United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property	
historic name Union Electric Administration Building – Lakeside (Boundary Increase)	
other names/site number Willmore Lodge; Egan Lodge	
2. Location	
street & number #1 Willmore Lane	N/A not for publication
city or town Lakeside	N/A vicinity
state Missouri code MO county Miller code 131	zip code 65049
3. State/Federal Agency Certification	
S. States ederal Agency Certification	
As the designated authority under the National Historic Preservation Act, as amended,	
hereby certify that this <u>X</u> nomination <u>request for determination of eligibility meets for registering properties in the National Register of Historic Places and meets the proced requirements set forth in 36 CFR Part 60.</u>	
In my opinion, the property X meets does not meet the National Register Criteria property be considered significant at the following level(s) of significance:	a. I recommend that this
nationalstatewideX_local	
Missouri Department of Natural Resources State or Federal agency/bureau or Tribal Government	
In my opinion, the property meets does not meet the National Register criteria.	
Signature of commenting official Date	
Title State or Federal agency/bureau or Tribat Gov	rernment
4. National Park Service Certification	
I hereby certify that this property is:	
entered in the National Register determined eligible for the Na	tional Register
determined not eligible for the National Register removed from the National Re	egister
other (explain)	
Signature of the Keeper	. <u></u> -

OMB No. 1024-0018

Union Electric Administration Building – Lakeside (Boundary Increase) Name of Property Miller County, MO
County and State

5. Classification				
	Category of Property Check only one box.)	Number of Resou (Do not include previou	rces within P	roperty es in the count.)
x private public - Local public - State public - Federal Name of related multiple prope (Enter "N/A" if property is not part of a mu N/A 6. Function or Use Historic Functions (Enter categories from instructions.) Recreation and Culture/Outdoor F	Contributing Noncontributing 1 buildings district site 1 structure object 1 2 Total Number of contributing resources previously listed in the National Register N/A Current Functions (Enter categories from instructions.) Recreation and Culture/Outdoor Recreation			
7. Description Architectural Classification (Enter categories from instructions.)		Materials (Enter categories from	instructions.)	
Other: Landscape		foundation: <u>Con</u> walls:		
		roof: other: Stone		

OMB No. 1024-0018

Union Electric Administration Building – Lakeside (Boundary Increase)

Name of Property

Miller County, MO
County and State

8. \$	State	ement of Significance	
Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)			Areas of Significance
			Entertainment/Recreation
Х	X Property is associated with events that have made a significant contribution to the broad patterns of our history.		
	В	Property is associated with the lives of persons significant in our past.	
	С	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.	Period of Significance 1930-1945
	D	Property has yielded, or is likely to yield, information important in prehistory or history.	Significant Dates N/A
		a Considerations in all the boxes that apply.)	
Property is:		y is:	Significant Person
	Α	Owned by a religious institution or used for religious purposes.	(Complete only if Criterion B is marked above.) N/A
	В	removed from its original location.	Outhern Affiliation
	С	a birthplace or grave.	Cultural Affiliation N/A
	D	a cemetery.	
	Е	a reconstructed building, object, or structure.	Architect/Builder
	F	a commemorative property.	N/A
	G	less than 50 years old or achieving significance within the past 50 years.	
9.	Мај	or Bibliographical References	
		graphy (Cite the books, articles, and other sources used in prepar	
Pre	preli requ prev prev desi reco	s documentation on file (NPS): iminary determination of individual listing (36 CFR 67 has been dested) riously listed in the National Register riously determined eligible by the National Register gnated a National Historic Landmark orded by Historic American Buildings Survey # orded by Historic American Engineering Record # orded by Historic American Landscape Survey #	Primary location of additional data: X State Historic Preservation Office Other State agency Federal agency Local government University Other Name of repository:
His	toric	Resources Survey Number (if assigned):	

OMB No. 1024-0018

Union Electric Administration Building – Lakeside (Boundary Increase)			Miller County, MO					
Name of Property					County	and State		
10. Geogr	aphical Data							
Acreage of	f Property <u>1</u>	.36 acres						
UTM Refer		s on a continuation sheet.)						
1 <u>15</u> Zone	532600 Easting	4229233 Northing	3	Zone	Easting		Northing	
2 Zone	Zone Easting Northing 4 Zone				Easting		Northing	
11. Form F	Prepared By							
name/title	Gail White							
organizatio	n White & Bor	gognoni Architects, P.C.			date September 23, 2010			
street & number 212 N. Illinois Ave.				telephone				
city or town	Carbondale				- state IL		zip code 62901	
e-mail	gailw@wb-are	chitects.com						
	Documentatio							
MaCoPh	ips:	map (7.5 or 15 minute serie map for historic districts an hs to this map. eets (Check with the SHPO or	d proper	ties havi	ng large acre		umerous resources. Key a	ıll
Property (Owner:							
(Complete thi	s item at the reques	st of the SHPO or FPO.)						
name	Union Electric							
street & nu	mber <u>1901 Ch</u>	outeau, P.O. Box 66149			telephone	314-62	1-3222	
city or town St. Louis				state M	0	zip code 63166		

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

NPS Form 10-900 (Expires 5/31/2012) United States Department of the Interior OMB No. 1024-001

National Register of Historic Places Continuation Sheet

Section number <u>7</u> Page <u>1</u>	Union Electric Administration Building - Lakeside
	(Boundary Increase)
	Miller County, Missouri

Summary:

National Park Service

The Union Electric Administration Building-Lakeside (Boundary Increase) consists of a 1.36 acre tract in Lakeside, Miller County. The tract lies along the northern border of the Union Electric Administration Building (a.k.a. Willmore Lodge) boundary, a property listed in the National Register of Historic Places on April 13, 1998. The increase includes a wooded slope leading from the lodge to the shore line of Lake of the Ozarks, and a narrow piece of land known as "Willmore Point." Willmore Point juts into the lake, providing scenic views of the lake and nearby Bagnell Dam. Historically, the land surrounding Willmore Lodge was only minimally improved to provide access from the lodge to the shoreline, and passive recreational opportunities for guests and Union Electric executives. In more recent years, the Point has been altered to include some landscaping and a gazebo (both non-contributing). Though a portion of the land in the boundary increase has been altered, the additional acreage was an important part of the historic lodge property providing recreational opportunities and a scenic point from which to view the construction and, later, operation of the hydroelectric Bagnell Dam. The land in the boundary increase was excluded from the original nomination because, at the time, because the parcel had been divided by an earlier owner.

Elaboration:

The original tract of land associated with the Union Electric Administration Building-Lakeside was 60 acres purchased from J.F. Ramsey in the 1920s. The tract included property for the lake, the upland land including the point, the lodge building site, and property later sold by Union Electric for modern development. The lodge was built on the original 60 acre tract that included what is now known as Willmore Point. Cyrus Willmore bought the lodge in 1945 along with 40,000 acres which were subdivided as tracts were sold later. In 1988, the North Port Company purchased the land and made plans to create condominiums along the lakefront. The point of land was purchased back by Union Electric from Northport Development in 1996, after Northport Development ceased business. Although it is unclear why the parcels were separated, it is likely that the subdividing occurred as Northport attempted to develop the property for condominiums and other waterfront developments.

Currently, there are three resources located on the point – the greater site, the gazebo, and the landscape improvements. The point of land is an oak - hickory wooded and heavily vegetated scenic viewing location for the lake and the dam. It remains much the same as it did then with modern changes including the improved walkway to the point and extending east along the

¹ Green, Jeff. AmerenUE Shoreline Management Office. Personal Communication, September 2, 2010.

ⁱⁱJohnson, Laura and Benjamin Cawthra. *National Register of Historic Places Registration Form, Union Electric Administration Building-Lakeside (Willmore Lodge; Egan Lodge)*.1998, 19.

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National Register of Historic Places Continuation Sheet

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	(Boundary Increase
	Miller County, Missour

undeveloped natural shoreline toward multifamily housing bordering the property on the east. Despite alterations to the point by the addition of the landscape features, the wooded green space to the east retains much of the integrity from the Administration Building's period of significance. This tract of land continues to reflect the historic function, use, and character of the property from its period of significance and is therefore a contributing resource.

The gazebo has an octagonal footprint and is of wood post-and-beam construction. The structure has a double roof covered with green color, clay-tile shingles. A cupola with louvered walls and a wood, profiled finial is located at the peak of the roof. A fireplace with a raised stone hearth and stone mantel is located on the east side of the gazebo. A barbeque and wood storage box are built into the masonry firebox and are located behind the fireplace facing out to the patio on the west side of the gazebo. The fireplace and chimney are constructed of roughcut stone laid up in random coursing. The lower and upper sections of the wood support posts are square; the center sections of the posts are reduced square profiles with chamfered edges. Open wood railings with square balusters extend around the perimeter of the gazebo. The gazebo, along with a bathroom which no longer exists, was installed by Northport as recreation amenities for their guests. The gazebo is a non-contributing resource because it post-dates the period of significance (1930-1945) of Willmore Lodge.

The developed landscape features (counted as one structure) of the site include planters (formerly a pool and spa), a concrete masonry retaining wall, vinyl fencing, and paved walkways and patios. A raised planter constructed of segmented concrete landscape blocks is located east of and adjacent to the gazebo. A former in-ground spa and in-ground swimming pool located east of the gazebo have been filled in with dirt and are now used as planters. The pool and spa, installed by Northport as recreation amenities for their guests, were filled in by AmerenUE shortly after re-purchasing the property because of safety concerns. A garden club associated with the Chamber of Commerce plants and maintains landscaping in this area. A patio of interlocking concrete pavers covers much of the area around the gazebo and former pool and spa. An asphalt paved walkway leads from the parking lot of Willmore Lodge down to the gazebo and landscaped point. Curbs constructed of segmented concrete landscape blocks line either side of the asphalt path. A white PVC fence lines the shoreline around the point. There is no official access down to the water. The developed landscape features of the site are non-contributing resources because they post-date the period of significance (1930-1945) of Willmore Lodge.

iii Meyer, Todd. AmerenUE, Personal Communication, May 7, 2010.

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Section number <u>8</u> Page <u>4</u>	Union Electric Administration Building – Lakeside
	(Boundary Increase
	Miller County Missour

Summary:

The Union Electric Administration Building-Lakeside (Boundary Increase), #1 Willmore Lane, Lakeside, Miller County includes 1.36 acres of land which were originally purchased by Union Electric in the 1920's and which were historically associated with the construction and historic use of the private lodge building. The boundary increase supports the significance of the larger property under Criterion A in the area of Entertainment/Recreation. Constructed in 1930, in conjunction with the creation of Lake of the Ozarks, the lodge property originally included 60 acres of land bordering the new lake. To entertain guests to the lodge, administrators made some modifications to the landscape including building a boat dock and tram to provide access to the shore (no longer extant). However, most of the acreage, including the boundary increase, was left largely in its natural state for passive entertainment such as viewing the lake, picnicking and hiking. The nominated acreage, which extends as a point into the lake, provides some of the best scenic viewing of the lake and the Bagnell Dam and has been a popular spot for those activities historically and currently, as evidenced by more recent landscaping and construction on the site. The period of significance is 1930 to 1945, the dates the land was associated with the Administration Building.

Elaboration:

The tract of land in the boundary increase is historically linked to the construction and use of the Union Electric Administration Building-Lakeside, more commonly known as Willmore Lodge. Designed in the rustic Adirondack style by Louis La Beaume, the lodge acted both as a guest house for visiting Union Electric (UE) executives and as the administrative center for the construction of Bagnell Dam and Lake of the Ozarks. The new building and its associated 60 acres were at a prime location to oversee construction of the nearby dam and lake which were completed in 1931. With the completion of the lake, the administrative function of the lodge ended and it became a retreat for UE executives and their families. The land surrounding the lodge was only minimally developed with paths and a tram (non-extant) providing access to the lakeshore. Then, as now, the land immediately adjacent to the lodge remains largely wooded.

Though historically part of the original 60 acres purchased for the construction of the lodge, the boundary increase was under separate ownership at the time the lodge was listed in the National Register in 1998. The lodge and the land within the boundary increase are now under single ownership. The boundary increase provides additional context and setting for the historic lodge. Land outside the boundary is either heavily developed with modern residences, or is under separate ownership.

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Union Electric Administration Building	g – Lakeside
(Bounda	ary Increase
Miller Coun	nty, Missour

Bibliography

Green, Jeff, AmerenUE Shoreline Management. Personal Communication, September 2, 2010.

Johnson, Laura and Benjamin Cawthra. *National Register of Historic Places Registration Form, Union Electric Administration Building-Lakeside (Willmore Lodge; Egan Lodge).* 1998.

Lake of the Ozarks Convention & Visitor Bureau. "Willmore Lodge." Lake Area Chamber of Commerce (2006). http://www.willmorelodge.com/general_info/index.php (accessed May 26).

Expires 5/31/2012)

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

A tract of land situated in and being a part of the Northeast Quarter of Section 19, Township 40 North, Range 15 West and also a part of Lot 5 and Lot 22 of Beach Club Condominium, A Condominium, as shown by plat recorded at Book 8, Page 4, and also a part of a tract of land described by deed recorded at Book 226, Page 161 all in the Records of Miller County, Missouri, said tract being more particularly described as follows:

Commencing at the East Quarter Corner of Section 19, Township 40 North, Range 15 West; thence North 87 degrees 36 minutes 54 sections West, along the Quarter Section Line, 336.31 feet to a point on the Westerly Right-of-way Line of Old U.S. Route 54; thence continuing along said Quarter Section Line, North 87 degrees 36 minutes 54 seconds West, 147.23 feet, to the top of a cut bank along the shoreline of the Lake of the Ozarks, at the approximate 662 Contour Line; thence leaving said Quarter Section Line, along said approximate 662 Contour Line, along the following courses: North 00 degrees 45 minutes 50 seconds West, 18.86 feet; thence North 24 degrees 00 minutes 56 seconds East, 88.98 feet; thence North 14 degrees 07 minutes 36 seconds West, 59.98 feet; thence North 79 degrees 07 minutes 48 seconds West, 47.16 feet; thence North 84 degrees 02 minutes 29 seconds West, 41.84 feet; thence North 81 degrees 02 minutes 20 seconds West, 49.69 feet; thence North 43 degrees 45 minutes 06 seconds West, 47.24 feet; thence North 88 degrees 07 minutes 32 seconds West, 25.85 feet; thence North 47 degrees 30 minutes 46 seconds West, 40.48 feet; thence North 28 degrees 41 minutes 39 seconds West, 32.53 feet; thence North 03 degrees 16 minutes 21 seconds West, 48.70 feet; thence North 14 degrees 12 minutes 23 seconds East, 85.88 feet; thence North 20 degrees 24 minutes 37 seconds East, 54.81 feet; thence North 02 degrees 24 minutes 10 seconds East, 44.39 feet; thence North 14 degrees 17 minutes 35 seconds East, 71.88 feet; thence North 27 degrees 39 minutes 13 seconds East, 49.93 feet; thence North 43 degrees 41 minutes 08 seconds East, 42.53 feet; thence North 31 degrees 12 minutes 54 seconds East, 44.80 feet; thence North 37 degrees 39 minutes 57 seconds East, 70.93 feet; thence North 33 degrees 33 minutes 11 seconds East, 74.59 feet; thence North 29 degrees 12 minutes 21 seconds East, 50.95 feet; thence North 17 degrees 04 minutes 37 seconds East, 64.21 feet; thence South 71 degrees 07 minutes 07 seconds West, 108.33 feet; thence South 62 degrees 25 minutes 34 seconds West, 49.99 feet; thence South 67 degrees 58 minutes 49 seconds West, 70.85 feet; thence South 80 degrees 58 minutes 03 seconds West, 32.08 feet; thence North 81 degrees 43 minutes 11 seconds West, 37.36 feet; thence South 47 degrees 45 minutes 39 seconds West, 121.45 feet; thence South 68 degrees 45 minutes 29 seconds West, 42.92 feet; thence South 51 degrees 51 minutes 59 seconds West, 56.23 feet; thence South 43 degrees 07 minutes 34 seconds West, 92.96 feet; thence South 44 degrees 18 minutes 49 seconds West, 105.58 feet; thence South 33 degrees 27 minutes 00 seconds West, 52.61 feet; thence South 53 degrees 28 minutes 50 seconds West, 77.42 feet; thence South 64 degrees 50 minutes 06 seconds West, 39.95 feet; thence South 67 degrees 38 minutes 00 seconds West, 65.17 feet; thence South 20 degrees 28 minutes 19 seconds West, 144.37 feet; thence South 37 degrees 32 minutes 05 seconds West, 32.88 feet; thence South 39 degrees 34 minutes 02 seconds West, 113.59 feet; thence South 39 degrees 49 minutes 52 seconds West, 43.33 feet; thence South 45 degrees 14 minutes 02 seconds West, 30.59 feet; thence South 72 degrees 31 minutes 44 seconds West, 29.97 feet; thence North 60 degrees 42 minutes 05 seconds West, 36.82 feet; thence North 50 degrees 45 minutes 51 seconds West, 57.93 feet; thence North 15 degrees 45 minutes 00 seconds West, 43.95 feet; thence North 59 degrees 53 minutes 39 seconds West, 33.10 feet; thence North 72 degrees 05 minutes 14 seconds West, 57.36 feet; thence North 43 degrees 24 minutes 08 seconds West, 96.39 feet; thence North 38 degrees 53 minutes 02 seconds West, 49.97 feet; thence North 05 degrees 08 minutes 23 seconds West, 33.63 feet; thence North 08 degrees 38 minutes 39 seconds West, 132.55 feet to the point of beginning; thence North 31 degrees 33 minutes 22 seconds West, 47.65 feet; thence North 42 degrees 38 minutes 07 seconds West, 65.55 feet; thence North 75 degrees 51 minutes 12 seconds West, 70.64 feet; thence North 72 degrees 53 minutes 44 seconds West, 52.20 feet; thence North 28 degrees 56 minutes 48 seconds West 28.06 feet; thence North 69 degrees 53 minutes 28 seconds East, 52.96 feet; thence South 77 degrees 06 minutes 31

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			(Boundary Increase
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seconds East, 22.47 feet; thence South 60 degrees 02 minutes 00 seconds East, 45.56 feet; thence South 55 degrees 45 minutes 29 seconds East, 22.69 feet; thence South 69 degrees 38 minutes 06 seconds East, 29.81 feet; thence South 75 degrees 03 minutes 26 seconds East, 46.30 feet; thence North 86 degrees 28 minutes 59 seconds East, 68.06 feet; thence North 80 degrees 11 minutes 48 seconds East, 92.57 feet; thence North 39 degrees 34 minutes 26 seconds West, 36.92 feet; thence North 05 degrees 51 minutes 13 seconds West, 32.87 feet; thence North 21 degrees 26 minutes 59 seconds East, 46.58 feet to the Southwesterly Corner of Lot 4 of Beach Club, A Condominium, as shown by plat recorded at Book 8, Page 4 of the Records of Miller County, Missouri; thence leaving said approximate 662 Contour Line, South 46 degrees 36 minutes 34 seconds East, 169.53 feet to the Southeasterly Corner of said Lot 4; thence North 32 degrees 37 minutes 09 seconds East, along the Easterly Line of said Lot 4, 65.48 feet to a point on the Northwesterly line of Tract 1, as described in Book 351, Page 909, Miller County Records; thence along the boundary of said Tract 1, South 07 degrees 42 minutes 06 seconds West, 79.69 feet; thence in a Southerly direction, along a curve to the left, 13.04 feet; the radius being 10.00 feet, the long chord being North 29 degrees 39 minutes 00 seconds West, 12.13 feet to a point on the Northerly line of a tract of land currently leased to the Willmore Lodge Foundation; thence along the boundary of said leased tract, South 28 degrees 19 minutes 01 seconds West, 41.38 feet; thence South 72 degrees 17 minutes 40 seconds West, 67.84 feet; thence South 85 degrees 37 minutes 28 seconds West, 220.10 to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The NRHP boundary for the Union Electric Administration Building-Lakeside (Willmore Lodge) is being expanded to include the point of land that lies southwest of the lodge building (see Map 1). Altogether, the 4.65 acres of land upon which the Administration Building was constructed and the 1.36 acres of land comprising the point constitute the portion of land originally allocated to the Administration Building. The boundary encompasses that part of the original property owned by Union Electric originally associated with the Union Electric Administration Building – Lakeside, and currently leased to the Lake Area Chamber of Commerce. The point of land lying below and southwest of Willmore Lodge was not included in the boundary description when the Administration Building was nominated to and listed in the National Register of Historic Places (NRHP). At that time, the point of land was not owned by AmerenUE, and the area in the boundary increase was excluded to avoid issues of multiple owner notification. The point is part of and integral to the Lodge and original lands purchased by Union Electric in the 1920's. The point is the only remaining land that is relatively undeveloped and that is associated with and contiguous to the NRHP listed lodge property.

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National Register of Historic Places Continuation Sheet

Section number Photo Log Page 9 Union Electric Administration Building – Lakeside (Boundary Increase)

Miller County, Missouri

Photo Log:

The following is true for all photographs:

Name of Property: Union Electric Administration Building – Lakeside (Willmore Lodge; Egan

Lodge)

City or Vicinity: Lakeside
County: Miller
State: Missouri

Photographer: R. Gail White, White & Borgognoni Architects, P.C. (Photos 4-6); Jeff Green,

AmerenUE (Photos 1-3)

Date Photographed: May 25, 2010 (Photos 4-6); September 2, 2010 (Photos 1-3)

Description of Photographs and number:

Photo #1: View of point from lake; camera facing east.

Photo #2: View of point from lake; camera facing southeast.

Photo #3: View of point from lake with Willmore Lodge in background; camera facing southeast.

Photo #4: View of Bagnell Dam from point; camera facing southeast.

Photo #5: View of in-ground planter (former pool), paving and fencing; camera facing southeast.

Photo #6: View of raised planter, gazebo, and fireplace; camera facing west.

Maps:

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map

Map 1: Boundary Modification Map for Union Electric Administration Building – Lakeside (Willmore Lodge; Egan Lodge), Lakeside, Missouri.

Map 2: Sketch Map and Photo Location Key for Union Electric Administration building – Lakeside (Willmore Lodge; Egan Lodge), Lakeside, Missouri.



Original NRHP boundary
Boundary for the point

Map 1. Boundary Modification Map for Union Electric Administration Building – Lakeside (Willmore Lodge; Egan Lodge), Lakeside, Missouri.



Map 2. Sketch Map and Photo Location Key for Union Electric Administration Building—Lakeside (Willmore Lodge; Egan Lodge), Lakeside, Missouri













