UNIVERSAL STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(TYPE ALL ENTRIES - COMPLETE APPLICABLE SECTIONS)

STATE: Missouri
COUNTY: St. Louis
ENTRY NUMBER: 69-06-24-0030
DATE: 6/23/69

1. NAME
COMMON:
Louis Auguste Benoist House
AND/OR HISTORIC:
Oakland

2. LOCATION
STREET AND NUMBER:
7802 Genesta Street
CITY OR TOWN:
Affton
STATE:
Missouri 63123

3. CLASSIFICATION
CATEGORY (CHECK ONE)
District □ Building □ Site □ Structure □ Object □

OWNERSHIP
Public □ Private □ Both □
Public Acquisition:
In Process □ Being Considered □

STATUS
Occupied □ Unoccupied □

ACCESSIBLE TO THE PUBLIC
Yes: □ Restricted □ Unrestricted □

PRESENT USE (CHECK ONE OR MORE AS APPROPRIATE)
Agricultural □ Government □ Park □ Transportation □ Comments □
Commercial □ Industrial □ Private Residence □ Other (Specify) □ Office, □
Educational □ Military □ Religious □ Cemetery □ Chapel □
Entertainment □ Museum □ Scientific □

4. OWNER OF PROPERTY
OWNERS NAME:
Lakewood Park Cemetery
STREET AND NUMBER:
7802 Genesta Street
CITY OR TOWN:
Affton
STATE:
Missouri 63123

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC.
Office of Recorder of Deeds, St. Louis County Courthouse
STREET AND NUMBER:
7900 Forsyth Street
CITY OR TOWN:
Clayton
STATE:
Missouri 63105

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY:
Missouri Historic Sites Catalogue
DATE OF SURVEY: 1963

DEPOSITORY FOR SURVEY RECORDS:
State Historical Society of Missouri
STREET AND NUMBER:
Corner, Hitt and Lowry streets
CITY OR TOWN:
Columbia
STATE:
Missouri 65201

SEE INSTRUCTIONS

FORM 10-300 (Dec. 1968)
7. DESCRIPTION

<table>
<thead>
<tr>
<th>CONDITION</th>
<th>Excellent</th>
<th>Good</th>
<th>Fair</th>
<th>Deteriorated</th>
<th>Ruins</th>
<th>Unexposed</th>
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</thead>
<tbody>
<tr>
<td>INTEGRITY</td>
<td>Altered</td>
<td>Unaltered</td>
<td>Moved</td>
<td>Original Site</td>
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</table>

Describe the present and original (if known) physical appearance.

The Benoist house is a two story Italianate style stone house, asymmetrical plan, approximately "I" shaped, with four story tower at center front (east) side. House was designed by prominent St. Louis architect George Ingham Barnett in early 1850s and built before 1854, the year it was first listed in the St. Louis City Directory. (St. Louis County Historic Buildings Survey, Photograph-Data Book Report, "Oakland" prepared by Mrs. Ethel Konzelman, researcher, St. Louis County Park Department, 1967.)

House is large with approximate exterior dimensions of 50 x 60 feet, excluding porches. Louis Auguste Benoist built the house just outside the southwest boundary of the City of St. Louis to serve as his country home. The estate originally had 185 acres, in two parcels (see site plan based on Historic American Buildings Survey Site Location Map). The house was built on the highest point of ground within the property. (St. Louis County Historic Buildings Survey, Photograph-Data Book Report, "Oakland" prepared by Mrs. Ethel Konzelman, researcher, St. Louis County Park Department, 1967.)

The mass of the building includes: (1) A two story block at the south side under a ridge roof with long dimension oriented east and west. East and west gable ends have full return cornice and central circular windows in each pediment. (2) A two story block at north side under a hipped roof with long dimension oriented north and south. (3) A two story "I" extension to the rear (west), apparently original. (4) The tower, previously mentioned.

Walls are of locally quarried white limestone, rough cut and random laid on all sides. Corners are accentuated with stones larger than those in middle sections of wall. Belt course of smooth-finish, square-cut stone rims base of wall just above foundation.

South and north blocks of house and tower exhibit full entablature with wide overhanging cornice ornamented by elaborate scroll brackets, and dentil blocks. Rear "I" entablature is more plain.

Minor extensions of the main block of the house include:
(1) Wooden canopy protecting the main entrance (east) having round arched openings which face north, east and south.
(2) Bay windows, rectangular in plan, one on first floor of east gable end wall and one on west gable end wall of south block of house. Both bays have a bracketed cornice and a
**8. SIGNIFICANCE**

<table>
<thead>
<tr>
<th>PERIOD (Check One or More as Appropriate)</th>
<th>16th Century</th>
<th>18th Century</th>
<th>20th Century</th>
</tr>
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<tbody>
<tr>
<td>Pre-Columbian</td>
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<tr>
<td>15th Century</td>
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<tr>
<td>17th Century</td>
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</tr>
<tr>
<td>19th Century</td>
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**SPECIFIC DATE(S) (If Applicable and Known)**

Built ca. 1861

**AREAS OF SIGNIFICANCE (Check One or More as Appropriate)**

- Aboriginal
- Prehistoric
- Historic
- Agriculture
- Art
- Commerce
- Communications
- Conservation

<table>
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<tr>
<th>Education</th>
<th>Political</th>
<th>Urban Planning</th>
<th>Other (Specify)</th>
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<tbody>
<tr>
<td>Engineering</td>
<td>Religion/Philosophy</td>
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<td>Industry</td>
<td>Science</td>
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<tr>
<td>Invention</td>
<td>Architecture</td>
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<tr>
<td>Landscape</td>
<td>Sculpture</td>
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<td>Social/Human</td>
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<tr>
<td>Music</td>
<td>Transportation</td>
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**STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)**

Primary significance of "Oakland", the Louis Auguste Benoist country residence, is that it is one of the few examples of the architectural designs of George Ingham Barnett which remain in excellent condition. Barnett was one of the earliest professional architects of enduring stature in St. Louis. "Tower Grove", another example of his design, is the former country residence of St. Louis businessman and amateur botanist, Henry Shaw, founder of the Missouri (Shaw's) Botanical Garden.

The house is a superb example of a popular mid-nineteenth century architectural revival style, the Italianate, or Italian Villa style. The surrounding grounds are preserved in semi-original form although now used as a cemetery.

The original builder and owner, Louis Auguste Benoist was a prominent citizen of St. Louis where he based his successful banking operations. The son of a Canadian trader, Benoist was born in St. Louis, Missouri in 1803. As a young man he studied law there in two different offices, finishing his studies in 1823. He then visited Europe to look after family property. When he returned to St. Louis, he opened a broker's office. Shortly thereafter, in 1832, he established the city's first banking office.

In 1838 his banking business was well established, and he opened a branch in New Orleans. At his death in 1869, his fortune was estimated to exceed three million dollars. In his will he left thirty thousand dollars for the maintenance of "Oakland". (St. Louis County Historic Buildings Survey, Photograph-Data Book Report, "Oakland" prepared by Mrs. Ethel Kozelman, researcher, St. Louis County Park Department, 1967.)

The house now serves as a superintendent's residence and administration building for Lakewood Park Cemetery. The building was included in the Historic American Buildings Survey measured drawing project in the summer of 1967.


**GEOGRAPHICAL DATA**

<table>
<thead>
<tr>
<th>Corner</th>
<th>Latitude</th>
<th>Longitude</th>
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<tbody>
<tr>
<td>NW</td>
<td>38° 34' 18&quot;</td>
<td>90° 13' 51&quot;</td>
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<tr>
<td>NE</td>
<td>38° 34' 16&quot;</td>
<td>90° 18' 37&quot;</td>
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<tr>
<td>SE</td>
<td>38° 34' 01&quot;</td>
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<tr>
<td>SW</td>
<td>38° 34' 03&quot;</td>
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**LIST OF STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES**

<table>
<thead>
<tr>
<th>State:</th>
<th>Code</th>
<th>County:</th>
<th>Code</th>
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<tbody>
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</tbody>
</table>

**FORM PREPARED BY**

M. Patricia Holmes, Research Architectural Historian
Missouri State Park Board
State Historical Survey and Planning Office
May 2, 1969

**STREET AND NUMBER:**

P.O. Box 176, 1201 Jefferson Building
Jefferson City, Missouri 65101

**STATE LIAISON OFFICER CERTIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 88-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

- National □
- State [□
- Local [□

Name: Joseph Sagger, Jr.
Title: Director, Missouri State Park Board, and Missouri State Liaison Officer

I hereby certify that this property is included in the National Register.

(Signature)

Date: JUN 23 1969

**ATTEST:**

William Hinsdale
Keeper of the National Register

JUN 23 1969
LOUIS A. BENIOIST HOUSE

6. Historic American Buildings Survey (federal)
   1967
   Office of Archeology and Historic Preservation
   National Park Service
   801 19th Street, N.W.
   Washington, D.C. 20006
   Code: 08

   Missouri State Historical Survey (state)
   1968
   Missouri State Park Board
   P.O. Box 176
   1201 Jefferson Building
   Jefferson City, Missouri 65101
   Code: 24
LOUIS A. BEHOIST HOUSE

7. Roof balcony with wooden railing. Original configuration of glass panels and mouldings is intact on the rear (west) bay, but altered to a French door on the east (front) bay.

(3) The length of first floor south side has five French doors opening onto a colonnaded porch having hipped roof and supported by square columns and ornamental braces.

(4) East face of tower's fourth floor level has wooden balcony intact. Similar balconies originally projected from each face of the tower at fourth floor level.

House has window and door openings of both keystone arch and lintel types. Linteled square openings predominate on the first floor. Keystone arch window and door openings are primarily on the second floor. Windows were originally protected by shutters which are now missing.

Roofing material altered from original. Standing seam metal roof covers south porch at present. Roof peak of tower was originally ornamented with a finial which has been removed.

House is well maintained and in excellent condition at present.
LOUIS A. BENOIST HOUSE

Encloses Area Nominated to National Register.

PLOT PLAN
BENOIST ESTATE-421A.
AFTON, MO.
ST. LOUIS COUNTY

After Jan K. Peterson
8-67, Prepared
March 4, 1969 for
MSHS, Steven Teczar
Photo Log:

<table>
<thead>
<tr>
<th>Name of Property:</th>
<th>Benoist, Louis Auguste, House</th>
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<tbody>
<tr>
<td>City or Vicinity:</td>
<td>Affton</td>
</tr>
<tr>
<td>County:</td>
<td>St. Louis County</td>
</tr>
<tr>
<td>State:</td>
<td>MO</td>
</tr>
<tr>
<td>Photographer:</td>
<td>Paul Piaget</td>
</tr>
<tr>
<td>Date Photographed:</td>
<td>1967</td>
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</table>

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

1 of 3. Looking W, view of façade (E wall). Features left to right: (1) colonnaded S porch, (2) altered bay window on E gable end wall of the S block, (3) main entranceway on first floor of four story tower and (4) N block.

2 of 3. Looking SW, view of NE corner of the house. Façade (E wall) and tower at left, N wall of N block at center, and N wall of “L” extension at right.

3 of 3. Looking NE, view of bay window with original configuration of glass and moldings on W (rear) gable end wall of S block. A portion of the S wall of the “L” extension is at left.