

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property	
historic name	<u>Cape, Dr. Leander W., Buildings</u>
other names/site number	<u>Maplewood City Hall, Maplewood Fire Department</u>

2. Location	
street & number	<u>7401-03 Hazel and 2737-47 Sutton</u> [n/a] not for publication
city or town	<u>Maplewood</u> [n/a] vicinity
state	<u>Missouri</u> code <u>MO</u> county <u>St. Louis</u> code <u>189</u> zip code <u>63143</u>

3. State/Federal Agency Certification	
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this <input checked="" type="checkbox"/> nomination <input type="checkbox"/> request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property <input checked="" type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria. I recommend that this property be considered significant <input type="checkbox"/> nationally <input type="checkbox"/> statewide <input checked="" type="checkbox"/> locally. (See continuation sheet for additional comments [].)	

Mark A. Miles *09/30/05*
 Signature of certifying official/Title Mark A. Miles / Deputy SHPO Date

Missouri Department of Natural Resources
 State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
 (See continuation sheet for additional comments [].)

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification		
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I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register See continuation sheet [].	_____	_____
<input type="checkbox"/> determined eligible for the National Register See continuation sheet [].	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, explain see continuation sheet [].	_____	_____

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	6	0 building
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		
<input type="checkbox"/> public-state	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
			sites
			structures
			objects
		6	0 total

Name of related multiple property listing.
 n/a

Number of contributing resources previously
 listed in the National Register. 0

6. Function or Use

Historic Function
COMMERCE/TRADE- specialty store
COMMERCE/TRADE- business
COMMERCE/TRADE- professional
COMMERCE/TRADE- organizational
COMMERCE/TRADE- restaurant
GOVERNMENT- city hall
GOVERNMENT- fire station
DOMESTIC- single dwelling
DOMESTIC- multiple dwelling

Current Functions
VACANT/NOT IN USE

7. Description

Architectural Classification
LATE 19TH AND EARLY 20TH
CENTURY REVIVALS

see continuation sheet [].

Materials
 foundation limestone
concrete
 walls brick
limestone
terra cotta
 roof asphalt
 other _____

see continuation sheet [].

NARRATIVE DESCRIPTION
 See continuation sheet [x]

8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

ARCHITECTURE

POLITICS/GOVERNMENT

Periods of Significance

1898 and 1908-1922

Significant Dates

n/a

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Koester, William/builder, contractor

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: Landmarks Assoc. of St. Louis

10. Geographical Data

Acreage of Property under 1 acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	733 320	4277 060			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Matthew Bivens/researcher
organization Landmarks Association of St. Louis date April 1, 2005
street & number 917 Locust Street, 7th floor telephone 314-421-6474
city or town St. Louis state MO zip code 63101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Pete Rothschild, Rothschild Development (and see owners page)
street & number 4746 McPherson Telephone 314-361-7117
city or town St. Louis state MO zip code 63108-1919

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Cape, Dr. Leander W., Buildings
St. Louis [Independent City], Missouri

Summary

The Dr. Leander W. Cape Buildings are located at 7401-03 Hazel Avenue and 2737-47 Sutton Avenue in Maplewood, St. Louis County, Missouri. This small district consists of six adjacent brick buildings, all designed and built between circa 1898 and 1911. The properties, all with flat roofs and limestone foundations, include a two-story building with a corner entrance and an oriel window at the intersection of Sutton and Hazel Avenues, a two-story building with ornate terra cotta detailing at the north end of the district on Sutton, and four one-story buildings between or adjacent to the corner buildings. All of the properties are contributing and a preponderance of original material is present throughout. Cast iron is used in some storefronts and one building features a decorative cornice of pressed metal. One building in the center of the district has been rehabilitated. The few exterior alterations mainly have involved such things as some new doors, glazing and boarded windows. Interior alterations include historic wall cutouts between some buildings. All of the buildings are vacant. As a group, they retain substantial integrity of location, design, materials, workmanship, setting, feeling and association.

Site

The Dr. Leander W. Cape Buildings are situated on a busy intersection at Sutton and Hazel Avenues in Maplewood, St. Louis County, Missouri. Residential buildings are to the west, a transit loop (former street car station) is to the south, a church and commercial buildings are to the east and additional commercial buildings are to the north.

Exterior

The south-facing elevation of the Dr. Leander W. Cape Buildings includes the circa 1898 two-story red brick storefront/residence building at the corner of Sutton and Hazel Avenues (7401 Hazel, **photo 1**, and see **figure 3**, page 9; the building has changed little since its construction). A recessed main corner entrance (reached by cast iron steps) retains its original door and iron hardware; a transom above is boarded. At either side (at Sutton and at Hazel) is a wide storefront window with eight lights above. Framing the first story above the window bays, simple wrought iron beams contain decorative panels

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and floral tie rod ends (similar to **photo 2**); cast iron columns have geometric ornament. Iron ledges protrude under the window bays; below each bay is a smaller rectangular window at ground level. An additional entrance with transom is flanked by brick pilasters at the western end of the building; decorative panels in the cast iron act as capitals. At the second story corner, a four-sided oriel window has a tapering hexagonal roof with a finial. The projecting window tower is supported by a heavy iron bracket and beam below; the bracket has a rising sun motif. Three double-hung windows retain original sash; a fourth window is boarded. At the Hazel Avenue side of the tower is a pair of segmental arch double-hung windows on a common limestone sill. A block modillion cornice projects just below an extended parapet roof capped with terra cotta (**photo 1**).

A one-story, circa 1898 brick building (7403 Hazel, at the west) contains double storefront windows with transoms above; transoms contain two double (one is painted) flanked by two single lights. A door with transom abuts the brick pilaster of the corner building. The wrought iron beam continues across the first story to the western end and terminates in a decorative panel (**photo 1**). A cast iron cornice with festoon swag ornament crowns the flat parapet; ends have shell-topped, decorative blocks (**photo 2**).

The east-facing (Sutton Avenue) elevation of the corner building (7401 Hazel) contains a segmental arch entrance with two-light transom flanked by segmental arch windows on limestone sills; wood sash is extant and windows are partially boarded (**photo 3**). Wood above the door and window framing retains intricately-carved floral patterns; terra cotta ornament above the arches mimics the organic design below (**photo 4**). The second story contains three similar double-hung windows. The block modillion cornice continues from the Hazel elevation. Partly visible over the first story of the adjoining building (at 2743 Sutton) is an entrance with transom flanked by two double-hung windows.

Three adjoining one-story brick storefront buildings face east at Sutton. The first (at 2743 Sutton), built in 1911, has a central entrance with transom flanked by large single-light windows; the transom contains an air conditioning unit. Above the bays are five boarded transom windows; original sash is intact. A terra cotta belt course above extends the length of the building to the last building at the north (**photos 3, 5, 6**). Above, three courses of brick step back from the course where a flat wall extends to the parapet. The parapet is capped with terra cotta. A pilaster (between this building and 2741 Sutton)

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rises above the parapet, is crowned with a terra cotta cornice and supports a terra cotta sphere (**photo 6**).

The second one-story, 1911 brick building (at 2741 Sutton) has recently been restored; it can be used as a model to restore its flanking partners. A centered door with transom is flanked by double-light windows. Above, transoms contain five double-light windows. The terra cotta belt course, parapet and stepped brick are identical to 2743 Sutton; an additional pilaster with cornice and sphere is between it and the building at 2739 Sutton (**photo 5**). The third one-story, 1908 brick building (at 2739 Sutton) is virtually identical to 2743 Sutton with the exception that it has a small boarded transom above the door (**photo 5**).

A final two-story, 1908 brick storefront/residence (at 2737 Sutton) completes the complex at the farthest north (**photo 5**, and **figure 5**, page 12). A somewhat centered door is flanked by single-light storefront windows; transoms above are boarded, but intact behind. Behind a cast iron column to the left side of the storefront a recessed door has a two-light transom; an additional transom at the front wall retains its sash but no glazing. Above, the terra cotta belt course from the adjoining buildings separates the first and second stories. A pair of double-hung windows (one is boarded) on limestone sills have heavy stone lintels with alternating voussoirs and keystones. A terra cotta cornice supports a parapet with green-glazed diaper pattern brick. Two pilasters at either end of the parapet have terra cotta cornices and spheres (**photo 5**). Centered in the parapet is a projecting rectangular block with recessed central panel in green-glazed brick; the recessed edges are egg and dart terra cotta. The block is crowned with an elaborate terra cotta sculpture containing a winged cherub amidst a fury of foliage (**photo 7**).

The completely exposed, northern elevation of 2737 Sutton contains four segmental arch windows on wood sills—two are double-hung, one is boarded and the final has a vent. A segmental arch door header is visible at ground level near the building's front. The second story contains five additional similar windows; double-hung sash is extant. A large square multi-light window near the rear of the building has a concrete sill. A terra cotta cap crowns the elevation (**photo 8**).

The rear (west facing) elevations of 2737-43 Sutton contain a number of segmental arch double-hung window and door openings with brick or wood sills; many openings are

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boarded or shielded with iron bars (**photo 9**). Installed at the rear of 2741 Sutton, a new door with transom is flanked by glass block windows on metal-covered wood sills. A wide window with concrete sill at 2743 Sutton is also boarded. The west elevation of 7403 Hazel contains a blank brick wall with a single door with transom located at the adjoining building. The visible, west-facing second story of 7401 Hazel contains a single segmental arch double-hung window on a stone sill (visible in **photo 9**).

Interior

Only three interiors of the Dr. Leander W. Cape Buildings were accessible at the preparation of this nomination: 7401 and 7403 Hazel and 2743 Sutton. The interior of 7401 Hazel opens to 7403 Hazel via a wide, historic cut-through near the rear of the buildings. Original tongue and groove (possibly oak) flooring is extant; most brick walls are exposed. A virtually intact painted tin ceiling and crown molding is extant (**photo 10**). A stairwell located in between the buildings leads to a second floor living area. A brick fireplace with ornamental metal screen remains intact; the corner tower is accessible. Under this stair an additional set leads to a dirt floor and partial concrete basement where segmental arch windows and a door are visible; openings were most likely closed in when the adjoining buildings were built. The third accessible interior at (2743 Sutton) has similar wood floors and partially-exposed brick walls. Roof rafters are exposed; a skylight is in the roof (**photo 11**). Limestone foundations are visible in both buildings.

Visible through the storefront windows of 2741 and 2739 Sutton, the spaces are similar to 2743 Sutton with the exception of 2741 Sutton which has been rehabbed and has new drywall over the walls; it also lacks a skylight. Somewhat visible from the windows is the interior first floor of 2737 Sutton where an open space is partially filled with various materials. A stair behind the recessed entrance leads to the second floor where paint and plaster appear to be peeling.

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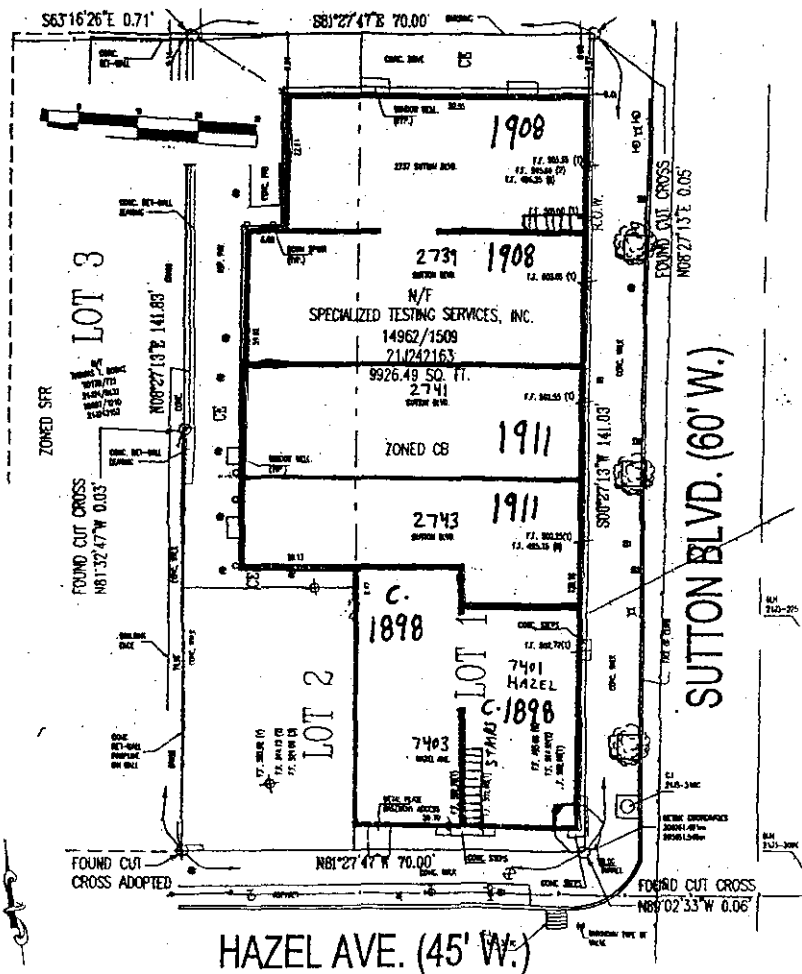
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Integrity

Minimal exterior alterations have occurred in the district. Virtually all original transoms and glazing in the historic, now deteriorating, storefronts are intact. An air-conditioning unit has been inserted in one transom; asbestos shingles now cover the corner tower and two newer doors have been inserted in streetscape openings. Several window openings are boarded. Installed at the rear of 2741 Sutton is a new door with transom flanked by glass block windows on metal-covered wood sills. Interior alterations include historic wall cut outs between some buildings. Despite these minor changes the buildings appear otherwise virtually unaltered. Five buildings are currently vacant and waiting for rehab; the sixth has been recently restored. The buildings retain sufficient integrity of location, design, materials, workmanship, setting, feeling and association.

Figure 1: Dr. Leander W. Cape Buildings, first floor plans. Source: Sutton Lofts Group, LLC condo plat, 2003.



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Summary

The Dr. Leander W. Cape Buildings, located at **7401-03 Hazel Avenue and 2737-47 Sutton Avenue** in Maplewood, St. Louis County, Missouri, are locally significant under Criterion C in the area of ARCHITECTURE as some of the earliest and most intact examples of commercial storefront buildings representative of the early development of suburban Maplewood. The buildings feature intact and elaborate terra cotta ornament, cast and wrought iron storefronts, cornices and decorative details along with paneled and green-glazed brickwork. Built for prominent and influential St. Louis and Maplewood doctor Leander W. Cape between circa 1898 and 1911, these six adjoining storefront buildings were retained by the Cape-Harper family into the 1990s and remain virtually intact from the period of construction. The buildings are additionally significant under Criterion A in the area of POLITICS/GOVERNMENT: An important Maplewood example of early development spurred by the immediate transit line and nearby railroad, the suburban Cape district grew to house the fledgling Maplewood city government including both City Hall and the Fire Department. The first meeting convened with a temporary Mayor appointed by the County Court on June 12, 1908. The first election (held in 1909) gave property owner Cape a seat on the new City Council. From this location at 2737 Sutton came formative Maplewood legislation creating city offices, courts, water and sanitation departments, business and auto licenses, street paving and the control of public nuisances. By 1922, growth and changing transportation patterns had attracted City Hall to a now-demolished building on Manchester Road. The Dr. Leander W. Cape Buildings thus carry singular significance as the best physical representation of the political and governmental history of the city. The period of significance is circa 1898 (the date the first buildings were being constructed) and 1908 to 1922 (starting with the incorporation of the City of Maplewood and next period of construction and ending when the Maplewood City Hall and Fire Department relocated).

Background

The City of Maplewood in St. Louis County, Missouri had its humble beginning as a tiny portion of a larger Spanish land grant to Charles Gratiot. Gratiot, a Swiss native who came to the United States in 1752, went to St. Louis and married into the city's founding family, the Chouteaus, in 1771. By 1798, he petitioned the Spanish Government for a tract of land three miles square, known as the Gratiot League Square. Gratiot was

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granted the land and after his death in 1817, his heirs divided it. Shortly before Gratiot's petition, an English blacksmith named James C. Sutton arrived in New Jersey. Sutton came to St. Louis in 1819 to join a brother already established in the city. Sutton purchased a portion of Gratiot's land grant from the heirs (334 acres at the southwest) in 1826.¹

Sutton enjoyed the rural life and finally left the City of St. Louis to establish his permanent residence on his farmland. By 1848, the Pacific Railroad was chartered to build a railroad from St. Louis to Jefferson City and then onward to the Pacific Ocean. By 1852, the railroad had reached Sutton's land; Sutton donated a parcel for a depot (at the future Sutton and Flora Avenues).² James Sutton died in 1877 and left his estate to nine surviving children. A daughter, Mary Sutton Marshall sold her portion to a St. Louis company which plotted the land in 1890 as a subdivision named Maplewood (eventually the name would be adopted as the formal name of the incorporated city).³

Additional heirs sold their land and new subdivisions were platted. The Maple Lawn Subdivision was platted on July 26, 1895 by the Maple Lawn Land Company, then headed by Charles W. Goetz (**figure 2**). The proximity of the Pacific Railroad allowed city residents the possibility of living in the rural enclave while continuing to work within the city limits; Maple Lawn subdivision was within a block of the train depot. Then, early in 1896, the new subdivision became even more attractive when the first electric street car extended to Maplewood with a loop on Sutton and Maple Avenues (along the east boundary of the subdivision). The northernmost portion, Block D, backed up to Sarah W. Harrison's property—a site formerly known as the Sutton's Home Farm. St. Louis doctor, Leander W. Cape, purchased Lot 1, Block D of the new subdivision from the Maple Lawn Land Co. in May 1897 for \$720.⁴

¹ Rosemary Davidson. *Survey of the Maplewood Subdivision: City of Maplewood*. (St. Louis, for the St. Louis County Historic Buildings Commission, 1982), pp. 4-6.

² *ibid.*, p. 5.

³ *ibid.* And *Directory of the City of Maplewood*. (Maplewood: Maplewood Business Men's Association, 1912). "Facts About Maplewood."

⁴ Esley Hamilton, researcher. St. Louis County Assessor (Book 94, page 262).

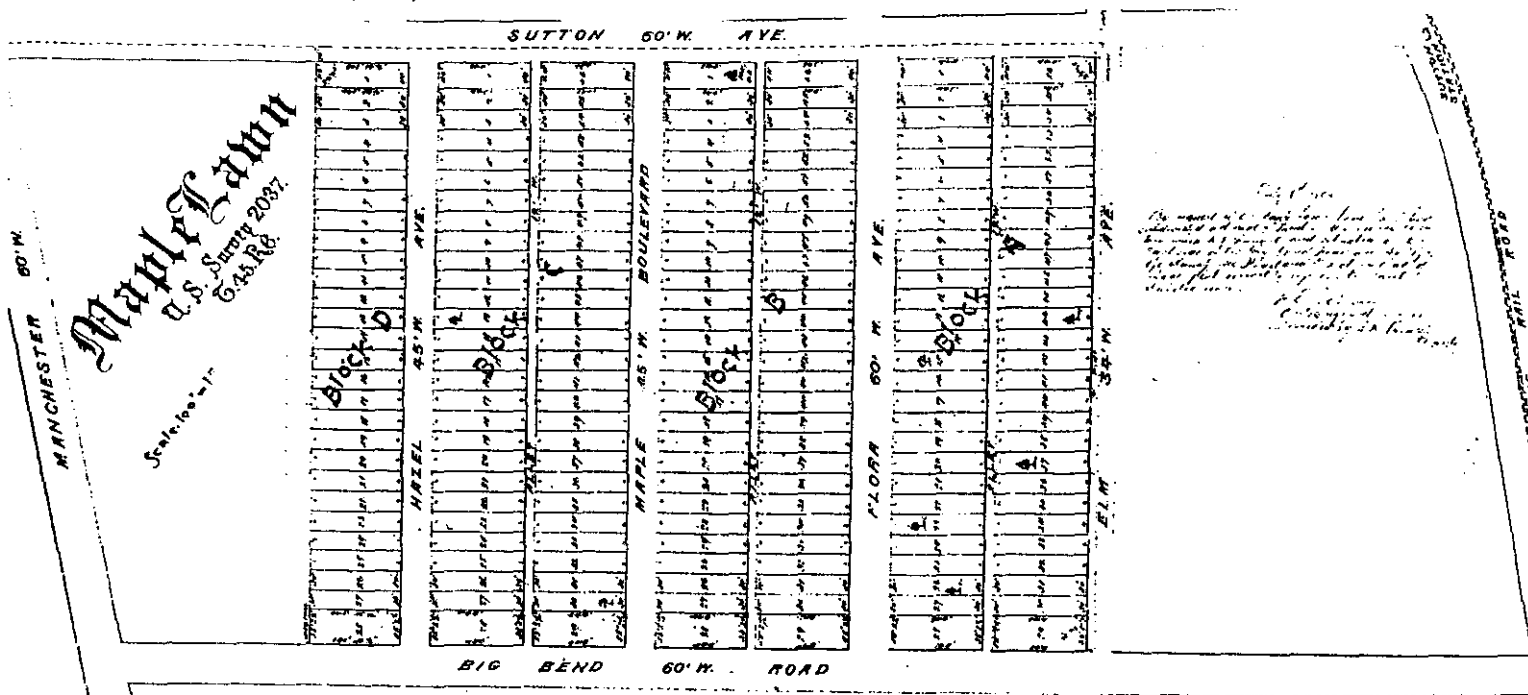
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Figure 2: Maple Lawn Land Co., Maple Lawn Subdivision, July 26, 1895 (U. S. Survey 2037, T 45, R 6).



Elaboration

Dr. Leander W. Cape was born in Jefferson County, Missouri in 1868 and received his early education in Kirksville, Missouri. He graduated as an M. D. from Washington University in 1887. One year later he married Alice D. Murphy of St. Francois County. Dr. Cape began to practice medicine in St. Louis in 1893, maintaining an office at 2700 Ellendale while residing in Maplewood on property he owned to the east of the nominated buildings (home demolished). Dr. Cape did not move his office to Maplewood until 1902.⁵ As stated in the *History of St. Louis County*:

Among the medical practitioners of St. Louis County, Dr. Cape is acknowledged as one of the most skillful, his reputation having been

⁵ William L. Thomas. *History of St. Louis County*. (St. Louis: S. J. Clarke, 1911), vol. II, pp. 397-8. The Cape's had one daughter, Gertrude Lee— she married William H. Harper, a local pharmacist.

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gained by nearly twenty-five years of well applied endeavor in one of the greatest of all the professions. In the splendid work of relieving the bodily ills of humanity he has attained more than an ordinary measure of success, and his clientage includes many of the best families of St. Louis County.⁶

In 1898, a year after purchasing Lot 1, Block D of the Maple Lawn Subdivision, Dr. Cape and his wife Alice borrowed \$1,500—presumably to construct the present two and one-story brick storefront buildings at the northwest corner of Sutton and Hazel Avenues (figure 3).⁷ (One might speculate whether these first buildings were designed and built by the only two men advertising in the 1896 *St. Louis County Directory*, architect and supervisor William H. Abesser and/or contractor and builder S. V. Wise; Abesser designed a number of buildings for suburban clients.)

Figure 3: Buildings at 7401-03 Hazel (in addition to buildings along Sutton at right). Source: Maplewood Library, circa 1938? The buildings today appear virtually the same; the corner turret is faded from the old photo.



⁶ *ibid.* Cape was a professional member of the St. Louis Medical Society, the St. Louis County Medical Society, the Missouri State Medical Society and the American Medical Association.

⁷ Esley Hamilton, researcher. *St. Louis County Assessor*. (Book 103, p. 148). No building permits exist.

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Before relocating his office to Maplewood in 1902, Dr. Cape began to purchase lots diagonal from the corner building on the east side of Sutton (between Hazel and Maple) until acquiring the entire block frontage in 1904.⁸ In 1904, Dr. Cape purchased Lot 2, Block D of the Maple Lawn Subdivision for \$2,550 (figure 4). He retained a house on the lot (now demolished) built four years earlier by James Hardie. A void in county directory and business publications (between 1893 and 1909) makes it nearly impossible to determine what tenants and purposes the buildings at 7401-03 Hazel served in the beginning.⁹

Figure 4: Cape property acquired by 1904 is circled, note the corner buildings at Sutton and Hazel Avenues. Source: J. R. Dunham. *Outline Map of St. Louis County*. (Clinton, Iowa, 1909), pp. 54-55.



⁸ *ibid.* St. Louis County Assessor. (Book 129, p. 322; book 138, p. 495; book 151, p. 202) Lots were parcels on Block 4 of the Maplewood Subdivision.

⁹ Since all the property was continually owned by Dr. Cape it is difficult to determine the possibility of tenant types; the first reverse directory (listing names as well as addresses in order) was published in 1922. R. B. Crossman's *Argus County Directory* (1903) lists resident/business names and city associated.

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Meanwhile, the Maplewood Improvement Association (formed in 1902 as a precursor to a city government) continued to work for essential municipal improvements such as electric street lights, police and fire protection, sanitation and water service and streets and sidewalks. Rapid growth and an increased need for basic services led in 1907 to public petitions to incorporate the City of Maplewood (which was then made up of several subdivisions with no central government).¹⁰ A devastating fire in January of 1908 illustrated to the residents the lack of protection expected from an unincorporated district. With no actual fire department, three outlying fire companies came to extinguish the fire. Heeding the warning two months later in March, a petition for incorporation was finally filed with the County Court.

In that same month, prominent and influential Dr. Cape presumably speculated about where Maplewood might build its City Hall. And, perhaps out of a commitment to the new city, he applied for a building permit to construct additional one and two-story brick buildings on Lots 1 and 2 (at 2737-39 Sutton) to be the first permanent homes of the City Hall and the city's first Fire Department.¹¹ Dr. Cape paid contractor and builder William Koester a total of \$5,000 to construct them; attractive and elaborate terra cotta ornament and linear belt courses coupled with green-glazed brick diaper designs made a striking yet sophisticated statement for the seat of the new city government. On May 20, 1908 Maplewood was officially incorporated as a third class city; the buildings were completed in time for the first City Hall meeting held there on June 12, 1908 (figure 5).¹²

Settled in its official home at 2737 Sutton, the city government quickly set forth to develop the ordinances and bills necessary to define the incorporated city.¹³ One of the first was a bill for the future election of city officers and the establishment of citizen voting. Ordinances to license Maplewood businesses, public buildings, vehicles, halls and amusements were passed. The establishment of a Court and the election of judges and a city attorney along with the creation of police and fire departments were some of the early accomplishments. More importantly, ordinances to obtain water and sanitation, electrical home and street lighting, telephone service and street improvements were

¹⁰ Rosemary Davidson. p. 9.

¹¹ *St. Louis Daily Record*. March 4, 1908, (#962).

¹² *Journal of Proceedings of the City of Maplewood, State of MO.*, May 21st, 1908. (originals located at the Maplewood City Hall on Manchester). The first official meeting was held at the office of G. A. Hoffmann in the Bank Building on Thursday, May 21st 1908. Mayor A. J. Crum, was appointed by the County Court.

¹³ *ibid.*

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passed. The position of City Engineer was created and the city's first newspaper (*Maplewood News*) was granted its start. Seemingly humorous by today's standards, an early ordinance against public spitting was passed stating "it is a nuisance, a source of filth and a cause of disease." Soon the City Hall at 2737 Sutton Avenue contained the Marshall's, City Attorney's Police Court, Mayor's, City Clerk's, City Engineer's, Building Inspector's, Fire Department, City Collector's, and City Treasurer's offices.

Figure 5: Maplewood City Hall & Fire Dept., c. 1912. Source: Maplewood Library



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The first election of the City of Maplewood was held in April of 1909. Dr. Cape was elected to the new Maplewood City Council to represent the first ward.¹⁴ William Koester, Cape's contractor/builder, was elected as the second ward councilman. Tenants of Dr. Cape's buildings (listed in the *Boos Directory of St. Louis County*) included H. Foelsing, a drygoodsman, at 7401-03 Hazel Avenue in 1909.¹⁵ It does not appear that Dr. Cape himself ever occupied the buildings, although in 1922 his office was one block away at 7396 Hazel.

The 1910 Census counted 4,976 inhabitants in the young city. Optimistic and enjoying continued professional and speculative success, Dr. Cape applied for a second permit in June of 1911 to construct two one-story brick storefront buildings between his existing buildings (at 2741 and 2743 Sutton); the cost was \$5,000.¹⁶ Dr. Cape presumably hired friend, neighbor and contractor/builder William Koester— building materials including brickwork and terra cotta as well as the general design and construction techniques are virtually identical to the buildings at 2737-39 Sutton. Dr. Cape's son-in-law, Dr. William H. Harper opened a pharmacy (appropriately named Harper's Pharmacy) in 1913 at 7401 Hazel. Between 1924 and 1927, he commissioned the Saum Brothers to design a new building to house a drugstore across the street at 2816-18 Sutton.¹⁷

In 1917, the City of Maplewood adopted the commission form of Government. An increased density of population required continued public improvements in sewers and paved streets. The limits of Maplewood were extended to cover an additional eighty-three acres. Maplewood soon became a thriving industrial and commercial center with main business streets located along Manchester (running east and west); Big Bend and Sutton, the site of the nominated buildings, ran north and south. The Maplewood City Hall was relocated to 7485 Manchester in 1922 (demolished); the Maplewood Chamber of Commerce occupied its space at 2737 Sutton and remained there into the 1930s.

Long-term tenants of the nominated buildings in the 1920s and 1930s included the Maplewood Branches of the popular Kroger Grocery & Bakery Company and the St. Louis County Gas Company. Additional tenants during the period included the

¹⁴ Thomas. vol. I, p. 119.

¹⁵ A second gap between published county directories (between 1909 and 1917) again makes identifying additional tenants difficult.

¹⁶ *St. Louis Daily Record*. June 26, 1911, (#6040).

¹⁷ Esley Hamilton and Rosemary Davidson. *Maplewood Historic Inventory*, 1982. Cape-Harper Building.

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Maplewood Messenger (newspaper), the Maplewood Electric (and Hardware) Company, the Maplewood Sign Co., Loop Variety 5 & 10 C Store, Eagles Sweet Shop, Leo Tsutsulis Confectionary, a series of tailors, milliners and shoe repair businesses; Danon Gust's, Peter Chiotos', the Maple Leaf and Leo Stevens' Restaurants also conducted business in the nominated buildings. The buildings also housed notable local artists including muralist James Baare Turnbull and sculptor Peter Keep; the Lange, M & M and Schilling Studios (photography) also made the buildings home during the 1930s and 1940s. During the 1940s, the popular *St. Louis County Observer* found temporary refuge before moving permanently to Clayton. The buildings housed a number of commercial and business interests and offices through the 1990s.

Dr. Leander W. Cape died in August of 1936. His widow Alice quit-claimed most of the property to her daughter, Gertrude Lee Harper in December of that year. Alice Cape reserved a life estate, however, which included rights of occupancy, income and profits.¹⁸ Gertrude's husband, Dr. Harper died in July of 1960; Gertrude died in May of 1968. Most of original Cape property remained in the Gertrude C. Harper Trust until 1998. Over the last few years the property at Sutton and Hazel Avenues was broken apart and sold as eight parcels (7405 Hazel is a vacant lot). The new owner of 7401-03 Hazel and 2743 Sutton envisions a restaurant and office/retail space. The building at 2741 Sutton has recently been rehabbed and is for sale. The former City Hall and Fire Department at 2737-39 Sutton is currently vacant. Listing of these buildings will not only acknowledge the historical importance each holds; it could also encourage the much-needed restoration of the vacant City Hall and Fire Department.

¹⁸ Esley Hamilton, researcher. St. Louis County Assessor. (Book 1412, p. 269.)

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Cape, Dr. Leander W., Buildings
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Boundary Description

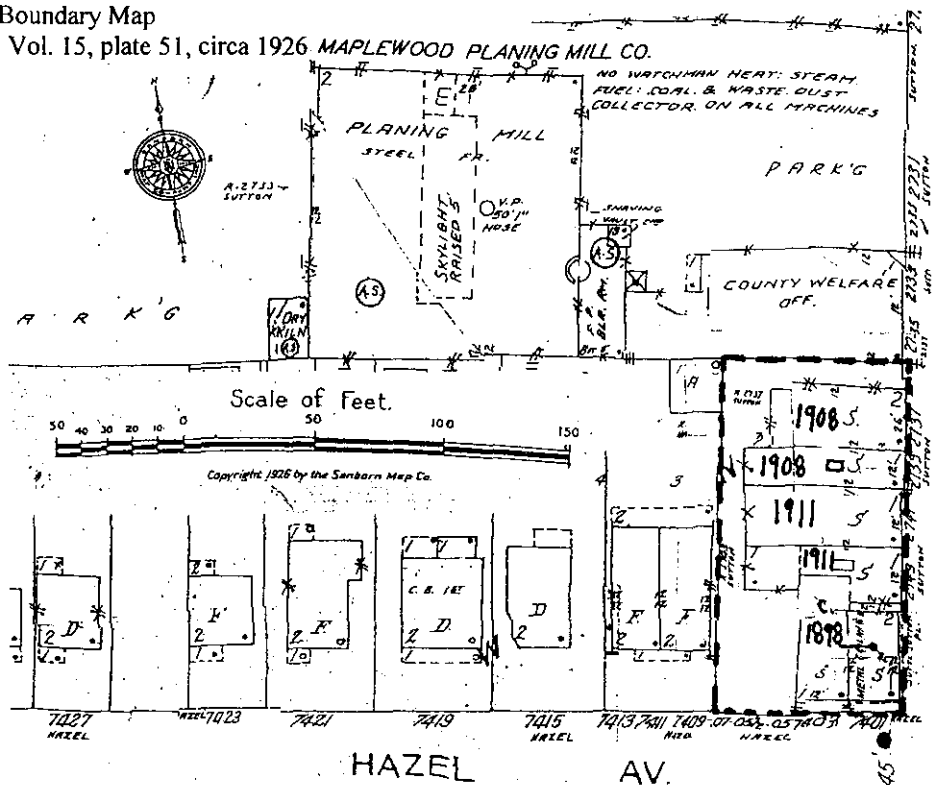
The Dr. Leander W. Cape Buildings are located at 2737-47 Sutton Avenue and 7401-03 Hazel Avenue in Maplewood, St. Louis County, Missouri. The buildings are identified as lots 1 and 2, Block D, of the Maple Lawn Subdivision as platted in July 26, 1895. Further, the buildings are located in Township 45, Range 6. The nominated property is legally known by the St. Louis County Assessor's Office as parcel numbers 21J242323, 21J242383, 21J242332, 21J242341, 21J242350, 21J242361, 21J242383. The vacant lot at parcel number 21J242372 is also included, as it is the site of a building once owned by Dr. Cape, and is therefore historically associated with the property. The boundary of the nominated property is indicated by a dashed line on the accompanying map entitled "Dr. Leander W. Cape Buildings."

Boundary Justification

The nominated parcel includes all of the property historically associated with the Dr. Leander W. Cape Buildings (occupying lot 1 of block D of the Maple Lawn Subdivision as platted on July 26, 1895).

Dr. Leander W. Cape Buildings Boundary Map

Source: Sanborn Map Company, Vol. 15, plate 51, circa 1926 MAPLEWOOD PLANING MILL CO.

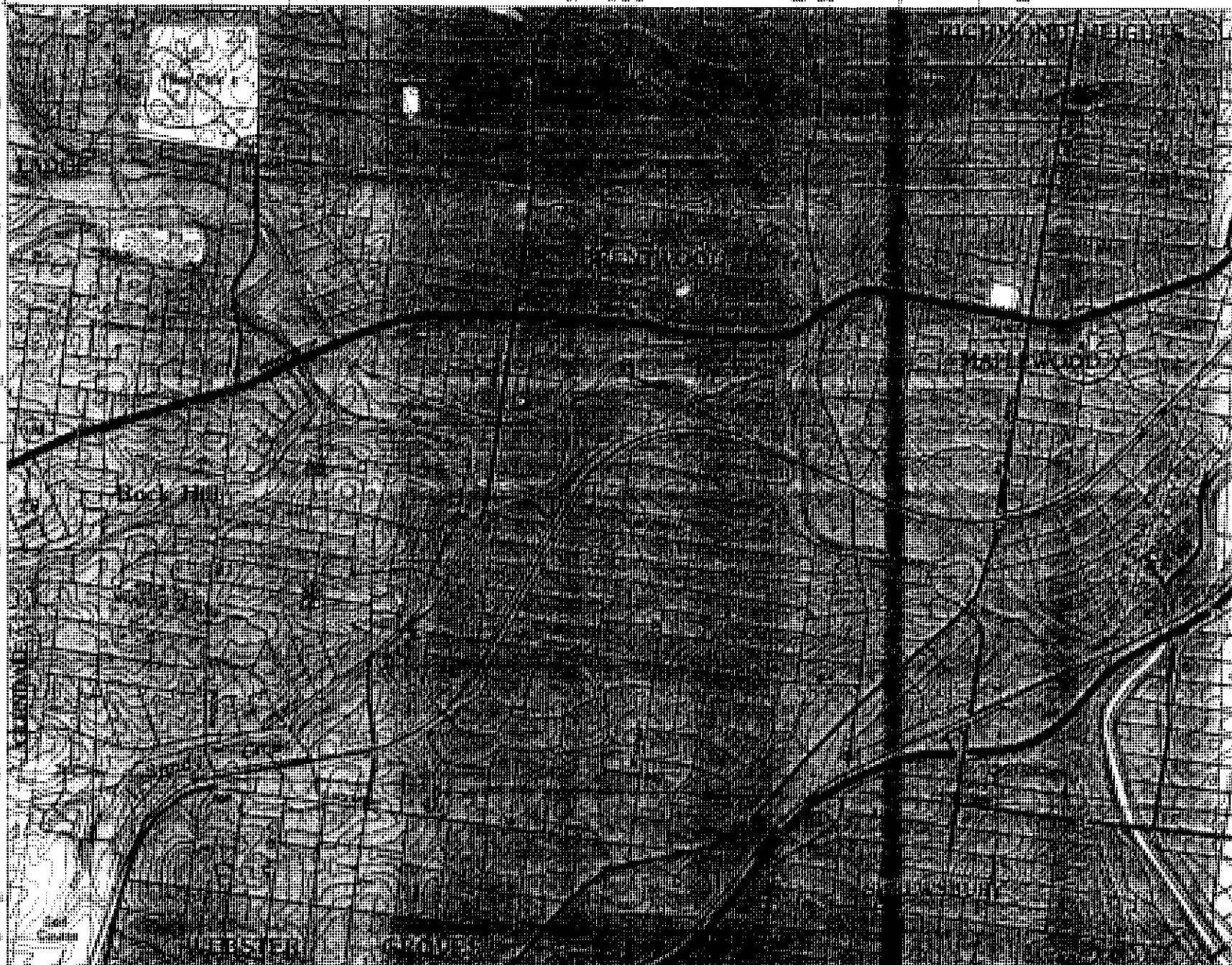


SUTTON AV.

HAZEL AV.

90°22'30"

38°37'30"



Cape Cleaver Mt. Building
740' Hazel
2737-47 Summit
Naplewood, St. Louis County, MO
Zone 15
Easting 733 320
Northing 4277 060

T 48 W

T 44 W





















