the 1930s and early 1940s business owners were desperately trying to find parking for their customers and constructed lots on the empty land around them. There was a second wave of development after World War II that saw some of the most dilapidated buildings replaced, but this construction was coming to an end by the start of the 1960s and reflects the historic development of the district. Similarly, although some buildings have been stuccoed, almost all of this work was done during a downtown beautification campaign that took place in the 1920s and 1930s in an effort to increase the attractiveness of the Downtown Kirkwood Historic District in the hopes of drawing more customers. These changes were during the period of significance and are a part of the historic fabric of the district. The buildings identified as non-contributing in the district are generally not new buildings, except for the new fire station (137 W. Argonne Drive) and 1987 Imo's Pizza (215 S. Kirkwood Road). Rather, they are recent attempts, usually undertaken during the last two decades as part of revitalization and new growth in the central business district, often with simple veneers that may some day be removed to reveal historic facades.

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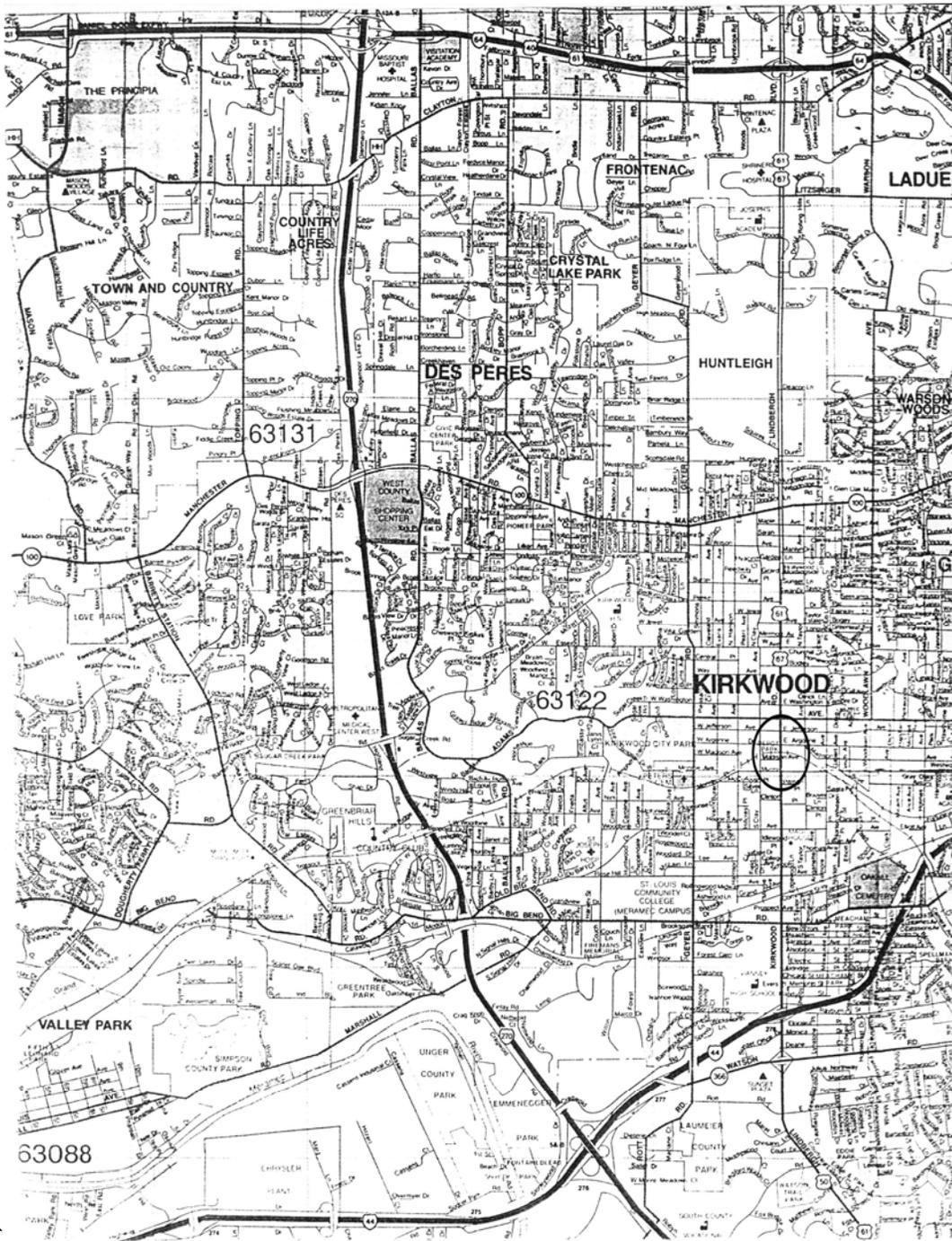
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Map of Metropolitan St. Louis

Locating Downtown Kirkwood



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EAST ARGONNE DRIVE

105-107 E. Argonne. Rohrbach Building. ca. 1920. Storefront altered 1925. Architect, unknown. Contractor, unknown. Contributing.

The 105 E. Argonne Commercial Building is a one story, multi-colored, but predominantly red, brick building. It retains its four original wood framed entrances and display windows. There is a non-historic canvas awning on the building.

109 E. Argonne. Holekamp Lumber Yard Building. ca. 1917. Rear addition, post-1945. Architect, unknown. Contractor, unknown. Contributing.

The Richard Holekamp Lumber Yard Building is still recognizable as a lumberyard building; it is a large two story building with monitor roof. The upper floors still have clapboard siding. The first floor has a central entry and two display windows and new siding has been installed. The building is painted white. The rear addition was completed in the rear of this building after 1945 and connecting to what was original an open lumber shed at the back of the lot that runs perpendicular to the front building (and behind 115 E. Argonne). Both are enclosed with siding.

115 E. Argonne. OK Hatchery Feed and Garden Store, 1989. Architect, Ken Schaefer. Contractor, Structural Systems. Non-contributing.

The Feed and Grain Store is a new building built on the site of a much older building of the same dimensions. It has a gambrel roof, barn shape and is clad in standing seam metal siding.

125-127 E. Argonne. Kirkwood Auto Supply Building. 1945; rear addition, 1961. Architect, unknown, Contractor, unknown. Contributing.

The Kirkwood Auto Supply Building is a one story, flat roofed, commercial building with two entrances on either end of the facade, display windows on either side of the doors and a three paned central display window. The building has a cream colored, glazed block façade capped by a dark brown glazed block parapet tile. The rest of the building is red brick.

133 E. Argonne, Parking Lot. Date unknown. Non-contributing.

This paved asphalt parking lot was once the lawn of a large nineteenth century home.

WEST ARGONNE

100 W. Argonne. Kirkwood Missouri Pacific Depot. 1893. Architect, Douglas Donovan. Contractor, Unknown. NR listed 7/05/85.

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The Kirkwood Missouri Pacific Depot is a Richardsonian Romanesque design with grey limestone. There is a central tower on the roof sided with shingles and a flared dome. The rest of the roof is also shingled. The entry is in a stone porte-cochere with heavy stone pillars providing access to a large round arched entry. The windows are multi-light wood windows and most of the brick platform remains.

101 W. Argonne. See 101-105-107 N. Kirkwood Road.

109 W. Argonne. Driveway. Post 1960. Non-contributing.

This asphalt paved lot is used as a driveway to access the rear of the adjacent buildings, completed after an historic brick commercial building was demolished on the site.

111-113 W. Argonne. J. Coulter Feed Company Building. ca. 1911 Architect, unknown. Contractor, unknown. Contributing.

The Coulter Feed Company Building is a two story red brick building with a central entry and two smaller display windows on the ground floor and a series of four sashed windows upstairs, all of which appears original. There is a third floor “pont” that was originally wood sided and slightly different size but this has been replaced with a framed vinyl siding structure. The original painted sign has been restored (building was painted white during the 1986 survey) and says “Hay Grain, Flour & Feed Mills” and “Coulter Feed Co.”

115 W. Argonne. Commercial Building. 1918. Second story addition, 2002. Architect, unknown. Contractor, unknown. Non-Contributing.

The 115 W. Argonne Commercial Building was originally a single story, red brick building but has a 2002 second floor addition. The second story has an internal balcony, like a large, second floor window (internal balcony), across the façade and under the roof and is part of the 2002 addition. There is an entrance to the side of the building and two tall windows on the other end of the first floor, which was reconfigured during a pre-1986 renovation (as shown by the 1986 survey photo).

117 W. Argonne. Ellman Department Store. Ca. 1925. Architect, unknown. Contractor, unknown. Contributing.

117 W. Argonne is a simple, one story, stepped brick parapet building with a central recessed entry storefront. The stepped parapet forms a pediment in the center and extends the brick piers above the main parapet as well. At one time, the adjacent building mirrored this façade but it was remodeled and both were painted, the only visible alteration to this building.

119 W. Argonne. Commercial Building. Ca. 1925. Façade parapet modified circa 1943-47. Architect, unknown. Contractor, unknown. Contributing.

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The 119 W. Argonne Commercial Building originally matched the building at 117 W. Argonne, but it has been modified with a gabled roof, extending the brick parapet to form a gable on the façade and bricking in the display windows as three rectangular friezes. It was probably modified when the Country Locker Sytem moved into the building in 1943 but was at least completed by 1947, based upon a photo of a automobile accident (see Section 8).

123 W. Argonne, Fire Department No. 1. 1920. Architect, unknown. Contractor, Fred Howell. Contributing.

The Kirkwood Fire House is a two story red brick building with a white stucco, Spanish Revival façade. There is a false mansard, Spanish tile roof below a Mission shaped parapet. Brick quoining details the corners and door opening, which was originally the large door used by the city's first motorized fire trucks. This doorway has been infilled with a display window and simple man door. Flanking this opening are small casement windows. The second floor has four six over six wood sashed windows. The hose drying tower at the back of the building is still extant.

125 W. Argonne. Old Post Office. 1932. Architect, unknown. Contractor, unknown. Contributing.

The 125 W. Argonne Commercial Building is utilizes Classical Revival detailing on what would otherwise be a simple one story red brick building. Fluted pilasters divide the façade into three bays with a wood entablature spanning below brick panels of the parapet which also have similar pilasters and a wood pediment. The entry and the two plate glass windows have cornice-like lintels supported by decorative brackets.

130 W. Argonne. Parking Lot. ca. 1893Contributing.

This asphalt public parking lot was created out of land that was historically graded as part of the railroad right-of-way next to the depot.

131 W. Argonne. Bopp Funeral Home. ca. 1893; 1920s chapel addition; 1926-45 garage addition. Architect, unknown. Contractor, unknown. Contributing.

The 131 W. Argonne Commercial Building is a two story stucco building. There is a wood cornice below the parapet and four one over one sashed windows on the second floor, with four more windows on the first floor. The entrance to the side of the façade has a transom above the door. In the 1920s the chapel was added to the rear of the undertaker's establishment (the rectangular building abutting the sidewalk) and by 1945 a large "private garage" was built across the rear of the entire lot, which includes the lot that was previously addressed as 127 W. Argonne, creating a single L-shaped funeral home complex. The front building appears to have originally been brick, but historic photos show the entire funeral home complex as a painted stucco complex by the 1940s, and it was probably stuccoed when the additions were completed.

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137 W. Argonne. Kirkwood Fire Station #1. 2004. Architect, Arch Images/Arch Interiors. Contractor, Rhodney & Construction. Non-contributing.

Fire Station #1 is a modern red brick fire station building with three entry bays. The 1965 fire station on this location was completely rebuilt in 2004, with oversized classical revival, fake stone detailing along with Colonial Revival entry details on the east half. It is set-back from the street, preserving the appearance or "gap" of a streetscape since historically this was used as an early car dealership's lot.

140 W. Argonne. DeRoy Weber Gas Station. 1925. Architect, unknown. Contractor, unknown. Contributing.

Addressed previously as 130 W. Argonne, the DeRoy Weber Gas Station is a small simplified Tudor Revival gas station. The steeply gabled building has a curved end to the longer side of the roof. The white painted brick walls have simple openings, an original horizontal panel door on the side and an off-set end wall chimney on the façade, with and a nonhistoric canvas awning wrapping around two sides of the building.

150-156 W. Argonne. Heinzelmann Bakery Building. 1875, Major renovation and new façade after fire in 1899. Architect, unknown. Contractor, unknown. Contributing.

The Heinzelmann Bakery is a two story red brick building with a long, continuous façade, but a staggered rear elevation (giving the appearance of separate buildings on the rear) due to the triangular shaped lot with the railroad right-of-way curving on the rear of the property. After an 1899 fire, the building was rebuilt and updated to include a cast iron storefront with three entries and seven transomed display windows. There is a bracketed cornice and brick detailing that includes a brick band above the second floor windows that follows the segmental arch of the brick lintels. The second floor windows were one-over-one sashed windows when the 1988 survey photo was taken, but they appear to be replaced (with a taller lower sash) since then. There is a recent wood, one story addition that connects to a train caboose on the east side of the building.

151 W. Argonne. Commercial Building. ca. 1890. Architect, unknown. Contractor, unknown. Contributing.

The 151 W. Argonne Commercial Building is a two story white stucco building with entries on either end of the façade and display windows in between. There are four windows on the second floor façade. In a 1911 streetscape photo showing this building in the foreground, the building is already coated, something more than just white paint since the brick texture is not visible, but a later photo (ca. 1949), when the building is in obvious disrepair, shows that most of this coating had worn off except where it had been protected on the piers by the old wooden canopy/balcony that was removed, and most of the brick is exposed. Since then, it has been recoated, but the

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thicker stucco obscures the crisp edges of the projecting cornice. The display windows and entries have been updated but retain the original configuration.

153 W. Argonne. Commercial Building. ca. 1900. New façade and roofline, 1947. Architect, Frank Thompson. Contractor, unknown. Non-contributing.

The 153 W. Argonne Commercial Building is a one story frame building with two display windows flanking a central entry. Apparently, a dark (possibly black) Vitrolite glass façade was added in 1947 along with the removal of the gabled roof, which was originally behind the false wooden parapet. A large flat roofed, rounded corner metal awning was also installed at that time. Since then, a plastic faux brick has been applied to the building. It is not clear if the Vitrolite was removed, but the building is not contributing even though it retains the 1947 door and windows because of this alteration. If the faux brick was removed and the Vitrolite found basically intact, then this would be a contributing building in the district.

157-159 W. Argonne. Leo E. Heinzelmann's General Store. ca. 1878. Major renovations, ca. 1920s. Architect, unknown. Contractor, unknown. Contributing.

The Heinzelmann General Store is a large two story stuccoed building. The front façade has two entries and large display windows. There are additional entrances in the northwest corner and along the north side along with elevated multipaned windows that open onto a courtyard shared with the building at 108 N. Clay. The stucco was probably applied in the 1920s and a historic balcony that served as a canopy over the front sidewalk was removed around that time. The building retains its original wood framed display windows and entries—the one to the east is accessed by a series of broad steps because of the change in grade and the one on the west is angled on the corner, with a large solid wood (not cast iron) round support column holding up the corner of the second floor. Even before the walls were stuccoed, what had been two buildings had been joined in use, with the shared balcony and a gabled roof over the west storefront, but the side gabled roof of the east storefront was modified into a flat roof with a short mansard. Physical evidence on the interior indicates that most of 159 W. Argonne was originally some sort of lodge hall, a single room, then converted into apartments between 1926 and 1928, but those partitions were removed recently. The apartment above 157 W. Argonne is still partially intact, including some of its Craftsman millwork, probably added in a remodeling in the 1920s.

NORTH CLAY AVENUE

108-110 N. Clay. Heinzelmann Building. ca. 1895. Major Renovation, ca. 1920s. Architect, unknown. Contractor, unknown. Contributing.

Originally built prior to 1903 as a two story brick livery with a one story wing running south at the east end of the lot, clearly shown in a 1903-1910 photo (dated by the tin shop operating at 153 W. Argonne), an historic photo of the Heinzelmann's general store and the south side had was much simpler than currently. Remodeled between 1926 and 1928, it became a commercial

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storefront with apartments above in a distinctive Spanish Revival influenced design that was popular during that era. The wing on the south was finished with apartments on a second floor (added) above a first floor series of garage doors. The entire building was stuccoed at that time. There is also an historic photo taken shortly after the renovations, showing the Kirkwood Theatre off to the side, across the alley. The building retains its original six-over-one sashed windows upstairs above the bracketed cornice (similar to the ones above the paired sashed façade windows) over the bronze framed display windows flanking the recessed entry to the storefront and door to the second floor. On both the façade and courtyard there are small, false iron balconies. On the alley façade there are additional, original, display windows and storefront entries below the sashed windows above. The interior of the storefront retains a pressed metal ceiling and the south wing retains the multipaned, sliding, wooden garage doors, but the railing on the second floor is a recent replacement as are the windows and doors in that wing.

116-124 N. Clay. Also addressed as 124 W. Jefferson Ave. Parking Lot. 1928 and 1940s, enlarged to current size in 1958. Contributing.

The eastern two of the five property lots were associated with a property at 124 W. Jefferson that was in use as a grocery store by the mid-1940s, and would already have been in use as a parking lot at that time. The northern part of the remaining three lots were also historically paved, associated with a auto dealership by 1928 but the auto dealership building and the old movie theatre building abutting the alley were demolished in 1958 (according to the permits) to pave the remainder to expand the parking lot.

204-206-208-210 N. Clay. Office Building. 1954. Architect, unknown. Contractor, unknown. Contributing.

The 204-206 N. Clay Office Building is a two story brick building with square limestone panels as a veneer on the façade. The openings on the first and second floor span the entire façade except the end piers, creating a simple Modern facade, typical of early 1950s designs. Three entry doors flanked by display windows, all retain the original aluminum framing between the limestone veneer piers. The second floor has large, aluminum, four horizontal light awning windows, also original, but the wood paneled central section by represent an alteration. The side walls are common brick.

212 N. Clay. House. 1895. Alterations 2001. Architect, unknown. Contractor, unknown. Non-contributing.

The 212 N. Clay House is a two story double gabled, vinyl sided house. There is a broken pediment and pilasters flanking the door as well as a multipaned bay window (that was a just a flat, multipaned picture window in 1986 when the survey photo was taken) on the south gabled section. Above are two multipaned windows. The northern gabled section has two multipaned windows on each level. The multipaned windows at least date to the 1986 survey but the north two story gabled bay was a major alteration since then, converting a 1.5 story section into a 2

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story wing. Since this drastically altered the appearance of the façade, it is non-contributing to the district despite its age.

EAST JEFFERSON AVENUE

105-109 E. Jefferson. Kroger Grocery Building. 1948. Architect, George A Fugel. Contractor, Sam Wolff and Company. Contributing.

The Kroger Grocery is a simple one story brick building that has been painted tan. There is a canvas awning above the display windows and another awning extending from the entry. The long plate glass opening for a large wooden display window is situated to the west of the entry which is separated by a wide brick pier from the recessed entry that is surrounded by wood framed plate glass windows/sidelights and a transom over the paired multilighted wood doors. Given the date of construction, this appears to be the original storefront framing. Although the front parapet has been covered by a smooth EIFS panel, it is painted to blend with the brick walls and does not appear to drastically alter the historic appearance of the building, which is shown in historic photos to have the same simple parapet, without detailing and with a flat parapet cap.

110-114 E. Jefferson. Post Office Building. 1942; 1962 renovation. Architect, unknown. Contractor, unknown. Contributing.

The Post Office Building is a long one story, multicolored, red brick commercial building with a flat parapet that is divided by the brick piers into three, aluminum framed storefront bays. The canvas awning currently runs the length of the building just below a plain parapet. 1962 plans and a permit by Pearce and Pearce (the same firm was working down the block as well on an addition to the library) are on file at city hall, showing the conversion of this from the post office to retail use. They show the interior changes and east storefront bay addition which was carefully blended with matching brick into the existing façade and simply added the east bay, corner pier, as well as a display window on the east side wall. These changes were made during the period of significance, and reflect the increased demands for retail spaces in the growing business district. The parking lot on the side of the building has historically been associated with this building since the construction of the post office and as such is a contributing feature in the district.

118 E. Jefferson. Medical Building. 1958. Architect, John A. Ebinger. Contractor, Robert Disch. Contributing.

The Medical Building is characteristic of Modern designs of the 1950s. It is a mostly freestanding, two story, glass curtain wall building with a façade divided vertically by slender, double piers, separating large window bays (alternating sashed windows with plate glass windows). Both floors of the façade have the same treatment between the corner, brick piers with decorative tile panels between the first and second floor windows. A vertical board, wood parapet caps the facade. The other elevations are basically red brick with the east elevation

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having a large vertical slit into the brick wall with a two story high, aluminum framed glass entry wall.

122 E. Jefferson, Parking Lot. 1958. Contributing.

This simple asphalt parking lot was developed when the adjacent building at 118 E. Jefferson was built and extends to that building and its entry.

126 E. Jefferson. McLean Building. ca. 1932. Architect, unknown. Contractor, unknown. Contributing.

The McLean Building is a freestanding, two story, flat roofed, multicolored red brick, Colonial Revival apartment building. The pedimented portico is supported by stylized, tapered columns on top of concrete steps. The arched, fanlight entry door has flanking leaded glass sidelights. The symmetrical façade is divided into five bays with eight-over-eight sashed windows. It has a glass terra cotta cornice above the second floor, referencing an attic story on the brick parapet, which is capped by glazed terra cotta tiles. There is also a brick soldier course separating the first floor and four-light basement windows. The windows and entry appear unaltered.

128 E. Jefferson. Commercial Building. 1956. Architect, unknown. Contractor, Charles Kenche(r?). Contributing.

This commercial building is a minimalist design, popular in the 1950s. The freestanding, one story brick building is essentially a glass curtain wall flanked by brick corner piers. The aluminum framed plate glass sections and entry door are slightly recessed in this opening and even retains the original corrugated aluminum bulkhead and sign panel above the windows, but it is covered by a canvas awning.

130 E. Jefferson. House. ca. 1920. Architect, unknown. Contractor, unknown. Contributing.

This house is two and a half story American Four Square wood sided house with a hipped roof. There is a central hipped dormer and flanking side dormers as well as a central chimney. The full width, flat roofed porch has square wood posts, floor and stairs, although it has replacement iron railings. The façade entry is off-center toward the west and contains a single-leaf wood door with multi-lights. The façade windows were originally wood double-hung, one over one windows but these have been replaced with vinyl six over six windows and the clapboard siding was replaced with vinyl siding. The first and second level façade windows have shutters. A single story concrete block and frame addition exists at the rear of the building.

140 E. Jefferson. Kirkwood Public Library. 1940. Alterations and additions, 1955, 1962, 1991. Architects, Bonsack and Pearce. Contractor, J. A. Prahl. Contributing.

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The Kirkwood Public Library is an asymmetrical Colonial Revival red brick building featuring a cupola and weathervane at the central ridge line. The original design was a symmetrical façade, with a pedimented entry flanked by multipaned windows. This changed in 1955 with the first major expansion, the addition of the west wing. Since then, the E. Jefferson elevation of this building features a projecting façade bay, which is gabled. It features large, wood, multi-light, fixed windows, as well as four double-hung wood sash windows with twelve lights in each sash. These sash windows are topped by a fixed window/transom containing twelve lights. The majority of the window on this elevation feature brick voussoirs and keystones. There is a wide, plain wood frieze in place beneath the roofline and a stone stringcourse spans this elevation beneath the window on the first level. The fixed window on the projecting façade bay was originally the primary entrance to this building and is flanked by flat board plasters supporting a simple entablature, but the original broken pediment was removed with later alterations. A newer wing was added in 1955 along the west elevation and extending the façade. This contains a series of 3 large window bays with similarly portioned multipaned divisions as the large windows on the original building to the east. This wing features recessed brick panels beneath the roofline and a stone stringcourse beneath these panels. What is now the primary entrance is positioned at the east end of this addition, with paired, wood, multi-light doors with a tall, wood multipaned transom in place above. It is positioned in a projecting brick bay and vestibule added to the west of the original entry during 1991 renovations and while it is not historic, it blends with the surrounding historic features. On the side elevation (facing Taylor) there is a large, multipaned bay window, one of the prominent features of the original 1940 building. The two story rear (south) wing was added in 1962, nestled into the area behind the two street elevations and recessed behind the east elevation, but continuing the raised stone watertable course from that street elevation. Otherwise the south wall is a simple two story brick wall, without penetrations. Except for the 1991 foyer and interior renovations, the additions to the library all occurred during the period of significance and are significant reflections of the growth of the community and development of the business district.

WEST JEFFERSON

100 W. Jefferson. See 119-121 N. Kirkwood Rd.

105 W. Jefferson. Commercial Building. ca. 1935. Architect, unknown. Contractor, unknown. Contributing.

This small commercial building was probably constructed prior to 1935. In one early photograph of 201 N. Kirkwood Road the edge of this building is visible, a simple brick façade at the time, but with the same window as currently. It was probably stuccoed in the late 1930s, when changes were made to the 201 N. Kirkwood building since it continues the same stucco treatment. Although this is often identified as the back section of 201 N. Kirkwood Road, the physical

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examination and style of this building, the comparison of the 1903 and 1945 fire insurance map, as well as city directory research shows his building was built later than 201 N. Kirkwood, as a separate building. The area to the west of this building was historically open, used either for deliveries or parking. The appearance of this façade, even the simple doorway and plate glass window, have not changed since the 1986 survey photo except that the half light wood paneled door has been replaced with a full light wood framed door.

107-111 W. Jefferson. Wilmar Building. 1953-1955. Architect, unknown. Contractor, E. C. Mikkelsen. Contributing.

The Wilmar Building is a Modern style two story red brick fronted building with projecting concrete framing around the windows on the second floor as well as framing the entire storefront. The building has aluminum, three-light, awning windows on the second floor which are probably original. There are three centralized doorway entries, all aluminum framed as are the display windows to either side, all original in appearance. The sandstone bulkhead and piers separating the three lower façade bays are also part of the original design, as is the flat concrete parapet cap, but the awning above the storefront is a newer addition.

112 W. Jefferson. Commercial Building. ca. 1943. Architect, unknown. Contractor, unknown. Non-contributing.

This is a one story brick building probably built around 1943 for a Kroger Grocery and remodeled in 1983 when it was covered with EIFS panels. It has minimal fenestration and a recessed arched entry, none of which appears historic and as a result it is non-contributing to the historic district in its current condition. It is not clear whether the historic brick façade and openings are still intact, but it is possible that the removal of the EIFS will expose an historic façade.

112a W. Jefferson. Parking Lot. Pre-1945. Contributing.

This simple asphalt parking lot was historically associated with 112 W. Jefferson, which was a grocery store.

113 W. Jefferson. Commercial Building. ca. 1953. Architect, H. Metzler. Contractor, unknown. Contributing.

This is a one story painted, thin, rusticated brick building. It has an awning below the flat roof and a sign perpendicular to the front of the building. There is a central double door recessed entry and large two panel display windows on either side of the entrance, both framed with aluminum, which is probably original to the building. The brick bulkheads below the windows also appear original, evident even in the 1988 survey photo. A simple concrete tile caps the parapet.

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114-116 W. Jefferson. Commercial Building. 1958. Designer, Bailey. Contractor, R. E. Roloff. Non-contributing.

This commercial building has white painted brick pilasters on either side of the storefronts and red brick in the center bay. There is a large mural on the side of the building. There are panels above the awning below the roof line, which appear to be missing the historic finish on the parapet, although it looks similar (stucco) in the 1986 survey. The central doorway was an aluminum framed doorway flush with the façade in 1986, but is now cut back to form a recessed alcove with doors to either storefront on each side and brick on its rear wall, definitely not historic.

115 W. Jefferson. Parking Lot. ca. 1953. Contributing.

This asphalt parking lot was apparently paved when the dwelling was removed to build the building at 113 W. Jefferson.

118 W. Jefferson. Larry's Barber Shop. 1952. Architect, unknown. Contractor, R. E. Roloff. Contributing.

Larry's Barber Shop is a narrow one story, multicolored, red brick building. The entry is to the east side of the façade with a transomed door and a picture window, both aluminum framed (probably original framing given the date of construction).

120-122 W. Jefferson. The Bootery. 1945-1948. Rear addition, 1953. Architect, W. McCarty. Contractor, F. Bopp Construction Company. Non-contributing.

The Bootery building is a one story masonry building covered with multi colored wood shingles that if removed could return the building its simple historic façade (shown in the 1988 survey photo). There is a central sign above the recessed, slightly recessed display window and entry, including a central double door entry with transoms and the display windows extend all the way to the ground.

123-129 W. Jefferson. Commercial Building. 1933. Rear addition, 1955. Façade changes, 1990s. Architect, Theodore Bopp, Jr. Contractor, A. E. Kazemick. Non-contributing.

The original building façade appears to be intact (see the 1988 survey photo), along with the original three storefront entries on this one story, rusticated limestone veneer façade on a brick commercial building, but a large and substantial awning structure has been superimposed onto the façade added after 1886, with gables projecting above each entry out of a hipped structural awning with shingles that obscures the façade and its historic textured brick, as a result it obscures the façade and the building is non-contributing to the district, but it might be contributing if this awning structure were removed to expose the historic facade. The storefront framing and surrounds are wood. There is some false stone where the façade of the building is not covered by the awning structure and the brick sides are painted.

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124 W. Jefferson. Safeway Building. 1958. Architect, Glen Eidson. Contractor, unknown. Contributing.

The Safeway Building is a painted brick one story building, that appears to have been completely rebuilt for a Safeway grocery store on the same site as the former A & P Food Store after a major fire. The storefronts facing Jefferson appear to be replacement wood display windows within the original openings, It has two recessed entries, and it is difficult to determine whether these are historic or not, but they may be given its use as an early supermarket. There is an inset corner entry on the west corner (which is characteristic of other A&P supermarkets in this region) connecting with the side elevation that has what appear to be replacement bay windows within original window openings, also with awnings. The flat roofed building has a minimal parapet. Except for paint colors, the building has not changed substantially since the 1986 photos were taken. There are historic photos of the interior of the A & P in the University of Missouri, St. Louis Library Collections.

124 W. Jefferson. Parking Lot. See 116-124 N. Clay.

131-137 W. Jefferson Avenue. Commercial Building. 1922. New façade, 1952. Architect, unknown. Contractor, unknown. Contributing.

This is a one story multi colored brick (but predominantly red) building that retains its original storefront detailing. There are three aluminum framed storefronts spaced equally across the building with recessed entries separated by brick piers and with stacked sandstone bulkheads, characteristic of the designs of the early 1950s. The central storefront has double doors. There is a wood framed, asphalt shingled awning on the building, which negatively affects integrity but is no more permanent than the canvas awnings on other buildings. Given the fact that it still retains its historic storefront detailing completely intact, it is still contributing to the district despite this awning, although the historic integrity would be strengthened by its removal and use of a more appropriately scaled canvas awning.

139 W. Jefferson Avenue. Schulte Hardware Building. 1948. Architect, George Engel. Contractor, K. C. McKelvey Construction Company. Contributing.

The Schulte Hardware Building is a one story red brick building with a hipped awning roof added above the recessed storefront entry and the original aluminum framed display windows. The parapet above is divided horizontally by a series of projecting brick bands and it retains the original fluted horizontal aluminum panel that is indicative of Streamline Modern design influence. The wooden entry door has a transom.

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151-153 W. Jefferson Avenue. Commercial Building. 1949. Architect, George Berg. Contractor, unknown. Non-contributing.

This is a one story red brick façade building with painted cinderblock side and rear walls. The parapet is glazed terra cotta on the façade and clay tile on the sides. There is a replacement storefront dating from 1967 with Colonial Revival styling. There are entries on both ends of the façade. Despite the Colonial Revival detailing, the doorways and display windows appear to be the original openings.

157 W. Jefferson Avenue. Parking Lot. ca. 1949. Contributing.

This parking lot is paved in asphalt and appears to date from 1949 when the commercial building next door was constructed.

161 W. Jefferson. Brook Cottage. ca. 1880. Architect, unknown. Contractor, unknown. Contributing.

The Brook Cottage is a Folk Victorian style wood sided one story house with double hipped shingle roofs with a small gabled porch with arched fretwork spanning to the simple corner porch posts supported on a shallow wooden floor. The house retains its old, clapboard siding and cornerboards as well as its two over two wood sashed windows and wood paneled, half light front door.

NORTH KIRKWOOD ROAD

100 N. Kirkwood Road. Connor Park. Non-contributing.

This pocket park has simple benches and a curving concrete walk and landscaped with trees and shrubs. It was recreated in recent years after a two story commercial building on this lot burned down and as such is not contributing to the historic character of the district.

101-107 N. Kirkwood Road. Also addressed as 101 W. Argonne. Kirkwood Drug Co. and Saller's Commercial Building. 1967. Architect, Benjamin Berry. Contractor, unknown. Non-contributing.

The Kirkwood Drug Company Building has a tan brick façade spanned by a original slightly projecting canopy that serves as a wide sign panel at the roof edge. The façade below this canopy is divided into two storefronts with the south storefront covering about two thirds of the building. This section is framed by the tan brick, wide piers that merge into the raised brick bulkheads below the aluminum framed display windows that flank the central paired entry doors (which had sidelights and transoms) in the same original framing. The north storefront, is stepped back on the façade, with two large multipaned display windows flanking a central transomed entry. Its door is flanked by matching multipaned sidelights and there is a shallow bulkhead of the same brick. Facing Argonne, there are two small storefronts, each with a two panel, aluminum framed

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display window and simple aluminum framed doorway. The projecting canopy/sign panel extends around this side elevation and onto the west (parking area) side of the building. This building appears unchanged since the 1988 survey photo, taken just a year after construction, except the canvas awnings have been added below the slightly projecting sign panel that is positioned at the top of the parapet.

104 N. Kirkwood Road. Rohrbachs Grocery. 1920. New stone façade, 2006. Architect, unknown. Contractor, unknown. Non-contributing.

The 104 N. Kirkwood Road Commercial Building is a one story brick building with entrances towards either side of the façade and a central display window. There are awnings over each door and the facade is stone, added in 2006, but the display windows and doorway are unchanged from the 1988 survey photo which shows the old brick façade, indicating they may date from 1920. Depending on how the stone was applied, it may be possible to remove it to reveal this simple historic brick façade with a Classical Revival, false parapet storefront.

106 N. Kirkwood Road. Kroger Grocery. Ca. 1928. Second Story, 1994. Architect, unknown. Contractor, unknown. Non-contributing.

The 106 N. Kirkwood Road Commercial Building is a two story grey stucco building designed to look like an historic nineteenth century commercial building, but it was historically a simple one story building that had what appeared to be a rough brick or coursed stone façade. The first floor has a recessed central entry storefront. Both are shown in the 1988 survey photo. The new second floor parapet has decorative panels and there is a raised panel for a sign separating the first and second floor. The three second floor windows have arched lintels and awnings.

108 N. Kirkwood Road. Commercial Building. 1910. Architect, unknown. Contractor, unknown. Contributing.

The 108 N. Kirkwood Road Commercial Building is a two story stucco covered building with three one over one wood sashed windows on the second floor above a large (nonhistoric) sign panel that extends the width of the building between the second floor sills and the steel I-beam storefront lintel. In 1954, architect, Benjamin Shapiro received a building permit to alter the storefront, with McGraw Construction Company, which enlarged the recessed entry opening and enclosed the north end as a stairway access to the second floor. The second floor entry has a full light aluminum door to the side of the façade, probably dating from the 1954 renovation and retains this recessed entry framing. In the 1988 photo, the building was not painted dark brown, and the textured stucco was more prominent visually. It is possible that the stucco is original, but it could represent an early alteration, done during the period of significance.

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109 N. Kirkwood Road. Commercial Building. ca. 1895. Façade stuccoed circa 1920. Architect, unknown. Contractor, unknown. Contributing.

The 109 N. Kirkwood Commercial Building is a two story gray stucco covered commercial building. The upper façade is divided into three bays with six-over-one wood sashed windows in each bay that are original to the appearance of the building by the 1930s. Shutters were added since then. The flat parapet has a projecting stucco band. Built around 1895, the stucco façade was probably applied to the brick building with a cold seam in the stucco separating this older building from the building at 111 N. Kirkwood Road which was originally built about the same time as 109, but was a brick livery before it was converted to a retail storefront around 1920 while 111 was always a retail storefront. In the photos from the 1930s and 1970s, the lower level had a faux stone veneer added to the piers, which is now covered with stucco along with the sign panel above the display window. The 1930s photos clearly show the stucco façade, seeming to indicate that the brick building was one of the many Kirkwood buildings to get this facelift in the 1920s. The changes made by the 1930s, repairs from a 1944 fire and even the alterations made in 1953 are all part of the historical development of this property, including the stucco on the façade. In 1967, a new occupant, Rexall made some additional changes to the storefront, probably the more recent change to the storefront framing, which is still within the historic opening. Even so, the building retains most of its historic appearance and is still contributing to the historic district.

110 N. Kirkwood Road. Commercial Building. ca. 1900. Façade alterations, ca. 1945-50. Architect, Muir and Mullen (1945). Contractor, J. Winkler (1945). Contributing.

The 110-110½ N. Kirkwood Road Commercial Building is a one story stucco building with a plain parapet and an awning above the two aluminum framed display windows with the door to the left on the façade. In the 1986 photos, there are remnants of Vitrolite glass on the two piers, but the parapet was covered with wood. The light colored Vitrolite was probably applied in 1945 with the permit for the new display window framing and was removed entirely after 1986 and the stucco façade repaired, as it was in an earlier historic appearance, either original or applied by 1930s since historic photos of that time clearly show the stucco with the same parapet configuration (flat) as it has now. The façade's overall detailing and lines have not changed from that period and the installation of the display window configuration appears to date from 1945.

111 N. Kirkwood Road. Livery. ca. 1895. New façade and storefront design, ca. 1920. Architect, unknown. Contractor, unknown. Contributing.

Built just south of the alley and now connected to 109 N Kirkwood Road, this was originally a simple, two story brick livery built around 1895, since it does not appear in the 1893 plat map but is clearly identified on the 1903 map as a two story brick livery stable that had a one story, brick rear wing and elled behind 109 N. Kirkwood Road with a one story wood framed building. It was probably built with little more than a simple wagon doorway and minimal windows (since

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the historic photo of 108 N. Clay, another brick livery later converted to storefront space around 1920 was so designed and just as drastically modified). Around 1920 (since it was first listed in the early 1920s city directories as a retail business, Central Dry Goods) it was converted with a new façade into a retail storefront, with what appears to be apartment space upstairs. This was probably when the stucco was applied to create a stepped parapet, with a circle vent in the central step (clearly visible in 1930s photos). There are four six-over-one windows, original to that design on the second floor although the shutters are a recent addition. The first floor has a storefront with a deeply recessed entry at the south end and a display window set behind two support pipe columns. This is not the original display window configuration, but in a 1950s photo, the display windows are angled back as a curtain wall behind the two pipe columns and the door is in the same position as currently. There is a wood man door to access the second floor on the north end. In the historic photos from the 1950s, the lower level has a thin metal or Vitrolite veneer on the piers as well as the sign panel (incorporating the Rexall Drugs sign) above the storefront opening, which is now covered with stucco.

112 N. Kirkwood Road. Squire's Shop. ca. 1900. New display windows, 1948. Architect, unknown. Contractor, unknown. Contributing.

The Squire's Shop is a one story white stucco building with aluminum framed, display windows stretching the width of the building, angled toward the north end doorway. The parapet is stone and there is an awning. In an early 1960s photo of Larry's Barbershop published in *Kirkwood, A Pictorial History*, the current storefront framing is clearly evident and it had a simple light colored Vitrolite veneer (barely discernable since it has the same parapet cap now) and both the display windows and Vitrolite were probably the result of the 1948 renovation for the Squire's Shop. In the 1986 survey photos, the window and door configuration is the same but there are remnants of Vitrolite glass on the two piers, and the parapet was covered with nonhistoric vertical board siding. In 1930s streetscape photos, the stucco façade is clearly evident, with a simple, slightly projecting parapet cap, as it is now. The loss of the Vitrolite surface does not drastically change the appearance of the building and the stucco underneath was also historic.

113 N. Kirkwood Road. Bakery. ca. 1890. New façade, ca. 1928; New façade, 1963. Architect, unknown. Contractor, unknown. Non-contributing.

The 113 N. Kirkwood Road Commercial Building is a one story red brick building with replacement, Colonial Style facade, completed in 1963, the third façade created for a building that housed bakery operation dating back to the late 1920s (when the second façade had transformed the simple brick building into a stucco façade with a stepped parapet with large display windows). The 1963 renovations included a new brick façade (no stepped parapet) with a simple doorway and no display windows. Before the current awning was installed there was a standing seam copper awning roof over the doorway, similar to those found on many Colonial Revival bay windows.

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115-117 N. Kirkwood Road. Commercial Building. ca. 1909; 1957 alterations. Architect, unknown; Burton Worth (1957). Contractor, unknown; Woolworth Company (1957). Contributing.

The 117 N. Kirkwood Road is a two story building with a multicolored tan brick upper façade. The building has a distinctive stepped parapet with glazed terra cotta moldings as a parapet cap and as continuous courses, at the window sills and as a cornice above the second floor windows. The glazed terra cotta frames around the upper portion of the windows as well and there is a shield between two of the windows. The lower façade has been faced either EIFS or stucco applied over the infilled storefront (infilled even in the 1988 survey photo, but apparently over the old display windows and transom, which could still be underneath). In historic photos, the large Woolworth sign was positioned above a roll-out awning that totally shaded the first floor display windows and visually drawing attention to the historic upper façade which is still unchanged, although it appears the brick was repaired on the south end. The entry is on the left side of the building and slightly recessed.

116-120 N. Kirkwood Road. Multack Building. 1949. Architects, Frose, Maack & Becker. Contractor, Mike Gabriel. Contributing.

The Multack Building is a large, simple red brick building with a stone parapet but little other ornamentation. The building has seven paired casement windows on the second floor of the façade and four storefronts, each framed by brick piers and bulkheads. There is a recessed entry for the center storefront while the others are flat curtain walls but they are stepped back under the upper façade and brick piers. There is a nonhistoric continuous awning above the storefronts that has been installed along with the second floor awnings since the 1988 survey, but the rest of the building appears unaltered.

119-121 N. Kirkwood Rd. Also addressed as 100 W. Jefferson. Commercial Building. ca. 1920. Architect, unknown. Contractor, unknown. Contributing.

This simple one story, brick, corner commercial building has two deeply recessed storefront entries on Kirkwood Road, with bulkheads, entry doors, and framing that appears to be original to its construction, except for some aluminum framing on some of the display glass and one aluminum framed door. The brick parapet has a series of rectangular brick outlined frieze panels that extend along the Jefferson side elevation as well. The corner display window extends around to the Jefferson elevation with only a slender metal frame at the corner (and a pipe column inside). Along the Jefferson elevation, there are elevated, segmental arched, paired casement windows (with replacement windows). Although the parapet is slightly shorter to the rear of this elevation, indicating a separate building, the 100 W. Jefferson storefront is apparently part of the Kirkwood Road building (according to the fire insurance maps), although it supports a separate business. It has similar detailing to its brick parapet, a single display window west of the deeply

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recessed entry, all aluminum framed. The brick building has been painted red with white highlighting the brick friezes and it has an awning above the display windows.

124 N. Kirkwood Road. Commercial Building. 1925. Architect, Frank L. Thompson. Contractor, unknown. Contributing.

The 124 N. Kirkwood Road Commercial Building is a one story multicolored orange and green brick building with vertical limestone details flanking the outer brick friezes with the center split into two small friezes. The limestone is capped by a slightly curving section of the stone parapet cap that steps up and terminates above the main stone parapet as a globe finial. There is a raised plinth-like limestone base to the corner pier, which is detailed by rowlock bricks around a central brick panel. It has five display windows with large mullions between the windows. The building has a clipped corner entry under the brick parapet. The display windows and doorway do not match the appearance in the 1988 photo, which itself was an obvious alteration from the 1959 permit for storefront remodeling by Vincent Hunterm, architect. It had a central doorway at that time and a large sign panel where a transom would have been located. It is not clear if this was a total reconstruction or if the transoms were still intact when the 1988 nonhistoric storefront was redone in recent years. In either case, the building retains its distinctive upper façade and terra cotta detailing and the new storefront is within the original storefront openings.

200-202 N. Kirkwood Road. Texaco Service Station. ca. 1929. Architect, unknown. Contractor, unknown. Non-contributing.

The Velvet Freeze Store is a one story painted brick one story building with a nonhistoric false mansard style shingle roof that obscures the upper facade. The awning was installed prior to 1988 since it shows in the survey photo, but other alterations have occurred to the main façade including the enclosure of the old garage bay as a wall and new windows framed in the middle and south bays. The building has a large window facing the street and another large plate glass window at the entry, with a door and wide sidelight, all aluminum framed. Without the mansard awning, it is possible that the building would retain enough integrity to be contributing to the district since other alterations appear to be restricted to infills within original bay openings, some of which may date from its long use as an ice cream shop, starting in 1954. The building is recessed in the lot because it was originally a gas station and the front portion is paved in asphalt.

201-203 N. Kirkwood. Levi House Building. ca.1865. alterations 1935. Architect, unknown. Contractor, unknown. Contributing.

This building was probably two separate buildings, identified by 1903 as brick buildings on the fire insurance maps, but they have since been stuccoed (or have many layers of paint) and converted to a single facade in 1935 based upon permit files, probably when the business changed from a pharmacy into a liquor store. One side of the building has a flat parapet roof and

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the other has a hipped roof. Each half of the building has a central entry with display windows flanking the entry. Neither is original (the north one is aluminum framed without a bulkhead and the south one appears to be metal framed with more recent brick bulkheads. Between the two storefronts is a central doorway flanked by simple wood pilasters added in recent years. There is a sign board between the first and second floors. The second floor retains its wooden two over two wood sashed windows, but has newer shutters. In a 1940s photo, the building's old stucco (or thick paint obscuring mortar joints) was wearing off the building and was obviously recoated in recent years. There is a slight stepped parapet above a projecting masonry cornice, obscured now since it has not been maintained and appears to be deteriorating, but it is still the same configuration as in the historic photo. In 1956, the builder, Tedford Lewis, remodeled the building, including some slight modifications to the display windows.

205 N. Kirkwood Road. Commercial Building. Pre-1903. Architect, unknown. Contractor, unknown. Contributing.

This appears to be the last remaining wooden, false parapet building. It retains its original pressed metal, projecting cornice with the modillions and end brackets. Its façade is a board and batten treatment. It has a recessed entry that has been modified with a brick bulkhead and has a broken pediment added above the display windows. Despite this obvious incongruity, the upper façade with its historic features are still a prominent visual element on the façade and are extremely significant as the last remaining example in Kirkwood, a town that originally had numerous wooden storefront buildings.

206 N. Kirkwood Road. Commercial Building. Pre-1903 and 1903-1909. Façade modifications, 1953-2004. Architect, unknown. Contractor, unknown. Non-contributing.

The 206-208 N. Kirkwood Road Commercial Building is a one story commercial building, that was actually built as two different buildings in the early 1900s. It now has faux stone below the large plate glass windows which span across the façade. The upper portion of the façade has vertical wood siding and a large wooden sign board. There is a corner entry and a second entry facing the street. The building(s) have been drastically modified numerous times during the last half-century and it is not clear whether these are veneers covering the historic facades or replacing them completely.

207-209 N. Kirkwood Road. Gerould Building. ca.1885. Architect, unknown. Contractor, unknown. Contributing.

The Gerould Building is a two story red brick building with a decorative brick and red terra cotta projecting cornice capped by a pressed metal cornice trim and wood fronted first floor façade. There are five sashed windows with arched brick lintels across the upper facade. There are two separate storefronts with an entrance in each. The left storefront has glazed tile below the windows of the recessed entry and retains an old wooden full light entry door while the right

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storefront has a newer aluminum framed display windows that has windows that extend to floor level and slightly angled back to the entry. There is a half light, wood paneled door and transom recessed between the two storefronts to access the upper floor. The piers flanking the storefronts and transom panels have been coated with stucco, retaining the configuration of the historic design.

210-212 N. Kirkwood Road. Commercial Building. 1912. Architect, unknown. Contractor, W. Wilson (attributed). Contributing.

This is a two story dark red painted brick building with a central recessed entry flanking the display windows which has doorways infilled with decorative panels on either side of the display windows. There are two sashed windows on the second floor and a second floor oriel window centered on the second floor façade. The storefront was rebuilt based upon historic photos, as was the bay window since this building had been covered by a false façade until the 1997-1999 historic rehabilitation project removed the false front and mansard added by Casey's Sporting Goods decades earlier. There is lettering near the top of the building saying "Woodworth Building," named after the current owner's mother. On the north side, which faces the church yard in the north half of the block, there is a row of sashed windows on the second floor and elevated, paired casement windows in series on the first floor, both with segmental arched openings.

213-215 N. Kirkwood Road. Commercial Building. ca. 1920. New façade, 1952. Architect, unknown. Contractor, unknown; D. Gallagher (1952). Contributing.

This building, while older, is one of the many that received a new façade, updating its appearance in 1951 with a very distinctive Modernist design. It is a one-story brick building with a stacked brick façade, forming a very wide corner pier on the south end and narrower pier at the north end, both extending above the roof parapet, which is slightly recessed between the two piers to form a sign panel. A flat canopy separates the sign panel from the storefront display windows below, where there is a third pier, off-centered between the two display window bays (which are not equal size). The stacked stone continues below the display windows. The display windows and entry doors are original, aluminum framed.

SOUTH KIRKWOOD ROAD

139 S. Kirkwood Road. Kirkwood City Hall. 1942. Architect, Bonsack and Pearce. Contractor, City of Kirkwood. Contributing.

Kirkwood City Hall is a Georgian Revival, red and brown brick, two story, building with a raised basement. It has a end gabled form, with the gabled form brick parapet extending up to a prominent cupola topped by a weathervane that has multipaned, round arched, wood sashed windows on each face of the cupola which is surrounded by a widow's walk balustrade and

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decorative finials at each corner. There is a columned monumental Greek Revival portico reached by a series of concrete steps that span the entire façade and stone banding around the façade separating the floor levels, which continues to the two flanking, flat roofed, one story wings which creates an attic story on their upper parapets. . Other stone details include the keystones on the flat lintels of the eight over twelve sashed windows and monumental pilasters flanking the central entry with a fanlight transom approached by large monumental central stairs. There is a second, simpler entry on the rear, facing west, and the sides are basically fenestrated with the multipaned, sashed windows both in the one story wings and the upper level of the central structure. At the north end of the property is the area designated as Veterans Memorial Park, created in 1965, with a fountain, winding walks and the three flag poles in front of stone wall monuments memorializing Kirkwood's veterans.

201-203 S. Kirkwood Road. Commercial Building. 1903-1909. Addition and Alterations, 1950. Architect, unknown. Contractor, unknown. Contributing.

The 201-203 S. Kirkwood Road Commercial Building is a two story brick corner building that was probably recoated with stucco when the renovations were completed in 1950 and when the rear two-story addition was completed. The mansard roof was removed at some point prior to 1950 and given the projecting cornice treatment it was probably done before the 1950 addition. Below the projecting cornice is an entablature detail with a series of panels. The upper levels are fenestrated symmetrically with twelve over twelve windows with stone sills. Prior to the removal of the mansard, the windows were segmental arched top, two over two windows, but now they are rectangular openings. The recessed clipped corner entry supported by a massive brick corner pier was retained from the mansard roof era. The building has multi-light display windows with wood panels below the windows. The building has not changed in appearance since the 1986 survey. The August 8, 1950 permit dates the addition that faces Argonne as well as the renovations to the original building.

209 S. Kirkwood Road. Doctor's Office. ca. 1895; 1945 Addition. Architect, unknown. Contractor, unknown. Contributing.

The 209 S. Kirkwood Road House is a one story painted brick house with a hipped roof with wide eaves with a shallow dormer centered on the wide façade. There is decorative brick quoining between the windows and on the corners. There is a central entry under a shed porch roof that is supported by brackets and extended from the main hipped roof. The doorway has multipaned sidelights with a transom spanning above and a small concrete entry stoop. There is a chimney on either side of the house. The building was obviously updated from its original ca. 1895 appearance, but it is not clear when, although it has a form that is common to a Craftsman bungalows and Colonial Revival detailing, both common to the early twentieth century. Its appearance has not altered in many years.

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211 S. Kirkwood Road. Commercial Building. ca. 1893. Architect, unknown. Contractor, unknown. Contributing.

The 211 S. Kirkwood Road Commercial Building is a two story stucco building that looks like an American Foursquare house form, except the first floor is spanned by a storefront. The fire insurance maps show it as both a residence and store so this is an interesting adaptation of a popular late nineteenth and early twentieth century house form. It has a hipped roof and two-over-two sashed windows with shutters (recently added) on the second floor. The first floor has a wood framed storefront with a central door and large display windows with an awning above the windows.

215 S. Kirkwood Road. Imo's Pizza. 1987. Architect-Campbell Design Studio. Contractor, unknown. Non-contributing.

This is a neo-Colonial style, two story, frame building with a side gabled form that has brick sidewalls and two forward facing false gables with smaller gables inside, each of which has two round arched, transomed casement windows. There are other round arched transom windows on the upper façade and in a southern bay of the first floor. There is brick around the central entrance, centered between the gabled bays. Built in 1987, it not only is a non-contributing building in the historic district, it is also out of scale, of a different setback, with strikingly different stylistic details (such as the roof shape and broad façade), and finished with different materials than most of the district's buildings.

217-219 S. Kirkwood Road. Commercial Building. ca. 1928. Architect, unknown. Contractor, unknown. Contributing.

This is a one story painted brick commercial building (painting was in process when the 1988 survey photo was taken, showing a simple brick façade with terra cotta parapet caps). It has its original three entrances, each of which has a display window next to it, with finished stone below the windows to create kickplates. There is an awning and a sign above each storefront.

223 S. Kirkwood Road. Spencer's Grill. ca. 1870s. Exterior Renovation, 1939, Historic Sign, 1948. Architect, unknown. Contractor, unknown. Contributing.

This is a two-story corner building with stucco and a hipped roof and two simple chimneys, one on each side piercing the roof. It has a metal cornice below the roof line and a wood shingle awning at the top of the first floor. There are sashed windows with six windows on the main façade, one of which is infilled with a vent and three windows along the side wall. The storefront façade is faced with vinyl siding on the first floor around the doors and plate glass windows (in 1986 it was vertical board siding in this area) and there are three entrances. On the south street elevation, under the continuation of the wood shingled awning are two additional plate glass windows. It appears that this building may have never had a storefront display window system.

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The Spencer's Grill sign is historic, dating to 1948 shortly after the business reopened in this location; the sign has been designated a local landmark.

301 S. Kirkwood Road. Commercial Building. ca. 1928. Architect, unknown. Contractor, unknown. Contributing.

This is a one-story painted brick building with a single storefront and a corner entry. The storefronts are basically aluminum framed curtain walls, with a small tiled bulkhead below the display glass. The corner entry is also aluminum framed, with transoms and wide sidelight panels spanning the angled corner. The small addition (on Kirkwood Road, filling the void between 301 and 309) originally had a separate display window and entry door, evident in the 1988 survey photo, but that has been infilled.

309 S. Kirkwood Road. Commercial Building. 1933. Architect, George Hayden. Contractor, Barnett and Honig. Contributing.

This is a simple, painted brick, one story commercial building with a recessed brick frieze panel that spans between the two corner piers, matching the opening of the large display window and entry below. The recessed doorway is centered below and behind a transom panel that spans the façade, centered between the display windows. All are aluminum framed, probably a later alteration, but within the original openings since the brick continues below the display windows as a bulkhead. Except for painting the brick, the façade appears unaltered since the 1988 survey photo.

NORTH TAYLOR AVENUE

103 North Taylor. Kirkwood Medical Center. ca. 1955. Architect, unknown. Contractor, unknown. Non-Contributing.

The Kirkwood Medical Center is a freestanding, flat roofed, one story stucco building with simple fluted pilaster strips. Centered on the façade are aluminum framed entry doors that have a broken pediment hiding under a canvas awning. The mansard roof does not appear to be historic but was on the building when surveyed in 1986. There are four one over one sashed windows on the façade as well. The building is deeply recessed in the lot with a parking lot in front of it extending to the corner with Argonne. The parking area is probably historic, constructed at the same time as the building and has a short stacked stone retaining wall since it is lower than the adjacent property to the north.

109-111 N. Taylor. Colonial Apartments. ca. 1938. Architect, unknown. Contractor, unknown. Contributing.

The Colonial Apartments building is a two story, Neoclassical influenced, painted brick apartment building. There are eight six over one sashed windows with flat window hoods and

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shutters, two on each level on either side of the entry. French doors with shutters and a iron railing balcony are centered above the central entry door, which is flanked by sidelights. The porch has simple round columns extending to the roof line and a small open gable, referencing a two story portico. A central chimney at the roof ridge and a round window above the French door balcony complete the design. Eaves and fascia have been clad in aluminum recently. The portico has a simple brick floor and steps.

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Architects

Arch Images/Arch Interiors
Berg, George
Campbell Design Studio
Bailey, ____
Bonsack and Pearce
Bopp, Theodore, Jr.
Donovan, Douglas
Ebinger, John A.
Eidson, Glen
Engel, George
Fugel, George
Frose, Maack and Becker
Hayden, George
McCarty, W.
Metzler, H.
Muir and Mullen
Pearce & Pearce
Thompson, Frank L.
Worth, Burton

Builders

Barnett and Honig
City of Kirkwood
F. Bopp Construction Company
Gabriel, Mike
Gallagher, D.
Howell, Fred
Kazemick, A. E.
McKelvey, K. C.
Mikkelsen, E. C.
Prahl, J. A.
Rhodey & Construction
Roloff, R. E.
Sam Wolff and Company
Wilson, W.
Winker, J.
Woolworth Company

Summary

The Downtown Kirkwood Historic District is locally significant for its role in the commercial development of Kirkwood, St. Louis County, Missouri. The district visually reflects the community's development from a bedroom community established in 1853 next to the train stop through the period of growth that still defines it as one of the largest automotive suburbs in the St. Louis metropolitan area. Under Criterion A: Community Planning and Development, the commercial district was a significant component in Kirkwood's efforts to develop a residential community thirteen miles southwest of St. Louis and an important extension of the growth of the community itself. Because the community's founders envisioned a residential haven removed from the congestion, filth, disease and crime of the city of St. Louis, downtown Kirkwood's development is closely tied to both the initial efforts at community planning and the ongoing struggle to establish a separate community identify for Kirkwood. The district is also significant under Criterion A: Commerce since it epitomizes the historic commercial development of Kirkwood, evolving from a tiny business district in 1865 that provided just the basic necessities of the residents in the young settlement to a major post-World War II commercial business district for people throughout Kirkwood and a large portion of southwest St. Louis County. Throughout the Downtown Kirkwood Historic District, the buildings reflect the architectural styles for moderately sized commercial buildings from the 1870s through the mid-twentieth century as well as contains some of the community's most important public edifices (the Georgian Revival, 1942 City Hall, the 1940 Colonial Revival public library, and the 1893 Richardsonian Romanesque, Missouri Pacific Depot (NR listed 7/5/85)), making the district

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eligible under Criterion C: Architecture. The rise of the automobile spurred more rapid business development downtown, creating a destination business district for services, restaurants, and quick errands for people in nearby St. Louis County, but it never lost its small town feeling by becoming a major shopping destination. This is clearly reflected in the dates of construction, uses, and design of its buildings—of its 72 extant buildings, only 29 were built between 1865 and 1920, but all but 3 were finished by 1962. Most were built to house retail businesses, but some were designed as office buildings, restaurants, apartments, or the town's public institutions (library, fire station, city hall, and post office). Unlike earlier business districts, Kirkwood's downtown buildings are generally more modest in design and lower in profile, with 42 being simple one story designs, indicative of its modest origins as well as its ultimate development into an automobile suburb. Of the district's 72 buildings, 53 are contributing and one, the Missouri Pacific Depot, is already listed on the National Register. In addition, there are 8 parking lots and (one pocket park created after a building burned down), but of these 9 sites, 6 are contributing since they represent parking areas created in this automobile suburb as part of its historical development. Less than 25 percent of the 81 resources (counting the NR listed depot) are noncontributing, and of these, at least 7 buildings have only cosmetic applications that, if removed, could expose the historic integrity of their buildings. As such, the period of significance extends from 1865, with the construction of the oldest extant building (which housed the town's early city hall), to 1962, when the last addition to a downtown Kirkwood institution, the 1940 library, was finished, which marks the end of construction in the downtown for more than twenty-five years. This coincides with the commercial growth and vitality of the Kirkwood's central business district before it faced the pressures of the developments of commercial sprawl and regional shopping malls and the district incorporates the core of the historic commercial area and all of the contiguous historic commercial buildings.

The town of Kirkwood grew quickly as a residential community, but it took longer for the downtown area to become an established business district because for the first decades of Kirkwood's existence, Kirkwood residents did almost all of their shopping in St. Louis and actually discouraged business development in their own town, but by the 1860s some businesses were starting in downtown Kirkwood in the small four-block area platted as a business district at the intersection with the railroad station (Kirkwood Road and Argonne Drive). During Kirkwood's formative years, the issues faced by the town's fathers often involved their small business district, whether it was the location of governmental offices, providing public services, or regulating business development—all of which directly impacted their vision for this railroad suburb. The city hall moved frequently in those early years with the growth of the community, always staying in the downtown, and both the earliest town hall (still standing at Jefferson and Kirkwood Road) and the current City Hall, a Georgian Revival edifice constructed in 1942 (just south of the railroad tracks on Kirkwood Road) are still important buildings downtown. As the community developed a fire protection system, the first fire station was built in the heart of the downtown and both the first and most recent station are prominently located across from the

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tracks. Even the public library has remained in the downtown, starting in an upstairs room above one of the old city hall buildings and moving to its own building at Taylor and Jefferson in 1942. Throughout its early development, Kirkwood did not have a major edifice for a post office, but kept developing small commercial buildings for that purpose in the downtown. The railroad line was part of the impetus for the location of Kirkwood since a site along the railroad tracks would be easier to access for commuters from St. Louis in an era before the development of the automobile and the business district developed around the train tracks, with the focal point of the district today still being the 1893 Richardsonian Romanesque train depot (NR listed, 7/5/85).

Despite Kirkwood's initial efforts to severely restrict commercial development, as Kirkwood grew, downtown Kirkwood developed into a business district in its own right. The business district clearly reflects the commercial growth of Kirkwood throughout its entire formative period, with buildings dating back to 1865 (a commercial building that housed the town's early city hall), through its turn-of-the-century growth into a central business district that provided the basic services and products for area residents (including a lumber yard, feed store, general store, pharmacy, bakery, liveries, and newspaper office) as well as the early twentieth century commercial developments that transformed the downtown into a full-service business district with retail shops, grocery stores and restaurants. Of equal importance, the Downtown Kirkwood Historic District continued to be the focus of commercial activity as the area became a major automobile suburb in the mid-twentieth century and the business buildings reflect this evolution as well, with buildings (in some cases with their own parking lots) designed for the convenience of the new automobile-dependent customers (supermarkets, medical offices, cleaning establishments, and even music and dance studios). By 1962, major commercial construction and the expansion of the downtown had ended, with only one other building finished in 1967 before a twenty year hiatus, clearly reflective of the end of the growth of the downtown commercial district.

Early Kirkwood Development

Kirkwood is a commuter suburb located thirteen miles from downtown St. Louis, six miles from the city limits. The community was founded in 1853 by Hiram W. Leffingwell and Richard Smith Elliott.¹ Leffingwell and Elliott organized a committee headed by themselves and with J. W. Twichell, J. J. Mudd, and William R. Pye to form the Kirkwood Association "to purchase tracts of land on the Pacific Railroad for location and improvement of a villa within a suitable distance of St. Louis."² The association found forty local businessmen to invest in the endeavor as a business venture with stock subscribed and paid for by the members. Leffingwell and Elliott were tasked to find a site for the village and they were able to buy three plots of land totaling 240 acres for \$24,400 thirteen miles from downtown St. Louis along the Pacific Railroad where it approaches the Meramec River.³ The location in St. Louis County (which at the time still included the city of St. Louis) was divided among the Bonhomme Township, Carondelet Township and Central Township and on a higher point of land than much of the ground in the

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Meramec River Valley, offering a healthy location for a commuter suburb. After finding the location in an area originally known as Gravois, the Kirkwood Association decided to name the town Kirkwood, in honor of James Pugh Kirkwood, the chief engineer for the Pacific Railroad Company,⁴ a common ploy for western towns hoping to negotiate successfully to become an official stop and to get a railroad station. The first plat was recorded on May 31, 1853 with 40 blocks with four lots each, except for the four blocks in the business area where the land was sold by street footage.⁵ The plat was recorded after the first Pacific Railroad train arrived in Kirkwood from St. Louis on May 11, 1853. The first official land sale was shortly after the plat was recorded, taking place on May 26, 1853 and generating \$47,017.30 for the sale of only 132 acres.⁶ The sale allowed the Kirkwood Association to pay out dividends to its forty investors of \$30 per share on May 19, 1860. Then they issued more dividends on November 19, 1860, May 17, 1861, December 15, 1862, and December 30, 1863, with the final dividend payment to take place after all of the land had been sold and all outstanding commitments to shareholders were paid.⁷ As a result of the overwhelming success of the development of Kirkwood, the Kirkwood Association was disbanded on December 30, 1863 having completed its purpose of founding a new suburban community, now claimed as the first planned railroad community in the United States west of the Mississippi.⁸

Kirkwood grew quickly after its founding, aided not only by the access created with the Pacific Railroad, but also because of conditions in St. Louis at the time. It was considered a healthy location because of its height and numerous hotels were built to accommodate summer residents. In 1848, St. Louis had a cholera outbreak that killed thousands as well as additional cholera outbreaks in 1851, 1852, and 1853. This highlighted the crowded, polluted, diseased conditions prevalent in the city. Kirkwood's growth was also aided by the relatively cheap access from St. Louis. The Pacific Railroad not only ran numerous trains through the area daily, the first tickets were 40 cents for a one way ticket (a one way ticket from St. Louis to Cheltenham (the modern day Dogtown Neighborhood in St. Louis) was 15 cents and a round trip ticket was 25 cents).⁹

Young Town Struggles with Business Development

The disbandment of the Kirkwood Association left the community it created without any form of government. The absence of government, especially in the midst of the Civil War, soon began to present problems to the people of the village of Kirkwood. This quiet commuter community had almost no businesses, with residents ordering goods from St. Louis that the commuters could pick up on the return from work. The residents of Kirkwood preferred a quiet community with few businesses, seeing it as one of the charms of the area and a respite from the hustle and bustle in the city. The pastoral quality of the town was even ensured by the deed restrictions for many of the lots, which stated:

Provided that the said grantee nor any party or person claiming under him shall not any time here-after until the expiration of 10 years from the first day of July, 1853 erect or establish on said premises any butchering establishment, slaughter

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house, soap factory, gambling house, dram shop, or house for the retail of spirituous vinous or malt liquors nor any establishment for dancing or other amusement or acting on Sundays or any other nuisance.¹⁰

The plats of Kirkwood also reinforced this desire to avoid businesses, with the majority of the forty blocks laid out for residential lots, with only four blocks near the depot divided into smaller, narrow lots most often used by commercial businesses and sold by the width of the lots at the street frontage.¹¹ Despite this desire, some businesses opened in Kirkwood. The Kirkwood Association had built a hotel in 1852 (with profits going to investors, not the Association) across from the railroad station, but this was mainly for the convenience of travelers and there was a store that may have been a drugstore (it was mentioned just as a store in a diary account) in the back of the post office by 1862.¹² The railroad and the access it provided to what was later to be the Meramec Highlands (an 1896 recreational area southwest of the community) made the area a destination for day trips, and also caused other businesses to appear in the Kirkwood area. The crowds heading to the Highlands each summer represented a business opportunity that was quickly filled by men who opened some saloons in the area. The saloons did not fit into the pastoral image Kirkwood had and were not welcomed by the community, but without any form of government once the Association disbanded and with the original deed restrictions expiring after ten years, the citizens of the village did not have any way to address the problem. The lack of a local government also meant that there was no provision for street maintenance or even health ordinances about the disposal of trash and the placement of outhouses.¹³

To replace the Kirkwood Association, the residents of the area petitioned the state for a charter as a town. With a town charter, Kirkwoodians would be able to establish streets, municipal services, and a governmental system. On February 20, 1865, the state legislature approved the first charter for Kirkwood as a town of the fourth class.¹⁴ The charter allowed for a town government consisting of six trustees, including one designated as a chairman. The trustees were expected to stop nuisances, prohibit gambling, regulate markets, build bridges, set up a police department, maintain the roads, and pass public health measures. The committee formed by the trustees was allowed to tax no more than 1 percent per annum on property and allowed for a \$1 head tax for men.¹⁵

Once Kirkwood received its charter, the committee tried to start some civic improvements, most notably attempts to keep the streets and sidewalks in good repair. Even with the new government, the town was still hampered in its growth. The provisions for taxes were inadequate and did not provide anywhere near the funds necessary to run the town. The original charter did not even allow the town government to take out a loan. In 1868 the head committeeman made what was technically an illegal loan for \$500 to repair the streets. As a result, in 1869 the town revised its charter to allow for greater revenue collection and to allow Kirkwood to accept loans.¹⁶

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The revised charter helped bring about some needed changes in Kirkwood. The new charter allowed the city to borrow \$10,000 to macadamize Main St. (which became Argonne Drive in 1919) and Webster/ Denny Road (called Kirkwood Road since 1915). That April, the trustees on the town committee also started renting from Levi House the second floor above a store on the northwest corner of Jefferson and Kirkwood Road to use as a city hall (201 N. Kirkwood Road). The city was growing so quickly that by 1871, the meeting place relocated to a building owned by Dr. John Pitman on Madison, south of the railroad tracks. Then in 1874, when Dr. Pitman needed the space, the city moved to a larger building on Madison Avenue owned by Town Recorder, Lemuel F. Pardee and by 1875 the committee presented the residents of Kirkwood with a vote to take out a loan to make this the permanent city hall building. The vote passed and the house was purchased from Pardee, with the lot, for \$2,000 (\$1,500 of which was a mortgage on the property itself).¹⁷

Besides the road improvements and city hall, the government under the new charter was able to approach the problem of liquor control in the small community. There was nothing that could be done about saloons outside of the city limits, but as soon as the original charter had been passed, alcohol was outlawed inside Kirkwood. This remained the case until April 20, 1874 when a dram shop license was issued to the owner of a general store. The next year, the city refused to renew the license but the store owner was able to accumulate 178 signatures on a petition to support his application, only to again be denied. The man took the case to court, where he was able to finally regain his license, but in 1879 he left Kirkwood to open a saloon in the new county seat in nearby Clayton.¹⁸ Even with this local opposition, a number of saloons opened south of town, where the government could not regulate the business.¹⁹

The battle over the saloons and dram shops helps illustrate the changing nature of Kirkwood as the community grew. Kirkwood's population of 1,200 people in the 1870 census had grown to an estimated 2,000 in 1883.²⁰ The same 1883 estimate also listed the businesses in Kirkwood, which included two general stores, five grocery/variety stores, two drug stores, two boot and shoe shops, three restaurants, one baker, one stable, two wood and coal yards, one jeweler, two tin smiths, two doctors, and two attorneys. While early maps, like the Pitzman map, seem to indicate a couple dozen small frame business buildings straddling the tracks along Webster (now Kirkwood) Road and Main (now Argonne), most were not very substantial buildings and would be quickly replaced as the business community developed. Within the boundaries of the district today, only the Levi House Building (which served as an early city hall) at 201 N. Kirkwood Road and five other buildings constructed in the 1880s remain and two of these were initially used as residences, not businesses.²¹ This demonstrates that the majority of the early business enterprises catered to the people of the town, rather than industries and businesses that would bring people to the area or that served people outside of Kirkwood. The businesses in Kirkwood may have been conventional small town stores, but their existence demonstrates the growth of the community, a growth that is further demonstrated by town improvements during the 1870s and 1880s. In addition to the new city hall constructed in 1875, Kirkwood made other

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improvements. In 1879, the first streetlamps were installed in Kirkwood, with two lamps by the railroad depot, with the addition of more lamps within months.²² Over the next two decades, Kirkwood grew steadily, with more people moving to Kirkwood from St. Louis each year. It was estimated that by the 1890s, ninety percent of the men living in Kirkwood still worked in St. Louis.²³

Kirkwood's Rapid Development

Kirkwood began to develop more quickly in the 1890s, a pattern reflected in the business district's growth as well, despite the 1893 Panic nationally. At least ten extant new business buildings, all masonry construction, were added to the business district and then by 1903, the town's first fire insurance map shows twenty-five brick commercial buildings spanning from Madison north to Adams in the blocks along Webster (now Kirkwood) Road.²⁴ In one case, a fire in 1899 in the 1875 Heinzelmänn Bakery Building (150-158 W. Main, now Argonne), resulted in a major reconstruction and distinctive, Late Victorian, brick façade with multiple cast iron storefronts.²⁵ Central to this growth and indicative of the successful development of the community, in 1893, a new, stone (the current) railroad depot was constructed in the Richardsonian Romanesque style.²⁶ The railroad is a large part of the reason Kirkwood was such a successful development, providing easy access for the men of Kirkwood to reach their jobs in St. Louis. The commuter community was further aided in 1896 when the St. Louis and Kirkwood Railroad (also known as the Airline) started an electric train company with a one track line from Forest Park to Kirkwood, offering an even cheaper and more convenient means of reaching downtown St. Louis. The next year, the St. Louis and Meramec Railroad began running a double line, allowing for faster and more frequent service. The St. Louis and Meramec Railroad also benefited from its double line because shortly after the line started, the St. Louis and Kirkwood Railroad had a horrible crash on its single line, driving many safety minded commuters to the new line.²⁷ 1896 also saw the introduction of electric streetlights in Kirkwood, when the Suburban Electric Light and Power Company installed streetlights.²⁸

Kirkwood had few businesses or industries that were not primarily dedicated to serving the people of the town, but one industry did begin to grow in the late 1800s through the turn of the century. The open land and clean, smoke free air of Kirkwood were ideal for one industry (and one that the people of Kirkwood heartily welcomed)—greenhouses.²⁹ Kirkwoodians thought that the greenhouses and nurseries were good businesses because they added to the pastoral image of the town and its natural beauty. The businesses were quiet, did not attract crowds and added to the tax base, which was always an important consideration for the chronically cash-strapped town. By 1896, the Armstrong family had a 28-acre nursery on their property, the business which coined the popular phrase “say it with flowers.”³⁰ Almost all other businesses in Kirkwood primarily served the residents of the town, unlike inner-ring St. Louis suburbs whose businesses benefited from railroad commuters since Kirkwood was the end of the line for most daily commuters.

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Despite all of these improvements, Kirkwood still faced obstacles. Even after revising the charter, the town was consistently underfunded and in debt.³¹ The charter still did not allow for enough taxing power and the city was barely able to afford to keep the streets in working order. To rectify these problems, in 1899, city leaders successfully approached the populace about reforming the city charter.³² The new city government had a mayor, a marshal, a collector of revenue, and a board of aldermen (originally three but soon expanded).³³ The board of aldermen could contract for debt with a two-thirds vote of the population, and tax up to 5 percent of the land value of the city for real and personal property taxes, including special provisions for empty lots, to raise money for public works projects.³⁴

Civic Improvements Encourage Early Twentieth Century Growth

The new city government quickly made its presence felt. In December, 1899, Kirkwood annexed 800 acres of adjacent land where people were benefiting from public services but not paying property taxes. The annexation allowed these areas to be taxed and in December the following year, the government annexed another 160 acres.³⁵ These additions expanded Kirkwood and its tax base, making a number of improvements possible in the early years of the twentieth century.

In May of 1900, voters approved a \$17,000 bond issue to raise funds to build an electric plant.³⁶ The city purchased land at the corner of Monroe and Taylor for \$2,000 and the plant was finished for \$21,380. By 1902 electricity was offered to the homes and businesses of Kirkwood.³⁷ However, the electric plant quickly became a problem for the city. There was no means to establish a board to run the plant, so it was left to the aldermen and mayor, who also had to set rates and police the lines to make sure nobody was hooking up illegally and ensure maintenance was up-to-date. Even with the inconveniences to the city government, the electrical system was a success with the residents of Kirkwood and by the end of 1902, over 800 private residences had electric lights and there were 250 streetlamps. The system was expanded in 1911 with a \$10,000 bond issue, but the cost of running the system reached the point where the streetlights were restricted to a schedule where the lights were turned off from 2 a.m. to 5 a.m.³⁸ The plant continued to run through 1917, then in 1918 the city discovered it was cheaper to buy electricity from Union Electric than to run the plant themselves, so it was closed and the machinery sold. Then the building was sold to the Kirkwood Ice Cream Company in 1921.³⁹

The new city government also started another important civic improvement in 1901 when the city sent out bids to establish a water works, to replace the system of wells and cisterns that Kirkwood had been using.⁴⁰ The previous years saw a number of droughts that emptied many of the cisterns and made it harder to acquire water. In 1902, a \$25,000 bond issue was passed to hire Owen Ford as the supervising engineer for the project and on October 12, 1903, the first water pipes were opened.⁴¹ Residents could have a simple hydrant installed for \$9 a year plus five cents per foot and 1/20 of a cent per square foot or \$15 a year for a hydrant with a hose 50 feet long.⁴² The system was not perfect, and frequently had problems with low water pressure

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created in part by Kirkwood's placement on high ground, but the people of Kirkwood still had consistent access to clean water as the twentieth century started, unlike many of the people in nearby and crowded St. Louis city.

The city government made a number of other civic improvements. In 1905 the city started construction of a sanitation system that was completed in 1907.⁴³ Kirkwood passed a milk ordinance in 1909 (although it was not regularly enforced) but it was updated in 1913.⁴⁴ That same year, Kirkwood started licensing automobiles.⁴⁵ There was a sequence of laws passed between 1908 and 1922 that acted to slightly urbanize Kirkwood while still retaining much of its pastoral beauty. The first of these measures outlawed hogs on the streets in 1908, followed by cows in 1911 (although cows still occasionally escaped their fields and were found loose as late as 1928) and poultry in 1912.⁴⁶ The town also outlawed outhouses in 1922.⁴⁷ In other moves to improve the general quality of life, the marshal was allowed to hire a policeman to aid on specific cases. In response to concerns about decreasing the fire rating for the community because of its water facilities and dependence on volunteer firemen, the city formed its first paid fire department in 1918⁴⁸ followed closely by upgrading the water mains and the construction of a new fire station (123 W. Argonne) by 1920.⁴⁹ This period of regulation also coincided with the further expansion of Kirkwood, which annexed additions in 1913, 1917, 1920 (when 480 acres were added), 1925 (900 acres) and the addition of the Meramec Heights, encompassing 1,171 acres, in 1927.⁵⁰ The next expansion brought Kirkwood's area to 4,051.21 acres and the government had expanded to six wards with two alderman each by 1929.⁵¹

In the midst of this expansion of both the city and the role of government in Kirkwood, there was one very important decision. In 1914 the city established an official business district, bounded by Madison Avenue on the south, Adams to the north (one and one-half blocks north of the historic district), Taylor to the east and Clay to the west.⁵² This section of the city encompassed the original four blocks laid out by the Kirkwood Association for retail and included the areas around the original four blocks that had become a de facto business district.

The designation of this business district helped centralize businesses in Kirkwood, preserving more of the natural beauty and tree lined streets of the residential areas. The area had been the business district, but the official recognition further increased the tendency of businesses to locate in the downtown area. As a result, in the 1890s and first decade of the new century, there were at least sixteen new buildings added to the business district. Because of available historic documentation, it is a little difficult to determine how many of the sixteen extant buildings of this era were built before the turn of the century, but this represents a significant growth to the downtown business district in Kirkwood. Before the designation of the business district, Kirkwood commerce was already growing, with many more types of businesses than twenty years earlier, when almost all Kirkwood businesses were focused on serving Kirkwood residents.

In 1899, downtown Kirkwood businesses included: restaurants, a builder, a painter, a carriage store, a hardware store, a feed store, a saddler, a furniture/decorating store, a wagon maker,

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doctors' offices, an undertaker, a blacksmith, shoemakers, a paint store, a watchmaker, an insurance company, real estate companies, and general merchandise stores in addition to the standard stores in most small towns, such as grocers, drug stores, and general stores. In 1910 downtown businesses included the Bell Telephone office and switchboard, a lumber company, a planing mill, a bank, an insurance company, a contractor, barbers, lawyers, a furniture company, a tailor, an ice and fuel company, a plumber, a general merchandise and meat store, a carriage shop, doctors, grocery stores, real estate companies, an electric supply company, a printing company, and various other shops and professionals.⁵³ All of these varied businesses demonstrate consistent growth well into the twentieth century. By 1919 the blacksmith in Kirkwood had started selling automobiles.⁵⁴ By 1922, the lists of businesses were even more expansive and included a new hotel and a filling station (which actually became a taxi stand by 1938). In the 1910s, five more new business buildings were added to the existing building stock. Then, during the boom years of the 1920s, 15 more buildings were completed and a number of buildings received facelifts in the form of stucco veneers to modernize the appearance of the central business district.

The growth of businesses in Kirkwood throughout its existence allowed for a healthy community, but such constant growth can lead to problems with land usage. Kirkwood found itself in just such a situation by 1925, but one that continues to be exacerbated today, which was part of the reason for designating the downtown business district. In 1925, problems with strategically controlling land use led the city to start looking at plans for a zoning ordinance. The idea of establishing control of the development of the city was so attractive to Kirkwood residents that 103 people donated a total of \$1,500 to design a zoning plan, which was passed in 1927.⁵⁵

The development of the zoning ordinances, along with completion of street paving even earlier in the decade were some of the last major acts of the aldermanic government in Kirkwood. By 1930, Kirkwood had added six annexed areas, seen a boom in its downtown business district, and increasing population throughout the city. All of these combined to find the government once more overwhelmed and mired in financial problems.⁵⁶ After the change in government and the shift to a city of the third class in 1930, Kirkwood continued to grow. Even in the midst of the Great Depression, the downtown added at least seven new business buildings. In 1932, the city upgraded the water works and constructed a sewage disposal plant in 1934.⁵⁷ The sewage system was constructed in large part with a PWA grant for \$114,000 towards the total cost of \$138,000.⁵⁸ Kirkwood's growth was such that a second plant had to be constructed in 1938, along with a general sewer improvement project, and then the city's sewer system joined the Metropolitan Sewer District when it was formed after World War II.⁵⁹

In 1941, the city also approved a new city hall building, although it was not finished until January of 1942, with a \$148,000 bond issue and \$37,183 in federal (WPA) grant money. The new building was dedicated on December 19, 1942.⁶⁰ Before the new City Hall was proposed,

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Kirkwood had already built a new library at the corner of Jefferson and Taylor (140 E. Jefferson) in 1940, replacing the upstairs room that the library had been using in the old City Hall. Also, in 1941 the city purchased 220 acres of land for parks and had 10 playground programs throughout the city. The city hall building was the last building constructed for almost four years because of World War II, but after the war Kirkwood quickly began growing again. Despite the problems with building supplies immediately after the war, in 1946 alone, 546 building permits were issued citywide⁶¹ and in the 1940s, eleven new commercial buildings were finished downtown. In addition, five other downtown buildings received major façade renovations or rear additions, including one to the public library. In the 1960s, four buildings had major renovations, including the last major addition to the city library. In 1967, the last new construction for twenty years in the Downtown Kirkwood Historic District was finished with the construction of the Medicine Shoppe at 101 N. Kirkwood Road. This growth in the business district coincided with the city's growth and the city added four more annexations and saw its population increase from 9,169 in 1930 to 12,132 in 1940, 18,640 in 1950 and 29,421 in 1960.⁶²

This tremendous growth to three times the original population size and in the downtown business district demonstrates Kirkwood's general pattern of development and its consistent growth. The increase also impacted downtown Kirkwood as the district became more important as a shopping center for people throughout St. Louis County. This growth is demonstrated by the fact that in the midst of the Great Depression and during the 1940s when construction was difficult because of building supply shortages, eighteen new buildings were constructed within the boundaries of the proposed district. In the next decade, during the post-war boom, another eight buildings were built in this business district—together this represents more than one-third of all the buildings within the historic district's boundaries. Construction in the 1940s and 1950s filled in much of the remaining land in the proposed district and the city saw the creation of a Chamber of Commerce in 1946 to aid in its economic growth.⁶³ The financial health of the city also made it possible to build the 1955 and 1962 additions on to the library.⁶⁴

Even with the consistent growth throughout Kirkwood and in downtown Kirkwood specifically, the city still faced some problems. The growth of the automobile created a new threat to the historic structures of Kirkwood and a new demand for space in the downtown. Business owners began buying adjoining properties and razing the buildings to create parking lots. In at least six cases, the earliest parking lots were integral parts of the construction of new buildings completed in the 1940s and 1950s which needed convenient parking for its customers (such as the automobile dealership, a movie theatre, grocery stores, medical offices and the post office), who were now dependent upon their automobiles to run errands downtown. Fortunately, most of these were created along Jefferson, rather than along Kirkwood Road or Argonne Drive, the older and more densely developed sections of the downtown. In response to the increasing demand for parking, the city government converted a park on Argonne (outside the historic district boundaries) into a parking lot in the 1960s, allowing for public parking and protecting the historic surroundings.⁶⁵ The efforts succeeded and most of the historic buildings in the

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Downtown Kirkwood Historic District remain intact and in a condition of considerable historic integrity. Only two of the parking lots downtown were added after the 1950s.

The mid-1960s marks the end of the initial period of commercial development in downtown Kirkwood. At that time, the downtown was the focus of the commercial and civic life of the community, as the home of the community's retail shops, medical and other professional offices, grocery stores, the lumberyard, restaurants, music and dance studios, dry cleaners, shoe repair shops, barbers and beauticians, newspaper offices, printing shops, a feed store, a funeral home, and even a taxi stand. It also was the focus of major public buildings: the railroad depot, the public library, the fire station, the post office, and city hall. It was only after the mid-1960s, with the construction of major shopping malls and with the urban sprawl that led to strip commercial developments outside the central business district that Kirkwood's downtown began to lose some of its vitality. After the construction of the 1962 addition to the library, the only other construction was the new Medicine Shoppe building in 1967 at the corner of Kirkwood Road and Argonne—no other construction would occur for more than twenty years and the district would lose numerous retail businesses as well as the post office during that time. More recently, especially in the last two decades, the city leaders and downtown businesses have worked on the revitalization of the central business district, as evidenced by the few vacancies in the Downtown Kirkwood Historic District, but also evidenced by the mushrooming new commercial developments in the last few years in the blocks directly north and south of the historic district.

Despite this new growth, the historic core of the commercial district is relatively intact, and the Downtown Kirkwood Historic District still serves as a significant commercial center, one that reflects not only the growth of the community from its early stages of development during the nineteenth century, but also its mid-twentieth century growth that resulted from the rapid growth of this St. Louis area suburb after World War II. Because few other St. Louis area suburbs had a true central business district historically, especially in the areas experiencing rapid growth in the mid-twentieth century, this historic district is an especially significant representative not only of Kirkwood's commercial development but also of the suburban commercial growth in the region, especially with the rapid growth in the mid-century and after World War II when Kirkwood truly became an automobile suburb.

Architecture of the District

The styles throughout the district reflect the times at which buildings were constructed and range from vernacular commercial designs to those that show modest interpretations and detailing of styles popular in the era of their construction: Late Victorian, Italianate, Craftsman, Spanish Revival, Colonial Revival, Neoclassical, and Modernist styles, among others, including a number of eclectic variations of the above styles. While most are more modest examples of simple one and two part commercial buildings, there are a few key buildings that are striking

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architectural designs and several commercial buildings that are good examples of the adaptations of popular styles on commercial storefront buildings. In part, the architectural significance of the district stems from the breadth of styles, reflective of the entire period of development of the district, from the late nineteenth century through the mid-twentieth century.

One of the main buildings in the Downtown Kirkwood Historic District, and one still easily identified throughout the St. Louis metropolitan area as landmark today, is the Missouri Pacific railroad depot (NR listed 7/5/85) at the corner of Argonne Drive and Kirkwood Road, a distinctive Richardsonian Romanesque design finished in 1893. The building rests in the same location as the original 1853 frame depot and is a reminder of the role of the railroads in Kirkwood's founding as well as the growth of the commercial district in the 1890s, as well as the intersection at the core of the historic business district. There is also a large outdoor market across from the train station (just outside the district's boundaries), which was historically the site of the locomotive turntables.⁶⁶ The massive, limestone walls, the round tower with its conical roof, the broad overhanging eaves, and the port cochere provide a distinctive design that not only clearly identifies the building's function as a passenger and freight railroad depot, but also its late nineteenth century prosperity and significance of this railroad suburb by the use of the Richardsonian Romanesque design, a style often utilized for major public buildings.

Like the depot, which is positioned prominently on Kirkwood Road, a major arterial road and a state highway in St. Louis County, the 1942 Kirkwood City Hall helps define the significance of the entire Downtown Kirkwood Historic District from its location just a block south of the depot. This imposing Georgian Revival, two and one half story, brick building has a distinctive cupola and a monumental entry of broad steps leading up to the two-story colonnaded portico and main entry to the city hall. The use of limestone details on window surrounds and belt courses, the symmetry of the façade, and the multipaned windows are among the features that distinguish this elaborate Georgian Revival design.

Marking the eastern end of the historic district and separating the commercial area from the surrounding residential neighborhoods, the Colonial Revival design of the 1940 Kirkwood Public Library has been carefully maintained as necessary expansions and additions were completed to the building, first in 1954, then 1962 (the last construction in the district's period of development) and even in 1991 (changes to the foyer and interior). Like the City Hall, the library was designed by the firm of Bonsack and Pearce, which also designed the Osage School in Kirkwood (NR listed 5/24/07). The library is one and one-half stories tall, brick, and utilizes Colonial Revival features in its design, with its projecting entry vestibule centered on the original facade, its cupola, its multipaned windows, keystone lintels, porthole windows, and stone coursework.

While not as distinctive as these public buildings, several other buildings have distinctive designs. The commercial building at 108-110 N. Clay is a stucco, Spanish Revival design with a bracketed cornice, six-over-one multipaned windows, false ironwork balconies as well as false

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niches above the storefront, which is one of the few to retain its original bronze framing. Another design influenced by the styles of the American Southwest, the city's original fire station at 123 W. Argonne Drive has a stucco façade with contrasting quoining, a shaped parapet, and a clay tile, bracketed awning over the second floor window openings. Next door, the Classical Revival post office, built by private subscriptions in 1932, is a simple one story brick building with striking pilasters that divide the main level from an entablature-like frieze that is capped by a pediment. Across Argonne, at the west end of the district, is one of the district's most recognized late nineteenth century buildings, the Heinzelmann Bakery Building that was originally constructed in 1875, but rebuilt in 1899 after a major fire so that it now has a distinctive Italianate influenced, projecting, pressed metal entablature at the parapet cap as well as the town's only remaining examples of cast iron storefronts on this multiple storefront brick building. Some of the buildings added in the mid-twentieth century are good examples of the mid-century Modern style, most notably the Medical Building finished in 1958 at 118 E. Jefferson which utilizes its structural supports as projecting piers to separate its horizontal bands of glass (both plate glass and sash windows) flanking the abstract ceramic tile band across the façade. For a simple commercial storefront originally designed for a dry cleaning establishment at 213-215 N. Kirkwood Road, it is a striking mid-century Modern design with its offset horizontal canopy over the plate glass display window wall is balanced by the massive stacked brick pier.

The great majority of the buildings are vernacular types, and a majority (forty-two) are one-story buildings with fewer (thirty) that are two stories tall. The sizes, both in width and height, vary within each block, adding to the visual interest in the district. Older buildings are more likely to be two stories tall and tend to be narrower than the recent construction. However, one of the oldest buildings downtown, the Heinzelmann Bakery Building (150-156 W. Argonne) is also one of the widest facades, with multiple cast iron storefronts and a decorative brick parapet installed in 1899 after the fire in this 1875 building. Another older, two story building, the Coulter Feed Store Building (111-113 W. Argonne), has a simple, unadorned façade with a few simple punched window openings and a wagon-width doorway, although the pont house on the rooftop has been modified. Most buildings, including the newer ones, have large open storefronts and display windows, with rows of windows on the second floor (if it is a two story building) reflecting the retail nature of the businesses that originally occupied them.

Technology affected the designs of mid-twentieth century buildings, whether that was through the development of new façade materials (such as glazed tiles or stacked brick) or through improvements to display window technology that minimized framing or increased the size of plate glass. Cream colored glazed brick was used on the 1945 storefront at 125-127 E. Argonne with a simple change to dark brown to define the parapet cap and small ceramic tiles form an abstract design on the 1958 Modern façade design of the medical office building at 118 E.

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Jefferson. Even the more recent, mid-twentieth century buildings maintained street level display windows, now using large plate glass walls that basically extended between the corner piers and nearly continued to the sidewalk. These storefront designs maintained the pedestrian orientation of the streetscape, but because of the proximity of the automobile traffic, they could attract new customers into their businesses, whether that was the 1928 pharmacy at 301 S. Kirkwood Road, a dry cleaning establishment like the 1951 façade added to 213-215 N. Kirkwood Road, the 1942 Post Office at 110-114 East Jefferson, the 1953-55 Wilmar Building (the headquarters of a Kirkwood institution, Mel Bay's music school), or the 1956 dental offices at 128 E. Jefferson.

Most one story designs had little opportunity for decorative embellishments since they were little more than the display windows framed by masonry piers and a parapet, especially by the mid-twentieth century. The rectangular brick friezes repeated across the parapet of the corner storefront at 119-121 N. Kirkwood Road actually proved to be the exception, being more detailed than most of the simple, one story brick facades. Another exception, some simple terra cotta ornamentations highlighted the upper façade of 124 N. Kirkwood Road. One of the old, wooden, board and batten, false fronts remains at 205 N. Kirkwood Road, with its pressed metal, projecting cornice, makes it visually one of the more elaborate one-story parapets in the district even though it is a modest turn-of-the-century building. Unlike most of the modest one story designs, the earlier Post Office at 125 W. Argonne, built around 1932, had a pediment and pilasters applied to the façade to create a temple-like, classical revival façade.

The property owners in the district have had a long tradition of updating their buildings, beginning with the 1899 update of the 1875 Heinzelmann Bakery, but especially epitomized by the stucco coatings popularized in the 1920s and 1930s. Some of these were frame buildings with balconies that covered the sidewalks, such as the circa 1878 Heinzelmann General Store (157-159 W. Argonne), that then were "modernized" by removing the balconies and applying stucco. In some cases, they were early brick buildings that were stuccoed, such as Levi House's building at 201-203 N. Kirkwood Road (which was used as what appears to be the first town hall). In at least two cases, it was simpler brick facades of buildings that were used as liverys that had to be converted to new uses as the need for horses and carriages fell out of popularity with the rise of the automobile—the pre-1900 era liverys at 108-110 N. Clay and 111 N. Kirkwood Road both had their plain brick walls modified, not only with stucco, but also with entire new storefronts on the first floor and rows of windows on the second floor so that the buildings could now be used for residential apartments over commercial storefronts. Even the Bopp Funeral Home at 131 W. Argonne was stuccoed in the early twentieth century.

This trend to update the facades had begun early in downtown Kirkwood and it continued throughout the development of the central business district—more buildings would be modified to adapt to the new storefront materials (aluminum framing on the display windows) and to the mid-twentieth century styles, but most buildings that have been modified appear from records and visual evidence to have been modified in some manner by the early 1960s. For example,

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when a drycleaners moved into 213-215 N. Kirkwood Road in 1951, it received a completely new front that utilized stacked brick in a broad pier as well as a flat canopy to complete a mid-century Modern facade. Even smaller buildings, such as the location for the new Squires Shop got a completely new configuration for the display window and doorway, angling the plate glass toward one side, to create a modern yet simple one story façade. Even the pattern of making major façade modifications halted in the mid-1960s and it would not be until the last years of the century that the trend would resume. So most major modifications that transformed the appearance of buildings were usually during the development of the business district (and its period of significance) with the idea of updating the architectural features and stylistic detailing of the building, helping to give the overall historic district its predominant mid-century Modern appearance, not just from buildings constructed in the mid-century, but from these modifications as well.

Conclusion

Throughout the Downtown Kirkwood Historic District, the buildings reflect the architectural styles for moderately sized commercial buildings from the 1870s through the mid-twentieth century. Despite the wide range of styles and ages of the buildings, the Downtown Kirkwood Historic District has the consistent look and feel of a small town commercial center in the midst of a modern urban area that grew out of a commuter community for businessmen trying to escape the crowds of St. Louis. What was originally intended as a small business district for the convenience of the residents of Kirkwood became a commercial center for people throughout Kirkwood and a large portion of southwest St. Louis County. Even as market places changed, downtown Kirkwood remained vital by adapting the types of businesses in the area from traditional main street businesses such as grocery stores and drug stores into a vibrant commercial center that has destination shops and restaurants. This transformation began in the late 1940s as suburban development escalated in St. Louis County. With its layout, focused upon the intersection of a major arterial highway in St. Louis County and the railroad line with its distinctive depot, as well as the numerous historic business buildings, the Kirkwood Downtown Historic District epitomizes the historic development of the community and its business district, evolving from a place where residents in the young settlement could purchase a few necessary services and supplies offered by such businesses as feed stores, lumber yards and general stores to the center of a burgeoning suburb with the offices, restaurants, and stores for their daily needs, the core of what had become a major automobile-era suburban community.

Today, the perimeter of the Downtown Kirkwood Historic District faces a new generation of developmental pressures from new, larger commercial developments along Kirkwood Road that have consumed entire city blocks at a time, including the block to the north and the two blocks on the east side, south of the tracks which had included a number of older commercial buildings. These new, multi-storied buildings are designed to house numerous retail tenants, offices, and in some cases even residential condominiums, all under one roof. Yet, the city has resisted the

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pressure to change the basic scale of buildings or to demolish more buildings within the core of its community, the symbol of its historical development, the Downtown Kirkwood Historic District, and today, the district appears much as it did by the early 1960s.

BULDING HISTORIES

The following section provides historical information as well as comments on the significance of each building in the district. Efforts to document the community's past date back to the meticulously researched, 1965 publication by June Dahl, *A History of Kirkwood* and the historic surveys conducted under the auspices of the Kirkwood Landmarks Commission, especially the 1986 and 1988 inventory completed by Linda Stockman as part of Historic Preservation Fund grants from the Missouri State Historic Preservation Office. Even though the MPDF, "*Historic Resources of Kirkwood, Missouri*" did not develop commercial property types, valuable information about the historic development of the community and its businesses was drawn from its historic contexts which had initially been prepared by Linda Stockman in 1990 and updated in 1992 by Deon Wolfenbarger, and then revised in 2002 by Deb Sheals before it was accepted by the National Register in 2002.

This current nomination is a result of more than forty years of work by local preservationists and historians and it is also the immediate result of a collaboration between the City of Kirkwood's Landmarks Commission and planning department staff, which served as research volunteers, and Great Southern Bank, which provided the funding to hire the professional historian to prepare and compile the nomination documentation. In recent years, efforts to revitalize Kirkwood's central business district has already led the Kirkwood Landmarks Commission to begin the process of educating property owners on the impact and benefits of historic designation by holding public meetings and working in conjunction with the Downtown Kirkwood Junction, the business district association. As a result, the City of Kirkwood was already primed to team up with Great Southern Bank when the offer was made to finance the nomination and volunteers and city staff enthusiastically and quickly accomplished their responsibilities.

Specific notes on the history and significance of individual buildings listed below were based upon the assessment of a great variety of information provided by the Kirkwood Landmarks Commission staff and volunteers as well as the published studies of Kirkwood's history, (especially Dahl's study), the MPDF, and a variety of additional information as well:

- Historic maps, including the *B. Johnson Atlas*. [map] 1893, Sanborn Maps published in 1903 and 1926 [updated in 1945], the 1909 *Plat Book of St. Louis County, Missouri* and the 1878 *Pitzman's Atlas of the City and County of St. Louis* helped provide basic time spans for the dates of construction and the basic features of the buildings.

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Most of the older building permits have been lost and only rarely did the city's building permit files disclose the dates of construction (usually for post-World War II buildings), but these files did help identify and date more recent changes to the buildings.

- The extensive city directories and lists of businesses published by the Polk-Gould Company (and its predecessors) made it possible to more precisely determine construction dates, names of occupants and businesses. Volunteers with the Kirkwood Landmarks Commission compiled this information on each building.
- Linda Stockman's historic inventory files and photographs from the 1986 and 1988 survey were provided by the State Historic Preservation Office, making it possible to document changes to the buildings as well as basic historical information on each building.
- Additional information came from visual inspections and new photographs of buildings completed by volunteers in 2008 to update the existing historic inventory.
- The Kirkwood Historical Society's photographic collection as well as the photographic collections of the Missouri Historical Society, the Mercantile Library, and the Western Historical Manuscript Collection at the University of Missouri, St. Louis provided valuable documentation of the physical changes and development of the commercial business district, especially when compared with the 1986 and 1988 inventory photos and the photographs on file with the Kirkwood Landmark Commission.
- The commission's files not only provided additional historic photographs, they also supplied some architectural plans, and more extensive documentation on individual properties gathered as part of local landmarks designation applications.

The compilation of this information not only provided the dates of construction, the use of the buildings, the architects, builders, and owners at the time, but it also frequently helped with understanding and dating business use and physical alterations to the buildings.

The following assessment of the historical development on each building is a result of this effort and these many historic resources. Section 7 includes the assessment of the building's physical features and documents the changes that have occurred on each building, an assessment that depends upon the following historic evaluations.

EAST ARGONNE

105-107 E. Argonne. Rohrbach Building. ca. 1920. Storefront altered 1925. Architect, unknown. Contractor, unknown. Contributing.

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This building was historically divided at times into one or two storefront spaces and at other times into four spaces with half addresses at 105 ½ and 107 ½ E. Argonne. It was constructed circa 1920 but by 1925, city records indicate that Walter Rohrbach was altering the storefronts to his building, to the configuration they still retain today. The earliest known occupant was a barber shop run by H. D. McCartney in 1928 in 105 E. Argonne. By 1932, the only building occupant was the Oriena Rushton Restaurant, but by 1938, it had become the Henry Felker Restaurant. In 1938, city directories list a second building occupant, D. Berg. Berg ran a barbershop which was still in operation when the 1943 directory was finished, but the restaurant's space was listed as vacant that year. By 1949, the interior had been divided into four stores: W. Bopp was running a radio repair shop and sharing his space with a jeweler, H. Reinhart; J. London had a barber shop; M. Rock Milliner and T. Tucker lingerie shared a shop, and E. Wright had a book and yarn store. In 1953, the business mix was basically the same, but R. Hoemann's jewelry business replaced Reinhart, M. Fields replaced London as the barber, and the milliner was gone. In 1958 Hoemann's jewelry shop and T. Tucker's expanded women's wear business remained in the building and there were two new occupants, Schwentker's Barbershop and A. LeBouef's millinery business. Today, the Gift Garden, Veronica's (hairstyling) and the Posh Fox are located in this building.

109 E. Argonne. Holekamp Lumber Yard Building. ca. 1917. Rear addition, post-1945. Architect, unknown. Contractor, unknown. Contributing.

Although there was a building on this property as early as 1873, it was most likely a residence, ultimately owned by Thomas L. Mills. In 1902, as part of his estate, the property was transferred to George W. Signor and by 1903, the fire insurance map shows D. H Black and Company's lumber yard with large, open, wooden lumber sheds. By 1909, the city directory listed the business as Kirkwood Lumber Company. By 1916 Holekamp Lumber Company and Planing Mill was leasing the property with buildings, but Holekamp did not acquire the portion of the property where the current warehouse and office building is located until 1917, indicating the construction of this main building around 1917. Early photos show this monitor roof warehouse building with large Holekamp's signs, much as it is today, although many of the lumber sheds have been removed or enclosed. As a lumberyard in an era when Kirkwood was growing quickly, this was a vital business for the community. The lumberyard remained in business until 1976 when Holekamp Industries (formerly Holekamp Lumber) sold the property to Ronald and Patricia Krieger, who own the OK Hatchery, Feed and Garden Store, which still operates from this building. The rear wings are additions to the 1917 building that were originally open sheds and it is not known when these were expanded and enclosed, but they were still open sheds on the 1945 fire insurance maps.

115 E. Argonne. OK Hatchery Feed and Garden Store, 1989. Architect, Ken Schaefer. Contractor, Structural systems. Non-contributing.

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There was a similarly sized building on this site originally built in 1925. It appears in city directories and on the fire insurance maps that this property was used in conjunction with the Holekamp Lumber Yard, although the current building was constructed in 1989 by OK Hatchery Feed and Garden and currently houses a portion of that business. Since it is a newer building, it is non-contributing.

125-127 E. Argonne. Kirkwood Auto Supply Building. 1945; rear addition, 1961. Architect, unknown, Contractor, unknown, Contributing.

There apparently was an earlier building on this property, addressed as 127 E. Argonne that housed a series of commercial businesses and the American Legion Post at times dating back to at least 1910 in city directories (and not shown on the 1909 plat map), but the Kirkwood Auto Supply Building was constructed in 1945, documented by a building permit issued October 19, 1945 to Kirkwood Auto Supply. Kirkwood Auto Supply shared the building with L. Schmitz, a wholesale jeweler in 1949 and H. Schall's machine shop. By 1953 Russ Nixon Auto Parts occupied the entire building and was listed again in 1958's directory. In 1961, a rear addition was completed and in 2000 the interior was remodeled. Today, it is the home of Christopher's.

133 E. Argonne, Parking Lot. Date unknown. Non-contributing.

Previously addressed as 129 E. Argonne, this property had a two story, single family residence deeply recessed on the lot at least until 1945 since it appears on the fire insurance map. The Belle Kimball house apparently replaced a much larger dwelling on the property that was shown on the 1903 fire insurance map and the 1909 plat map. The smaller home was apparently built between 1928 and 1932, since it first appears that year as the residence of Leopold Groth, but it is last listed in 1943 as the home of Otto Engelhardt. Today, this parcel is an asphalt paved parking lot where once was the lawn of the home.

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WEST ARGONNE

100 W. Argonne. Kirkwood Missouri Pacific Depot. 1893. Architect, Douglas Donovan. Contractor, unknown. NR listed 7/05/85.

The current train station is the second station in Kirkwood, constructed in 1893 according to the Richardsonian Romanesque design of architect Douglas Donovan. The station is in the same location as the original station and was extensively modified in 1941 but protests prevented it from receiving a “colonialized” exterior. The stop is on the north side of the track in the center of Kirkwood’s commercial district and was established at the same time the Kirkwood Association started the community. The station encouraged settlement because the majority of men in Kirkwood worked in St. Louis in the early years of the community and the railroad allowed them to easily commute into St. Louis every day, as well as take care of any shopping needs while they were in St. Louis. The depot was listed in the National Register of Historic Places in 1985 and today continues to serve as a station for Amtrak passengers, staffed by volunteers because of the community’s commitment to maintain access to this historic landmark.

101 W. Argonne. See 101-105-107 N. Kirkwood Road.

109 W. Argonne. Driveway. Post 1960. Non-contributing.

In the past this property housed both a wood framed commercial building and later a brick one story building, both used for restaurants. In recent years, the building was demolished and the lot paved with asphalt, serving as an exterior merchandizing area and driveway to access parking behind the adjacent buildings.

111-113 W. Argonne. J. Coulter Feed Company Building. ca. 1911 Architect, unknown. Contractor, unknown. Contributing.

Initially addressed at 117-119 W. Argonne, by 1928 it was renumbered as 113 and in recent years as 111 (with 113 now only associated with the back portion of the lot which is used for parking). As early as 1878 there may have been a building on this property, but by 1903 the lot was vacant. According to Dahl’s *A History of Kirkwood*, Joseph Coulter established his feed store in 1904, around the corner in the building at 113 N. Kirkwood, but there was a feed store at that location on the 1903 fire insurance map, making it unclear whether Dahl’s date was in error or Coulter assumed ownership of an existing feed store at that location. In 1909 and 1910, city directories still listed Coulter Feed at this same address while neither 111 nor 113 W. Argonne were listed, apparently still an empty lot. By 1911, however, the two story brick building for Coulter Feed Company appears in a streetscape photo of Argonne. Although the wood framed pont house on top had yet to be built at the time of this photo, another photo (pre-automobile era) does show it. Coulter’s feed store remained in this building through 1943 and in that year it

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shared a listing with OK Hatchery, which remained here at least through 1953. Today it is the Bug Store.

115 W. Argonne. Commercial Building. 1918. Second story addition, 2002. Architect, unknown. Contractor, unknown. Non-contributing.

This building was constructed in 1918 according to assessor records. Fire insurance maps updated between 1926 and 1945 indicate that the address was previously 121 W. Argonne. City directories in 1922 listed Kirkwood Pork House at 121 W. Argonne. And a jeweler by the name of Royer at 115 W. Argonne. By 1928 the Royer Music Company (definitely renumbered as 115) occupied the building but the Portner Dry Goods Store did business from the location in 1932. In 1938 K. Bausch ran a restaurant at the location but this location was a dry cleaning establishment by 1943, a business type that remained in the location into the 1960s. The storefront was modified in 1989 and the second story was added in 2002 and it serves as the location for Summa Jewelers.

117 W. Argonne. Ellman Department Store. ca. 1925. Architect, unknown. Contractor, unknown. Contributing.

Given renumbering that occurred after 1922, it appears the assessor's estimated construction date in 1925 is fairly accurate. By 1928, P. Ellman ran a shoe store in 117 W. Argonne. By 1938 Ellman's Shoe Store had expanded into Ellman's Department Store and occupied both 117 and 119 W. Argonne. Now converted to a single retail space, the Country Locker System moved in by 1943 and remained throughout the 1950s, using this retail space in conjunction with the adjacent storefront at 119 W. Argonne, which today are both used for a kitchen and bath business, Baygents.

119 W. Argonne. Commercial Building. ca. 1925. Façade parapet modified circa 1943-47. Architect, unknown. Contractor, unknown. Contributing.

Given renumbering that occurred after 1922, it appears the assessor's estimated construction date in 1925 is fairly accurate. By 1928, Kirkwood Candy was operating in this building, which originally was a mirror image of the storefront at 117. In 1932, the business name had changed to W. Loures Candy. By 1938 Ellman's Shoe Store had expanded into Ellman's Department Store and occupied both 117 and 119 W. Argonne, converting it to a single retail space. The Country Locker System moved in by 1943 using both storefronts for cold storage as well as meat processing and it continued to use the facility at least throughout the 1950s. This alteration is clearly shown in a photograph dated 1947 and called "Wrecked Automobile/Taxi/Victory Cab Company" (Negative 566.4536) in the Francis Scheidegger Photographic Collection of the Western Historical Manuscript Collection at the University of Missouri-St. Louis. Today, it is used as part of the kitchen and bath business, Baygents.

123 W. Argonne, Fire Department No. 1. 1920. Architect, unknown. Contractor, Fred Howell. Contributing.

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The building was originally constructed in 1920 and was used as the firehouse at least through 1953. After 1938, the address was changed from 125 W. Argonne, first to 121, but by 1943 to its current address of 123 W. Argonne. Although Kirkwood Volunteer Fire Company No. 1 was organized in 1904, fires continued to destroy buildings every year and in 1916, the Missouri Rating Board warned Kirkwood that it needed more water mains and a paid fire department or its insurance rating would be raised. As a result, the volunteer fire company announced it would disband as of April 18, 1918, and in a joint committee with the board of alderman, urged the immediate creation of a paid department. Voters quickly authorized a paid fire department as well as \$15,000 in bonds for the construction of a firehouse. Fred Howell received the contract for \$7,900 and the additional funding was utilized to purchase the city's first machine-driven vehicles. By December 8, 1919 voters had approved \$35,000 in bonds for water main improvements and by early February 1920, the new firehouse was completed and water mains enlarged, allowing insurance ratings to drop. Today it is used along with 125 W. Argonne as the offices of the Messenger Printing Company.

125 W. Argonne. Old Post Office. 1932. Architect, unknown. Contractor, unknown. Contributing.

This building is difficult to date because of all the address changes that occurred in this block, but the assessor's estimate of 1920 seems unlikely given the design of the façade and the city directory information and none of the possible address numbers has a listing prior to 1922. The available maps show a wood framed "flat" on the 1903 fire insurance map and what appears to be the same shaped building on the 1909 plat map, both definitely not the current building on the property. Although the directories checked starting in 1922 listed this address as the Firehouse and in 1938 as both the Fire House and Post Office, evaluation of the entire block seems to indicate that the address numbering shifted in 1938 and it was clearly evident that the Firehouse was the adjacent building (123) and the dual listing is common on other properties—other research by June Dahl indicates this building was constructed in 1932 with private funds to serve as the post office was in this building (125). By 1943, St. Louis Optical operated in this building, replaced by 1949 with Kirkwood Messenger, which at some point connected to the old fire station building, even today continuing to utilize the entire complex as Messenger Printing.

130 W. Argonne. Parking Lot. ca. 1893. Contributing.

This asphalt public parking lot was created out of land that was historically graded as part of the railroad right-of-way next to the depot.

131 W. Argonne. Bopp Funeral Home. ca. 1893; 1920s chapel addition; 1926-45 garage addition. Architect, unknown. Contractor, unknown. Contributing.

The Bopp Funeral Home building was constructed around 1893 but address changes make it difficult to ascertain the early occupants. At the time, the property only consisted of the front

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section of the current building and even by the time of the 1903 fire insurance map, the back half of the property only had a couple of small wooden outbuildings. As such, this was one of the earliest masonry buildings on the block. It is likely that the 1910 listing for C. Walker's barbershop was in this building. By 1922 L. Bopp had his undertaking business in the building and remained in the location through the 1950s. Modifications were made to the building (according to city hall records) in 1964, probably associated with the transition in use from a funeral home to other commercial uses. Today it serves as a large restaurant. Sometime after 1909, probably in the 1920s, the chapel was added to the rear of the undertaker's establishment and a large "private garage" built across the rear of the entire lot, which includes the lot that was previously addressed as 127 W. Argonne, creating a single L-shaped funeral home complex. It is likely that the address for the parking area/driveway east of the building (that is associated with 131 W. Argonne now and numbered as 127 W. Argonne at the time) housed J. Watson's restaurant in 1910 and an individual, T. D. Kimball, in 1917, but by 1922 this address number had disappeared from the directories and sometime between the publication of the 1926 fire insurance map and its correction in 1945, the lot was cleared and had become access for the funeral home's garage. Today this complex is used for Massa's Restaurant.

137 W. Argonne. Kirkwood Fire Station #1. 2004. Architect, Arch Images/Arch Interiors. Contractor, Rhodey & Construction. Non-contributing.

Previous buildings on this property appear to have been wood framed structures (a Chinese laundry, blacksmith, and Kirkwood Ice and Fuel), which were most likely demolished around 1938 since that is when listings stop for the addresses listed at 133-149 W. Argonne. A 1930s photo shows Riechardt's Chevrolet in this large lot and utilizing the remaining 149 W. Argonne Building. According to the city's records, this fire station was first built on this site in 1965, but was completely rebuilt and redesigned in 2004. As a result, it is not contributing, but its position, set back deep in the lot provides continuity to the streetscape as it appeared in the 1930s through 1950s with open land at the public sidewalks on these lots.

140 W. Argonne. DeRoy Weber Gas Station. 1925. Architect, unknown. Contractor, unknown. Contributing.

DeRoy Weber had this Tudor Revival gas station constructed in 1925. By 1938 it was owned by W. Oesch and in 1949 it became a Victory Cab Stand, remaining in this use at least through the 1950s. Today it serves as a frozen custard stand.

150-156 W. Argonne. Heinzelmann Bakery Building. 1875, Major renovation and new façade after fire in 1899. Architect, unknown. Contractor, unknown. Contributing.

Although Dahl's *A History of Kirkwood* indicates that the Heinzelmann Bakery was constructed around 1875 when Rudolph Heinzelmann started his business at that location, Heinzelmann did not purchase the property until 1881. Since the building is clearly evident on the 1878 plat map,

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either Heinzelmann was leasing the space or he actually opened his business in 1881 (the business is listed in the 1881 gazetteer). He ran the company until his death in 1896, when his son Leo took over. The building suffered a fire in 1899 and was rebuilt, with three storefronts. This is an exceptionally significant commercial building in Kirkwood, in part because it was built on a long triangular lot created next to the railroad right-of-way and as the only building retaining its cast iron storefronts in Kirkwood. The caboose was placed next to the building (east side) in the 1980s by the property owners as part of their business still in operation in the building, Down by the Station.

After the fire in 1899, Heinzelmann moved his business across the street to 157 W. Argonne and expanded to a grocery store, but Leo and Lulu Heinzelmann retained ownership of this building until it was sold as part of their estate in 1962. H. Frankenstein Tailor and Hough Realty occupied this building in 1910. 150 W. Argonne was listed as vacant at least from 1922 through the 1950s, but more likely it was just being used by the same business as 152 W. Argonne. In 1922 Kirkwood Dry Goods occupied 152. By 1928 it was used by Kirkwood Beauty Saloon. In 1938, I. Serkes operated a tailor shop at that address. In 1949, R. Henry had a watch repair shop in that storefront and by 1958 Stouts' goldsmith business was located at 152 W. Argonne. The 154 W. Argonne storefront housed Argonne Cleaners in 1922, to be replaced by the Multack Cleaners in 1928 and then was vacant until a series of beauty shops moved into the building in 1949 through the 1950s. The 156 W. Argonne address was an apartment, occasionally occupied by a dressmaker at that time.

151 W. Argonne. Commercial Building. ca. 1890. Architect, unknown. Contractor, unknown. Contributing.

The 151 W. Argonne Commercial Building may have been built prior to 1878 since there is a building on this property at that time, but it was more likely constructed around 1890 given its stepped masonry parapet design and segmental arched windows. The earliest known tenant was the St. Louis National Life Insurance Company in 1910, and is the closest building in the foreground of the 1911 streetscape photograph. By 1917, the Kirkwood Monitor occupied the building, remaining at least through 1928. In 1932 S. McDonald was running a shoe repair company in the building but it was soon vacant. In 1949, J. Westrich opened a locksmith shop in the location, remaining through the early 1950s. In 1954 an occupancy permit was issued to Grant Kiersted for his residence and photo studio, but by 1958 the city directory listed Berman Photography Studios in the building. Today, it is the Sugar Shack.

153 W. Argonne. Commercial Building. ca. 1900. New façade and roofline, 1947. Architect, Frank Thompson. Contractor, unknown. Non-contributing.

A wood framed, one story, gabled roofed commercial storefront with a one story parapet (allowing the gable to show behind the parapet) was located on this property at least by 1903 and

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possibly as early as 1893 since there is a building shown on the site in that year's plat map. Although city permits issued in 1947 seem to indicate a new building was completed in 1947, that seems highly unlikely given the building material shortage after World War II and the physical features of the current building—more likely the roofline was changed and the new Vitrolite glass façade applied to the building (visible in the 1988 survey photo), which has since been covered or replaced with a faux brick pattern that was popular at that time. In 1903 the building was used for Daly Tinware. W. Daly Plumbing was listed in the city directories at this location as early as 1910, staying at least through 1943, and by 1945 the fire insurance map lists the use as “printer.” By 1949 the printer, Mark Andy, is listed in city directories, but by September of 1953 Mark Andy had moved out of the building and the Rapp-Dwyer Dance Studio occupied it. The building is still used as a dance studio today, now called the Lucille Rapp Dance Studio.

157-159 W. Argonne. Leo E. Heinzelmann's General Store. ca. 1878. Major renovations, ca. 1920s. Architect, unknown. Contractor, unknown. Contributing.

Built prior to 1878 as two separate buildings, even by 1903 the facades had been combined. In the 1890s, George Couch used the building for an upholstery, wallpaper and paint store. By 1899 Leo Heinzelmann had opened a general store in the building after his bakery across the street had a fire. After moving, Heinzelmann expanded his bakery business to that of a general store and an historic photo dating to approximately 1903 shows the building with large signs painted on awning skirts for “Leo E. Heinzelmann's Groceries, Hardware, Meats, Feed, Vegetables” as well as a similarly worded painted sign on the west wall of the building (facing Clay Avenue). In city directories by 1910 his business was promoted as a general merchandise and meat store. Starting in 1922, Heinzelmann also ran a drug store in the west side of the building (159 W. Argonne), a listing that was repeated in the 1926 city directory, but by 1928 it had been taken over by Gus Kinkhorst, who continued to operate a pharmacy in the building into the 1930s, although the business seems to have suffered like many did during the Great Depression and the building was vacant in 1938 and 1943 in city directory listings. By 1949 the building housed J. Horn's furniture store (in 157) which lasted at least through the mid-1950s. In the west portion of the building (159), by 1949 Hills Apparel had opened, which was replaced with a laundromat in the 1950s and by 1970 this housed the Colonial Lamp Shop. From 1930, at least through 1938, L. Heinzelmann ran a real estate company from the building, addressed as 104 N. Clay Avenue (upstairs over the west storefront) and then converted his operations to an insurance agency at least through the 1950s. By 1962, his widow, Lulu Heinzelmann had died and the estate passed to their heirs. Today, the building is vacant.

Physical evidence seems to indicate that most of the second floor above 159 W. Argonne was originally used as some sort of lodge hall, since it has a cove ceiling over the entire space, but between 1926 and 1928, this was converted into apartments. Upstairs of 157 W. Argonne was

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also used as apartments, with its first listings in city directories in 1922 having Leo and Lulu Heinzelmann as its occupants and given the Craftsman interior treatment to the apartment, it was probably remodeled for them in the 1920s, but they relocated their residence to their other building (directly north, 108 N. Clay) by 1930. Since the directories did not clearly indicate residential use prior to 1922, they may have lived above their business in earlier years as well. After they relocated, the apartment continued to be leased until recently. It is likely that the interior upgrades in the early 1920s, coincided with the replacement of the lap siding by a modern stucco veneer and the removal of the wrap-around second floor balcony that provided a covering for the sidewalks.

NORTH CLAY

108-110 N. Clay. Heinzelmann Building. ca. 1895. Major Renovation, ca. 1920s. Architect, unknown. Contractor, unknown. Contributing.

Located on the rear portion of the property owned by Leo and Lulu Heinzelmann who operated a general merchandise and grocery business on the property starting in 1899. This building, which faces Clay was apparently built as a two story, brick stable prior to 1903 since it appears on that fire insurance map, with a one story, wood framed L-shaped wing along the east side of the building extending to the rear of 157 W. Argonne. Between 1903 and 1910 (dated by the tin shop operating at 153 W. Argonne), an historic photo of the Heinzelmann's general store clearly shows the south side of 108-110 W. Clay as a stucco, two story building, but the window fenestration on that side wall is much simpler than currently. It is likely that the simple livery building was drastically remodeled between 1926 and 1928 since that is the first time it is listed in the city directory, both with commercial businesses and residences and its distinctive Spanish Revival influenced design was popular during that era. The concurrent fire insurance map also shows these changes, even noting the concrete floors and the two story, finished wing on the east part of the lot extending to 157 W. Argonne (with a first floor finished for a garage). The Art and Gift Shoppe visible in an historic photo of the building, with the Kirkwood Theatre visible in the background was probably one of the earliest businesses in the 1920s, shortly after both buildings were finished. In 1928, the storefront level was vacant, although residents did live upstairs already. By 1930, the Heinzelmanns had moved into one of the apartments and the Style Shop had opened downstairs. By 1938 this had been replaced by A. Selleck's dress shop and by L. Frowitter, chiropractor in 1943 and R. White, another chiropractor, in 1949. By 1953 Padbert operated a radio and TV repair shop in the building and through its remaining history it continued to have small shops and residential tenants upstairs. The building is currently vacant.

116-124 N. Clay. Also addressed as 124 W. Jefferson Ave. Parking Lot. 1928 and 1940s, enlarged to current size in 1958. Contributing.

By 1900, this property housed the Banner Lumber Company, mostly in open, wooden sheds, but there was a masonry building at the southwest corner of the property (116 N. Clay), which was

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later rebuilt as Kirkwood's first moving picture theatre in the mid-1920s. The lot was first used as an open aerodome theatre, but by 1929 the Lending family had purchased the Kirkwood Theatre and continued to operate both the indoor and outdoor screens (at least through 1938). By 1928, the northern part of the three western property lots were associated with an auto dealership, primarily as an outdoor display and parking for the automobiles, although a small service garage building was constructed next to the movie theatre building at the south end of these three lots. The Kirkwood Theatre sold in 1958 to Henry Wendt who had already managed the Osage Theatre on South Kirkwood Road since 1938, and the old theatre and auto dealership buildings were demolished in 1958 (according to permits) to pave the remainder of the property for additional parking. The eastern two of the five property lots were associated with a property at 124 W. Jefferson that was in use as a grocery store by the mid-1940s, and would already have been in use as a parking lot. Most of this parking lot has served as a major surface parking facility for the downtown businesses for nearly eighty years, an indication of the significance of the automobile in the development of the district.

204-206-208-210 N. Clay. Office Building. 1954. Architect, unknown. Contractor, unknown. Contributing.

The building was constructed in 1954. Throughout the 1950s the building was used for doctors' offices and today it still serves as offices for several businesses, including Edward Jones Investments, which occupies the first floor.

212 N. Clay. House. 1895. Alterations 2001. Architect, unknown. Contractor, unknown. Non-contributing.

This house was constructed by a school principal in 1895 for his own residence. The house was used as a residence until 1953 when R. Milson ran an electric appliance store. It has since housed a variety of shops, including the House of Clay in the 1970s, the Little White House in 1980, along with Granny's Attic, which were followed by other retail outlets. Today it is used as office space. In 2000 and 2001 the building underwent a major renovation, including increasing the roof height on half of the building from 1.5 to 2 full stories, which drastically altered the original massing of the building and as such it is non-contributing to the historic district despite its age.

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EAST JEFFERSON

105-109 E. Jefferson. Kroger Grocery Building. 1948. Architect, George A Fugel. Contractor, Sam Wolff and Company. Contributing.

The Kroger Grocery was constructed in 1948 as a supermarket (at that time addressed as 111 E. Jefferson), replacing a frame building of similar dimensions. Kroger remained in the building through the 1950s. In 1961 a department store moved into the building, to be quickly followed by a Goodwill store and then Western Auto and now by Alandale's brew pub. Although the upper portion of the façade has been covered with EIFS panels, this did little to change the simple appearance of the original parapet, as evidenced in a historic photo dating from 1949.

110-114 E. Jefferson. Post Office Building. 1942; 1962 renovation. Architect, unknown. Contractor, unknown. Contributing.

According to Dahl's *A History of Kirkwood* the post office building was constructed in 1942 and was used by the postal service until March 1961. Plans for interior modifications and small addition (on the east side) drawn by Pearce and Pearce, architects (see 140 E. Jefferson) in 1962 converted the building to commercial space, used first as a retail paint store and a beauty shop. By 1973 one portion of the building became a health food store and another was a drycleaners, although a beauty shop continued to operate in one of the three storefronts. Today, it continues to be used as retail spaces for Great Harvest Bread Company, Kirkwood Shoe Station, and Trim, a hair salon. The parking area along the east side was historically associated with the post office and as such is a contributing feature in the district.

118 E. Jefferson. Medical Building. 1958. Architect, John A. Ebinger. Contractor, unknown. Contributing.

Replacing a private residence on this property that dated back at least to 1903, the Medical Building was constructed for a doctor's offices in 1958 based upon designs by the architect, John A. Ebinger with the building permit issued on August 15, 1958. The medical office building was first occupied by Dr. Charles Wunderlick and continues to be used as medical (Kirkwood Podiatry) and professional (Edward Jones Investments) offices. In 1965 a permit documents some additional changes, which appear to be on the main entry on the east side, rather than the façade which retains the window fenestration and masonry panel designs that characterized the original mid-century Modern design.

122 E. Jefferson, Parking Lot. 1958. Contributing.

Historically, this portion of the lot was landscaped as part of a residential lot associated with 118 E. Jefferson, but when that house was demolished and the Medical Building constructed, this portion of the side yard was paved as a parking lot. Because this parking lot is associated with an historic building, it is contributing to the historic character of the district.

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126 E. Jefferson. McLean Building. ca. 1932. Architect, unknown. Contractor, unknown. Contributing.

The McLean Building was constructed around 1932 based upon city directory research that shows no listings in 1928, but three occupants by 1932. It has also been used as offices, for an architect in 1938 and dentists through the 1940s and into the 1950s. Although not originally an occupant of the building, by 1938 Dr. R. McLean was one of the three occupants and by the time the 1943 directory was published, the building was identified as the McLean Building.

128 E. Jefferson. Commercial Building. 1956. Architect, unknown. Contractor, Charles Kenche(r?). Contributing.

The building was constructed in 1956 and first housed John R. Green Real Estate and today is used for the dental offices of Dennis Done. Its simple brick piers flanking the aluminum storefront is characteristic of storefront designs by the mid-twentieth century.

130 E. Jefferson. House. ca. 1920. Architect, unknown. Contractor, unknown. Contributing.

This Four Square house was not constructed by the time of the 1909 plat map of Kirkwood, since the property was still part of the large Belle Kimball estate with a single large house centered on the property. At some point after 1909, the property was divided into smaller lots and several homes were built on the old estate. As part of the recent survey update, research in city directories examined five year increments and there was no listing for this address in 1917, but there was in 1922, indicating that the construction of this house was probably around 1920. The first known resident was Richard Coulter in 1922, followed by Clarence Kincaid from 1928-1932 and then Lawrence Kincaid at least until 1943. In 1949 it was used by the Missouri Church Council and has been used as offices since then, housing real estate companies and an engineer's office in the past and now Ray Noble Insurance as well as the Downtown Kirkwood Junction.

140 E. Jefferson. Kirkwood Public Library. 1940. Alterations and additions, 1955, 1962, 1991. Architects, Bonsack and Pearce. Contractor, J. A. Prahl. Contributing.

The Kirkwood Public Library was organized during the 1920s by the League of Women's Voters and its new building was constructed in 1940 to allow the library to expand from the upper floor rooms at city hall that had been used previously. The Colonial Revival library was designed by Bonsack and Pearce, who also designed the National Register-listed Osage Hills School in Kirkwood (NR listed, 5/24/07) that was built in 1938 and the Kirkwood City Hall finished in 1942 (which is also in the nominated historic district). The library added its west side wing in 1955 and a two story rear (south) wing in 1962. These additions are reflective of the continued growth of the community, especially in the decade after World War II and an important part of one of the business district's most significant historic buildings. In 1991 the main entry and foyer

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were modified but it retains most of the original entry surround, although the broken pediment was altered with the renovation.

WEST JEFFERSON

100 W. Jefferson. See 119-121 N. Kirkwood Rd.

This address was also historically addressed as 106 W. Jefferson as a secondary entry to 119-121 N. Kirkwood Road.

105 W. Jefferson. Commercial Building. ca. 1935. Architect, unknown. Contractor, unknown. Contributing.

This small commercial building was probably constructed around 1935. Although this is often identified as the back section of 201 N. Kirkwood Road, the design and style of this building, comparison of the 1903 and 1945 fire insurance maps, and city directory research indicates this building was built much later than 201 N. Kirkwood, as a separate building. It was listed in the 1938 directory as V. Schleutker, but by 1943 this had been corrected to B. Schleutker, barber, who remained in this location at least through 1958. Today it is the location of La Dee Da. The area to the west of this building was historically open, used either for deliveries or parking.

107-111 W. Jefferson. Wilmar Building. 1953-1955. Architect, unknown. Contractor, E. C. Mikkelsen. Contributing.

The Wilmar Building was constructed as an office and store building by contractor E. C. Mikkelsen in either in 1953 or 1955 (recorded as both years in building permit files) for the Wilmar Steel Products Company, which apparently had its offices upstairs. By 1958, the 107 storefront was occupied by Olian's Fabrics. Since 1962 Mel Bay's music school has occupied the upper level (and apparently one of the storefronts for some time), while other retail businesses used the two first floor storefronts, separately, until recently. The entire first floor is now used as the Shannon Shop.

112 W. Jefferson. Commercial Building. ca. 1943. Architect, unknown. Contractor, unknown. Non-contributing.

The 112 W. Jefferson Commercial Building was originally addressed as 110 W. Jefferson. In 1932, A. Reeves' filling station was listed at 112 W. Jefferson and there was no listing for 110 W. Jefferson. By 1943 it was listed as Kroger Grocery (their new and larger store at 105-109 E. Jefferson would not be finished until 1949). Although it is unlikely that the Kroger Grocery used the same building as the filling station, a 1945 building permit indicates the building was remodeled at that time to become a Paintcraft store (which had moved into the building by 1949, having relocated from 203 N. Kirkwood Road), and remained at least through 1953; it became a Model Department Store before 1958. The next year, an occupancy permit was issued for a Goodyear Service Store, and in 1963, Goodyear added a rear addition. In 1983 the building was

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remodeled, probably when the EIFS was applied, totally covering the historic exterior finishes. The building is currently vacant.

112a W. Jefferson. Parking Lot. Pre-1945. Contributing.

This lot was historically an open lot, as shown on both the 1903 and the 1945 fire insurance map. Although it has now been paved, it probably was paved before 1945, given the fact that this property or the adjacent property was listed as a filling station in 1932 and by 1943 the adjacent property was a Kroger Grocery, which usually had parking lots associated with them by this time. Even if it was not paved at that time, it does not substantially change its appearance in the streetscape since it has been an open lot for more than half a century.

113 W. Jefferson. Commercial Building. ca. 1953. Architect, H. Metzler. Contractor, unknown. Contributing.

The 113 W. Jefferson Commercial Building was constructed around 1953 and housed Paintcraft by 1958 (a business previously addressed as 112 W. Jefferson, across the street). Mel Bay's retail business, Music Center of Kirkwood, moved from 107 W. Jefferson at some point after 1958 and is still utilizing this building.

114-116 W. Jefferson. Commercial Building. 1958. Designer, Bailey. Contractor, R. E. Roloff. Non-contributing.

The 114-116 Commercial Building was finished according to plans for "an office building for Ira Berry" dated 1952 and built by contractor R. E. Roloff, but the permit was not issued until 1958, indicating it was finished that year, probably an indication of building material shortages after World War II that extended until the mid-1950s. The building housed Ira Berry's real estate offices throughout the 1950s. This building replaced a dwelling on the property, shown on the 1945 fire insurance map, which had probably been built around 1922 since the previous directory examined for 1917 does not list this address. This house probably replaced a much older dwelling (of a different configuration) that is shown on both the 1909 plat and the 1903 fire insurance map (which correlates to a 1910 directory listing for a house for E. H. Carter). It appears, from city directory information, that Ira Berry had his real estate office in the old house on the property at least from 1943 and until this building was under construction. Once his new building was finished, the other storefront in the building was first occupied by Adams Bakery, soon called Sherri Ann Pastry. In 1981, records indicate that the exterior fascia was removed from 114 W. Jefferson, probably the parapet area which was just rough stucco now since the original brick piers remain. In 1989 Pictures Plus moved in and in 2001 the current occupant, James Durbin Jewelry Design, undertook an interior renovation of the building.

115 W. Jefferson. Parking Lot. ca. 1953. Contributing.

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Prior to the construction of the flanking businesses in the 1950s, this portion of the block had a two story dwelling with a large yard, but it appears that house was demolished when the business buildings were finished, and the land converted to a large parking lot.

118 W. Jefferson. Larry's Barber Shop. 1952. Architect, unknown. Contractor, R. E. Roloff. Contributing.

Larry's Barber Shop was constructed in 1952 by contractor R. E. Roloff, based upon a building permit issued on February 23, 1952 (also recorded at times as 2/23/53). The barbershop remained in the location with the same ownership at least through the 1950s. Based upon city directory information, after World War II and before the new building was finished, Larry's Barber Shop shared the old dwelling at 116 W. Jefferson with Ira E. Berry Real Estate. Today, the building is vacant.

120-122 W. Jefferson. The Bootery. 1945-1948. Rear addition, 1953. Architect, W. McCarty. Contractor, F. Bopp Construction Company. Non-contributing.

Although city directories show continuous occupation, usually by businesses, since 1910, the March 1, 1948 building permit indicates a new building. At least from 1897, there had been a dwelling on this property, but on the 1945 fire insurance map, a two-part, one story, commercial building of the exact dimensions as this building is shown (minus the rear addition). This seems to indicate that the recording of the permit date may be in error and instead of March 1, 1948, it could have been 1945 (The Bootery was not the listing at this address in 1943). According to the permit, this building was constructed by F. Bopp Construction Company based upon designs by W. McCarty for a shoe store called The Bootery. The Bootery had a one story rear extension added in 1953 and remained in the building through the 1950s. The other retail space, 122 W. Jefferson was occupied by Kirkwood Camera Craft throughout the 1950s. Unfortunately, the current building occupant, Amigos Cantina, has completely covered the façade with multi-colored, shake shingles, camouflaging the historic façade.

123-129 W. Jefferson. Commercial Building. 1933, Rear addition, 1955. Façade changes, 1990s. Architect, Theodore Bopp, Jr. Contractor, A. E. Kazemick. Non-contributing.

The building located at 123-129 W. Jefferson was constructed in 1933 according to the designs of Theodore Bopp, Jr. and constructed by contractor A. E. Kazemick. In 1945 the rear of the building was remodeled and by 1955 a permit was issued for the rear addition. During the 1990s, the exterior was completely renovated and a large wood framed canopy was added across the front, essentially an addition covering the historic façade. When the building was completed Countian Printing occupied the 123 W. Jefferson storefront, remaining there at least through 1943, and by 1949 Al Hoemann opened a jewelry store in the storefront, remaining at least through 1964. The 125 W. Jefferson storefront was first occupied by an auto and battery store, but was vacant by 1943. By 1949 W. Prant Meats occupied the building and shared the storefront

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with Louivis Confections in 1953. Louivis Confections remained in the building through the 1950s. The 127 W. Jefferson storefront was vacant until 1949 when the Toddler Shop moved into the building. The Toddler Shop was replaced with Kirkwood Hobby by 1958. The 129 W. Jefferson storefront was vacant until 1949 when L. Harris opened a tavern, which became the Jefferson Bar by 1953, a business that remained in the building through the rest of the decade. Today, it is the location of PJ's Tavern and the Jefferson Grill.

124 W. Jefferson. Safeway Building. 1958. Architect, Glen Eidson. Contractor, unknown. Contributing.

City directories list an A&P Food Store at this location as early as 1943 but building permits indicate that the building was rebuilt after a major fire in 1958 for a Safeway grocery store, only to become Jake's Supermarket in 1963. Today, it houses Moonbeams and Mike Duffy's Pub and Grill.

124 W. Jefferson. Parking Lot. See 116-124 N. Clay.

131-137 W. Jefferson Avenue. Commercial Building. 1922. New façade, 1952. Architect, unknown. Contractor, unknown. Contributing.

This commercial building was previously addressed as 131-135 W. Jefferson. It appears that a building of this dimension was built around 1922, according to the city directories and 1926-1945 fire insurance map, used by G. Beiger's auto repair shop and E. Farris' Kirkwood Livery, with one small storefront used as W. Grimert's barber shop. However, there is a building permit for a storefront in 1952, which appears to have drastically reworked the front of the building (when compared to the 1945 fire insurance map). After the renovation, its first known occupant in the 131 storefront was the barber shop of W. Grimert, who maintained the shop through 1949.

By 1953, Kirkwood Machine and Manufacturing occupied the space but was replaced by a Christian Science Reading Room by 1958. The 133 storefront housed New-est Jewelry in 1953, but an occupancy permit was issued for a music store in 1955. The 135 storefront housed the Crown Cleaners in 1953. Today, the building is used by three businesses: Plowsharing Crafts, checkered Cottage, and Now Hear This, Movie Hut. While a large, asphalt shingled awning hides some of the parapet, all of the original storefront details and framing remaining intact.

139 W. Jefferson Avenue. Schulte Hardware Building. 1948. Architect, George Engel. Contractor, K. C. McKelvey Construction Company. Contributing.

The Schulte Hardware Building was constructed in 1948 by the K. C. McKelvey Construction Company according to the design by architect George Engel. Schulte Hardware was the first occupant and remained in the building at least into the 1950s. Today the business is known as Kirkwood Hardware.

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151-153 W. Jefferson Avenue. Commercial Building. 1949. Architect, George Berg. Contractor, unknown. Non-contributing.

This small commercial building was constructed in 1949. Because of address renumbering, it is not clear who the first occupants were, but most likely it was the Treat Shop and Henley Baygents' real estate office. City government records a new occupant in 153 in December 1954, the Jefferson Prescription Shop. There was no listing by 1958 in the city directory. The false Colonial Revival detailing obscures the classic lines of this simple façade but was installed in 1967 for the successful, Jefferson Prescription Shop. Today, it is used by Blush and the Christian Science Reading Room.

157 W. Jefferson Avenue. Parking Lot. ca. 1949. Contributing.

The pre-1903 house on this lot was removed when the adjacent building at 151-153 W. Jefferson was built in 1949 and it has been associated with this property since then as a parking lot. It is not known when it was paved but this does not change the character and purpose of the lot.

161 W. Jefferson. Brook Cottage. ca. 1880. Architect, unknown. Contractor, unknown. Contributing.

The cottage was built around 1880 (no building visible in the 1878 plat) by an unknown owner for use as a residence. By 1910, it was the residence of D. C. Berg, who lived there at least through 1928, but by 1949 it was being used for business purposes, first for a chiropractor and today for Lass and Laddie as well as Lewis Building Inspections' office.

NORTH KIRKWOOD ROAD

100 N. Kirkwood Road. Connor Park. Non-contributing.

This park was created in recent years after the two story commercial building burned down. In the 1940s, it housed Ward's Drugs, Earl's Appliances and City Market.

101-107 N. Kirkwood Road. Also addressed as 101 W. Argonne. Kirkwood Drug Co. and Saller's Commercial Building. 1967. Architect, Benjamin Berry. Contractor, unknown. Non-contributing.

The Kirkwood Drug Company Building was constructed in 1967 based upon the 1966 designs by Benjamin Berry. The building permit was issued to the Kirkwood Drug Company and Saller's, a dress shop, but also housed Flannagan's Paints when it opened. It now houses The Tan Company and Cornucopia facing Kirkwood Road and the Medicine Shoppe, and a gallery facing Argonne. Although the building retains its original design features, it was built after the period of significance identified for the historic district and is identified as non-contributing. This building replaced two buildings: the Trust Company of Kirkwood (Kirkwood Trust), a two story building built prior to 1903 that housed not only the bank, but also restaurants, and the two

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story Collins Hotel (until the 1920s when that portion was converted into a retail space for Baird Dry Goods and the upstairs became a number of professional offices). The construction of a new building on this prominent corner is an indication of the ongoing investment in the central business district as the community expanded in the mid-1960s and is also indicative of the prosperity of what had become one of the most popular post-World War II suburbs in metropolitan St. Louis. It is characteristic of storefront designs from the 1960s (clustering several storefronts for maximum street front visibility and easy access), catering to the convenience of patrons utilizing automobiles with large plate glass display windows in a single story design. This was the last building for more than twenty years to be constructed in the old core of the central business district and it marks the end of the original growth and development of the historic downtown, but because the National Register normally requires properties to be 50 years old before listing, this building is considered non-contributing to the district.

104 N. Kirkwood Road. Rohrbachs Grocery. 1920. New stone façade, 2006. Architect, unknown. Contractor, unknown. Non-contributing.

It appears that until the current building was constructed in 1920, this property was used as part of the Holekamp Lumber Company and Plaining Mill's lumberyard. The first known occupant in the building was Rohrbachs Grocery by 1922. By 1928 it was a Piggly Wiggly grocery store and it was replaced by 1932 by the Wearen Food Shop, which remained in the space through the 1930s. By 1943 Kirkwood Food Mart occupied the building, which stayed until Western Auto moved into the building in the late 1950s. By 1985 Acme Appliance Company used the building, but that did not last long since Skateboard World was in there in 1986 and by 1990 Judy Strickland Dog Training was using the building. In 2008, Fieldstone Products moved into the building, and that business applied the new rock-faced stone veneer that either covers up or replaces a Classical Revival, false parapet storefront that had an arched pediment projecting above the roofline entablature and finials at each end (which is clearly visible in historic photos). Because of the façade veneer, it is no longer a contributing building in the historic district.

106 N. Kirkwood Road. Kroger Grocery. Ca. 1928. Second Story, 1994. Architect, unknown. Contractor, unknown. Non-contributing.

The building at 106 N. Kirkwood Road was constructed around 1928 and the first known tenant was a Kroger Grocery, which remained in the building through 1938. By 1943 Crescent Furniture occupied the store, only to be replaced by Earles Variety Store sometime in the 1940s before Cowles-Cartwright phonograph records store moved in around 1953, which in turn was replaced by Kessler Shoes by 1958. Today, it is the offices of Arch Engraving. In 1930s and 1940s historic photos, this appears as a one story building. Although the second floor is designed to look like a late nineteenth century building, it was added in 1994, altering the actual historic appearance of what was a simple straight brick parapet (but it still retains the historic

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recessed storefront entry). Because this alteration drastically changes the actual historic appearance of this building, it is not a contributing building in the historic district.

108 N. Kirkwood Road. Commercial Building. 1910. Architect, unknown. Contractor, unknown. Contributing.

This portion of the block was originally used as part of the Kirkwood Lumber Company's lumber yard and this commercial building, constructed in 1910, appears to be the first building on the site. The building is not shown on the 1903 map or on the 1909 plat map, but the city directory listed T. Bopp, contractor at this address in 1910, followed by B. Horowitz, dry goods in 1917. By 1922, it housed a Kroger Grocery store. By 1928 N. Tepper Dry Goods had moved into the building only to be replaced in 1932 by an A&P Grocery store. By 1938 McCarthy-Neels Drug Store occupied the building and remained there through 1953. By 1958 Timbers Men's Wear occupied the building. In 1954, architect Benjamin Shapiro received a building permit to alter the storefront, with McGraw Construction Company, which enlarged the recessed entry opening and enclosed the north end as a stairway access to the second floor. Now it is Midwest Marketing's office.

109 N. Kirkwood Road. Commercial Building. ca. 1895. Façade stuccoed circa 1920. Architect, unknown. Contractor, unknown. Contributing.

Although this building is addressed now with 111 N. Kirkwood Road and they share a similar façade, there is a cold seam in the plaster separating the two buildings and this was historically a separate building on both the 1903 and 1922 fire insurance maps, and the 1903 map went so far as to draw an asymmetrical "X" for the stable at 111 N. Kirkwood Road to show the L-shaped extension behind 109 N. Kirkwood Road as part of the stable, but not 109, which was used by separate businesses throughout most of its history. This commercial building at 109 N. Kirkwood was constructed around 1895 since it is clearly illustrated on the 1903 fire insurance map but is not on the 1893 plat. It probably was a brick building originally, but historic photos dating to the 1930s of downtown Kirkwood, show this with its stucco façade. After 1910, especially in the 1920s and 1930s, there was apparently a movement to upgrade the appearance of the commercial buildings since numerous downtown buildings received stucco treatments. City records indicate permits to make repairs after a fire in January 1944 (but they are not clear whether that was for 109 or 111 since the files have been merged) and more alterations to 109 in December 1953, with the work performed by M. Gabel Construction Company. The first known tenant was Kirkwood Printing and Publishing and the Kirkwood Tablet in 1910. By 1917 Royal Coffee occupied the storefront, followed by Kirkwood Coffee and Tea by 1922. By 1928 the Kullmar's harness shop was in the building along with H. Wolf's tailor shop both of which were replaced by G. Nicolls' shoe store by 1932. In 1938 E. Pastel ran a dry goods business which became the Kirkwood Dry Goods store in 1943. Seldin-Embers Men's Wear occupied the storefront by 1949 and stayed at least until 1953 and by 1958 Town Fashion was the tenant. By the 1970s, a

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cookware and gift shop was using the building, followed by a clothing store and an antique shop in quick succession. By 1993, the building was used by hair stylists, as it is today.

110 N. Kirkwood Road. Commercial Building. ca. 1900. Façade alterations, ca. 1945-50. Architect, Muir and Mullen (1945). Contractor, J. Winker (1945). Contributing.

This commercial building was constructed prior to 1903 since it is shown on that year's fire insurance map as a one story brick building. The first identified business is listed in the 1910 city directory as D. Berg's barber shop and even though Berg is last listed in 1932, in the early 1940s photographs, the barber shop is still clearly one of the occupants of the building. The next listing, in 1922 was L. Steinbaum's dry goods store, followed in 1928 by J. Huber's Grocery Store. By 1932 Good Gibson Coffee had replaced the grocery store and by 1938 W. Gill had a shoe repair shop and C. Wissman had a business listed simply as "disease" in the city directories. In 1943 H. Lohmann was running the shoe repair business and Howertown Tire and Rubber also occupied the building. By 1949 Al Proctor's barbershop had moved into the building, most likely replacing Berg only to be replaced by Earl's Barbershop by 1953. Lohmann remained in the building through the 1950s. Today, it is occupied by Steel Magnolia's, a day spa. The building appears to be a stucco façade (with a simple projecting belt course in the parapet) by the early 1940s from historic photographs of this block, with two wood framed display windows and entries, flush to the sidewalk (one set tiered higher).

There is a record of a December 1945 permit to alter the façade by J. Winkler (architect) and Muir and Muller (builder) and in a 1950s photo it appears that renovations are still under way, quite likely, given the difficulty of getting building materials.

111 N. Kirkwood Road. Livery. ca. 1895. New façade and storefront design, ca. 1920. Architect, unknown. Contractor, unknown. Contributing.

The building at 111 N. Kirkwood Road was first used as a livery, clearly shown on the 1903 fire insurance map as a two story brick building facing Kirkwood Road (then Webster Road) with a one story, brick section behind, along the alley and a wood framed wing behind 109 N. Kirkwood Road (creating an L-shaped building complex), with 109 clearly identified as a separate building. 111 is not shown on the 1893 plat map, so it was probably constructed around 1895. The livery was not listed in city directories, and it was listed only after the building was converted to retail business use for Central Dry Goods (first listed around 1922). The renovations to convert the building to a storefront included the stucco treatment and this façade is clearly visible in photos taken in the 1930s. By 1928 R. Behrens had a grocery shop and W. Gill ran a shoe repair business in the location. In 1932 Kirkwood Drug Store, the offices of dentist, J. Keith, and the B. Lee Beauty Shop occupied the building. While Kirkwood Drugstore remained at least through 1953, other occupants changed. In 1938, osteopath W. Fetzer had an office and Dr. R. Leitz, dentist, were in the building. In 1953 R. Stout and P. Versen, lawyers, and C. Wunderlich, a chiropractor, had offices in the building. By 1967 the drug store had changed to a Rexall Drug Store, with some alterations to the storefront at that time and designed

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by Nolan L. Stinson, architect and in 1983 Ryan's Gifts received an occupancy permit. Kirkwood Junction used the space in 1994 and then in 2003 a restaurant, Racanelli's, moved in.

112 N. Kirkwood Road. Squires Shop. ca. 1900. New display windows, 1948. Architect, unknown. Contractor, unknown. Contributing.

This building pre-dates 1903 since it is clearly shown on that fire insurance map as a one story brick building, but at some point prior to the early 1940s, it had stucco applied to the brick, probably during the 1920s along with many other Kirkwood businesses. The first identified occupant was listed in the 1910 city directory as Suburban Electric (fixtures and wires). The listings by 1928 were related to shoes, with F. Welburn, shoe shiner in 1928 and in 1938 as E. Brockschmidt, shoe repair. The building was vacant in 1943. On May 23, 1948, a building permit was issued to Sam Wolf, builder, and George [?]elgel, architect for alterations to this store, most likely the new, aluminum display window system that angled back to a door and replaced the wood transomed display windows evident in earlier photos. A simple Vitrolite veneer (light colored) was installed, apparently at that time, but has since been removed and the current stucco parapet, tile caps and storefront opening are still the same as shown in earlier streetscape photos. The 1948 changes were probably done for the Squire's Shop which moved in by 1949 which remained at least through the 1950s but by the 1960s, it was Larry's Barbershop. Today, the building is used by Chocolate, Chocolate, Chocolate Company.

113 N. Kirkwood Road. Bakery. ca. 1890. New façade, ca. 1928; New façade, 1963. Architect, unknown. Contractor, unknown. Non-contributing.

The Bakery building was constructed around 1890. The earliest known tenant was J. Coulter's hay and grain store in 1903. Even though Dahl's *A History of Kirkwood*, says Joseph Coulter established his feed store in this location in 1904, there was a feed store at that location on the 1903 fire insurance map. In 1909 and 1910, city directories still listed Coulter Feed at this address, but by 1911, he had moved around the corner to 111-113 W. Argonne Drive (then Main Street), to a much larger two story building he had built for that purpose. By 1922 Wolff and Sons tailors were in the building with the People's Market. By 1928 the building was used as a bakery; first, Martin Bakery moved into the building and remained at least through 1932 but was replaced by A. Obermeyer's bakery by 1938, which remained at least through World War II and then J. Wehner ran a bakery in the building from at least 1949 through at least 1953 before it became the Kirkwood Bakery by 1958. By 2008 it was the McArthur's Bakery. At some point after the feed store moved out, the simple one story brick building with a single window and large doorway was transformed into a stepped parapet, stucco storefront with large plate glass display windows and door since this appears in several 1930s and 1940s photos. In 1963, George E. Berg and Associates designed a new façade for Kirkwood Bakery (shown on the building permit as a new brick front), that had a simple doorway and no display windows as is clearly evident in parade photos from 1976), a Colonial Revival treatment to the entry. This style had

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been popularized in Kirkwood's downtown by the construction of the new city hall in late 1940s and several businesses joined the trend by adding Colonial Revival treatments to their facades by the early 1960s. In 1983, another permit for façade work retained much of the previous Colonial Revival treatment, but installed a larger, arched canvas awning as opposed to the standing seam copper awning from 1963.

115-117 N. Kirkwood Road. Commercial Building. ca. 1909; 1957 alterations. Architect, unknown; Burton Worth (1957). Contractor, unknown; Woolworth Company (1957). Contributing.

115-117 N. Kirkwood Road was constructed around 1909 since it appears on the plat map that year but not on the 1903 fire insurance map. R. Pagenstreich is listed in the 1910 city directory at 117 (which was probably canvassed in 1909) and it appears that this would have been the person living in the house, demolished in 1909 for the new commercial building, especially because this same name is listed at 121 N. Kirkwood Road. In 1910, 115 N. Kirkwood Road listed J. Kullmar's harness shop, which coincides with a small frame building on the property in 1903, but his business was also listed in 1922, possibly as one of the tenants in the new building. By 1928, J. Howell had a painting business, later identified as a contracting company that was in the 115 storefront for more than a decade. By 1922, W. Hoeman ran a jewelry store in the 117 storefront that remained there through at least 1932. By 1938 an F. W. Woolworth store occupied the entire building, remaining in the building probably through the 1960s. Permits were issued in 1957 for alterations by the Woolworth Company. In historic photos, a large Woolworth sign spanned the entire façade with a roll-up awning below it, separating the lower and upper level visually, and the building is still easily identifiable by its distinctive upper level façade, stepped parapet and decorative limestone medallion, lintel and sill courses, but the first transformed in 2000 when Mills Builders used EFIS on the lower level and today the building known as the Hale Brown Building but it is currently vacant.

116-120 N. Kirkwood Road. Multack Building. 1949. Architects, Frose, Maack & Becker. Contractor, Mike Gabriel. Contributing.

The Multack Building was designed by the architectural firm of Frose, Masack, & Becker and built by contractor Mike Gabriel in 1948. Since the permit was issued in August, it is likely the building was finished late in 1949 since the 1949 directory lists these addresses as "under construction." The building housed Benson's Department Store and Sapot's, a woman's clothing store, throughout the 1950s. Upstairs during the 1950s it housed H. Brown Lawyer, S. Stanhope DDS, Hazelton (houseware), Pieper Lillard, Fritzroy Co., Bakelite Co., R. Anderson DDS, as well as the offices of the *St. Louis Countian* and *Kirkwood Advertiser*. In the 1970s, it housed a dance studio, music store, hair salons, various restaurants, florists, travel agencies, brokerage firm, a dental lab, and a variety of other retail shops (floor covering, golf equipment, coin shops). Today it is the location of Barry Sales Engineering Company and Generations Salon.

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This was at least the second building on this site, replacing what was probably a small one story building as well as a large wood framed building that had a massive standing seam hipped roof behind a wooden false front which is visible in at least one historic photo (in the distance since the photo was taken from 212 N. Kirkwood Road) dating to 1916. These buildings were built after the 1903 fire insurance map was issued and probably after the 1909 plat map was generated, but by 1910 it had an arts and crafts store listed in the city directory (in what would probably have been a one story building) and by 1917 the larger building is listed as well. By 1922, there was a shoe store at that same address as well as a dryers and cleaners that would stay through the 1930s, probably in the smaller building. By 1938 there was a restaurant, Kirkwood Egg and Poultry, listed at this location. By 1922 Harper Motor Company, then Neil Chevrolet in 1928 and Winter Chevrolet in 1932, are listed in the city directory in the larger building, but by the time the 1916 photo was taken it already had a sign saying "Garage." It is these two buildings that were replaced in 1949 by the new brick commercial block designed to hold numerous retail businesses and offices.

119-121 N. Kirkwood Rd. Also addressed as 100 W. Jefferson. Commercial Building. ca. 1920. Architect, unknown. Contractor, unknown. Contributing.

This building was constructed about 1920. The first known tenant was B. Alexander's restaurant in 1928. By 1932 the Kirkwood Monitor had moved into the 119 storefront instead. In 121's storefront, the Vogue Shop was listed in 1917, but there was no listing in 1922 and it is possible this 1917 listing is a mistake or represents an earlier date of construction since this store does not appear in later city directories and no other business listings are listed at this building's various addresses in 1917 (even though the building was obviously designed for more than one business). B. Klein shoe store was listed in the building from 1928 at least until 1958. An A & P Grocery store was listed in 1938 and Ellman's Department Store moved into the building by 1943 and became a Model Department Store by 1958 and it continued to be used as a retail store since then. In addition to the storefronts facing Kirkwood Road, there is also a storefront facing Jefferson that at times was addressed as 100 and at other times as 106 W. Jefferson. The various addresses in this building had at times real estate agents and contractors, but because the address along Kirkwood Road varied (119, 121 and 123), it is difficult to determine who was in which space. Today, the building is the home of Hardware Gallery, Yoga Doc and D Vine Wine in the Kirkwood Road storefronts as well as Finders Keepers in the Jefferson storefront.

124 N. Kirkwood Road. Commercial Building. 1925. Architect, Frank L. Thompson. Contractor, unknown. Contributing.

The 124 N. Kirkwood Road Commercial Building was designed by Frank L. Thompson and completed in 1925. The first known tenant was a Piggly Wiggly Store in 1938 and the building was vacant by 1943. From 1949-1953 the Crescent Fun Company occupied the building and by

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1956 the nearby Benson's Department Store had Benson's Furniture located in the building and they added an addition to the rear in 1959. Since then it has had a series of other retail businesses. Several other building permits have been issued for remodeling, the most recent in 2004, apparently reframing the display glass and modifying the interior for Dewey's Pizza, although that renovation was kept within the original character of the building. In a 1916 photo taken from much further north, near 212 Kirkwood Road, there is a tiny wood framed building on this corner, probably an early filling station since in 1917, city directories list A. Reeves' filling station, which is last listed in the 1928 directory, maybe indicating that the city's date of 1925 is slightly in error.

200-202 N. Kirkwood Road. Texaco Service Station. ca. 1929. Architect, unknown. Contractor, unknown. Non-contributing.

There was a Texaco service station on this property as early as 1932, operated by different individuals through 1953, but in 1922 there was a listing for Kirkwood Battery Service and Kirkwood Building and Loan at this address and Lugstras Cleaners in 1928. Since the service station was a Texaco facility, it is most likely that a purpose built station was finished (replacing another building or these other entries reflect address number changes and were actually located in the neighboring building), probably around 1929 (before the depression hit). In 1930s photos of Kirkwood Road, the freestanding Texaco sign is clearly visible. The city records show plans as well as a building permit in 1954 to alter the existing building for this Velvet Freeze Store which was an ice cream store through the 1980s. These plans were prepared by Brueger and McGuire Associates, with Frank McGuire listed as the architect and Spencer-Dickinson as the builder. Even so, the main service station design is still clearly visible, despite a large mansard that has been added recently and the building is vacant. Without this mansard, this building would be contributing to the district since its retail history is closely tied to the early twentieth century developments, both the rising use of the automobile, and the later fascination of St. Louisans with ice cream.

201-203 N. Kirkwood. Levi House Building. ca.1865. alterations 1935. Architect, unknown. Contractor, unknown. Contributing.

This commercial building was constructed around 1865 by Levi House, a member of the Kirkwood Association, which organized the community twelve years earlier. The April 1, 1869 minutes of the city's Board of Trustees records an agreement to rent the upper floor at the northwest corner of Kirkwood Road from Levi House. According to Dahl's *A History of Kirkwood* this building was the city's first town hall, used from 1869 until October 1871, but there are indications that there may have been an even earlier location. From 1875-78 House served on the Board of Trustees. The 1878 Pitzman Atlas shows him as still the owner of the property. Around 1879 L.P. Hemm established Hemm's Drug Store, which remained through 1904, when Henry Osdieck succeeded Hemm as druggist. Osdieck remained in the building through 1910 and by 1922 H. Phillips was running a pharmacy in the building. The 1893 plat

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shows the building owned by James M. Sheer, probably as an investment property, leasing to Osdieck, but the 1909 plat shows Osdieck as the owner of the building. By 1922 H. Phillips was operating the pharmacy, staying through the 1930s. From 1938 through 1953 Deed Marshall ran a liquor store in the building. In 1956, the builder, Tedford Lewis, remodeled the building, including some slight modifications to the display windows, probably reflecting the change in business since the 1958 directory lists the occupant as Dean's Tots to Teens.

Apparently, initially, the pharmacy occupied the entire building since it was not until 1922 that 203 was listed separately, as A. Martin's bakery, then in 1928 as, Kirkwood Radio and Electric was listed at this address, which was vacant in 1932. Paintcraft moved into this space by 1943 (moving from the neighboring building at 205 N. Kirkwood Road), but a different paint business, US Paint and Chemical, was listed in this building in 1949 and 1953 (since by then Paintcraft had moved to 112 W. Jefferson). A milliner, an insurance company, and a real estate agent are also listed in 203 during 1949, probably on the upper levels. In 1953 US Paint and Chemical was joined in the address by a jewelry store, which remained when US Paint and Chemical left sometime before 1958. Today the corner storefront is used by an ATT authorized dealer and the 203 storefront is vacant.

205 N. Kirkwood Road. Commercial Building. Pre-1903. Architect, unknown. Contractor, unknown. Contributing.

This narrow commercial building is shown on the 1903 fire insurance map, as a wood frame building that was iron clad in the rear as a paint warehouse. 205 N. Kirkwood Road appears to be the last wooden false front commercial building left in downtown Kirkwood, a design that once dominated the young commercial district. For some reason, this address was not listed in the city directories until 1928, when it housed a real estate agent, a shoe repair store in 1932, Paintcraft in 1938 (which moved to 203 N. Kirkwood Road by 1943), and Howard's Cleaners from 1943 through at least the 1950s. Since the 1903 fire insurance map noted the rear was used as a paint warehouse, it is possible that Paintcraft or a similar business was in the building that entire time, but there is currently no documentation to support the lineage of businesses during its first thirty years. Today it is used by Unique Framing.

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206 N. Kirkwood Road. Commercial Building. Pre-1903 and 1903-1909. Façade modifications, 1953-2004. Architect, unknown. Contractor, unknown. Non-contributing.

Amici's, now addressed as 206 N. Kirkwood Road is a business that actually is housed in what appears to be two separate historic buildings, which were previously addressed as 206 and 208-210 N. Kirkwood Road. The storefront at the south end (206 N. Kirkwood Road) was a separate wood framed building, used as a tin shop, which is illustrated on the 1903 fire insurance maps, making this the oldest extant building on this side of the block. In a 1916 photo, the sign, William Donworth Metal Work Furnaces, is proudly painted on the false front parapet of the south half of the building, while much more faded on the north half is a plumbing sign. At this time, the building was addressed as 204 in the city directories, and both Donworth and D. Kelly (the plumber) are listed in 1910 through 1922. By 1928 this building was utilized by W. Basuer electric refrigeration, the last time the 204 address was associated with this building.

After then, addressed as 206, this building housed Lungstras Cleaners at least through 1958. The other building, also with a one story, double storefront, was built of brick prior to 1909 when it appears on the plat map. It originally housed the *Kirkwood Courier* offices as well as G. Bennett's bakery and H. Webster's real estate operation, all addressed as 208 N. Kirkwood Road. Before the 1916 photo was taken, the bakery had been replaced with Buechner Brothers' Shoes, which was now addressed as 210. By 1922, the city directory lists the newspaper office as the *St. Louis Countian* while Buechner is still in operation next door. By 1928, both businesses had changed: Kirkwood Bakery and the Kirkwood Dining Room. They changed again in 1932; one side was vacant while Nathan Teppar operated a dry goods store in 208. By 1938, Velvet Freeze's ice cream parlor was located in 208, staying there at least through the early 1950s when it moved next door to the old Texaco location, while the 210 storefront appears to have been used by Stepman (or Stepin) shoe repair. By 1958, Casey's Sporting Goods had moved into the 210 storefront, covering the entire upper façade with a rough cedar sign, which they expanded a few years later to cover the 206 storefront as it was incorporated into their business and even a portion of the building to the north, 212 N. Kirkwood which was also used for their operations in the 1950s. Since there are building permits in 1953, 1954, 1959, and 1963 for alterations to Casey's, it is difficult to identify when the façade changed or even how much, but by 1978, Massa's hired George Berg, architect, to make alterations for their use, occupying the 210 building after these improvements were completed. In 2004 Amici's got obtained an occupancy permit for 210. In 2005 Amici's submitted plans to remodel and expand into the 206 storefront. These buildings have had so many "facelifts" that it is difficult to tell at this point whether the historic brick façade is still intact under the current signage and false half-timbered stucco, but it is possible given historic photos documenting the progressive changes to 212 N. Kirkwood Road and which do not depict the removal of the historic façade.

207-209 N. Kirkwood Road. Gerould Building. ca.1885. Architect, unknown. Contractor, unknown. Contributing.

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The Gerould Building, located at 207-209 N. Kirkwood Road, was owned by Dr. Martin Gerould, who was listed in both the 1889 and 1891 business directories, but without an address. He died in 1904 and left the building to his brother Samuel Gerould. By 1910, Berg and Anthony Grocers occupied the 209 storefront and F. Rott had a hardware store at the 207 address. Rott would remain there through the 1950s, sometimes sharing the location with architects and contractors, as well as a dentist in the late 1940s. Fred D. Harris purchased the building in 1920 and operated his business through the 1930s in this location, initially named Harris Meat Market, and later Harris Grocery Company in the 1930s. By 1943 Cotners restaurant occupied the spot, but was replaced by 1949 with Haley's Sandwich Shop which stayed through at least 1953. By 1958 Marion Gifts had moved into the building and today it is used by Bicycles of Kirkwood. The upper floors of this building housed offices for an attorney, doctor, tailor, architect, and photographer at various times.

210-212 N. Kirkwood Road. Commercial Building. 1912. Architect, unknown. Contractor, W. Wilson (attributed). Contributing.

Historically addressed as 212-216 N. Kirkwood Road, this building was constructed around 1912. A frame stable appears on this property on the 1903 fire insurance map, and again on the 1909 plat map. By 1910, W. Wilson, contractor/builder is listed at 214 N. Kirkwood Road, probably either while the building was under construction or in the old wood framed building since the owners have a copy of the 1912 electrical wiring inspection. By 1916, the building was finished since it appears in the historic photos of the neighboring building and streetscape, looking much as it does today because the current owners have gone to great pains to remove a complete "cover up" and restore the distinctive oriel window centered on the second floor and the storefront during a two year renovation from 1997-1999. Because of address numbering changes, some of the early occupants are unclear, but in 1917 the directory listed Kirkwood Tea and Coffee in the south half (212) and the Kirkwood Picture Show in the north half (214)—probably one of the earliest, if not the first theater in Kirkwood. The 212 address lists chiropractors in 1922 with a decorator in 214. The Kirkwood Dining Room used two addresses in 1928, 210 and 212, which seems to indicate an address numbering shift since that was most likely the adjacent double storefront building previously occupied by a shoe store, but it is possible it was located in this building instead since 214 has no listings in 1928 or 1932. In 1932 Sun Beam (oil burning and heating) was addressed at 212 (and Kirkwood Dining Room is no longer listed). Contractor Ed Huckaby had offices there (212) from 1938 through 1943 and from 1938 through the early 1950s Kinkhorst had a drug store in the building (214 or 212 depending on the listing year). Melbourne's gift and card shop was listed at 214 in 1949 and 1953, and another gift shop, Ackermans Gifts was listed in the same storefront in 1958. The 1953 city directories simply listed Elsi Kinkhorst and by 1958 A. Neslage was listed at the same address (212), possibly indicating residential spaces on the second floor.

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In 1922, the address number 216 appeared in the city directory for the first time, with the Kirkwood Welfare Association. In 1928, Burton Photo Company had moved into 216 staying at least through 1932. By 1938, Martin Ullman, baker, is listed at 216, staying at least through the 1940s. From historic photos in the early 1950s that the current owners have located and submitted with the local landmarks application, Casey's Sporting Goods was using this building, starting the pattern of obscuring the historic façade behind large signs that ultimately became an entire false façade that the current owner removed in 1997-1999 and uses for his business, Gwin's Travel.

213-215 N. Kirkwood Road. Commercial Building. ca. 1920. New façade, 1951. Architect, unknown. Contractor, unknown; D. Gallagher (1951). Contributing.

This building, previously addressed as 213, 215, and 217 N. Kirkwood Road, was constructed after 1909 since it does not appear on the 1903 fire insurance map or the 1909 plat map, but it is most likely that it was built after 1920 since it is first listed in 1922 city directory. Like many other buildings in downtown Kirkwood, after World War II, the property owner decided to modernize his building and in 1951, a permit was issued that resulted in a new, distinctly Modernist façade, built by D. Gallagher, with the characteristic stacked brick common to mid-century designs. The first known tenant in the 213 storefront was the shoe store of Langsam and Kessler in 1928 but Spick and Span cleaners had moved into the building by 1932 and remained there through most of the 1940s. In 1949 Wilson's French Cleaners occupied the building, becoming the New French Cleaners by 1958. The 217-219 storefront first housed Prough Feed in 1922, which remained in the building through the 1930s. By 1943 the Osage House Restaurant occupied the building. By 1953 Weiss Auto Supply occupied the building. Today, it is used by Ice and Fuel, a bar and grill.

SOUTH KIRKWOOD ROAD

139 S. Kirkwood Road. Kirkwood City Hall. 1942. Architect, Bonsack and Pearce. Contractor, City of Kirkwood. Contributing.

Replacing what had previously developed in the first decade of the twentieth century into a row of commercial buildings facing Kirkwood Road, in 1941 Kirkwood began construction at 139 S. Kirkwood Road on the Kirkwood City Hall, at least the fifth such building used for the purpose, and the second built by the city. The city commissioned Bonsack and Pearce to design its new city hall which was completed in 1942. This same architectural firm also designed Osage School for the Kirkwood School District (NR listed) and the Kirkwood Public Library (also in this district at 140 E. Jefferson). Built with a Works Progress Administration (WPA) grant of \$37,183 as well as city bonds issued in 1941, the construction was supervised initially by Frank L. Thompson, the City Building Commissioner. He was drafted into military service during construction, but the city continued to act as its own contractor. It appears for the first time that

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the police had a permanent home on the ground floor. The previous city hall, located directly west of this building apparently stayed in use during construction given evidence from at least one photo showing both the old building with the new buildings cupola visible behind it. The building was officially dedicated on December 19, 1942. The building continues to be used for the city government.

A parking lot was created west of the building (after demolishing the old city hall) and in 1965, the city purchased the two lots north of City Hall, creating a plaza with a fountain and veterans' monuments.

201-203 S. Kirkwood Road. Commercial Building. 1903-1909. Addition and Alterations, 1950. Architect, unknown. Contractor, unknown. Contributing.

The building at 201-203 S. Kirkwood Road was built between 1903 and 1909 since the lot was empty at the time of the 1903 fire insurance map, but the building shows on the 1909 plat map. In 1910, F. Harris' meats and vegetables is located in the building, addressed as 203 N. Kirkwood Road. By 1922, Fred Kiefer's barber supplies is utilizing the building, now addressed as 201, staying through the 1930s. In 1943, Flor Nallua Beauty Shop was listed at 201, remaining in the building at least through 1953. According to Dahl's *A History of Kirkwood* the Knights of Columbus purchased the property in 1919 for their meeting hall. In 1938, the Knights of Columbus are listed in the city directory at 104 W. Madison (the side entry to the upper level lodge hall) and the hall was still using the second floor in 1945 when the fire insurance map was updated. The rear, two-story wing, along the side street, Madison, was completed in 1950, based upon a June 28, 1950 building permit. It was intended for the Knights of Columbus and built by Joseph Grgurich, who will be contracted in 1958 to remodel their old building as well. Since it is not clear whether this was an addition or separate building, it is simply listed with the building at 201 S. Kirkwood Rd. Throughout the tenure of the K of C it appears that the first floor continued to be utilized as retail or commercial space, by 1962 for Color Art, by 1990 for St. Joseph's Hospital Sports Center, and now as the SSM Rehab facility.

209 S. Kirkwood Road. Doctor's Office. ca. 1895; 1945 Addition. Architect, unknown. Contractor, unknown. Contributing.

This house may be older than ca. 1895, but it does not appear that it was built by the time the 1878 Pitzman Atlas was completed, and the land had not been subdivided by 1893 when B. Johnson finished his plat of the city either. By 1903, the brick house is shown on the fire insurance map and identified as doctor's offices. The first known occupant of the house was Pitman and Forsyth, M.D. and by 1928 Cecil Barnett, M.D. was listed at this address. He was listed in 1932 as well. In 1945, a two room and hall rear addition was completed.

211 S. Kirkwood Road. Commercial Building. ca. 1893. Architect, unknown. Contractor, unknown. Contributing.

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This building was probably built prior to 1893 since this small parcel had been subdivided from the larger plot of land. The wood framed building with a warehouse on the first floor and dwelling on the second floor is shown on the 1903 fire insurance map. At times this was addressed as 213 S. Kirkwood Road. At some point, probably prior to 1920, the frame building was stuccoed. The first known occupant was Charles Witte's grocery store by 1922. From at least 1928 through at least 1932, A. Anth, also a grocer, occupied the building. Today it is used by Brandon's, a furniture and collectibles shop.

215 S. Kirkwood Road. Imo's Pizza. 1987. Architect-Campbell Design Studio. Contractor, unknown. Non-contributing.

The frame commercial building located at 215-217 S. Kirkwood Road was built in 1987 for Imo's Pizza based upon designs by Campbell Design Studio. Since it is a relative by new building, it is not historic or contributing.

217-219 S. Kirkwood Road. Commercial Building. ca. 1928. Architect, unknown. Contractor, unknown. Contributing.

The commercial building was probably constructed around 1928, since Albert Dohr is listed at 219 S. Kirkwood Road in the city directory that year and in 1932, the building is listed as vacant. Between 1943 and 1953 Matt Worker ran a watch repair shop and Phil Hallof ran a shoe repair business at least from 1949 through 1953. Today it houses Vespa St. Louis (a scooter dealership), Kirkwood Nails, and First Impressions (a baby boutique).

223 S. Kirkwood Road. Spencer's Grill. ca. 1870s, Exterior Renovation, 1939, Historic Sign, 1948. Architect, unknown. Contractor, unknown. Contributing.

This building appears to date back to the 1870s, appearing on the 1878 Pitzman map and identified as Bopp, Jr.'s property, a family name intimately connected with much of Kirkwood's history. The brick two-story building, identified as two storefronts, is also shown on the 1903 fire insurance map. In 1939, a permit was issued for a new storefront, probably when the stucco was applied to the building. In 1910 both Otto Bopp and Charles Straub are listed in this building, but not identified as businesses. The first identified business, Charles McDonald's shoe repair was located in the 221 storefront in 1928 but was replaced by Phil Hallof by 1932, who stayed at least through 1943. Considered a major institution, Spencer's Grill moved into the building at 221-223 S. Kirkwood Road after World War II. William Spencer opened his original Spencer's Grill at 303 S. Kirkwood Road in March 1941, but by September 1943, he had to close the grill because he had been drafted. When he returned from military service, he reopened in this new location on October 14, 1947, operating the diner 24 hours a day. The neon sign on the front of the building, which declares "Spencer's Grill Park in Rear" dates to 1948 when the Grill was remodeled with new fixtures (This sign has been designated a local landmark.). In 1973, the

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mansard awning and some windows were replaced, and today the business is still a major fixture in the community.

301 S. Kirkwood Road. Commercial Building. ca. 1928. Architect, unknown. Contractor, unknown. Contributing.

In its history this building has also been addressed as 303 and 305. The assessor estimates the date of construction as 1918, but it appears to have been built around 1928 since that is the first listing found in city directories for the building at 301 S. Kirkwood Road. While that year it was pharmacist, L. Gordon Hill, who was also listed in 1932, by 1938, Roy Thompson was the druggist. By 1943 Sidney Smith had taken over the drug store and remained through at least 1953. This building is shown on the 1945 fire insurance map update, divided into three storefronts, the corner listed as "Drugs" and the other two as restaurants. Today, this simple brick storefront houses a single business, Hobby Station, retaining the clipped corner entry evident on the 1945 map as the entry to the drug store.

309 S. Kirkwood Road. Commercial Building. 1933. Architect, George Hayden. Contractor, Barnett and Honig. Contributing.

This commercial building was constructed in 1933, based on a permit issued in September 1933 for the plans by architect George Hayden. Barnett and Honig were the builders of this simple one story commercial storefront. Originally addressed as 307 S. Kirkwood Road, this building appears as a store on the 1945 fire insurance map update and little is known about the early occupants of the building. In 1962, it was used as a Republican headquarters. In 1963, an occupancy permit was issued for a billiard room. By 1987, Rockwood Stores got an occupancy permit, probably when the infill between this building and 301 S. Kirkwood Rd. was completed since Rockwood was the owner of the Hobby Station. In 2001, Grapevine Wines opened for business.

NORTH TAYLOR AVENUE

103 North Taylor. Kirkwood Medical Center. ca. 1955. Architect, unknown. Contractor, unknown. Non-Contributing.

Although city records indicate this was built in 1925, those appear to be in error and the notations for a building modification in 1955 is probably actually a building construction date, given the style and materials used on the building and because the building does not appear on the 1945 fire insurance maps and is probably the listing for Kirkwood Medical Center at 109 N. Taylor first noted in the 1958 city directory. The visually prominent false mansard awning that surrounds the building, covers the simple classical revival detailing and the mansard is the only reason this building is identified as non-contributing, since otherwise it probably closely resembles its original simple mid-century, modern appearance that referenced the then popular

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Colonial Revival style, although the interior has since been used for such businesses as a laundry (in 1971).

109-111 N. Taylor. Colonial Apartments. ca. 1938. Architect, unknown. Contractor, unknown. Contributing.

Despite some documentation that suggests that this building was built around 1909, it is not shown on the 1909 plat map and is not listed in city directories as late as 1932. In 1938 it appears in the city directories as the Colonial Apartments, a reference to the Colonial Revival, colonnaded façade design. For the first time, in 1945, it is shown on the fire insurance maps. By 1959, one apartment was used as a doctor's office and since then the building has been used as offices.

Endnotes

¹June Wilkinson Dahl, *A History of Kirkwood*, (Kirkwood: Kirkwood Historical Society, 1965), 11; William L. Thomas, *History of St. Louis County, Missouri: A Story that Attracts* (St. Louis: S. J. Clark Publishing Company, 1911), 367; Barbara J. Beverly and J. B. Lester, *Kirkwood, Missouri: The Greentree City, A Pictorial History* (St. Louis: Webster-Kirkwood Times, 1994), 3,5.

²Dahl, 11.

³Thomas, 367.

⁴Beverly and Lester, 5; Frederick Essen and John J. Hartnett, *A History of the City of St. Louis and Vicinities From Earliest Times to the Present* (Clayton, Missouri: Clayton Watchman-Advocate, 1898), 30.

⁵Dahl, 17.

⁶Ibid., 17.

⁷Ibid., 23.

⁸Beverly and Lester, 5.

⁹Dahl, 20.

¹⁰Quoted in Debbie Sheals, Linda Stockman and Deon K. Wolfenberger, "Historic and Architectural Resources of Kirkwood MO," National Register of Historic Places Multiple Property Documentation Form (Kirkwood, MO: Kirkwood Landmarks Commission, 2002), 11.

¹¹Sheals, *Historic Resources of Kirkwood, Missouri*, 12.

¹²Dahl, 18,43.

¹³Ibid., 51, 54.

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¹⁴ Beverly and Lester, 4.

¹⁵ Dahl, 51.

¹⁶ Ibid., 57-58.

¹⁷ Ibid., 60.

¹⁸ Ibid., 62.

¹⁹ Ibid., 63.

²⁰ Pioneer Bank and Trust Company, *Kirkwood: A Pictorial History* (St. Louis: G. Bradley Publishing Company, 2002), 9.

²¹ Julius Pitzman, *Pitzman's Atlas of the City and County of St. Louis*, [map] 1878.

²² Pioneer Bank and Trust Company, 10.

²³ Dahl, 94.

²⁴ *Sanborn Fire Insurance Maps of St. Louis, Missouri Vol. 10*, New York: Sanborn Map Company, 1903.

²⁵ Kirkwood Landmarks Commission, *Downtown Kirkwood Historic Survey* [computer database], (Kirkwood, MO: Kirkwood Landmarks Commission 1988, Updated 2008), Form for 150-158 W. Main.

²⁶ Dahl, 95, Pioneer Bank and Trust, 10.

²⁷ Pioneer Bank and Trust Company, 22.

²⁸ Ibid., 10.

²⁹ Dahl, 92.

³⁰ Ibid., 92.

³¹ Ibid., 177-178; Pioneer Bank and Trust, 46.

³² Dahl, 177.

³³ Ibid., 178.

³⁴ Ibid., 178.

³⁵ Ibid., 179.

³⁶ Ibid., 183.

³⁷ Ibid., 183.

³⁸ Ibid., 185.

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³⁹ Ibid., 186.

⁴⁰ Ibid., 188.

⁴¹ Ibid., 189.

⁴² Ibid., 189.

⁴³ Ibid., 203-4.

⁴⁴ Ibid., 1, 210.

⁴⁵ Ibid., 1, 211.

⁴⁶ Ibid., 218.

⁴⁷ Ibid., 1, 205.

⁴⁸ Ibid., 199, 224.

⁴⁹ Kirkwood Landmarks Commission, *Downtown Kirkwood Historic Survey* [computer database], (Kirkwood, MO: Kirkwood Landmarks Commission 1988, Updated 2008), Form for 123 and 137 W. Argonne.

⁵⁰ Dahl, 179-81.

⁵¹ Ibid., 188.

⁵² Pioneer Bank and Trust Company, 28.

⁵³ Sue Burkett, *Kirkwood Business Directories.xls* [electronic database]. (Kirkwood: Kirkwood City Hall), compiled 2008 from directories for 1910, 1917, 1922, 1928, 1932, 1938, 1943, 1949, 1953, 1958, 1964.

⁵⁴ Dahl, 248.

⁵⁵ Ibid., 217.

⁵⁶ Ibid., 335.

⁵⁷ Ibid., 364-365.

⁵⁸ Ibid., 365.

⁵⁹ Ibid., 366.

⁶⁰ Ibid., 366.

⁶¹ Ibid., 371.

⁶² Ibid., 372.

⁶³ Ibid., 371.

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⁶⁴ City of Kirkwood, Kirkwood Landmarks Commission, [Local Landmark] Nomination Application and Questionnaire, Nomination File; City of Kirkwood, Kirkwood Landmarks Commission, *Downtown Kirkwood Historic Survey* (Kirkwood, MO: Kirkwood Landmarks Commission 1988, Updated 2008), Form for Kirkwood City Hall.

⁶⁵ Dahl, 368.

⁶⁶ Linda Stockman, *Kirkwood Historic Survey*, (Kirkwood, MO: Kirkwood Landmarks Commission, 1988), 150 E. Argonne.

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Downtown Kirkwood Historic District
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UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	726150	4273200	15	726150	4273295
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	725950	4273300	15	725965	4272990
E. Zone	Easting	Northing	F. Zone	Easting	Northing
15	725760	4273210	15	725760	4273450
G. Zone	Easting	Northing			
15	726040	4273450			

Verbal Boundary Description

The boundary of the Downtown Kirkwood Historic District begins at the southwest corner of East Jefferson and North Taylor Avenue and extends south to the northwest corner of the intersection of North Taylor Avenue and East Argonne Drive; it extends west to the northwest corner of Argonne Drive and Kirkwood Road, then goes south to the south line of the building at 309 S. Kirkwood Road. At this point the district boundary travels west along the south line of the property and building at 309 S. Kirkwood Road to the rear boundary of the property. It then goes north along the rear line of the properties to the north side of West Madison Avenue where it turns west to a point in the Kirkwood City Hall parking lot that is in line with the rear (west) line of the Veterans Memorial Park and extends north along this line to the north side of the railroad tracks, and then travels westwardly parallel to the tracks to South Clay Avenue. The boundary line then turns north along the east side of Clay Avenue, to the north side of the property and the alley at 212 North Clay Avenue where it turns east, extending across Kirkwood Road to the northeast corner of the lot containing the building at 105-109 East Jefferson, where it turns south along the east boundary of this lot, extending across the street to the south side of East Jefferson where it extends east to the point of beginning.

Boundary Justification

These boundaries incorporate all of the property that has been historically associated with the center of downtown Kirkwood's commercial district and incorporates all of the area with contiguous commercial buildings that retain historic integrity. Beyond these boundaries are residential neighborhoods and new commercial developments.

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Downtown Kirkwood Historic District
Kirkwood, St. Louis County, MO

Photo Log

Photographer: Sheila Findall

December 2008

Negatives with Karen Bode Baxter, 5811 Delor Street, St. Louis, MO 63109

- Photo #1: Looking southwest at south side of W. Argonne
- Photo #2: Looking southwest at south side of W. Argonne
- Photo #3: Looking northeast at north side of E. Argonne
- Photo #4: Looking northeast at north side of W. Argonne
- Photo #5: Looking northwest at north side of W. Argonne
- Photo #6: Looking northeast at north side of W. Argonne
- Photo #7: Looking southeast at east side of N. Clay
- Photo #8: Looking northeast at east side of N. Clay
- Photo #9: Looking southwest at south side of E. Jefferson
- Photo #10: Looking southeast at south side of E. Jefferson
- Photo #11: Looking southwest at south side of E. Jefferson
- Photo #12: Looking northwest at north side of E. Jefferson
- Photo #13: Looking southwest at south side of W. Jefferson
- Photo #14: Looking northwest at north side of W. Jefferson
- Photo #15: Looking northeast at north side of W. Jefferson
- Photo # 16: Looking southeast at east side of N. Kirkwood
- Photo #17: Looking southeast at east side of N. Kirkwood
- Photo #18: Looking southwest at west side of N. Kirkwood
- Photo #19: Looking northwest at west side of N. Kirkwood
- Photo #20: Looking northwest at west side of S. Kirkwood
- Photo #21: Looking southwest at west side of S. Kirkwood

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Photo #22: Looking northwest at west side of S. Kirkwood

Photo #23: Looking northwest at west side of S. Kirkwood

Photo #24: Looking southwest at west side of S. Kirkwood

Photo #25: Looking northwest at west side of N. Taylor

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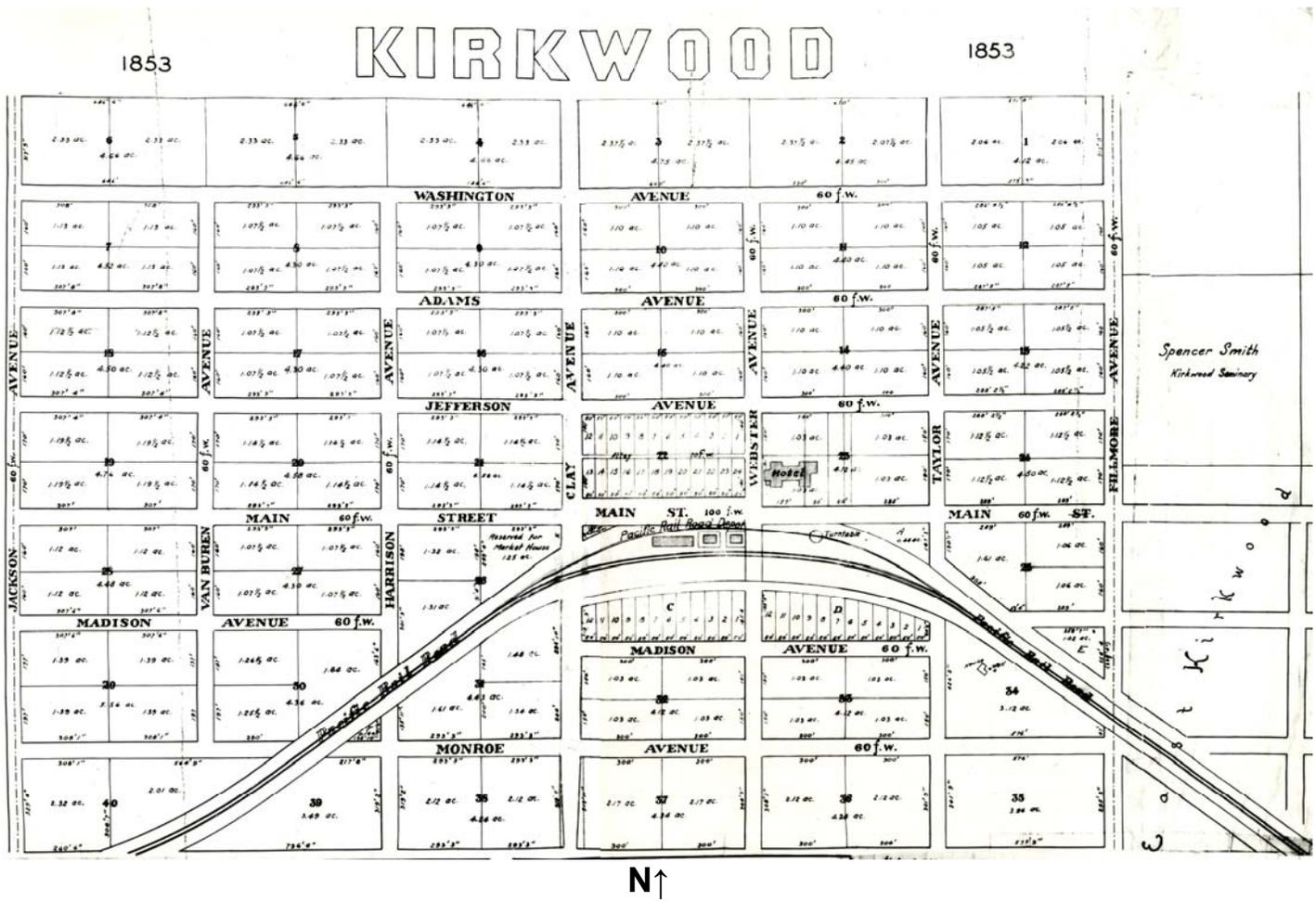
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Town of Kirkwood Original Plat Map
Courtesy of Kirkwood Historical Society

May 18, 1853



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Downtown Kirkwood Historic District
Kirkwood, St. Louis County, MO

Historic Photo of Kirkwood Missouri Pacific Depot, 100 W. Argonne
Courtesy of Kirkwood Landmarks Commission

ca. 1940



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Downtown Kirkwood Historic District
Kirkwood, St. Louis County, MO

Historic photo of Coulter Feed Co., 111-113 W. Argonne
Courtesy of Kirkwood Landmarks Commission

ca. 1910



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Downtown Kirkwood Historic District
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Historic photo of 119-125 W. Argonne
Old Post Office and Fire House #1
Courtesy of Kirkwood Historical Society

ca. 1930's



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Downtown Kirkwood Historic District
Kirkwood, St. Louis County, MO

Historic photo of Spencer's Grill, 223 S. Kirkwood ca. 1950
Courtesy of Kirkwood Landmarks Commission



Local Landmark Object, Spencer's Grill Sign
Courtesy of Kirkwood Landmarks Commission



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Kirkwood, St. Louis County, MO

Historic photo of Kirkwood City Hall, 139 S. Kirkwood
Courtesy of Kirkwood Historical Society

ca. 1940's



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Downtown Kirkwood Historic District
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Historic photo of the Kirkwood Public Library, 140 E. Jefferson ca. 1970
Courtesy of Kirkwood Landmarks Commission



Downtown Kirkwood Historic District

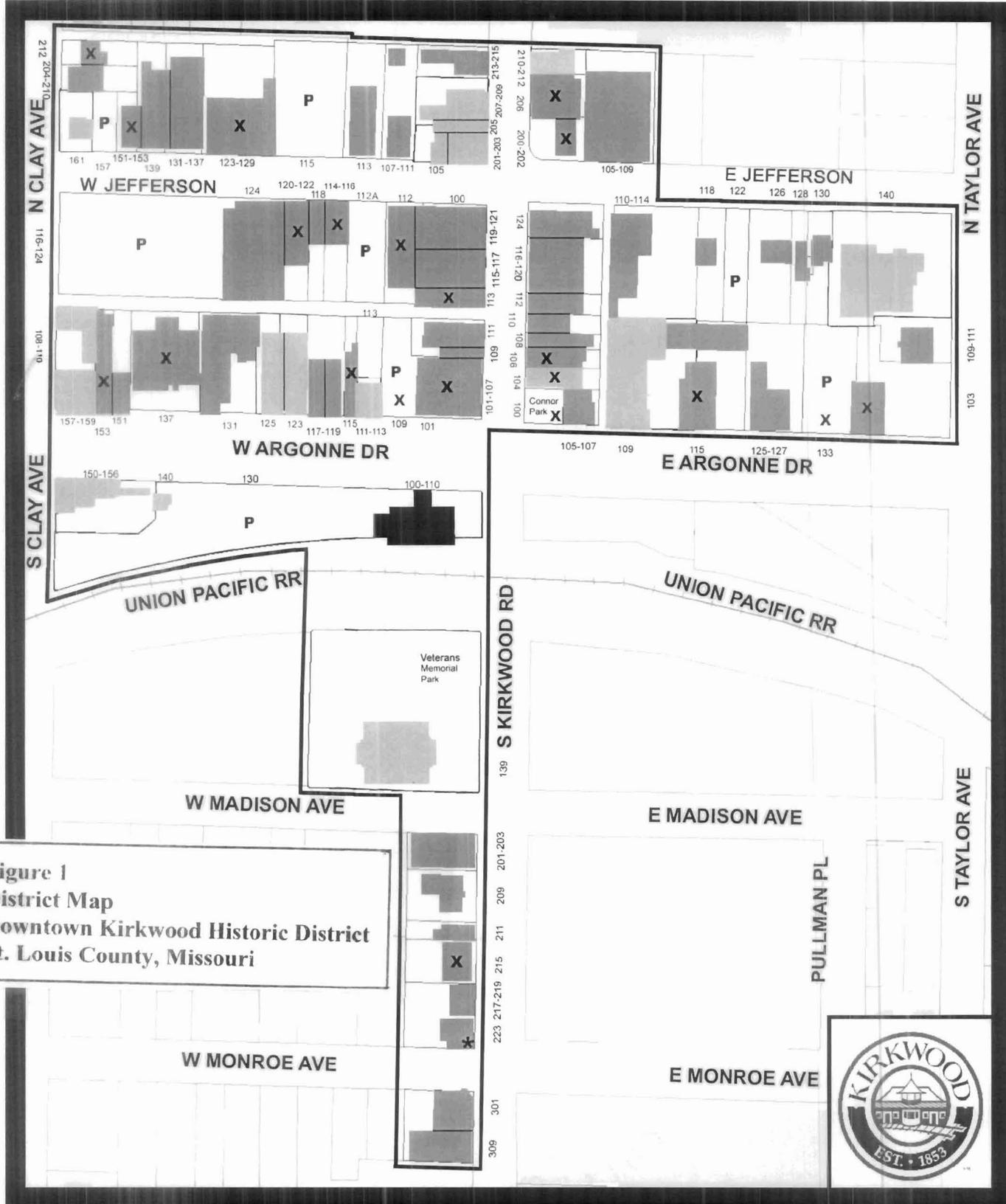
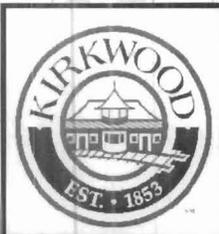


Figure 1
District Map
Downtown Kirkwood Historic District
St. Louis County, Missouri



KIRKWOOD G.I.S. 20050611 LAMBERG & IRTSCH

Local Landmark Buildings	* Local Landmark Object
National Register Listed	X Non-Contributing
Other District Buildings	P Parking Lot
	— District Boundary



LANDMARKS COMMISSION



Downtown Kirkwood Historic District

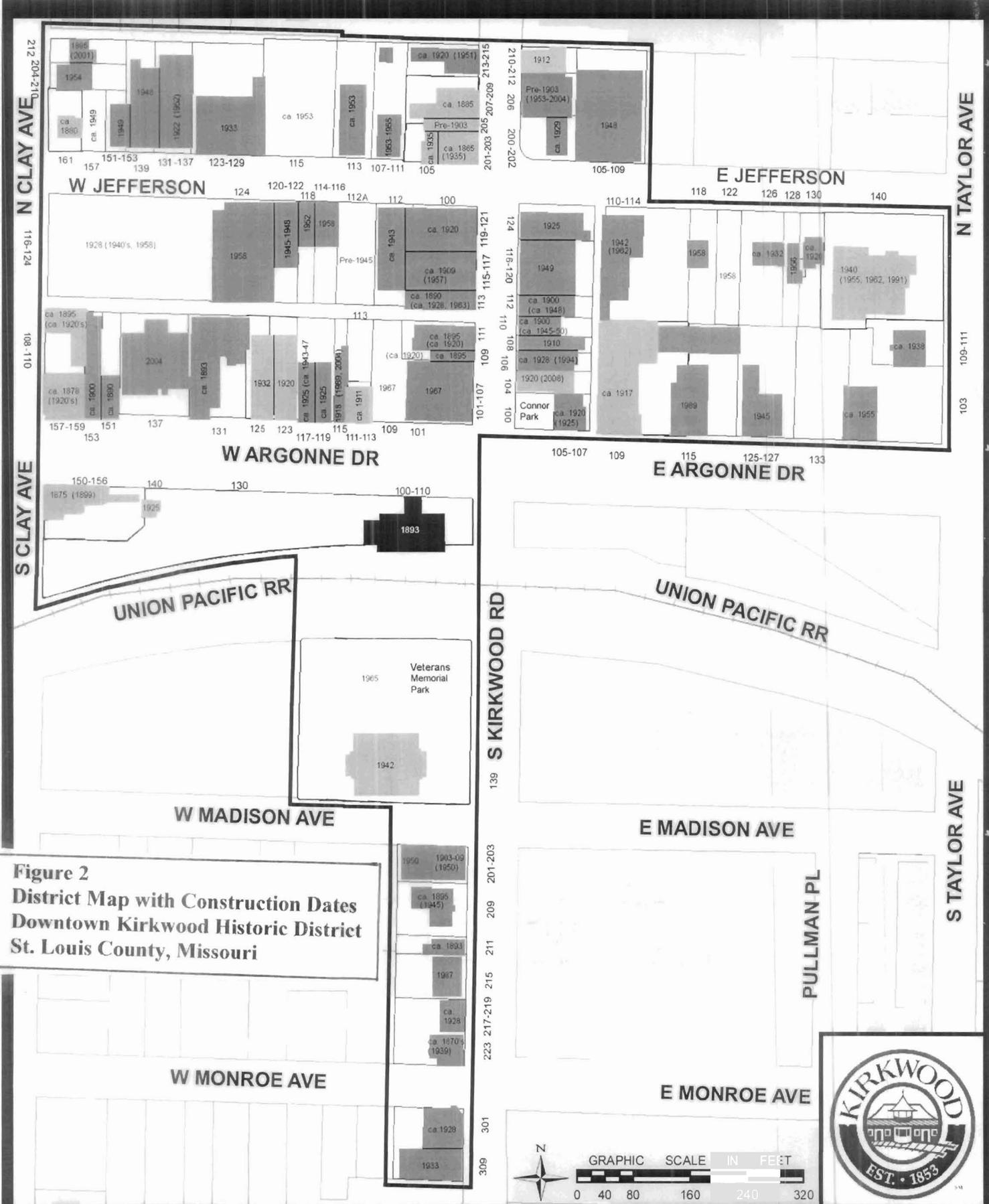
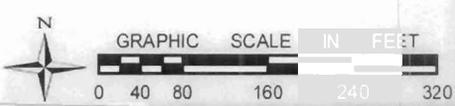
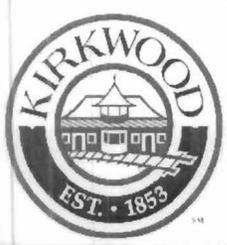


Figure 2
District Map with Construction Dates
Downtown Kirkwood Historic District
St. Louis County, Missouri



Downtown Kirkwood Historic District

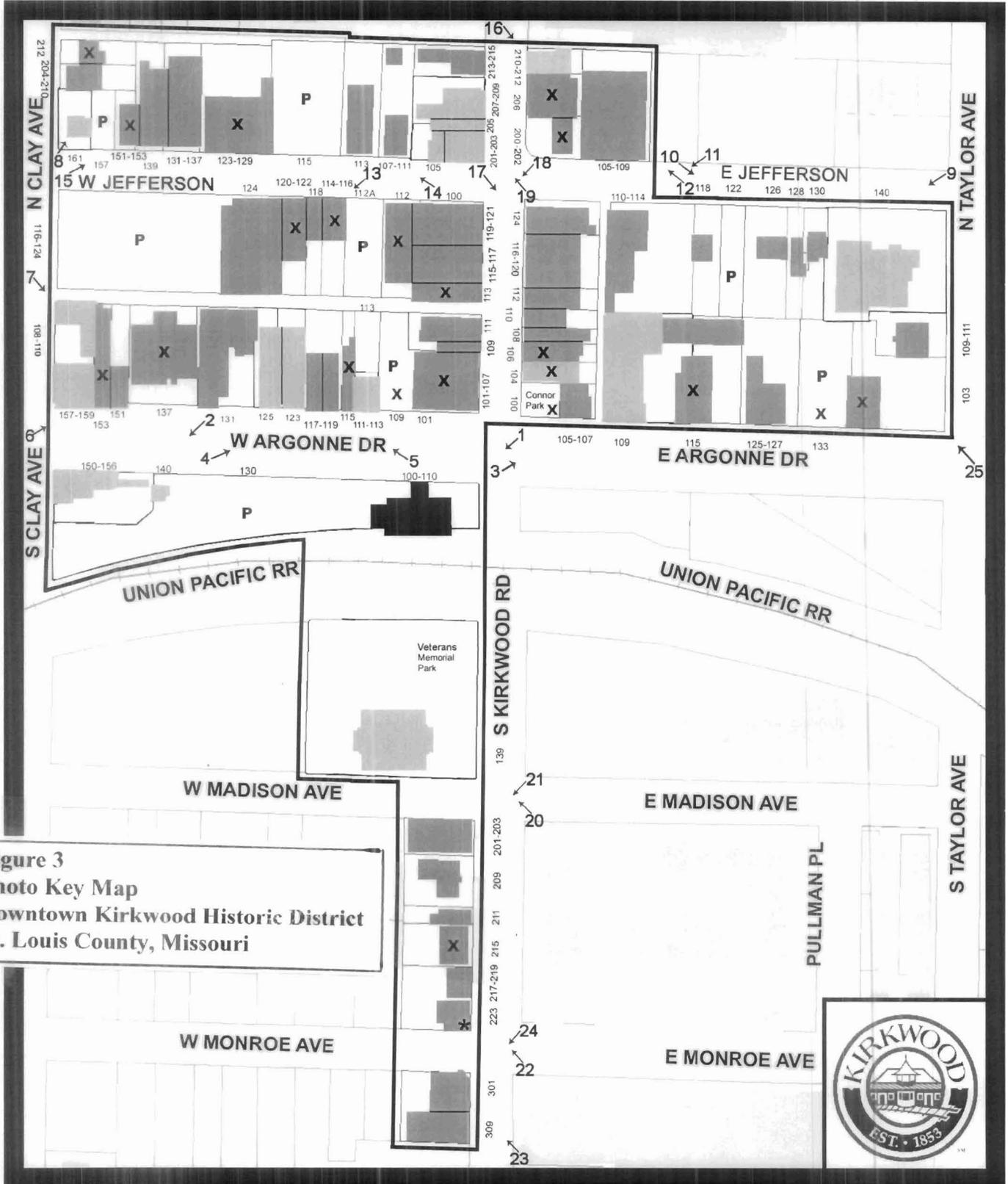


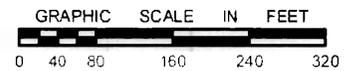
Figure 3
Photo Key Map
Downtown Kirkwood Historic District
St. Louis County, Missouri

KIRKWOOD, G.S. 2003 G.P.I. LAMBERG & TRINCH

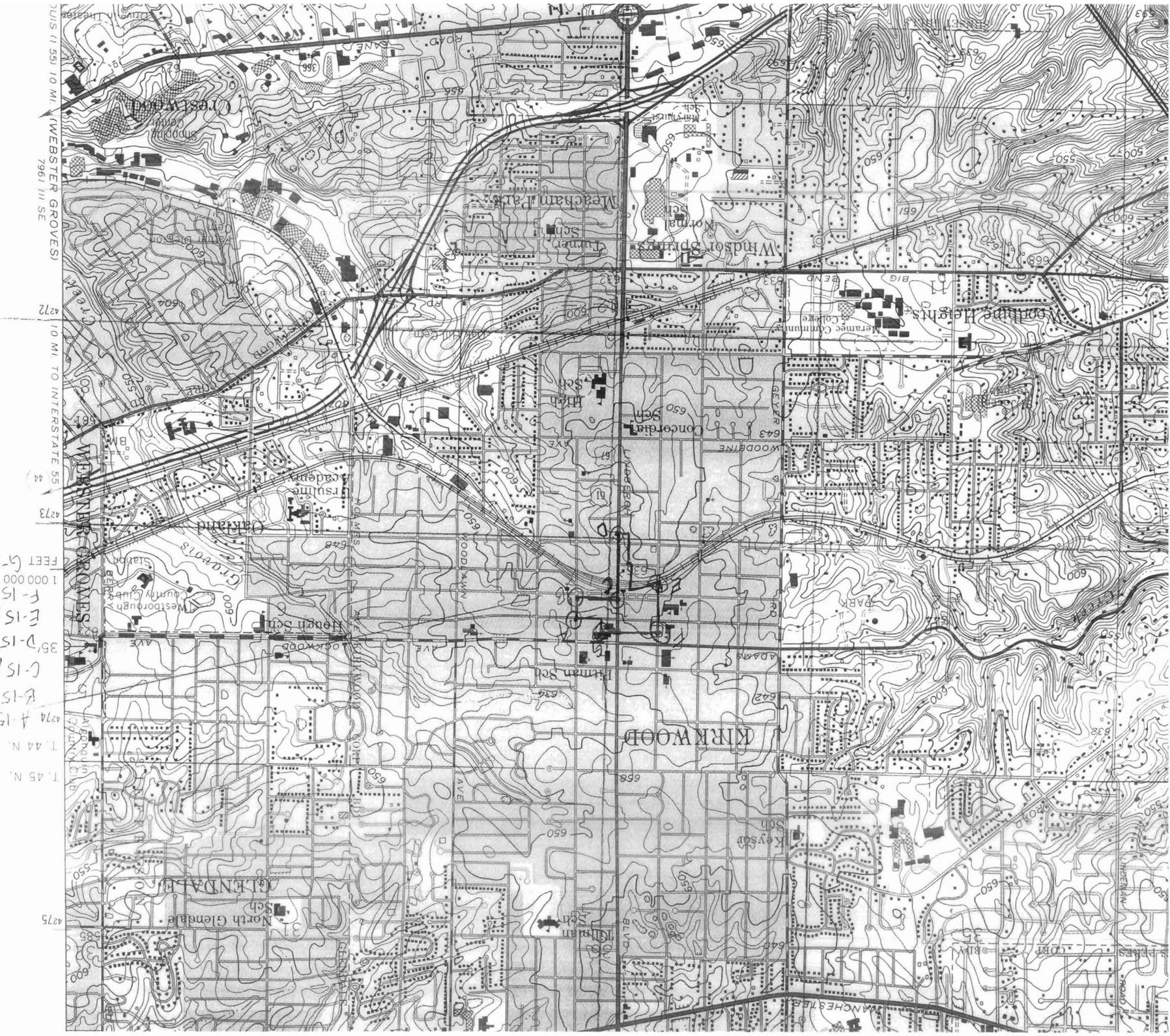
Local Landmark Buildings	Local Landmark Object
National Register Listed	Non-Contributing
Other District Buildings	Parking Lot
	District Boundary



LANDMARKS
 COMMISSION



4274 4-15/126150/4273400
8-15/126150/4273295
C-15/125950/4273300
35° D-15/125965/427299T
E-15/125760/4273210
F-15/125760/4273450
1 000 000
FEET G-15/126040/4273450



10 MI. TO WEBSTER GROVES
7961 III SE

4272

10 MI. TO INTERSTATE 55
44
4273

T. 44 N.

T. 45 N.

4275



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 1



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 2



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 3



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 4



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 5



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 6



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 7



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 8



Downtown Kirkwood historic District
St. Louis County, MO
Photo No. 9



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 10



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 11



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 12



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 13



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 14



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 15



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 16



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 18



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 19



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 20



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 21



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 22



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 23



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 24



Downtown Kirkwood Historic District
St. Louis County, MO
Photo No. 25