

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

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

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

1 NAME

HISTORIC

Stone Houses, 200-204 Steins Street

AND/OR COMMON

2 LOCATION

STREET & NUMBER

200-204 Steins Street

NOT FOR PUBLICATION

CITY, TOWN

St. Louis

VICINITY OF

CONGRESSIONAL DISTRICT

#3 - Hon. Richard Gephardt

STATE

Missouri

CODE

29

COUNTY

St. Louis City

CODE

510

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER

4 OWNER OF PROPERTY

NAME

Louis L. Leissing

STREET & NUMBER

3506 Iowa

CITY, TOWN

St. Louis

VICINITY OF

STATE

Missouri 63118

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Recorder of Deeds, City Hall

STREET & NUMBER

1200 Market Street

CITY, TOWN

St. Louis

STATE

Missouri 63101

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

1. City of St. Louis Historic Landmarks

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Community Development Agency, 1015 Locust Street

CITY, TOWN

City of St. Louis

STATE

Missouri 63101

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ITEM NUMBER 6 PAGE 1

2. AIA "Significant Historic Buildings and Sites of the City of St. Louis"
Issued Aug. 1964, Rev. October 1967 local
St. Louis Chapter, American Institute of Architects, St. Louis, Mo.
"Stone Row Houses, Pennsylvania and Steins, c. 1840."

3. Missouri State Historical Survey state
1977
Department of Natural Resources
P.O. Box 176 Missouri 65102
Jefferson City

ITEM NUMBER 11 PAGE 1

2. James M. Denny, Section Chief, Nominations-Survey
and State Contact Person
Department of Natural Resources October 12, 1979
Office of Historic Preservation 314/751-4096
P.O. Box 176 Missouri 65102
Jefferson City

7 DESCRIPTION

CONDITION

EXCELLENT DETERIORATED
 GOOD RUINS
 FAIR UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The one and one-half story building is divided into four rowhouse dwellings, with partial cellars. It is placed on the property lines at the corner of Steins and Pennsylvania, fronting on Steins, with partially fenced backyards extending to an alley. Entry doors are separated from the sidewalk by single blocks of cut limestone serving as a steps.

The units originally were two rooms deep on the ground floor. An L-shaped kitchen and bathroom addition of frame construction was added later. The cellar, entered from an outside areaway at the rear, is below the rear room only. The partially finished attic room is reached by an enclosed stair set crosswise between the first and second rooms.

The roof is gable-shaped, with dormer windows centered on the north (front) side of the western three units. There is also one unit with a dormer on the south side. The easternmost unit has no dormers but has an attic window centered on the gable end, and two windows below on the ground floor.

Walls are rubble limestone masonry, roughly squared and coursed. Walls on the main floor are approximately 18" thick. Foundations are approximately 24" thick. There is no "water table course," and floors are only two steps above grade.

The front facade of the east unit has one window on each side of the door. The other three units each have one window and one door, approximately equally spaced along the facade. There is a distinct vertical joint between the east end unit and the others, with a break in masonry coursing, suggesting that the end unit was built at a different time. The stone and workmanship and other details including the cornice are identical, however, so they may have been built by the same craftsmen within a short time.

Roofing is recent asphalt roll roofing over handsplit wood shingles which are 13" to 15" long and were 1/3 exposed. The shingles are on 1" boards from 4" to 19" wide, on 2" x 6" (net) sawn wood rafters at 24" o.c. Rafters are butt-joined at the peak without a ridge board, and there is a cross-tie 1-1/8" x 5". Square-head cut nails were used. Dormers are framed on single rafters with 2" x 3-1/2" and 4" x 4" studs and 4" x 4" top plates. 6" weatherboards cover their sides. Triangular cut boards form the peak. Rafters bear on tops of the front and rear stone walls, which extend 2'-10" above the attic floor.

The original plan was two equal-sized rooms in the ground floor, approximately 16'-4" wide and 14'-6" deep, with the doorways to one side and the attic stair in the second room crosswise along the center wall. There is one brick chimney in each room originally for wood stoves and now are used for gas space heaters. The chimneys measure 18" square in the attic. The main floor ceiling height is 9'-10".

11/78)

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HERITAGE CONSERVATION AND RECREATION SERVICE

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An L-shaped wood frame addition has been added behind each unit. Exterior sheathing is covered by asphalt shingles. The present owner thinks that the additions were added by his grandfather. They appear in all photographs, the earliest dating from 1932. The additions contain kitchens and bathrooms, and are presently being modernized with new vinyl tile flooring, plastic laminate wall panelling, suspended acoustical tile ceilings, new plumbing fixtures and appliances and fiberglass shower stalls. Originally the houses did not have indoor toilets.

Ceiling and wall finish in the original ground floor is plaster, with a plain 1" x 6" wood base. Floors are pine, approximately 3" wide. The attic is unfinished except for flooring. There is evidence that the attics were occupied.

Electric light pendant fixtures are centered in each room. Wiring is concealed. Knobs remain in the attic from old knob and tube wiring, but that wiring has been replaced with fabric-insulated wire.

The cellar is under the original back room, 13'-6" long. It has a dirt floor and stone walls. Party wall of stone does not extend full height; joists continue across it except for stone chimney base. Floor joists above span from center cross wall to back wall (north-south). Joists are 2-1/8" x 10" at 22" o.c. with x-bridging of rough splints at mid-span. Cellar entry is through a side hinged cellar door at grade behind each unit. Gas meter and telephone cable are in cellar.

Front and east end windows have stone masonry, flat topped, shallow segmental arched heads. Sills are 4" wood. Casements are 2" wood stock. Sash have been replaced with aluminum 6/6 light double-hung sash. Shutters and shutter hardware have been removed. Louvered shutters are visible in the 1932 photograph, but these may not be original. Many early Missouri German houses had panel-type shutters.

Rear windows in the original stone wall have wood lintels as well as sills. Lintels extend 5" into the masonry on each side. One window at the rear of 202 appears to have original 6/6 light double-hung wood sash.

Windows are set back only 1" to 2" from face of masonry, so there are deep reveals inside the thick stone walls. Tops of casements are rounded to fit the arched masonry.

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An undecorated wood cornice extends across the front, projecting out about one foot. A simple ogee shaped molding meets the cap of the cornice. A gutter is built into the cornice. The rear of the original construction has a plain 1" x 10" fascia board against the wall with no roof projection, and a sheet metal gutter attached.

Front doors are new solid core veneered doors or recent wood panel doors. Doors have 3-light transoms above, typical of many early Missouri German houses. Casings are original, but no original hardware remains.

Chimneys are small, square, brick, projecting about two feet above the roof. Each unit has two, symmetrically placed in one gable end. Dormer ends are trimmed in plain boards with a delicate classical pediment molding contrasting nicely with the rugged masonry below. Dormer sash is 6/6 light wood double-hung, probably original. The original dormer siding has been covered with tarpaper roofing and asphalt roll roofing.

Interior doors and windows are cased with plain painted woodwork with a federal style pedimented top.

Exterior masonry is well tuckpointed, with gable end and rear having flush joints, and front having a projecting bead joint. The stone itself is a white to light grayish yellow or green limestone. Some is cherty but most contains an abundance of marine fossils including bryozoa and crinoid stems. It is probably from the Mississippian period, Osage group, Burlington or Fern Glen Formation. It was quarried from the natural river bluffs a few blocks east between Koeln and Steins Streets.

Very little alteration has taken place on the exterior, other than re-roofing and the rear kitchen additions, which do not detract significantly from the original structure. The rowhouse has pleasing architectural proportions, with its relatively large windows and modest size contrasting with its substantial stone construction. It retains its original character, as does much of the surrounding area.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input 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 checked="" 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 checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input 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

ca. 1848

BUILDER/ARCHITECT

Unknown

STATEMENT OF SIGNIFICANCE

The stone rowhouse on Steins Street at Pennsylvania is significant as a rare example of vernacular architecture in Missouri. It is one of the best preserved examples in the St. Louis area of the typical one-and-one-half story 19th century house type in stone masonry construction. The stone masonry is rough, but skillfully executed. The regularity of coursing, straightness of walls, and arched openings are evidence that trained masons built the houses.

The placement of the front next to the street, and division of the building into rowhouse units is typical of 19th century town architecture, although the rubble stone masonry and one-and-one-half story form were common to farmhouses, far from sources of more fashionable brick masonry.¹

The date of construction has not been firmly established, but is sometimes given as 1848-1850, shortly after the first German immigrants settled "Stein's Town" near the small Creole town of Carondelet, or "Vide Poche."

Carondelet, first known as Louisburg, was founded in 1767 by Clement Delor, a Frenchman, under a Spanish land grant. It remained a small and poor village inhabited largely by Creoles until after the Louisiana Purchase. The population was 184 in 1799. In 1832 Carondelet became a borough town and was surveyed by Eiler. What is now Steins Street was the southern boundary of the town, with common pastures beyond. What is now Pennsylvania Avenue was called Second Street.

Jacob Steins arrived in 1843 and settled about a half-mile from the French settlement.² At that time, arrivals from Germany were rare. He became the first "immigration agent" in Carondelet, inducing immigrants from Cologne and the lower Rhine Valley to settle, through a German travel society. This was at the height of German emigration to Missouri, inspired in part by a "vivid, even lyrical" account published in Germany about two years residence in Missouri by Gottfried Duden, "a respected jurist, outlining the advantages of living in that state and the opportunities for creating new lives in America."³ By this time, Carondelet was also receiving large numbers of Irish immigrants.

The stone houses represent an attempt to keep alive the traditional way of living and building, although it is probably impossible to identify any particular material traits since the style is so simple and local circumstances of materials, needs, and contact with other materialities had great influence on the architecture. Both Germans and Irish were active in quarrying and stone construction in Carondelet, but the 1850 census discloses that 90% of the stonemasons were Irish.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Books

Heinrichs, Gustav. St. Louis and Carondelet, Formerly and Now, trans., by M. Heinrichs-meyer. (1st publ. in German in St. Louis "Westliche Post," then in trans. by Theo. Schrader & Co., St. Louis: 1873. Also publ. in "The Bulletin," Missouri Historical Society, St. Louis, Mo: Oct. 1960, Jan. 1961.)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.22

QUADRANGLE NAME "Webster Groves, MO-ILL

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1, 5 | 7, 3, 8, 8, 9, 0 | 4, 2, 6, 9, 9, 8, 0

B | |

 ZONE EASTING NORTHING

 ZONE EASTING NORTHING

C | |

D | |

E | |

F | |

G | |

H | |

VERBAL BOUNDARY DESCRIPTION

Lots 050 and 055 of St. Louis City Block 3096. Lot 050 is located on the SW corner of Pennsylvania Ave. and Steins St., fronting on Steins St. Lot 055 is an alley lot south of Lot 055. Overall property dimensions are 67'-6" X 140'-0"

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

1. Donald T. Brubeck, Architect

October 12, 1979

ORGANIZATION

DATE

Donald T. Brubeck, Architect

314/361-0685

STREET & NUMBER

TELEPHONE

4961 McPherson

CITY OR TOWN

STATE

St. Louis

Missouri 63108

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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Koch, A. Ryrie. Carondelet Yesterday and Today (typescript, St. Louis: 1937)
Source: Mo. Historical Society.

Madden, Betty. Arts, Crafts and Architecture in Early Illinois. (University of Illinois Press, Urbana: 1964).

Scharf, J. Thomas. History of St. Louis and St. Louis County. (St. Louis: 1833).

Van Ravenswaay, Charles. The Arts and Architecture of German Settlements in Missouri. (University of Missouri Press, Columbia: 1977).

Wayman, Norbury. History of St. Louis Neighborhoods: Carondelet (Community Development Agency, St. Louis: 1978).

Other Sources

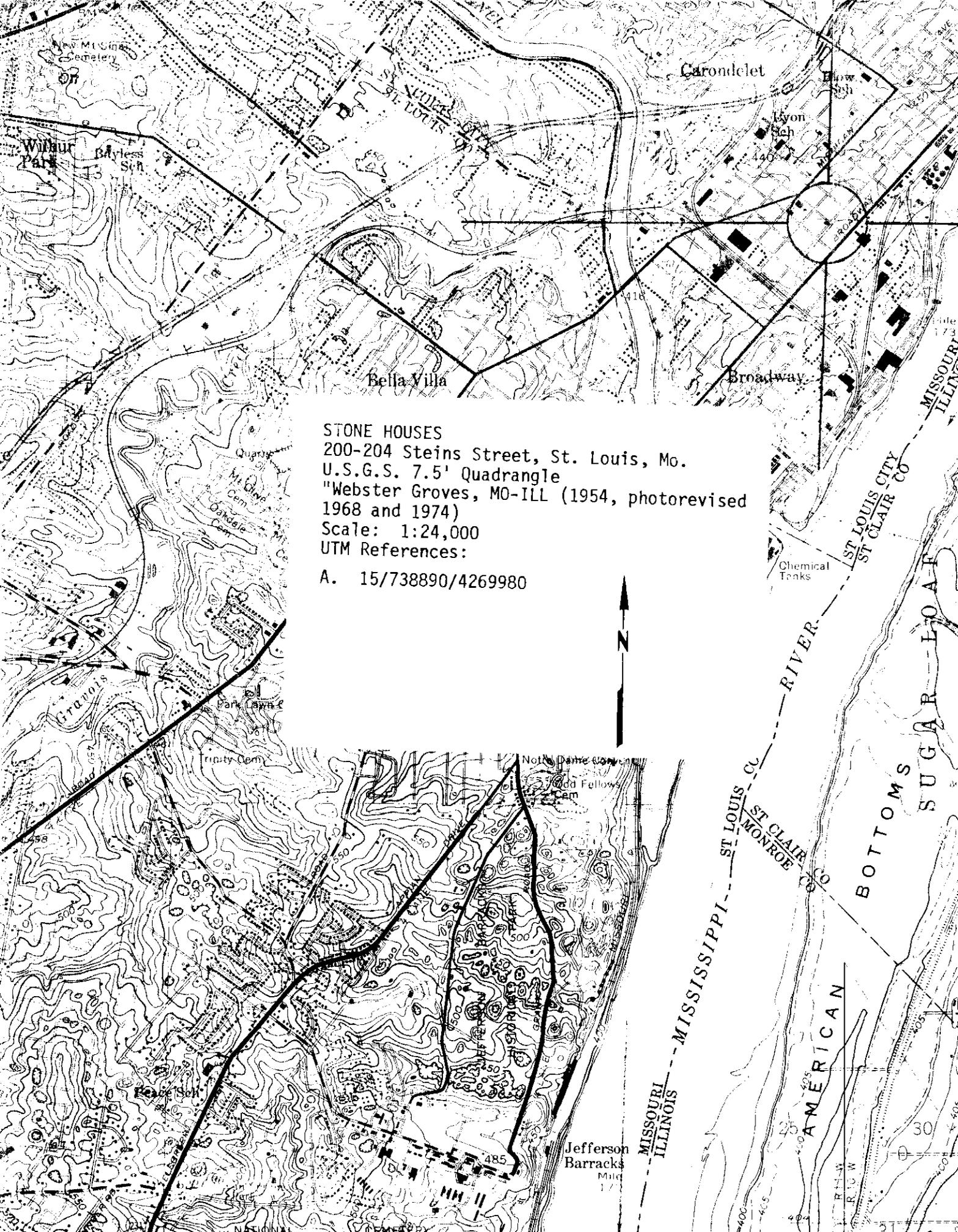
Article "Stone Row Houses on Steins," Charlene Prost, St. Louis "Post-Dispatch," 6-8-1968. Photo. source: Missouri Historical Society scrapbook "Historic Buildings - St. Louis."

Missouri Historical Society, Pictorial History Department, Carondelet photo files:

- "Photographs - Old Carondelet Buildings" folder
- "Residences" folder
- "Helen and Donald Dates Scrapbook"

"Reflections of Carondelet" (Southern Commercial and Savings Bank, St. Louis: 1966) booklet. Source: Southern Commercial Bank.

"Souvenir of Carondelet" (Carondelet Progress Print, T.J. Herbel & Co., Publ., St. Louis: 1951) booklet. Source: Carondelet branch, St. Louis Public Library.



STONE HOUSES
200-204 Steins Street, St. Louis, Mo.
U.S.G.S. 7.5' Quadrangle
"Webster Groves, MO-ILL (1954, photorevised
1968 and 1974)
Scale: 1:24,000
UTM References:
A. 15/738890/4269980

Photo Log:

Name of Property: **Stone Houses**

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

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

Photographer: **Donald T. Brubeck**

Date

Photographed: **May 1979**

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

- 1 of 5. 200-204 Steins St., view from NE.
- 2 of 5. 200-204 Steins St., view from SE.
- 3 of 5. 200-204 Steins St., view from S.
- 4 of 5. 200-204 Steins St., view from NE.
- 5 of 5. 200-204 Steins St., view from NE.









