

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Lewis Place Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

St. Louis

VICINITY OF

#1--Rep. William Clay

STATE

CODE

COUNTY

CODE

Missouri

29

St. Louis City

510

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

See attached.

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

St. Louis City Hall

STREET & NUMBER

Tucker Boulevard and Market Street

CITY, TOWN

STATE

St. Louis,

MO 63103

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Architectural Survey of Lewis Place

DATE

April, 1979

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Landmarks Association of St. Louis, Inc.

CITY, TOWN

St. Louis,

STATE
MO

63101

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OWNER OF RECORD

1. Mae Layne
#2 Lewis Place
St. Louis, MO 63113
2. Robert W. and Dorothy C. Frederick
#4 Lewis Place
St. Louis, MO 63113
3. Edward F. and Hannah M. Fields
#6 Lewis Place
St. Louis, MO 63113
4. Tommie L. Joiner
P.O. Box 24979
St. Louis, MO 63115
5. Marshall G. and Judith R. Watkins
#10 Lewis Place
St. Louis, MO 63113
6. Vester Miller
P.O. Box 5068
Pine Bluff, AR 71601
7. Ollie Lewis
4532 Lewis Place
St. Louis, MO 63113
8. Thelma and Adolphus Houston, Jr. h/w
#16 Lewis Place
St. Louis, MO 63113
9. Charlotte L. Randle
#18 Lewis Place
St. Louis, MO 63113
10. Robert L. and Freddy Witherspoon
#20 Lewis Place
St. Louis, MO 63113

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11. Richard and Emily B. Brown
#22 Lewis Place
St. Louis, MO 63113
12. Carole A. and John W. Johnson h/w
#24 Lewis Place
St. Louis, MO 63113
13. Robert L. Ringo
#26 Lewis Place
St. Louis, MO 63113
- 14e. Michael L. Roberts & Victor and Dolores D. Roberts h/w
3800 Cook Avenue
St. Louis, MO 63113
- 14w. Hazel S. Hodges
4602 Lewis Place
St. Louis, MO 63113
15. Clara W. and Rosalind A. Hunter JT
4608 Lewis Place
St. Louis, MO 63113
16. Valerie S. Taylor
#32 Lewis Place
St. Louis, MO 63113
17. Carles R. and Dorothy J. Quigless
#46 Lewis Place
St. Louis, MO 63113
18. Albert L. and Leiana J. Keys h/w
#48 Lewis Place
St. Louis, MO 63113
19. Joycestine and Charles Williams, Sr. h/w
4246 West Garfield
St. Louis, MO 63113

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20. Robert C. and Hattie M. Jackson h/w
#52 Lewis Place
St. Louis, MO 63113
21. John and Ellen Kinchen
4638 Lewis Place
St. Louis, MO 63113
22. Virginia W. Russell
3921 Evans Avenue
St. Louis, MO 63113
23. Eula Evans
4706 Lewis Place
St. Louis, MO 63113
24. Alfred H. and Opal E. Wilson
4708 Lewis Place
St. Louis, MO 63113
25. James T. and Frankie L. Barfield
4712 Lewis Place
St. Louis, MO 63113
26. Mattie Myers
4716 Lewis Place
St. Louis, MO 63113
27. Edwibl O. Massey, Jr.
3134 Dr. Martin Luther King Drive
St. Louis, MO 63106
28. I. B. Smith
4722 Lewis Place
St. Louis, MO 63113
29. Samuel Miller and Jimmie Lee
4728 Lewis Place
St. Louis, MO 63113
30. Walter and Veneelye Mitchell
4730 Lewis Place
St. Louis, MO 63113

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31. Irea L. Spann
3734 Lewis Place
St. Louis, MO 63113
32. Ikey and Gladys Weathersby
3738 Lewis Place
St. Louis, MO 63113
33. Emma Roman
4740 Lewis Place
St. Louis, MO 63113
34. Admiral D. and Lillian Williams
4744 Lewis Place
St. Louis, MO 63113
35. Charles L. and Adele Crowley
4732 Lewis Place
St. Louis, MO 63113
36. John L. and Evelyn Burnett h/w
4753 Lewis Place
St. Louis, MO 63113
37. Jerome and Daisey Ann Williams
2916 Palm Street
St. Louis, MO 63107
38. Genevieve F. and Robbins Clifford, Jr.
4741 Lewis Place
St. Louis, MO 63113
39. Eric Abernathy
4739 Lewis Place
St. Louis, MO 63113
40. Ethel W. and Jerrue Fort, Sr. h/w
4735 Lewis Place
St. Louis, MO 63113

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41. Amye Stewart $\frac{1}{2}$ interest
Mary Johnson $\frac{1}{2}$ interest
4727 Lewis Place
St. Louis, MO 63113
42. Doris D. Crawford
4725 Lewis Place
St. Louis, MO 63113
43. Lottie L. Buchanan
4717 Lewis Place
St. Louis, MO 63113
44. Barbara J. Johnson
3063a Marcus
St. Louis, MO 63113
45. Maudisia J. Lindsey
4711 Lewis Place
St. Louis, MO 63113
46. Frank N. and Sallie N. Titus
4709 Lewis Place
St. Louis, MO 63113
47. Virignia E. Shafer
4707 Lewis Place
St. Louis, MO 63113
48. Izetta Reddick
4703 Lewis Place
St. Louis, MO 63113
49. Kenneth W. and Princella Berryman
#51 Lewis Place
St. Louis, MO 63113
51. Dovie L. Howell
#45 Lewis Place
St. Louis, MO 63113

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52. Ronald A. Stoval
5129 S. Harper
Apt. 610
Chicago, IL 60615
53. Jewel F. Harris
#41 Lewis Place
St. Louis, MO 63113
54. Andrew Luke and Jamie I. Randolph h/w
#39 Lewis Place
St. Louis, MO 63113
55. James A. and Mary A. Tillman h/w
#37 Lewis Place
St. Louis, MO 63113
56. George and Patricia J. Spiller h/w
#35 Lewis Place
St. Louis, MO 63113
57. Robert and Hazel Payne
4563 Lewis Place
St. Louis, MO 63113
58. Beatrice M. James
4569 Lewis Place
St. Louis, MO 63113
59. Ruthie Thompson
#31 Lewis Place
St. Louis, MO 63113
60. Robert and Hazel Payne
4563 Lewis Place
St. Louis, MO 63113
61. Augustus Boyd
4559 Lewis Place
St. Louis, MO 63113

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62. Gwendolyn E. and George A. Henry, Jr. h/w
4557 Lewis Place
St. Louis, MO 63113
63. Gordon B. and Effie H. Jackson
4555 Lewis Place
St. Louis, MO 63113
64. Marvell Frost
4551 Lewis Place
St. Louis, MO 63113
65. Ernest and Mary Foster
4549 Lewis Place
St. Louis, MO 63113
66. James and Lula M. Howard
4545 Lewis Place
St. Louis, MO 63113
67. Doris H. Gibson
4543 Lewis Place
St. Louis, MO 63113
68. Albertine Brown
4541 Lewis Place
St. Louis, MO 63113
69. Thomas Beasley
4537 Lewis Place
St. Louis, MO 63113
70. Charles Goldston, et al
4535 Lewis Place
St. Louis, MO 63113
71. Jessie and Annie Dabbs h/w
2718 Madison Street
St. Louis, MO 63106

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72. Leonard and Bertha Minor
5921 Minerva
St. Louis, MO 63112
73. Jessie and Roberta C. Johnson h/w
4527 Lewis Place
St. Louis, MO 63113
74. Ray Quarles
#7 Lewis Place
St. Louis, MO 63113
75. Ida and Ray Thomas & Ray Quarles
#7 Lewis Place
St. Louis, MO 63113
76. Bedford Enix
4515 Lewis Place
St. Louis, MO 63113
77. Ara Ann Wilkins
3323 Blackstone
St. Louis, MO 63120
78. Addia Thomas
8544 Riverview
St. Louis, MO 63147

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Missouri State Historical Survey
December, 1979
Missouri Department of Natural Resources
P.O. Box 176
Jefferson City

State

MO 65102

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Both the eastern and western gates to Lewis Place are artful examples of St. Louis brick work and also potent symbols for the shifting values of American culture that are reflected in the housing. The monumental triumphal arch, designed in 1894 by St. Louis architects Barnett, Haynes & Barnett, asserts a cosmopolitan image of imperial grandeur unequalled in St. Louis private street gates. (Photo #1) At the western terminus, however, stand 1916 pergola-like gates (Photo #2) whose unpretentious forms and materials recall new ideals of simplicity and utility fostered by the Arts and Crafts Movement. Immediately behind the arch are several large, Victorian houses while the intimate scale of the western gates introduce a block of modest, picturesque bungalows.

Capturing the heroic, public spirit of the American Renaissance and City Beautiful Movement, Barnett, Haynes & Barnett's arch paid homage to recent architectural prototypes at the 1893 Chicago Exposition and civic memorial arches such as McKim, Meade & White's Grand Army Plaza arch in Brooklyn (1889-92). The Lewis Place arch, however, is distinguished from all other known examples by its copper dome, originally planned with sculpture but apparently never built.¹ Constructed of fine-grade, narrow yellow brick laid in stretcher bond, the arch is ornamented with gray stone. The surface is articulated by a rusticated brick first story, full entablatures marking the two stories and relief panels of superbly crafted Renaissance motifs featuring smiling, seated putti and wreaths. (Photo #3) Wooden coffering (now loose and rapidly deteriorating) faces the intrados. Eloquent and persistent defenders of the Classical tradition in numerous other commissions, the St. Louis firm repeated the triumphal arch theme in the entrance to their Liberal Arts Building at the Louisiana Purchase Exposition in 1904.

The Barnett name is an illustrious one in the history of St. Louis architecture. George Ingham Barnett (1815-1898), an English-born and educated architect, had gained prominence in St. Louis before the outset of the Civil War. His son, George D. Barnett, established the architectural firm of Barnett and Haynes with his brother-in-law, John Haynes, in 1889. The youngest of George I. Barnett's three sons, Thomas P., became the third partner in the firm of Barnett, Haynes & Barnett, organized in 1893. Among the firm's commissions outside Missouri are No. 1 Wall Street, New York City, the Illinois Athletic Club, Chicago; St. Benedict's College, Atchinson, Kansas; the Loretto Academy, Denver; the Brandeis Theatre, Omaha; and the Aldolphus Hotel, Dallas. Important St. Louis works include the St. Louis Cathedral, Temple Israel, the Jefferson, Marquette and Hamilton Hotels, and numerous mansions on private streets.

The houses in Lewis Place span a building period from 1890 to 1928. (See Site Plan.) Attractive and well-built, many excel in the handling of

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fine quality brick for which St. Louis is nationally known. The strengths of the neighborhood are aptly summarized by a 1916 appraisal of St. Louis houses appearing in The Western Architect:

And not only the more pretentious structures of the well-to-do but also the little story and a half cottages present an appearance of individuality, thrift, well-being, comfort, and substantial prosperity.... The visitor to the city who is impressed by the extensive use of brick is also impressed by its beauty and the artistic way in which it has been handled.... St. Louis architects have made fame for themselves by the success with which they have employed the brick unit in designing the wall surface.²

Described below in chronological order are representative samples of the three phases of building in Lewis Place.

HISTORICAL/LATE VICTORIAN

Featured in the "Building Notes" column of the St. Louis Daily Record for January 2, 1892, #7 Lewis Place was built by architects H. E. Roach & Sons for Mrs. H.H. Dalton. (Photo #4) The itemized description of interior features included "extras" such as electric bells, inside blinds, incandescent electric light, gas fixtures--all in a moderately priced house of \$6,000. Although the facade today is compromised by metal awnings, close inspection reveals gauged, flat radiating arches above the windows and rock-faced sills; a deep, recessed paneled wood entrance is framed by a sweeping arch. The slight projection of the entrance bay is carried through on the roof, breaking the planar facade.

Missouri-born Henry E. Roach located in St. Louis in 1866. Among his major works are the Tupelo, Mississippi, Courthouse (1870), Hamilton-Brown Shoe factory, 21st and Locust Streets, and Brown Shoe Co. at 12th and Olive Streets, both in St. Louis. Roach's son, Harry F., was educated at the Manual Training School, St. Louis, and at M.I.T. in Boston. Before establishing an independent practice, he worked in his father's office from 1891 to 1900. He was a member of the American Institute of Architects, St. Louis Chapter and designed the Pennsylvania Building, Syndicate Trust Building, apartment buildings and various houses on other private streets.

Queen Anne complexity and decorative exuberance are well illustrated in #9 (#23) Lewis Place, constructed in red brick for Rev. and Mrs. Robert Farris in 1890.

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(Photo #4) Emphasis is given to the steeply pitched facade gable--richly patterned with shingles, wood panels and multi-paned windows. Interest in surface modulation is also found in courses of decorative terra cotta alternating with rock-faced stone sills and in terra cotta ornament on the porch. A lively silhouette is created by a gray slate cross gable roof with the facade gable interrupted by a polygonal tower; on the east elevation, a second tower terminates in a recessed porch (in place of a gable) and a wall dormer is accented with colored art glass.

Dr. Charles A. Powell's house at #2 exhibits a more refined and restrained Victorian approach than #9; clear, simple forms are articulated with a sparing use of fine ornamental red brick and terra cotta detailing. (Photo #5) Designed in 1892 by St. Louis' earliest native-born architect, Thomas B. Annan, the \$9000 estimated cost of the house was well above the minimum \$5000 required by deed restrictions. In 1894, Dr. Powell added an office costing \$800 to his house. Although Lewis Place deed restrictions prohibited business and trade, a special clause allowing the practice of medicine exempted doctors.

Thomas B. Annan (1837-1904) began practice in St. Louis shortly after the Civil War. His partnership with Francis D. Lee from 1867 to 1885 brought commissions for many important buildings in St. Louis including the Merchants' Exchange, the Roe Building and Third National Bank. During the 1890's, Annan, assisted by his son Joseph Paul, designed the half million dollar Cupples mansion on West Pine, the Boatmen's Bank building and the Methodist Orphans' Home on Maryland Avenue.

Excellent effects of picturesque massing, textural contrasts and ornamental detailing are brought together in L. B. Blackwood's design for #8. A high, battered rock-faced basement level evokes a romantic medieval imagery sustained by a boldly projecting corner tower rising above the roof line and a secondary tower on the east elevation. Dentilled, patinaed metal form the cornice and corner tower belt courses while sandstone (now badly spawling) is employed in string courses and window surrounds. Foliated designs embellish the dormer pediment on the east tower and the transom muntin of the large first story window. (Photo #6)

Little is known about architect Lewis Brinton Blackwood (1844-1911), a native of Salem, New Jersey. According to an obituary he settled in St. Louis after traveling to the "Far West" for his health; his office at 904 Olive Street was first listed in City Directories in 1890. Although he is credited with "many fine buildings in St. Louis and Cape Girardeau," #8 Lewis Place is his only identified work in St. Louis.

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The handsome brick work that articulates the facade of #14 Lewis Place is today, unfortunately, concealed by metal awnings. (Photo #7) An expansive arch trimmed with billet molding frames the entrance and is echoed above in deep concentric arches that cap the eastern window group. The round arch motif is effectively played against flat radiating arches surmounting the western second story windows and first story double window. A pierced porch wall adds interest to the west elevation as does the two story bow terminating in a prominent gable.

Although no building permit exists, deeds and City Directories indicate the house was built between 1890-91 by dentist Dr. James W. Whipple who purchased the lot for \$2500 on July 7, 1890. Whipple is first listed as living on Lewis Place in 1891 but transferred the property to druggist Louis Frost on June 25, 1891, for \$12,000. In 1894, the house passed to Margaret Cook whose sister, Elizabeth Lewis (wife of subdivision developer Benjamin W. Lewis) built a house on the same block three years later.

Built in 1896, for Lewis Place entrepreneur Benjamin W. Lewis (See Section 8), the location of #26 several lots west of the early 1890's house cluster near Taylor Avenue suggests an attempt to stimulate building in the remaining tract. (See Site Plan.) Architect/builder Moritz Eyssell's use of a formal Georgian facade in buff-colored brick followed the latest stylistic trends in St. Louis West End private places. (Photo #8) The carefully controlled, symmetrical composition is given piquancy by the spiked copper finials on the dormers.

Eyssell worked alone and with other architects on several West End private streets including Windermere, Kingsbury and Parkview Places. Trained in carpentry, the German-born contractor emigrated to Kansas City in 1881 where he established a general contracting business. In 1891, he moved to St. Louis and later organized the Eyssell Construction Co. in 1907. Among his large contracts were the Washington Hotel in the Central West End, Carondelet Public Library, Gill Building in downtown St. Louis and numerous apartment buildings. Eyssell was also involved in St. Louis real estate and in commercial and financial enterprises.

On July 20, 1889, a building permit was issued to owner J. F. Fry for a two story brick building costing \$5000; the contractor/architect was C. C. Newbury. One of only four original rock-faced facades on the street, #24 (Photo #9) also derives visual strength from its varied profile which features a hipped roof with flared eaves, roof dormers, three strident chimneys, a conical roofed tower and a two story polygonal bow on the east elevation. Fine art glass enriches windows on the west elevation.

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TRANSITION

The next period of building (1902-1909) added sixteen smaller houses concentrated in the 4600 block of Lewis Place. (See Site Plan.) For the most part these houses are examples of a transitional style illustrating the gradual loss of Revival idioms, although a few are modest emulations of more ambitious private place historical facades. Typical of houses showing influence of the Western Stick style and Arts and Crafts Movement is 4628, (Photo #10) designed by S.O. Schumacher and one of five speculative houses built in 1909 by Rico Realty Co. (See Section 8.) Constructed of red brick, 4628 emphasizes simple structural form with broad proportions strengthened by a low hipped roof and full facade frame porch. Under the wide overhanging eave attenuated brackets and purlins establish a counterpoint to the fenestration.

Across the street at #37 the L. E. Lortz house of 1906 demonstrates preference for essential geometric form and the waning of historical detail. (Photo #11) Attention is focused on the slate shingled gable, prominently framed by the overhanging roof; the gable treatment is repeated on the rear elevation. The red brick facade is enlivened by courses of black brick headers alternating with red stretchers every fifth row, simple terra cotta moldings around the stone lintels and rose slate shingles on the porch pediment.

Architect/contractor A. A. Fischer's 1906 design for Mrs. Edith Rogers at #39 (Photo #12) exhibits characteristics familiar in his work on other West End private streets. A hallmark of Fischer's style is his flair for combining materials of varied texture and color in a formal composition replete with historical detail. Here, courses of rock-faced and smooth stone alternate on the facade; white terra cotta garlands and wreaths are liberally applied at the cornice line and a shell motif ornaments the porch and dormer pediments; polished rose granite columns support classical capitals.

Alexander August Fischer began his career in real estate and speculative building in St. Louis around 1890, first in partnership with H. W. Mephan and then independently as President of the A. A. Fischer Architectural & Building Co., incorporated in 1899. A prolific builder, Fischer is credited with some six hundred houses in St. Louis including three in the prestigious Forest Park Addition and several in Parkview Place. He was also President of Brand Valley Building Co. and Secretary of Cleveland Realty & Building Co.

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After a lapse of several years' dormancy, building revived on Lewis Place in 1914 with the construction of #4 followed by a boom of thirty houses in 1916. (See Site Plan.) An unusual floor plan, designed by East St. Louis architect A. B. Frankel to meet the needs of client Dr. William S. Wiatt, distinguishes #4. Two entrances (differentiated by arched and linteled openings) indicate the division of the first floor into office space on the east side and a large living room running nearly the full length of the west side of the house. (Photo #13) Dining room, kitchen and bedrooms are located on the second story. Both living room and dining rooms feature Arts and Crafts exposed beam ceilings; a large brick fireplace flanked by bookcases below art glass casement windows occupies an entire living room wall. The sedate gray brick exterior is virtually free of historical detail.

THE BUNGALOWS

A new direction in home building that had been sweeping the nation for over a decade appeared on Lewis Place in 1916 as the first wave of bungalows filled in lots six through twelve in the 4500 block and initiated construction in the undeveloped 4700 block. (See Site Plan.) Replacing concerns for proper exterior style were desires for internal livability and the domestic requirements of the family. The bungalow answered these demands while fulfilling another American dream--a single family house that offered rational design to the many instead of the privileged few. But above and beyond the merits of good design at low cost, the bungalow's ground-hugging, simple, "sane" lines and "honest" materials promised owners redemption--a path to a simpler life full of domestic joys and mental and moral regeneration.

Early in the twentieth century aesthetic moralists such as Gustav Stickley were decrying America's progressive degeneration into false values of luxury, extravagance and commercial focus. Stickley's bungalow designs (or as he called them, Craftsmen homes) were planned as correctives to the condition of society, teaching lessons of economy, convenience and wholesomeness in their modest size, informal plan and absence of meretricious ornament. The reformer's serious concerns were soon popularized and bungalow plans became available by mail-order, in magazine supplements or architect-designed as many were on Lewis Place. Sentimental songs and "bungalodes" praising coziness and comfort (see Appendix #1, "Our Bungalow"), along with satire mocking the "bungle-oh and the bungled-life" all underscored the irresistible popularity of the bungalow's "unaffected American style." While the bungalow defied strict definition, constant features

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were its low elevation (preferably one story), a broad sheltering roof, wide overhanging eaves and at least one porch or verandah--the last feature to ensure plenty of contact with the healthful, natural environment.

Thirteen houses built at 4527-4559 Lewis Place (See Site Plan) by the McPherson Development Co. for a total cost of \$26,000 are in keeping with Stickley's low budgets for small, comfortable, simply-designed houses. They form an unusually vigorous tout ensemble derived in part from their elevated siting and uniform set-back which aligns the facades into a lively geometric profile. (Photo #14) Although they have similar plans and are all one story with flat roofs, care was taken by architect E. J. Lawler to provide the houses with unique identities. Individual treatment is evidenced by varied color and texture of brick, different handling of porch and gable forms and in a multitude of details such as rock-faced quoining (4549), colored glazed tile coping on porch walls (4541, 4543), arched windows with contrasting brick surrounds (4537) and rock-faced battered porch piers (4545). Interiors are notable for open plans merging living rooms with alcove dining rooms as well as living rooms featuring a fireplace mantel continued the length of the wall by built-in bookcases (some surviving with original art glass doors). Small art glass casement windows frequently appear above bookcases and beside the front door.

The bungalows in the 4700 block are larger and generally conform more to generic traits having the broad extended lines and low rambling masses of the "true" bungalow. (Photo #15) Almost all have recessed front porches and large window areas on the facade (often bays or sun porches) that are particularly well-oriented to take advantage of the view of the tree-filled urban park. (Photo #16) One of the most picturesque examples is 4753 which features rustic stone work on the porch wall and exterior chimneys along with contrasting double gables of brick and timbered stucco. (Photo #2) Designed by architect Oliver R. S. Traber for client Dr. William E. Jost, 4753 was built at a cost of \$4000 in 1916. The same year Traber built at least fifteen additional houses on the 4700 block in association with contractor/developer James A. Davie. Both the exterior and interior of Traber and Davie's 4735, 4712 and 4707 show strong influence of Arts and Crafts precepts in the use of structural forms and materials for decorative interest. All three houses have rooms with exposed beam ceilings and several casement art glass windows inspired by Prairie School designs. 4735 is also notable for the fine original natural woodwork, a fireplace faced with muted orange-brown tile, a built-in breakfast nook and cabinets and a screened porch opening to the dining room. The remaining houses on the block were built from 1921 to 1924 by various architects/contractors. They are one and two story brick houses of the bungalow type which blend harmoniously with the earlier ones. (Photo #15)

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The decade of the 1920's completed building on Lewis Place with eleven houses scattered in the 4500 and 4600 blocks, a combined store and office on the corner of Taylor in 1925 (demolished) and in 1926, a two story apartment house at 4506-11. (Photo #1) The crisp functional design of the last building profits from a multi-planed facade created by a recessed entrance bay and twin towers buttressed with brick pilasters. Rectangular panels of white glazed brick and a cream colored cornice accent the facade.

Within the development of the St. Louis private street, Lewis Place is an anomaly unique in the city by virtue of its heterogeneous composition consisting of a handful of late nineteenth century Revival style houses and a proliferation of small to medium-sized twentieth century bungalows. (See Section 8.) From a broader viewpoint these contrasts in style and size are a valuable index of change expressing the rejection of nineteenth century historicism and acceptance of progressive design concepts and social philosophy that gradually transformed Lewis Place into an embodiment of democratic architecture.

F O O T N O T E S

¹The \$5000 cost of the arch was also the minimum amount required by deed restrictions for a house.

²Dr. Mars, "Development of St. Louis Brick Work," The Western Architect, June, 1916.

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Lewis Place, a three block oasis stretching west from Taylor to Walton Avenue, is significant as the only remaining private street in the Grande Prairie section of St. Louis and for its monumental arch which today is a symbol of hope for Lewis Place residents. In addition, the outline of the history of the street which follows demonstrates the elastic tenacity of the St. Louis private place phenomenon as a buffer to economic depression and an aid to racial transition and recommitment.

Laid out by the Pitzman Company in 1890 for developers who envisioned a private street of ambitious houses, the opening of Lewis Place coincided with a flurry of speculation and construction in the adjacent Central West End.¹ The Grande Prairie area already contained the acknowledged epitome of the first phase of St. Louis private streets--Vandeventer Place--and just west of Lewis Place, Fountain Park's one and one half acres had been donated to the City in 1889. Perhaps the most significant difference at the outset between the competitive Central West End private streets and Lewis Place was the ownership of the land. Although the bulk of the Lewis Place tract was owned by heirs of William J. Lewis, a portion of the north side of the street was controlled by Mrs. J. Carrie Kerr--the remarried widow of Dr. Alexander Marshall. Both the Lewis and Marshall families had acquired the land in the 1870's.²

Lewis Place was the first venture by the Lewis heirs into the real estate business. The de rigueur entrance gate, giving identity and promotional lustre to the development, was not completed until 1895. The next year Benjamin W. Lewis, Secretary of the Lewis Real Estate and Investment Company, moved to the street; by 1900, ten years after Lewis Place opened, only eight houses had been built and the burden of most of the maintenance rested with the Lewis family.

A clue to this relatively slow development may be surmised from an 1895 article in the St. Louis Republic discussing the effect of the route of the streetcar which came west from Grand on Finney to Lewis Place then switched to north/south transit on Taylor at Lewis Place: "The large cars standing at the entrance at almost all hours of the day kept many purchasers outside the place; and, generally speaking, upset the calculations of those who had platted the ground."³ In the first decade of the twentieth century, the

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Lewis intervened under the corporate mask of Rico Realty whose offices in the Wainwright Building were headed by none other than Benjamin W. Lewis, President. Rico Realty bought ten lots from Lewis Real Estate and Investment in 1906 and built and sold houses on seven of those lots in 1909. The next year Lewis Place property owners amended the original fifty foot lot minimum to thirty-three feet but maintained the restriction of one, single family house per lot. In 1911, another Lewis puppet company (Eastgate Realty) successfully bought the last of the Marshall property at a court-ordered auction bringing the rest of the vacant land under their control. The manipulation of Lewis-owned corporations collapsed in 1916 when an estate outside the family gained control through default of six of the fifty foot parcels, then divided them into quickly-sold, thirty-five foot lots. The Lewis family capitulated and sold the rest of the 4700 block to another developer. As their last contribution to the development of Lewis Place, the family themselves put an end to the exclusively residential character of the street by building a store and office building with apartments above (now demolished) at the northwest corner of Taylor and Lewis Place.

Until the Great Depression Lewis Place was populated by middle managers of some large St. Louis companies, owners of smaller (but prosperous) companies in the garment, food and construction industries, a handful of professionals and a number of salesmen.⁴ By 1937, the number of widows had increased and the population of Lewis Place included a laborer, a truckdriver, a lathe operator and a bartender. Several houses were rented. The more prosperous of the older residents began to leave, many moving to St. Louis County.⁵ Even as the occupational mix of Lewis Place changed, residents perceived a far greater threat.

Blacks had long formed a small proportion of the population of St. Louis but in early years were not rigidly confined to one section of the city. As blacks began to move North during the World War I years, waves of racist paranoia spread. The first political and social manifestation of this was the development of restrictive covenants between groups of neighboring landowners, promising not to sell or rent their property to blacks. (Orientals and Jews were sometimes included in these documents.) A citywide segregation ordinance passed in 1916 was declared unconstitutional in 1920, and white homeowners expanded the use of restrictive covenants. In 1928, fourteen property owners in Lewis Place signed a restrictive agreement valid for twenty years prohibiting the sale, lease or rent to blacks.

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The black population of St. Louis continued to increase during the 1930's and especially the 1940's as jobs at war plants were opened to black workers through the efforts of civil rights groups. Wartime population increase put tremendous pressure on the supply of available housing. Gradually, and painfully, restricted areas were opened to black families. By 1944, the St. Louis Real Estate Exchange (the major white realtors' organization) recognized only two streets in the Grande Prairie as restricted against blacks: Lewis Place and Fountain Park to its west.⁶ In 1943, however, the first step in the racial transition of Lewis Place occurred when Dr. Richard Leyne, a black dentist, and his wife bought #2 Lewis Place from the Eli Mayfield Estate. Although it was still necessary for blacks to use a straw party in order to close the sale, only two white families remained on Lewis Place by 1946.

The new residents included many professionals and businessmen. Several doctors were among the first to move in including the former superintendent of Homer G. Phillips Hospital, Dr. Wallace Christian. Dr. Ruth M. Harris, President of Stowe Teachers College and later Assistant Superintendent of the St. Louis schools moved to Lewis Place as did Joseph E. Mitchell, the secretary/treasurer of the St. Louis Argus. After over a decade of instability, Lewis Place had become a desirable neighborhood particularly for families with young children. The street, originally paved by the Lewises, was "more potholes than pavement" and the Association levied a special assessment for repaving.⁷ The old gas street lights were converted to electricity and in 1953, the private place covenant governing the management of the Association and outlining the restrictions the residents imposed upon themselves was redrafted and signed by the owners.

Meanwhile, the private place success story of the 1950's was Windermere Place where the white residents (for the most part original residents or their descendants) did not flee but tried to make their street a model of cosmopolitan integration. One of the black families who moved to Lewis Place in 1943 departed for Windermere Place in the early 1950's. By the 1960's, the area around Lewis Place was in serious decline. Nearby Missouri Baptist Hospital moved out to St. Louis County and the buildings were taken over by the Job Corps. This tended to increase the number of "undesirables" driving and walking through Lewis Place. Feelings of insecurity and the obvious deterioration of the surrounding area led some of the older black residents to follow the path to the County.

The Job Corps has vanished and the buildings are demolished. Today, Lewis Place residents are successfully competing for a share of Community Development Block Grant funds. In a December 6, 1978, Memorandum from Charles

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Kindleberger, Director of Planning and Programming for the St. Louis Community Development Agency, Mr. Kindleberger described a meeting with residents:

It was generally agreed that restoration of the entranceway at Lewis Place and Taylor is the Association's highest priority and that we would assist in efforts to restore that monument.... Lewis Place is obviously a charming and desirable place in which to live.

The historical significance of Lewis Place lies in a paradox of failure and success. It failed as a profitable upper-class real estate development during the period from 1890 to 1920 but has ultimately succeeded as a private street where direct owner involvement once again provides the interest and identity necessary for the survival of city neighborhoods.

F O O T N O T E S

¹Portland and Westmoreland Places were laid out in 1888 followed by Washington Terrace and Westminster Place in 1890. Fullerton Place and Pershing Place opened in 1892.

²William J. Lewis was a member of a Virginia family who moved to Missouri and established themselves in the Missouri tobacco business in the 1830's. Later successes included iron mining, railroads, river freight and banking.

³St. Louis Republic, 5 May 1895.

⁴In 1920, the population of Lewis Place included two lawyers and two physicians.

⁵Dr. Wiatt, a resident of Lewis Place since 1914, moved to St. Louis County in 1939 as did Carl Tarkow, President of the Quality Furniture Company. Nathan Comensky, owner of Comensky Grocery Company, moved in 1940; the manager of Unique Art Glass moved in 1942.

⁶Herman H. Long and Charles L. Johnson, People vs. Property: Racial Restrictive Covenants in Housing (Nashville, TN: Fisk University Press, 1947), p. 60.

⁷Interview with Mrs. Hazel White, President of Lewis Place Association, St. Louis, Missouri, December, 1978.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See attached.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approx. 16 acres

QUADRANGLE NAME Clayton, MO

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A	1 5	7 3 9 2 8 0	4 2 8 7 6 9 5	B	1 5	7 3 8 6 2 5	4 2 8 7 8 5 0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	1 5	7 3 8 9 8 0	4 2 8 7 9 2 0	D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

See attached.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

(Duane R. Sneddeker, prelm. research)

1. Mary M. Stiritz, Research Associate and Carolyn Hewes Toft, Executive Director

ORGANIZATION

DATE

Landmarks Association of St. Louis, Inc.

December 26, 1979

STREET & NUMBER

TELEPHONE

611 Olive Street, Suite 2187

(314) 421-6474 or (314) 421-1778

CITY OR TOWN

STATE

St. Louis,

MO

63101

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), 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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Director, Department of Natural Resources and
State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

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Lewis Place Historic District is comprised of parts of City Blocks 4553S, 5053, 5052 and 4552. The boundary line begins on the southwest corner of North Taylor Avenue and the alley of City Block 4553S. It continues along the west side of North Taylor to the northwest corner of North Taylor and the alley of City Block 5053. Turning westward, it continues along the north side of said alley, crossing Marcus Avenue and continuing along the north side of the alley of City Block 5052 to the northeast corner of Walton Avenue and said alley. Turning northward, it continues along the east side of Walton Avenue to the southeast corner of Walton Avenue and the alley of City Block 4552. Turning eastward, it continues along the south side of said alley, crossing Marcus Avenue and continuing along the south side of the alley of City Block 4553S to point of origin.

**United States Department of the Interior
Heritage Conservation and Recreation Service
National Register of Historic Places
Inventory—Nomination Form**

Form 100-30, rev. 11-78
replaces
Form 100-30, rev. 11-78
Form 100-30, rev. 11-78

Continuation sheet LEWIS PLACE HISTORIC DISTRICT, ST. LOUIS Item number 11

2. James M. Denny, Section Chief, Nominations-Survey
and State Contact Person
Department of Natural Resources
Office of Historic Preservation
P.O. Box 176
Jefferson City

February 22, 1980
314/751-4096
Missouri 65102

LEWIS PLACE HISTORIC DISTRICT, ST. LOUIS

Clayton, MO

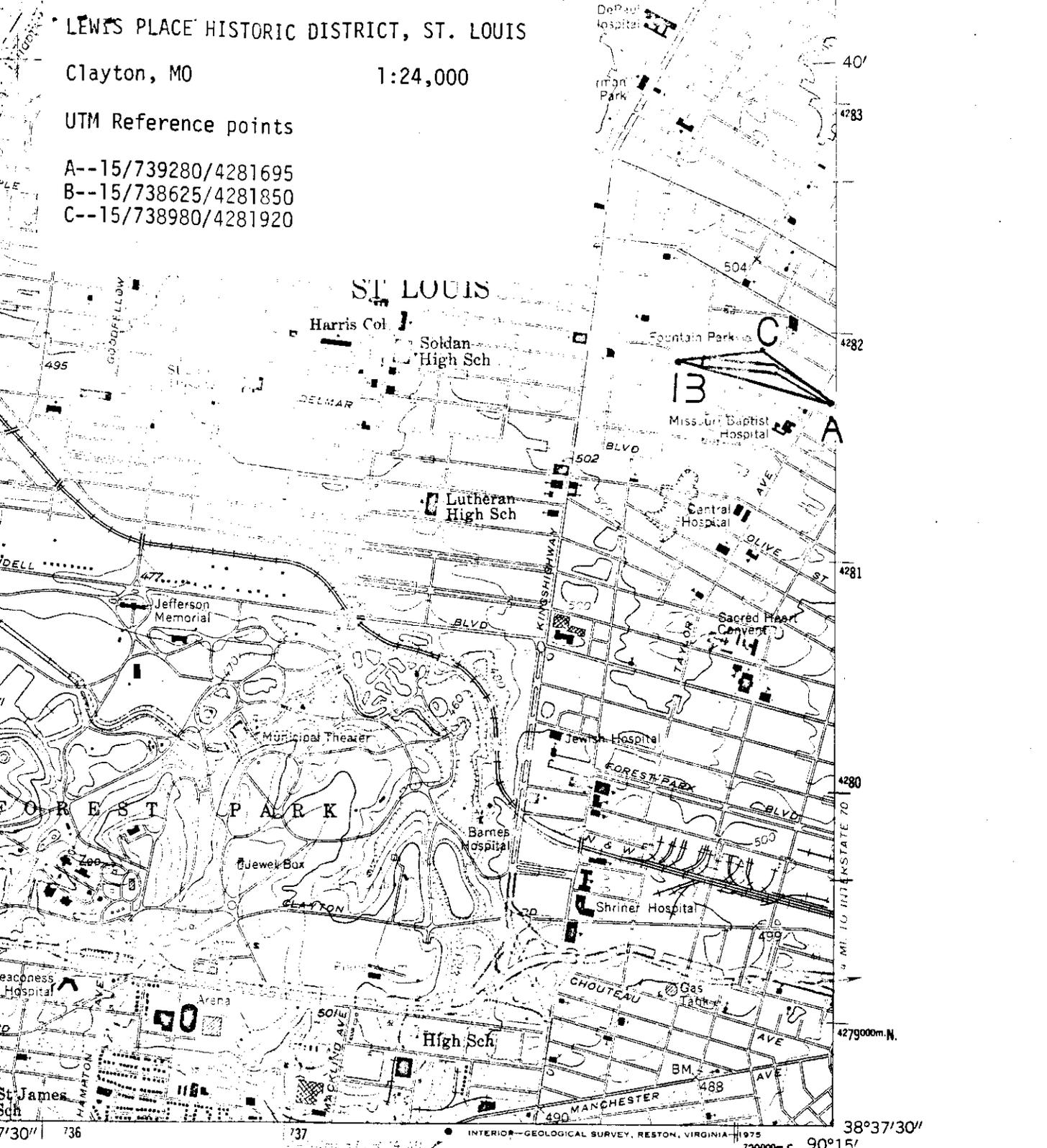
1:24,000

UTM Reference points

A--15/739280/4281695

B--15/738625/4281850

C--15/738980/4281920



ROAD CLASSIFICATION

- Heavy-duty Light-duty
- Medium-duty Unimproved dirt

- Interstate Route
- U. S. Route
- State Route



CLAYTON, MO.
N3837.5—W9015/7.5

1954

PRINTED IN U.S.A. AND 1974
AMS 7961 III NE—SERIES V879

CAHOKIA
2261 11 SW

Photo Log:

Name of Property: **Lewis Place Historic District**

City or Vicinity: **St. Louis [Independent City]**

County: **St. Louis [Independent City]** State: **MO**

Photographer: **Mary M. Stiritz**

Date

Photographed: **Oct 1979**

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

- 1 of 16. Lewis Place Gate at Taylor Ave., facing W.
- 2 of 16. 4753 Lewis Place and Gate on Walton Ave., N side of St., facing NE.
- 3 of 16. Lewis Place Gate on Taylor Ave., detail of arch.
- 4 of 16. #7 Lewis Place (right), #23 Lewis Place (formerly #9 – left), S (principal) elevation, facing NW.
- 5 of 16. #2 Lewis Place, N (principal) elevation, facing S. June 1979.
- 6 of 16. #8 Lewis Place, N (principal) elevation, facing S. June 1979.
- 7 of 16. #14 Lewis Place, N (principal) elevation, facing SE. June 1979.
- 8 of 16. #26 Lewis Place, N (principal) elevation, facing S.
- 9 of 16. #24 Lewis Place, N (principal) and W elevations, facing SE.
- 10 of 16. 4628 Lewis Place, N (principal) elevation, facing S. June 1979.
- 11 of 16. #37 Lewis Place, S (principal) elevation, facing NE.
- 12 of 16. #39 Lewis Place, S (principal) elevation, facing NW.
- 13 of 36. #4 Lewis Place, N (principal) elevation, facing SW. June 1979.
- 14 of 16. View of median park and bungalows in 4500 blk. of Lewis Place, S (principal) elevation, facing NW.
- 15 of 16. 4702, 4706, and 4708 Lewis Place, N (principal) elevation, facing SW. June 1979.
- 16 of 16. View of median park and bungalows at W end of 4700 blk. Lewis Place, S (principal) elevation, facing NE.































