

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

(Type all entries complete applicable sections)

STATE:	Missouri
COUNTY:	Jefferson
FOR NPS USE ONLY	
ENTRY DATE	

1. NAME	
COMMON:	"Greystone"
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: Route 1, Glen Park Road			
CITY OR TOWN: Pevely		CONGRESSIONAL DISTRICT: 10th - Honorable Bill D. Burlison	
STATE: Missouri	CODE: 63070	COUNTY: 29	CODE: 099

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____

4. OWNER OF PROPERTY			
OWNER'S NAME: Mr. and Mrs. Vernon W. Piper			
STREET AND NUMBER: 24 Log Cabin Drive			
CITY OR TOWN: St. Louis		STATE: Missouri	CODE: 63124
			29

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: Office of the Recorder of Deeds			
STREET AND NUMBER: Jefferson County Courthouse			
CITY OR TOWN: Hillsboro		STATE: Missouri	CODE: 63050
			29

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: 1. Historic American Buildings Survey			
DATE OF SURVEY: 1940-1941 <input checked="" type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local			
DEPOSITORY FOR SURVEY RECORDS: Library of Congress			
STREET AND NUMBER:			
CITY OR TOWN: Washington		STATE: D. C.	CODE: 20540
			08

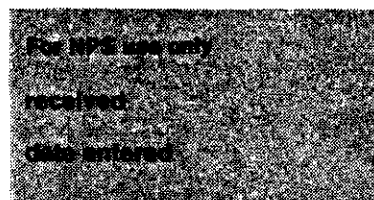
SEE INSTRUCTIONS

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

**National Register of Historic Places
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Continuation sheet "Greystone" Item number 1, 2, 3, 4, 5 Page 1

Item number 1

The name of the district is to be changed, as follows:
"Greystone" and the Meissner, Gustave, House
and/or common: "Greystone" and "Evergreen Hill"

Item number 2

The following is the location of the Gustave Meissner House:
street & number: Bushberg Road (County)
city, town: Bushberg ☒ vicinity of Pevely
state: Missouri code: 29 county: Jefferson code: 099

Item number 3

No additions or changes in this category, with one exception: the present use of the Gustave Meissner House should be listed as

x other: rental property

Item number 4

There is no change in this item.

Item number 5

There is no change in this item.

Item number 6 Page 1a

Add to this item:

Missouri State Historical Survey (State)
1984
Department of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri 65101

**NATIONAL REGISTER OF HISTORIC PLACES
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(Continuation Sheet)

STATE Missouri	
COUNTY Jefferson	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

6. #1

"GREYSTONE"

2. Jefferson County, Historic Sites Study (County)

1968

Harland Bartholomew and Associates, St. Louis, Missouri,
and

The Staff of the Jefferson County Planning and Zoning
Commission, Hillsboro, Missouri 63050

Code: 29

3. Missouri State Historical Survey (State)

1973-1974

Department of Natural Resources

P. O. Box 176

Jefferson City, Missouri 65101

Code: 29

7. DESCRIPTION

CONDITION

(Check One)

☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed

(Check One)

☒ Altered ☐ Unaltered

(Check One)

☐ Moved ☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

An example of the early Gothic Revival style in stone, "Greystone" is a rural residence situated on a bluff overlooking a bend in the Mississippi River one mile northeast of Pevely, Missouri. The exact date of construction has not yet been determined, but it apparently dates from the 1840s-1850s. The main house is associated with several dependency structures on a 189 acre tract, including a caretaker's house (1972), guest house (1937), garage, barn and poultry house (of undetermined, possibly nineteenth century dates).

The asymmetrical-plan, two-story residence has a partial basement, a south-east porch, and stoops at the north and west (primary) doors. The house measures 48' 1 1/2" north-south and 39'1" east-west, excluding the north and west stoops.

The foundations are constructed of coursed ashlar limestone blocks. The walls are rusticated grey limestone laid in broken courses with "Ste. Genevieve" (yellowish) limestone quoins and trim. The roof has steeply pitched gables and dormers and grouped chimneys in the Gothic style, linked at the base. The eaves and bargeboards are handsomely decorated with "Carpenter Gothic" wood cut-work, finials and drops.

Windows and doors have stone hood molds. The first story openings have flat lintels and some second story openings have Gothic arch heads. Windows throughout are decorated with rectilinear tracery.

The interior is also characterized by Gothic Revival treatment on doorways and windows, and the living room and upstairs main bedroom marble fireplace mantels. The windows have interior, folding shutters which recess against the jambs.

There are seven rooms, plus two bathrooms and a stairhall. The first-story ceiling height is 9'11 1/2" and the slanted second-story ceilings are 10' 8 3/4" at their highest point.

Alterations

Old views of the house in the possession of the owners and 1940 Historic American Buildings Survey photographs and drawings show the original house has been little altered. The original west porch had the same elements as the southeast porch. This porch was removed for the addition of a one-story structure to the west of the house which was later replaced by a two-story frame structure both apparently dating from the late nineteenth century. The present west entrance porch with a copper hood was installed ca. 1934-1937.

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7. #1

"Greystone"

One original chimney and two interior fireplaces were removed in 1935. A wood balustrade on the deck of the southeast porch was removed and replaced by a copper-sheathed parapet wall topped by a wooden cresting of design compatible with the house. Other alterations have been made to windows and doors.

Dependency Buildings

The caretaker's house and guest house, both recent structures, were designed to enhance "Greystone." Both are wood-frame with Gothic Revival detailing. All the outbuildings are in good condition.

Present Status

"Greystone" was restored by the present owners in the 1960s for use as a week-end residence. It is in an excellent state of repair.

FOOTNOTES

1. Statement by Mrs. Vernon W. Piper, owner, personal interview by M. Patricia Holmes and site visit, April 25, 1973; and based on personal correspondence between Mrs. Vernon W. Piper and the State Historical Survey and Planning Office, July 18, 1974.

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National Park Service**

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date entered

Continuation sheet "Greystone"

Item number 7

Page 1a

Item number 7

Data relating to the Gustave Meissner House:

Condition: x excellent
 x altered
 x original site

Also located within the boundaries defined for the property associated with "Greystone" is the Gustave Meissner House, alternatively known as Green Shutters and/or Evergreen Hill.

The Gustave Meissner House is a simple one and one half story frame structure with a stone basement, an L-shaped floorplan, a steeply pitched cross-gable roof, deep bracketed eaves, and an ornamental entrance porch on the primary (west.) facade. Constructed in 1875, the house was built for Gustave Meissner, foreman of the Bush vineyards at Bushberg.

The proposed original design of the building is well documented since original plans, drawn in ink on linen, and accented with water color, still exist. The construction documents (plans and specifications) are signed by J. H. Hertnel, Architect. Little is known of the architect, but the building was erected by Ephiram Williams, a carpenter born in Fiddington, Somersetshire, England in 1835 and one of the first settlers of Crystal City.

According to notes recorded on the tracings, some minor changes were made on the interior at the time of construction including the conversion of one of the first floor bedrooms into an office for Mr. Meissner and providing it with an outside entrance from the high grade on the west side. To compensate for the loss of this space as a bedroom (there were at least six children when the house was built - eventually there were ten), a corner of the 12' x 16' porch on the southeast corner of the house was enclosed as a separate room entered from the sitting room. A narrow balcony still remained facing south and an alcove still permitted outside entrance to the sitting room and stair hall. A vine-covered veranda extending the length of the original dining room and kitchen in the basement overlooking the river probably compensated for the loss of porch space.

After the death of Meissner in 1898, no changes were made to the building until the early 1920's when the crudely boxed-in entry to Meissner's office on the west side was refined into the gabled portico with 4" turned columns seen today.

In 1930, the dining room and kitchen were converted into a large living room by removing the dividing partition, enlarging the opening from the stair hall, and adding a large fireplace on the south end. On the exterior, the narrow balcony was incorporated into the house in order to accommodate the fireplace below and its outside chimney.

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Continuation sheet "Greystone"

Item number 7

Page 2

Item number 7 (continued)

The steep outside steps were removed and the entrance alcove on the original porch was glazed in. Original porch columns with cut-out brackets still frame this glassed-in opening.

A new wing with kitchen and dinette and a screened porch was added on the north side. Due to the slope of grade, this addition is barely noticeable from the west approach.

Item number 8

Page 1a

Period: 19th Century

Specific dates: 1875

Builder/Architect: Ephiram Williams/J. H. Herthel

Areas of Significance: x Agriculture

x Communications

Although the Gustave Meissner House is less grand and less pristine than "Greystone", it nevertheless possesses historical significance.

The Gustave Meissner House is significant according to the criteria under definitions A and B, to wit: it is associated with the wine industry in eastern Missouri during a period when Missouri ranked very high among the wine-producing states in the United States; it is associated with Gustave Meissner, an important horticulturist, and his son James G. Meissner, a pioneer in bringing telephone service to Jefferson County, Missouri.

Agriculture: During the 1870's through the 1890's Gustave E. Meissner was a business partner of St. Louis wine manufacturer Isidor Bush and manager of the Bush vineyards in the now-vanished town of Bushberg, Missouri. Meissner was a well-educated man and a talented horticulturist. His association with Isidor Bush brought wide recognition to the Bushberg vineyards. According to the Encyclopedia of the History of St. Louis (1899): "An important feature of their business was the propagation of grape cuttings which eventually made their institution famous and caused them to become known all over the United States and to some extent in other countries. Cuttings of wild vines were introduced by Mr. Meissner in France in 1877, and gained great favor among viticulturists by reason of their ability to resist attacks of the phylloxera, which was then devastating the vineyards of European countries."1 The firm published an illustrated descriptive catalog of "American Grape Vines -- A Grape Growers Manual" which went into its fourth edition in 1894 and was translated into many foreign languages. Meissner, a native of Germany, had spent most of his childhood in New York State and studied science in Brooklyn and at the Smithsonian Institution. In 1868, Meissner established a nursery for the propagation of trees and vines at Waterloo, Iowa. Two years later, at a time when Missouri ranked second after Ohio in wine production in the United States (with California on the rise)2, Meissner came to the St. Louis area and became associated with the firm of Isidor Bush and Son. In 1872, he became a partner in the firm, which changed its name to Bush & Son & Meissner.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) 1840s-1850s

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

"Greystone" is a major Missouri example of early Gothic Revival domestic architecture in a rural homestead. "Greystone's" importance is enhanced by its survival with a high degree of original integrity intact, its recent restoration by the present owners, and the Historic American Buildings Survey record drawing and photography project of 1940. "Greystone" is very similar to the published designs of Alexander Jackson Davis of the 1840s.

Little is presently known of Greystone's early history. Exactly who the original owner/builder was remains in question. Possibilities include a James Foster¹, E. S. Foster², and James L. Dunklin.³ Dunklin owned the land from 1849-1865, the probable construction period of the house.⁴ Data on the source of the architectural design is also lacking at present.

Early owners of the house were involved in the cultivation of grape vines and the sale of cuttings and rootings for vineyards elsewhere. Evidently wine was not made commercially on the site, however. Proximity of a steamboat landing, and later a railroad station, at the base of the river bluff was beneficial to this commercial enterprise.⁵

The house has had numerous owners since it was built. Several deed entries indicate it was on occasion used for collateral on loans. Twentieth century owners have been appreciative of "Greystone's" charms, taking measures to preserve its original appearance.

In 1914-1915 a plan was conceived to develop the farm--then known as "Dudly Farm"--into a resort with cottages on the subdivided property. Leaflets promoting this scheme were circulated. Fortunately, the idea did not come to fruition and the atmosphere of the mid-nineteenth century homestead was preserved.

SEE INSTRUCTIONS

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ENTRY NUMBER	DATE

(Number all entries)

8. #1

"GREYSTONE"

FOOTNOTES

1. Ante Bellum Houses of the Mississippi Valley, Catalogue of an Exhibition of New Photographs and Measured Drawings, Fine Arts Room, St. Louis Public Library, October, 1940, Historic American Buildings Survey, Central Unit, St. Louis, National Park Service, U. S. Department of the Interior, p. 12.
2. Statement by Mrs. Vernon W. Piper, interview by M. Patricia Holmes, April 25, 1973; and based on personal correspondence between Mrs. Piper and the State Historical Survey and Planning Office, June 5, 1974 and July 18, 1974 (Mrs. Piper's data is drawn from a review of the county records as there is no abstract to the property.)
3. Ibid.
4. Ibid.
5. Piper, interview, April 25, 1973.

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Item number 8 (continued)

In 1875, Meisner, at his own expense, built as a dwelling for his family the house on a rock hill, rising immediately west of Mr. Bush's own residence. Twenty years later, on May 1, 1895, Isidor Bush sold six acres on which the house is located to "Gust E. Meissner" for the sum of \$600.00 "with free access to the Rail Road Station, river landing and the county road."

The nursery began deteriorating before Gustave Meisner's death in 1898. He willed the property to his wife, Alvina, since none of his five sons were interested in the business. His son, Gus, Jr., continued to live in the house while he ran a farm on the 600 acres of land on Meissner's Island in the Mississippi River opposite the house. In 1902 Gus, Jr., used an earlier photograph of the house on the letterhead for his Nursery Company "Growers of Fruit Trees and Grape Vines".

When Meissner's widow, Alvina, died in 1934, she willed Evergreen Hill to her two unmarried daughters, Amalie and Minnie. On Amalie's death, Minnie became sole owner and she willed it to Richard William Merkel, the son of William S. Merkel, and Emma Meissner sold Evergreen to the Vernon Pipers in 1974.

Communications:

The Gustave Meissner House was the first residence in Jefferson County to be served by a telephone.⁴ In the years before World War I, James Meissner, son of Gustave Meissner, was president of the Meissner Telephone Company, an independent company, based in Pevely, Missouri, which was formed in 1905.⁵

Footnotes:

1. Encyclopedia of the History of St. Louis, Volume III, ed. by William Hyde and Howard L. Conard (New York: Southern History Co., 1899), P. 1439.
2. Mari-Anne Messmann Straatman, "Missouri Wineries", in St. Louis (September, 1980), p. 79.
3. Deed, Book 43, p. 88, Jefferson County, Missouri, Warranty Deeds.
4. Walter L. Eschback, Historic Sites of Jefferson County, Missouri (Hillsboro, Missouri, 1968), p. 30.
5. Howard C. Litton, History of Jefferson County, Missouri and Festus and Crystal City, Missouri.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

"GREYSTONE"

1. Historic American Buildings Survey, National Park Service, U. S. Department of the Interior. Ante Bellum Houses of the Mississippi Valley. Catalogue of an Exhibition of New Photographs and Measured Drawings, Fine Arts Room, St. Louis Public Library, October, 1940.
2. Piper, Mrs. Vernon W. Personal interview. April 25, 1973.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees	Minutes Seconds
NW	38° 18' 31"	90° 23' 06"				
NE	38° 18' 31"	90° 22' 29"				
SE	38° 17' 56"	90° 22' 29"				
SW	38° 17' 56"	90° 23' 06"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 189 acres

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

STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:

M. Patricia Holmes, Research Associate

ORGANIZATION Department of Natural Resources
State Historical Survey and Planning Office

DATE

October 18, 1974

STREET AND NUMBER:

P. O. Box 176, 1204 Jefferson Building

CITY OR TOWN:

Jefferson City

STATE

Missouri 65101

CODE

29

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name

James L. Wilson, Director
Department of Natural Resources
Title State Historic Preservation Officer

Date

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

Director, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

SEE INSTRUCTIONS

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(Continuation Sheet)

STATE	
Missouri	
COUNTY	
Jefferson	
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ENTRY NUMBER	DATE

(Number all entries)

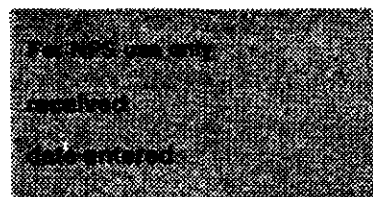
9. #1

"GREYSTONE"

3. . Personal correspondence with State Historical Survey and Planning Office, June 5, 1974.
4. . Personal correspondence with State Historical Survey and Planning Office, July 18, 1974.

United States Department of the Interior
National Park Service

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Item number 9

American Grapevine and Grapegrowing in Europe, 22nd year. No. 4 (April, 1898),
obituary of G. E. Meissner.

Bushberg Catalogue, 1895 (Fourth Edition).

Encyclopedia of the History of St. Louis, edited by William Hyde and Howard L. Conard.
New York Southern History Company, 1899.

Eschback, Walter L. Historic Sites of Jefferson County, Missouri. Hillsboro, Missouri,
1968.

Litton, Howard C. History of Jefferson County, Missouri and Festus and Crystal City,
Missouri. Scholarship Edition, 1982.

Meissner Telephone Directory, August 15, 1910.

St. Louis (September, 1980), pp. 79-81, 96-101.

St. Louis Globe-Democrat, January 3, 1898 (obituary of Gustave Meissner).

Primary sources consulted included plans and specifications for construction of the
house, deed records, personal letters, and papers of the Meissner Telephone Company.

Item number 10

There is no change in the original boundaries of the district.

The UTM reference point for the Gustave Meissner House is as follows:

Quadrangle Name: Herculaneum, Missouri

Quadarangle Scale: 1:24,000

UTM Reference: 15/729540/4242690

See appended U.S.G.S. map.

Item number 11

Gerhardt Kramer, FAIA
Kramer & Harms, Architects
2322 S. Brentwood Blvd.
St. Louis, Missouri 63144

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Item number 11 (Continued)

2. James M. Denny
Section Chief and State Contact Person
Missouri Department of Natural Resources
Division of Parks and Historic Preservation
P. O. Box 176
Jefferson City, Missouri 65102
Date: January 7, 1985
Telephone: 314/751-4096

Item number 12

The evaluated significance of this property within the state is:

 x state

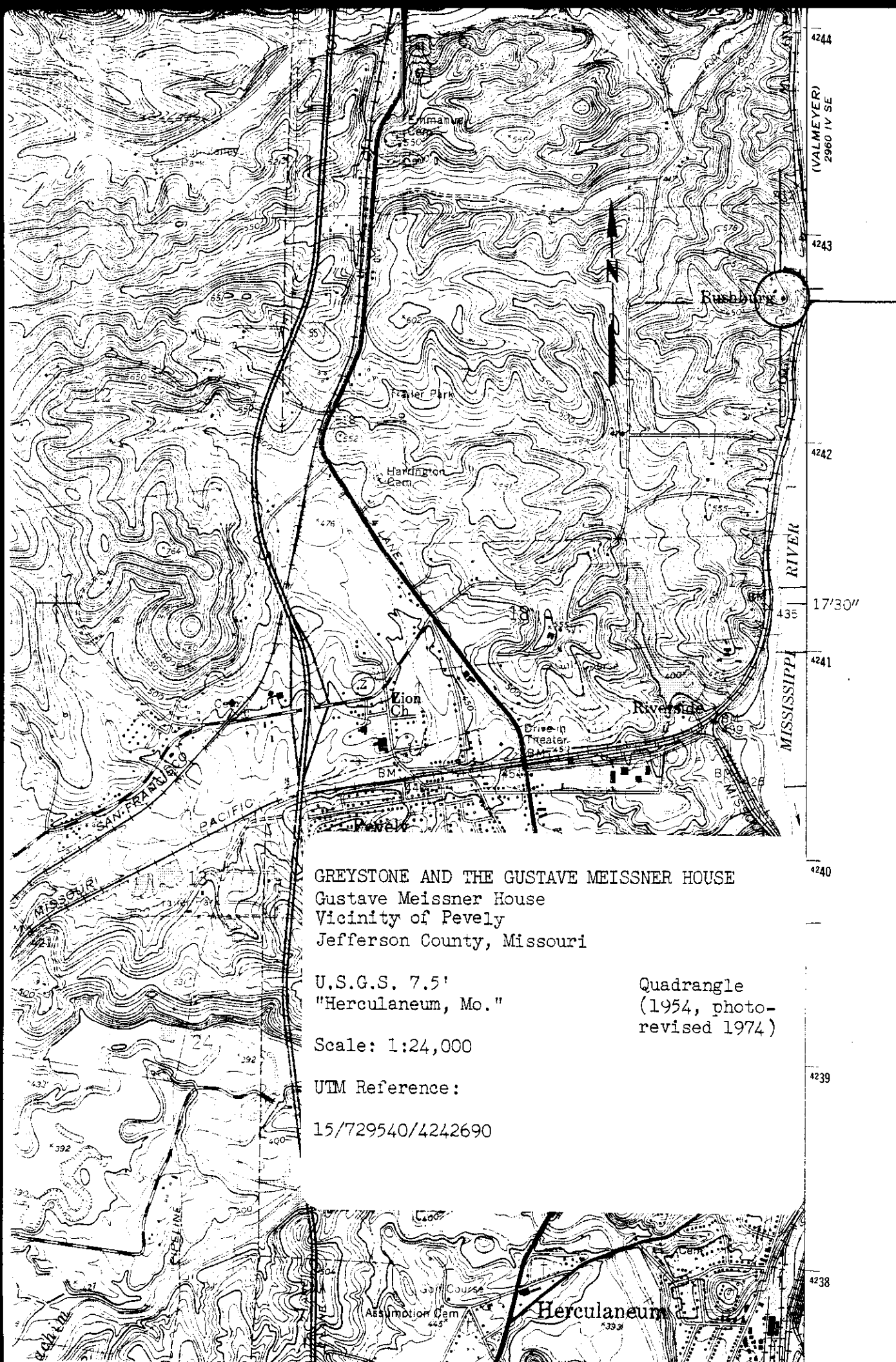
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89--665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.



State Historic Preservation Officer signature

John Karel, Director & Deputy State Historic Preservation Officer
Division of Parks and Historic Preservation

Date 2-22-85



GREYSTONE AND THE GUSTAVE MEISSNER HOUSE
Gustave Meissner House
Vicinity of Pevely
Jefferson County, Missouri

U.S.G.S. 7.5'
"Herculaneum, Mo."

Scale: 1:24,000

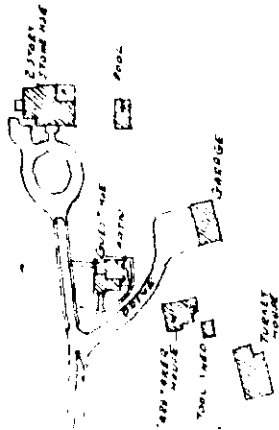
UTM Reference:

15/729540/4242690

Quadrangle
(1954, photo-
revised 1974)

"GREYSTONE" SITE PLAN MAP

SECTION LINE



N 89° 30' E

2585.60'

by At Bush and wife to Gustav Setz - March 27, 1889 - Book 32 - p. 280

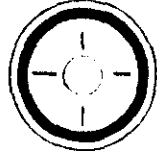
Old Iron Pipe
in 8" 50' 19.7
No. 4 43' 17.8

Electric Telephone Lines

Bar

N

W - E



executed a survey of the lands as shown upon this plat, being part of
hip Forty-one (41) North, Range Six (6) East, in Jefferson County,

it of said survey is truly and correctly shown upon this plat.
unto set our firm name at our office in Hillsboro, Missouri, this

THE JEFFERSON COUNTY SURVEYING COMPANY.

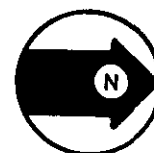
Executed by: *Charles H. Kuntze*
Registered Land Surveyor,
State of Missouri.

M I S

March 1
Jan 1
Book 32
June 2

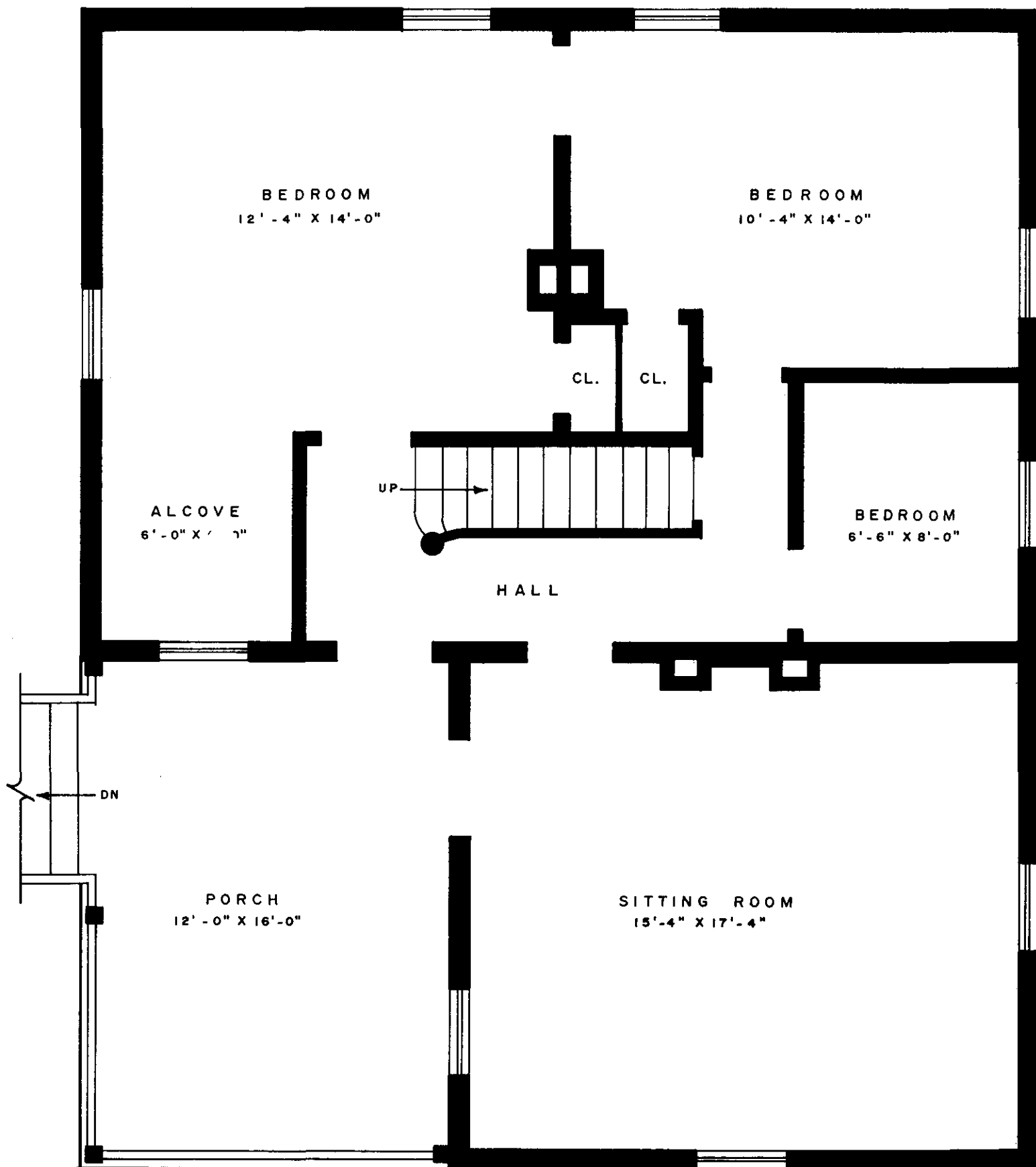
EXISTING TRACK -

FIRST FLOOR PLAN
EVERGREEN HILL (GUSTAVE MEISSNER HOUSE)
PEVELY VICINITY, JEFFERSON COUNTY, MISSOURI



PLAN TAKEN FROM DRAWINGS BY ARCHITECT J. H. HERTHEL

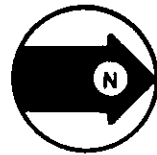
NOT TO SCALE



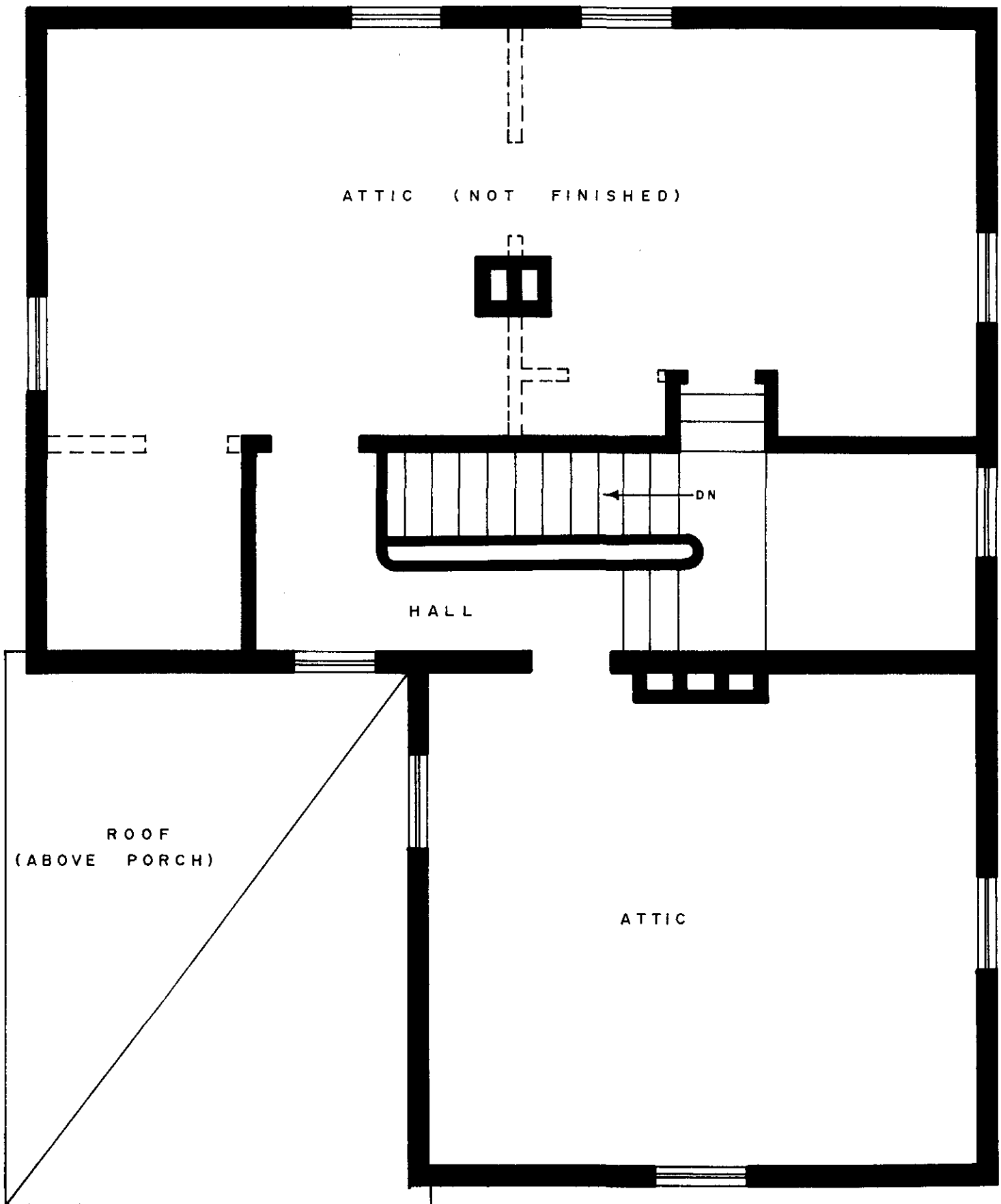
ATTIC FLOOR PLAN

EVERGREEN HILL (GUSTAVE MEISSNER HOUSE)

PEVELY VICINITY, JEFFERSON COUNTY, MISSOURI



NOT TO SCALE



PLAN TAKEN FROM DRAWINGS BY ARCHITECT J. H. HERTHEL

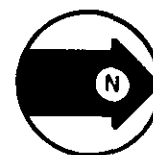
DRAWN FOR: JIM DENNY

DRAWN BY: BILL SMITH

JUNE 1984

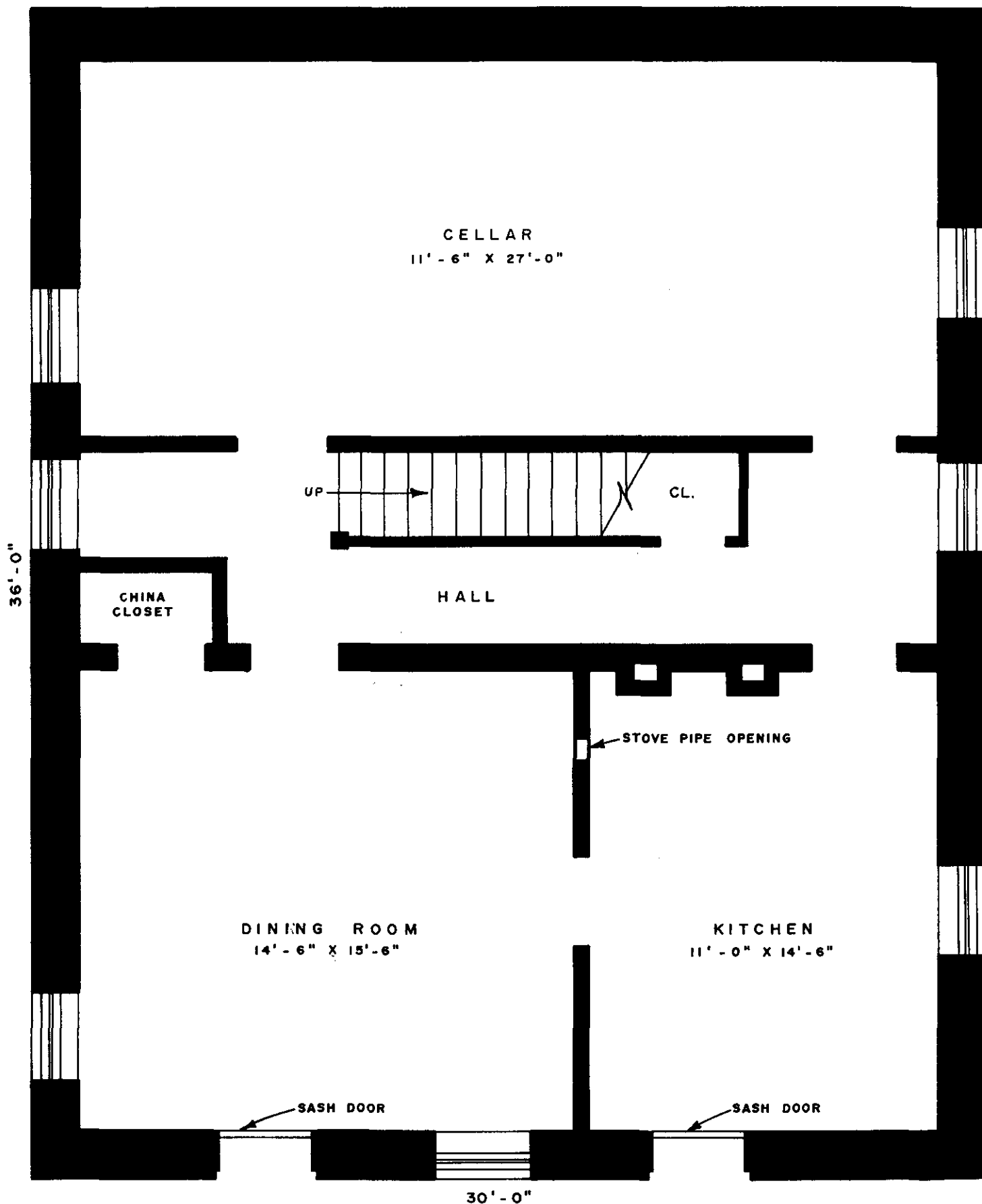
BASEMENT FLOOR PLAN

EVERGREEN HILL (GUSTAVE MEISSNER HOUSE)
PEVELY VICINITY, JEFFERSON COUNTY, MISSOURI



NOT TO SCALE

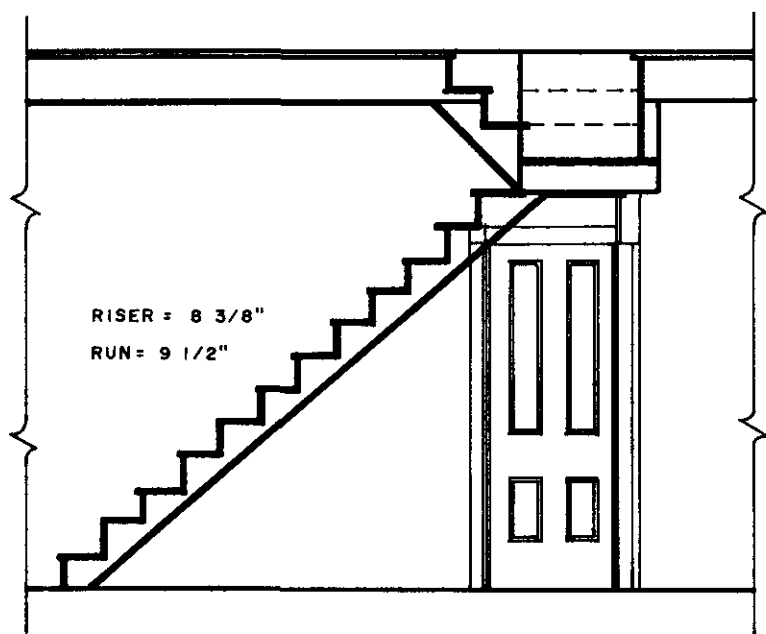
PLAN TAKEN FROM DRAWINGS BY ARCHITECT J. H. HERTHEL



SECTIONS

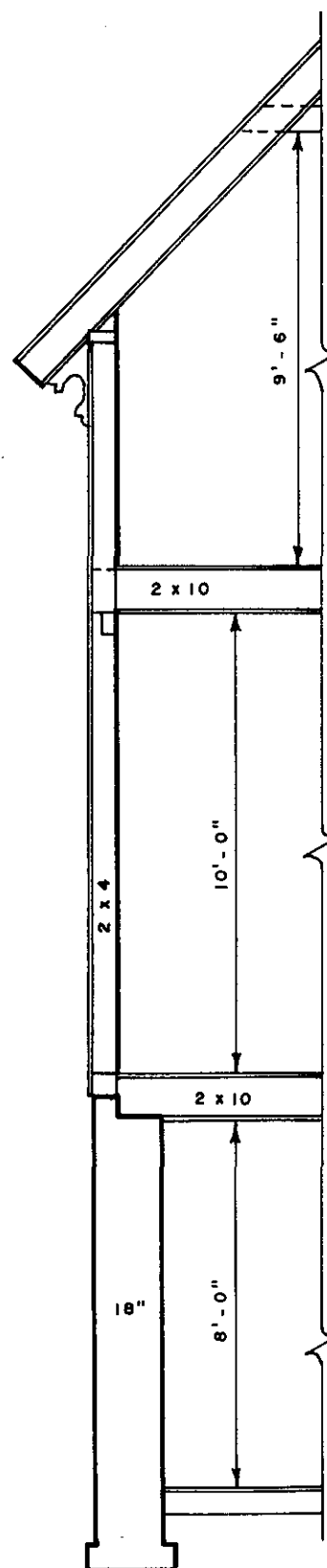
EVERGREEN HILL (GUSTAVE MEISSNER HOUSE)
PEVELY VICINITY, JEFFERSON COUNTY, MISSOURI

WALL SECTION
NOT TO SCALE



RISER = $8 \frac{3}{8}$ "
RUN = $9 \frac{1}{2}$ "

SECTION THROUGH STAIRWAY
NOT TO SCALE



SECTIONS TAKEN FROM DRAWINGS BY ARCHITECT J. H. HERTHEL

EAST ELEVATION

EVERGREEN HILL (GUSTAVE MEISSNER HOUSE)

PEVELY VICINITY, JEFFERSON COUNTY, MISSOURI

ELEVATION TAKEN FROM DRAWINGS BY ARCHITECT J. H. HERTHEL



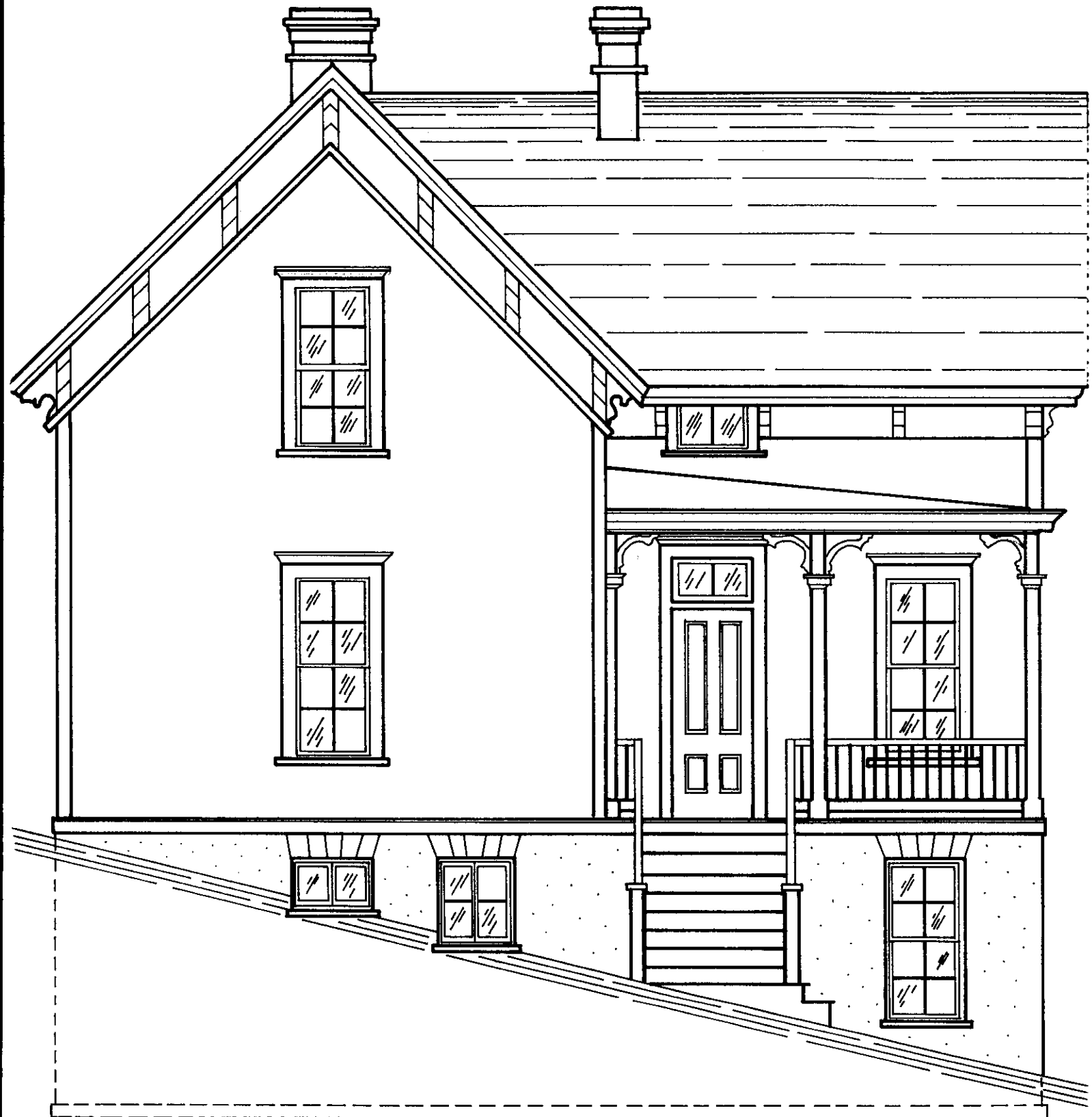
EAST ELEVATION

NOT TO SCALE

SOUTH ELEVATION

EVERGREEN HILL (GUSTAVE MEISSNER HOUSE)
PEVELY VICINITY, JEFFERSON COUNTY, MISSOURI

ELEVATION TAKEN FROM DRAWINGS BY ARCHITECT J. H. HERTHEL



SOUTH ELEVATION
NOT TO SCALE

NORTH ELEVATION

EVERGREEN HILL (GUSTAVE MEISSNER HOUSE)
PEVELY VICINITY, JEFFERSON COUNTY, MISSOURI

ELEVATION TAKEN FROM DRAWINGS BY ARCHITECT J. H. HERTHEL



NORTH ELEVATION

NOT TO SCALE

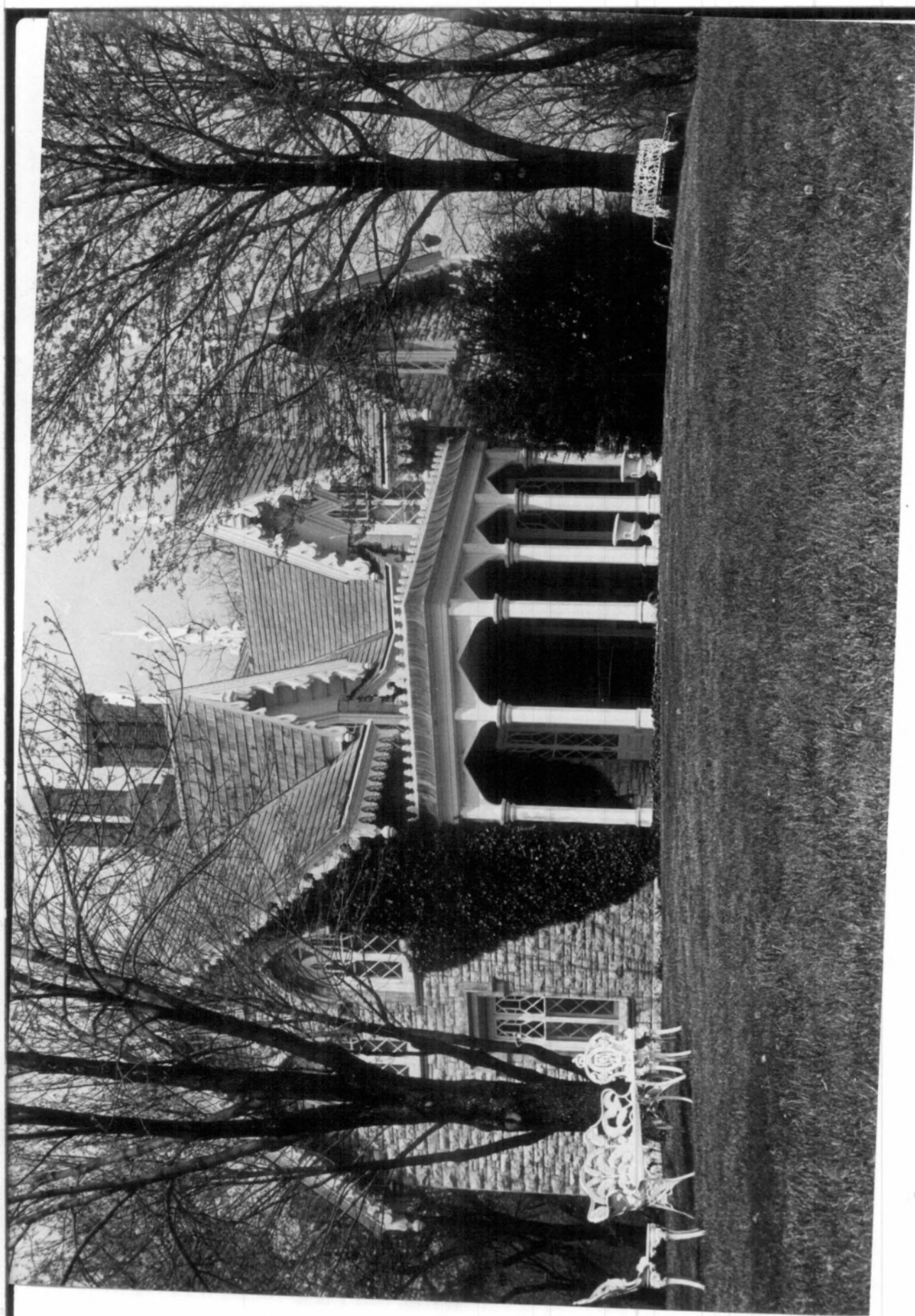
"Greystone"

Peachy Vicinity, Jefferson Co., Mo.

M. D. Holmes, Photog. 25 April 1973

View from SE \rightarrow NW
showing SE porch.

SITE FILE COPY



Greystone
Dunbar, Vicinity
Jefferson County

M.P. Holmes photo 25 Apr 73

from near hse. → SW toward
3 apartment bldgs.

SITE FILE COPY



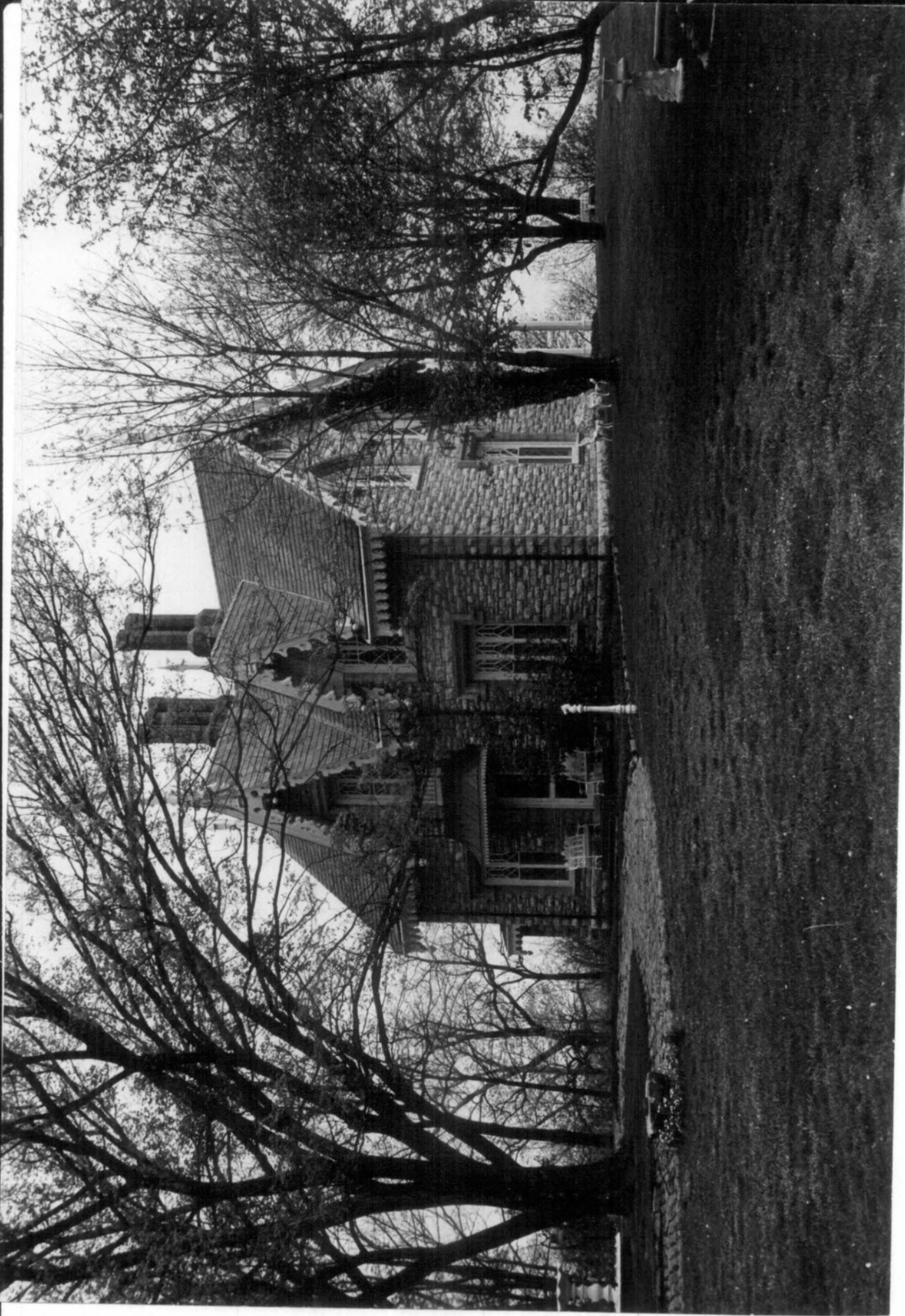
"Greystone"

Dewey Vicinity, Jefferson Co., Mo.

M.P. Holmes, Photog. 25 Apr 1973

View from SW → NE

SITE FILE COPY



Greystone
Pevely Vicin
Jefferson Co., Mo.

MP Holmes photo. 25 April 1973

Doorways - 1st Stom
Dining Room

SITE FILE COPY



"Greystone"

Pevely Vicin.

Jefferson Co., Mo.

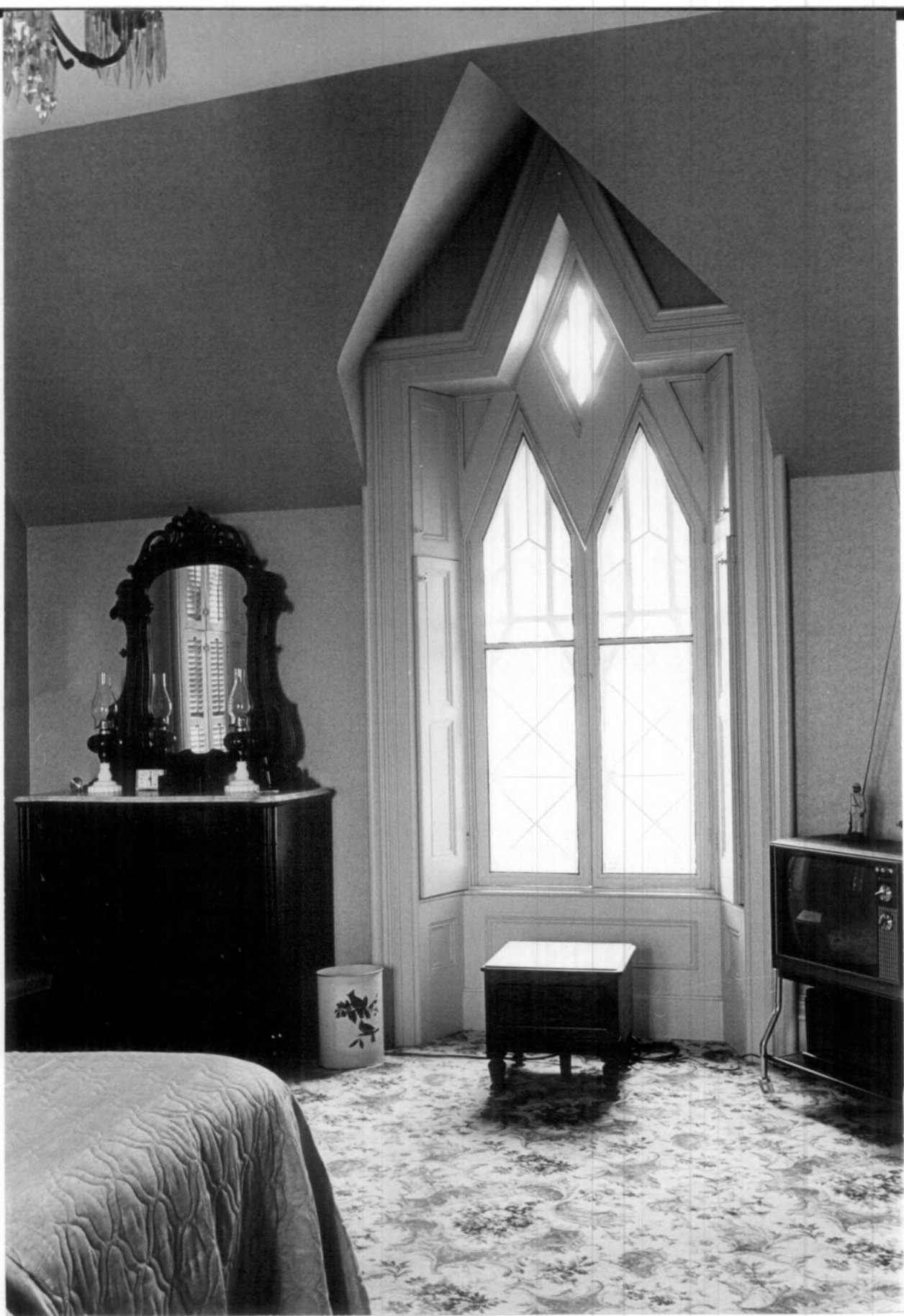
M.P. Holmes photog.

25 Apr 1973

E. Window, S. Bedroom

2nd Story

SITE FILE COPY



GREYSTONE AND THE GUSTAVE MEISSNER HOUSE
Gustave Meissner House #1A of 9
Pevely vicinity, Jefferson County, Missouri

Photographer: James M. Denny
Date: September 28, 1981
Neg. Loc.: Dept. of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City, Missouri
65102

West elevation, looking northeast.



GREYSTONE AND THE GUSTAVE MEISSNER HOUSE
Gustave Meissner House #2A of 9
Pevely vicinity, Jefferson County, Missouri

Photographer: James M. Denny
Date: September 28, 1981
Neg. Loc.: Dept. of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri
65102

West elevation, looking northeast.



GREYSTONE AND THE GUSTAVE MEISSNER HOUSE
Gustave Meissner House #3A of 9
Pevely Vicinity, Jefferson County, Missouri

Photographer: James M. Denny
Date: September 28, 1981
Neg. Loc.: Dept. of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri
65102

South elevation, looking northeast.



GREYSTONE AND THE GUSTAVE MEISSNER HOUSE
Gustave Meissner House #4A of 9
Pevely vicinity, Jefferson County, Missouri

Photographer: James M. Denny
Date: September 28, 1981
Neg. Loc.: Dept. of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri
65102

East elevation, looking northwest.



GREYSTONE AND THE GUSTAVE MEISSNER HOUSE
Gustave Meissner House #5A of 9
Pevely vicinity, Jefferson County, Missouri

Photographer: James M. Denny
Date: September 28, 1981
Neg. Loc.: Dept. of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri
65102

Interior view, first floor stair; looking
northeast.



GREYSTONE AND THE GUSTAVE MEISSNER HOUSE
Gustave Meissner House #6A of 9
Pevely vicinity, Jefferson County, Missouri

Photographer: James M. Denny
Date: September 28, 1981
Neg. Loc.: Dept. of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri
65102

Interior view, first floor sitting room;
looking northwest



GREYSTONE AND THE GUSTAVE MEISSNER HOUSE
Gustave Meissner House #7A of 9
Pevely vicinity, Jefferson County, Missouri

Photographer: James M. Denny
Date: September 28, 1981
Neg. Loc.: Dept. of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri
65102

Historic view of Businberg with Meissner
house in upper left background; looking
northwest



GREYSTONE AND THE GUSTAVE MEISSNER HOUSE
Gustave Meissner House #8A of 9
Pevely vicinity, Jefferson County, Missouri

Photographer: Unknown
Date: Unknown
Neg. Loc.: Dept. of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri
65102

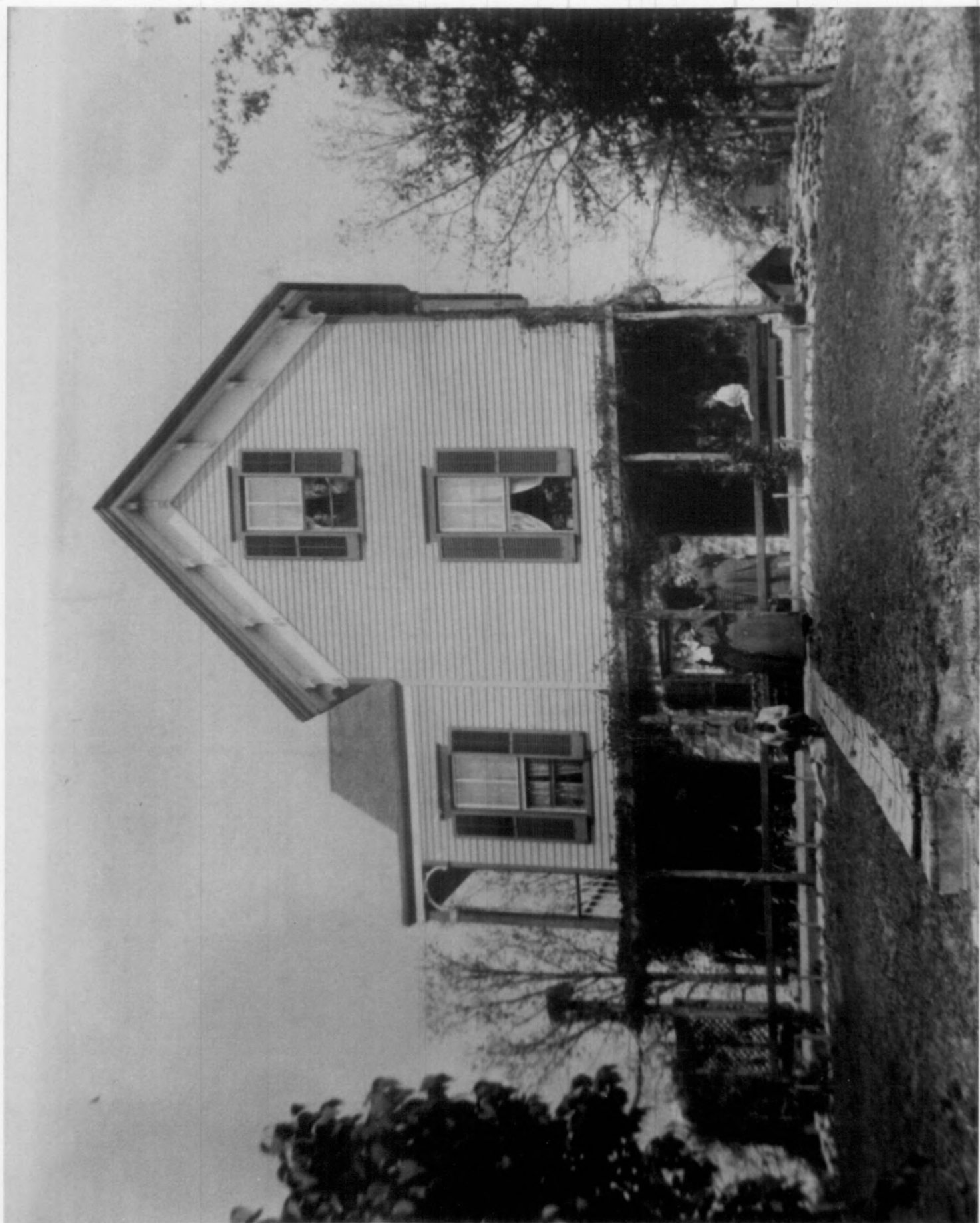
Historic view of Busnberg with Meissner
house in upper right background; looking
southwest



GREYSTONE AND THE GUSTAVE MEISSNER HOUSE
Gustave Meissner House #9A of 9
Pevely vicinity, Jefferson County, Missouri

Photographer: Unknown
Date: Unknown
Neg. Loc.: Dept. of Natural Resources
Historic Preservation Program
P. O. Box 176
Jefferson City, Missouri
65102

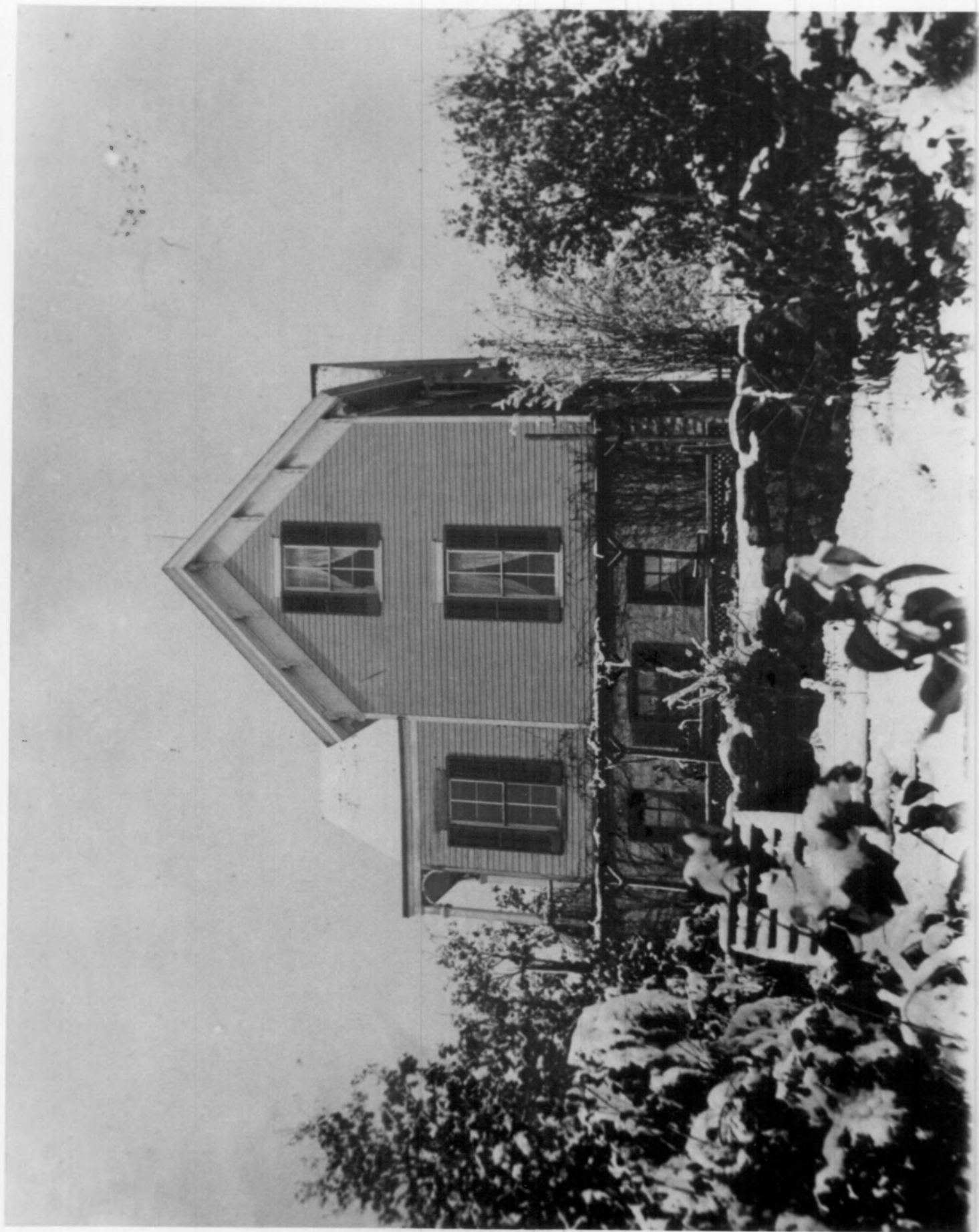
Historic view of Meissner house, looking
west at east facade

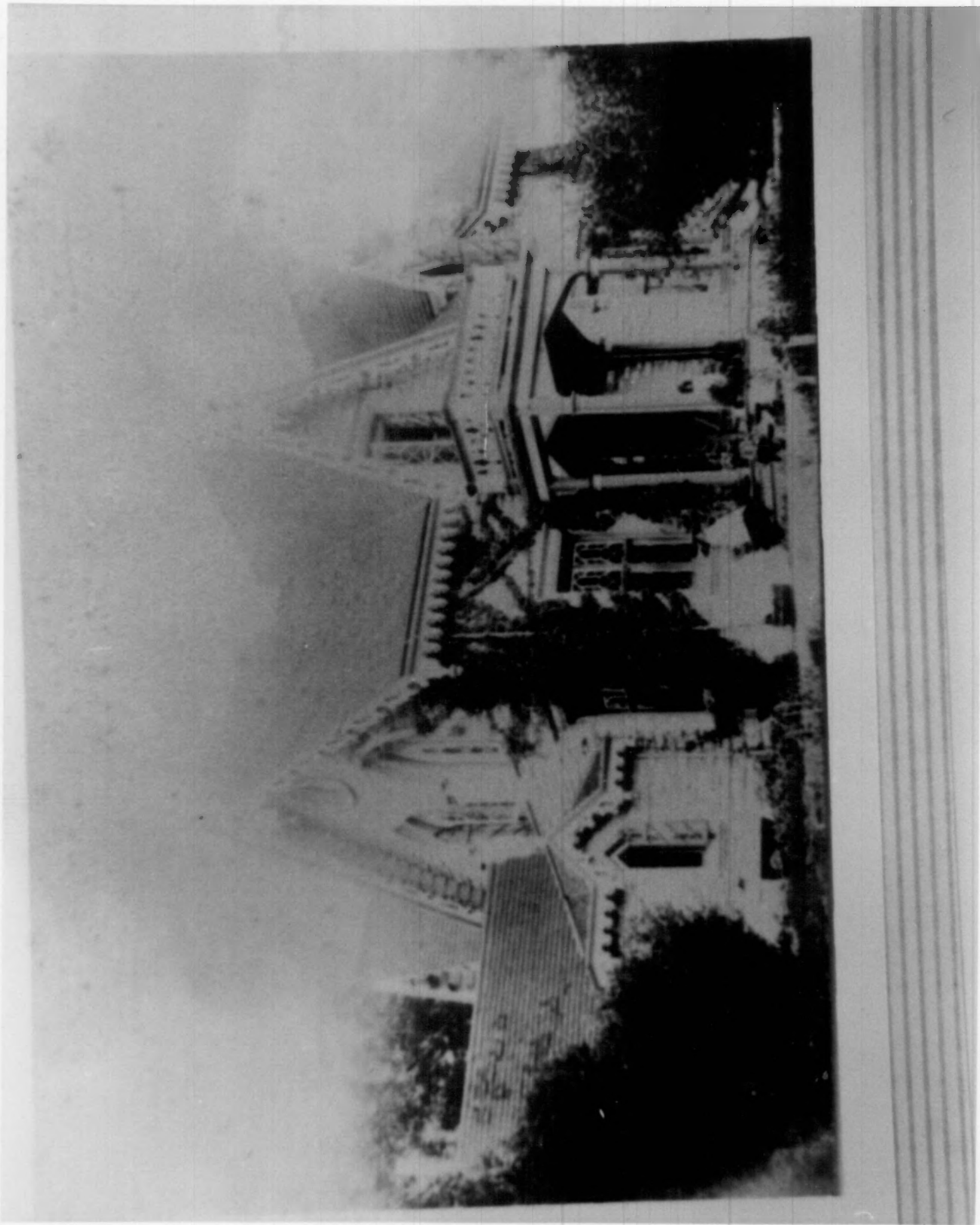


EXTRA
PHOTOS











Inscription on back reads:
Built in 1866 for Isadore Bush, Wine Mfr.
Chas B. Clarke, St. Louis Arch.
Since 1939 home of Mr. & Mrs. Harry Papin, Jr.
John A. Bryan 1940
"GREYSTONE" ON THE MISSISSIPPI