

FERGUSON
A Community Profile
by Beverly Fleming

Ferguson, as a place name, originates as early as 1855 when William B. Ferguson on July 2nd of that year sold two parcels of his land (1.87 and 8.13 acres) to the North Missouri Railroad (later the St. Louis, Kansas City and Northern Railroad and consolidated into the Wabash, St. Louis & Pacific Railway in 1880) for one dollar "in consideration of the location of a depot on the land therein described"¹. Construction on a railway running between St. Louis and St. Charles as part of a larger line from St. Louis to Iowa started in May of 1854.² The previous September, Ferguson had sold the railroad a right-of-way through his land, which lay between Hartnett Station and January Station for \$200.³ The railroad was completed to a point on the Missouri River opposite St. Charles on August 2, 1855, and Ferguson Station was established as a place on maps of St. Louis County.⁴

William B. Ferguson began his purchase of property in what would later be the 1894 incorporation boundaries of Ferguson in 1844. His purchases in the area were preceded by those of three other major landowners: Marshall Brotherton, Thomas T. January and David Shepperd.

Marshall Brotherton, born in Pennsylvania, came to St. Louis County in the early 1800's as a child with his parents, who were farmers. He was a lumber dealer in St. Louis and president of Bremen Savings Bank. At various times he held the offices of St. Louis County Sheriff, county judge, fund commissioner, and president of the board of managers of the House of Refuge. He and his brother-in-law, John L. Ferguson, jointly owned the St. Charles Ferry.⁵ (There is no known relationship between John L. and William B. Ferguson.)

In the 1830's and 1840's Marshall Brotherton owned about 1500 acres of land and was the second largest single landowner in north St. Louis County (Charles Chambers owned 3,000 acres). His holdings extended from the present site of Ferguson as far south as Normandy and west of old

Florissant Road (Elizabeth Avenue). The Brotherton family home, "Woodstock," was located at the site of the St. Joseph Catholic Villa on Florissant Road at Brotherton Lane until it was destroyed by fire on December 25, 1864.⁶

Thomas Thurston January was one of twelve children of Thomas and Mary B. (Thurston) January of Lexington, Kentucky.⁷ As an adult he moved to Jacksonville, Illinois where in 1837-38 he was the contractor for the construction of the Meredosia & Springfield Railroad, the first railroad built in the state of Illinois.⁸ His brother-in-law, George P. Plant (husband of Matilda January) was a civil engineer who supervised the construction of the line.⁹ Thomas's younger brother, Derrick, Algernon January, moved to St. Louis in 1837 from Jacksonville and established a wholesale grocery business -- January, Stettinius and Company.¹⁰ Thomas soon followed.¹¹ George P. Plant also moved to St. Louis where in 1841 he founded the city's oldest milling firm (in 1875), George P. Plant & Company.¹² A third brother, Charles C. January, also joined Derrick in the grocery business.¹³ Conard & Hyde states that January purchased land from Marshall Brotherton in 1842. St. Louis City Recorder of Deeds has no record of such a purchase.

The house is described by Irene Smith in Ferguson -- A City and Its People: "an antebe-lum mansion with a columned entrance that led into a large hall which extended to the rear of the house where a staircase spiraled to the second floor. At the top of the stairway was a wider portion that was probably used by musicians when there were parties. Each room had a large fireplace and six or eight bedrooms were on the second floor. On one side of the lower hall was a formal parlor, a game room, and a den; across the hall the library and dining room. Opposite the dining room was a wide, open lean-to --

"Gallery" -- that extended from the house to a building that was used as a kitchen. The basement boasted a fine wine cellar, and after the house burned to the ground, two rooms of this basement were outlined and four pairs of iron circles were found attached to the walls. They were probably used for the disciplining of slaves. The house had a private racetrack and twelve cypress trees were planted on the front lawn."¹⁶

The two January homes were similar. It is unclear why January would have built a second home; however, he sold the first house in 1845.¹⁷

January was appointed the first treasurer of St. Louis County in 1877.¹⁸ He served as director and member of the Location and Construction Committee of the North Missouri Railroad Company in 1855, which probably affected the decision to build the railroad through his land and thus through that of William Ferguson's. An engineer's report dated April 2, 1855 describes the route of the proposed railroad: "It falls into the valley of the Maline Creek, at a distance of nine miles from point of commencement, with a grade of 45 feet per mile for 1½ miles; thence, ascends with a grade of 43 feet per mile for 1 7/10 mile to Thomas T. January's house, . . ."¹⁹

January married Maria Machir. They had four children: Charles, Alfred, Machir, and Laura. January died in 1886, Maria in 1906.²⁰

In 1844 David Shepperd also purchased land from an August H. Evans in what is today the western portion of Ferguson's 1894 incorporation boundaries. Little is known about Shepperd other than that he married a Nancy Ann Terrill in 1850 and his death was reported in the Missouri Republican on January 22, 1868.²¹

William B. Ferguson's acquisition of property in St. Ferdinand Township started in 1844 when he purchased land from his future father-in-law, Charles A. Lewis, and Lewis' business partners John N. B. Smith and Hiram Craig. Smith, Lewis and Craig had acquired 640 acres in St. Louis County on both sides of the Maline Creek as a replacement (under a U. S. Congressional Act of 1815) for land damaged in the New Madrid County earthquake. Complicating their claim was a similar one by John Dominique. These claims were not settled until 1852, when the Missouri Supreme Court decided in favor of Ferguson and his business partner, Samuel G. Watson. During this time period (1844-1852) Ferguson continued to purchase parcels of the original 640 acres from other claimants.²² In 1854 Samuel Watson sold his interests to Ferguson.²³ Ferguson's land holdings covered roughly the southeast portion of the 1894 incorporation boundaries.

William B. Ferguson was born in Lebanon, Ohio in 1814. He later lived in Marietta, Ohio, but left Ohio after his marriage in 1845 to Laura L. Lewis.²⁴ It is unknown when the Fergusons actually started living in St. Louis County. They are identified in the 1860 census, but not in the 1850. None of their homes are standing today, although pictures remain of 432 Darst Road (later the Wash-Page House) and 100 S. Clay (later the Allen-Hesser-Atwood House). They are similar to the Jackson C. Mollett home (#42 Almeda), Italianate frame with generous porches and cupolas, which may also have been built by Ferguson.

The Fergusons had three children: Charles, Mary E. (Ferguson) Hays, and Laura F. (Ferguson) Hodgman. Laura Ferguson died in 1862 and by the 1880 Census Ferguson had remarried. His second wife's name was Mary. In the 1880's Ferguson moved to California. He died in 1911 (age 97) in California but was buried in Bellefontaine Cemetery in St. Louis.²⁵

Lewis H. and Amanda Rose and William A. Clark purchased 98 acres from David Shepperd in 1855, the year of the railroad's arrival.³⁴ The Roses bought out Clark's half interest in 1857.³⁵ This property was enlarged in 1864 with the purchase of approximately 34 adjoining acres from Marshall Brotherton and was to become best known as the Case property due to its association with Dr. George S. Case, a later owner.³⁶ Land to the west of Lewis Rose's property was owned by a William Rose. Other members of the Rose family owned extensive real estate in north St. Louis County.³⁷ Possibly the oldest house in Ferguson, the Rose house is unfortunately today totally unrecognizable as the house pictured in photo 2. In 1926 the Rose-Case house underwent a not-so-unusual fate in Ferguson architectural history -- there are at least two other examples. The house was cut into two parts in order to create 420 and 502 Carson Road.³⁸ Although the Roses were living on their property soon after its purchase (they are listed in the 1860 Census), the Rose-Case house probably did not obtain the appearance pictured in photo 2 until 1874-75. During that period, over several months the Roses borrowed extensively on the property, probably to make improvements. A farmhouse which today occupies the northwest corner of Georgia and Tiffin (405 Tiffin) sits on Rose property; the rear portion probably dates from this period.

One of the few early surviving houses, the LaMotte family home, "Wildwood", lay to the east of the Hartnett-Darst property. Today located at #40 Dames Court, this brick house was constructed sometime between 1856 and 1857 on land Major Joseph LaMotte had received as a grant to ex-soldiers from Governor Sterling Price of Missouri. LaMotte's wife, Ellen Chambers, was a granddaughter of John Mullanphy, St. Louis's first millionaire. She grew up in "Taille de Noyer," and her father, Charles Chambers, was the largest landowner in this part of St. Louis

picture on
p. 82 of
Smith

picture of
"Wildwood"

County.⁴⁰ The two-story, rectangular (five bays across and four bays deep) house originally faced east overlooking the valley and was built of rose red brick, now painted white. A decorative frame porch across the facade has a carved balustrade along both the porch floor and roofline which originally matched a balustrade, now gone, that topped the main hip roof. The house also features a tracery transom window over the entrance, carved brackets under the eaves, corbelled chimneys, and six-over-six glass in windows with decorative pediments over the first-story windows and segmental arched window openings on the second story. The house is a beautiful, relatively intact example of an Italianate country villa.

In the 1850's Thomas January sold some of his holdings along Carson Road and Hereford Avenue to his brother, Derrick. In 1857 Derrick sold twenty acres at the northeast corner of today's Hereford and Florissant Road to his sister and brother-in-law, Sidney Pope (January) and Alexander Brothers of New Orleans.⁴¹ Biographical material on Thomas January mentions that his sister had a summer home on his estate, which may refer to this property. The house was torn down years ago and nothing is known about it. Derrick also sold 78.16 acres to Joseph Stettinius in 1857 (north of Carson Road to the railroad), but the property was later sold back to him.⁴² Stettinius was Derrick's business partner in their St. Louis wholesale grocery firm.

In 1859 Derrick sold 119.54 acres lying north of Hereford between Florissant Road and Elizabeth Avenue to Dr. John R. Hereford for \$17,931.⁴³ A few years later, in 1863, he sold to Hereford an additional 56.56 acres lying north and south of Chambers (Darst) Road to the east of Sidney Brothers' land.⁴⁴ It is on this second parcel of

56.56 acres that the Hereford family home facing Elizabeth was built. Remaining in the Hereford family until 1952, it was razed only in recent years. Dr. Hereford came to St. Louis County from Virginia in 1846. He lived successively in Bridgeton, Florissant, and Ferguson and was Ferguson's first physician. Some sources date the Hereford home as early as 1850; this is not possible, however, since the land it sat on was not acquired until 1863. Thomas states that the family home was built as late as 1869. The Herefords were living in the Ferguson area prior to 1863, as they are listed in the 1860 census, but they probably lived on the 117.63 acres purchased a year earlier. The Hereford house on Elizabeth was built of white pine and had thirteen rooms. A two-story front porch topped by a pediment was later changed to four large columns across the facade (see pictures).

Hereford's first wife, Mary Couzins, came from a prominent St. Louis family. They had eight children.⁴⁵ Hereford, his children, and his second wife, Odelia Schuette Fusz, were to have a major effect on the physical development of Ferguson's residential areas in the late 1880's, due to their extensive house-building activities.

An 1862 map of the Ferguson area illustrates the above described pattern of landownership. The 1860 federal census identifies all of the actual residents of the area (Ferguson, Hereford, Thomas January, Darst, LaMotte, and Lewis and William Rose) as "farmers," although on varying scales of prosperity. By far the wealthiest, Thomas January owned real estate valued at \$180,000 and personal property worth \$25,000. Ferguson and LaMotte owned real estate valued at \$40,000 each; Hereford's real estate was valued at \$15,000 and Lewis Rose's at \$10,000. No value was recorded for the Darst holdings.

picture in
Thomas, p. 294

picture in
Smith, p. 111

18-2 map

The 1862 map also identifies the only roads that cut through the vicinity of Ferguson Station at that time: Florissant Plank Road (Florissant Road), Old Florissant Road (Elizabeth Avenue), Carson Road, and Chambers Road.

Following the close of the Civil War a handful of new residents were attracted to Ferguson, and several parcels of land were sold off to newcomers. Although a few of these newcomers were farmers, the railroad made possible a new type of resident -- the commuter (e.g., the Millers, the Chamberlains). A few families appeared to have "retired" to the country (the Washs, the Hutchinsons, the Jacksons), and the small business owner in the form of Adam Deichmiller arrived in Ferguson.

Harrison Tiffin brought his family to the Ferguson area in 1865 from Edwardsville, Illinois, and purchased property from Marshall Brotherton west of Florissant Road. He farmed and raised cattle. Neither a log cabin he built on Harrison or his later home on Florissant Road is standing today, but later houses built by either Tiffin or his children line both sides of the first block of Tiffin Avenue and also include several houses on the east side of S. Clark north of Tiffin Avenue.⁴⁶

Sebert Hutchinson purchased 9.36 acres from William Ferguson in 1866 to build his home, which still stands at #14 Spring and is one of Ferguson's finest and best-preserved examples of architecture.⁴⁷ The two-story frame house was probably built in several phases. It features a wrap-around porch with dentil trim, two-story turret, widow's walk, and carved brackets at the roofline. Hutchinson is believed to have been a steamboat captain who played a leading role in the establishment of the Ferguson School District in 1867.

picture on
. 38 of Smith

picture of
house

On January 18, 1868, the Township Board of Education for Township 46 North Range East paid William Ferguson \$500 for one acre of land along the south side of today's Wesley Avenue just west of Florissant Road.⁴⁸ The school building that was soon built was expanded in 1870 and later moved to 110 S. Clark where it is used today as a residence.⁴⁹ It is no longer recognizable as a school house.

West of Florissant Plank Road and south of the railroad tracks, Ferguson also sold approximately five acres each to Tillinghast DeVol (1866), William A. Clark (1867), and Malcolm Miller (1868). Thomas Payne purchased 29.81 acres from Derrick January (north of Carson Road), and Henry F. Harrington purchased 10.18 acres from Harrison Tiffin in 1869. Unfortunately, neither the Payne (105 Spring) nor the DeVol house still stands today, although a barn at the rear of 316 Carson Road probably dates from the old DeVol House. (The DeVol property ran west of Clark along the south side of Carson Road.)

The Clark property lay south of the DeVol property with a dividing line of today's Wesley. William A. and Mary L. Clark lost their property due to foreclosure in 1870 to John B. and Elizabeth Stone.⁵¹ It is unknown when the house (238 Wesley) associated with this property was built. The house does appear on an 1878 map, but neither the Clarks nor the Stones are listed in the 1870 Census. Due to a fire and extensive remodeling, the house has lost all of its historic character, and it is impossible to date from exterior appearance. Regardless of how short their ownership of property in the Ferguson area, the Clarks did give their name to the street that originally ran south from Carsonville Road to the northeast corner of their land.

The Miller property was bounded by Carson Road on the north, Clark on the west, and Florissant Plank Road on the east. Malcolm

Miller came to St. Louis from Millersburg, Kentucky in 1862. He was principal of the Webster School in North St. Louis for 45 years. Dates vary as to the actual construction of the Miller house (1870-74), now 11 Miller. It no longer sits on its original site, having been moved in 1921 when the property was subdivided following the deaths of both Miller and his wife. At that time the house's original porches and some of the back rooms were removed. The house does still retain its original entrance and some of its double-hung, two-over-two windows.⁵²

Foreclosure also struck Henry F. and Charlot C. Harrington. In 1872 they were forced to sell their property (which lay south of the Clark-Stone property) to Captain William Hubbard. Harrington and Hubbard were business partners in a downtown St. Louis dry-goods firm bearing their name. Harrington later gained local fame in his role as sheriff of St. Louis and St. Louis School Board President.⁵³ The modest house (335 Tiffin) associated with the property has had additions made to it over the years.

To the east of Florissant Plank Road Adam Deichmiller also purchased three acres from Ferguson in 1867 for \$650 and started construction on 114 Darst Road. Deichmiller was a blacksmith and wagon, carriage and buggy-builder.⁵⁴ The rear and oldest portion of the two-story Deichmiller house is frame. The front portion is brick, four bays wide with a gable over the two center bays. A frame porch with ornate balustrade originally covered the two center bays, although only the floor remains today. The house still retains its original shutters. The Deichmiller house was the third brick one to be built in Ferguson, the others being the January mansion and

"Wildwood." Until fairly recent times they would be the only three brick homes in Ferguson.

In 1869, Ferguson sold off land to Mollette Jackson and Guilford T. Chamberlain, and his own house (now demolished) to Elizabeth Wash. Mollette C. and Caroline Jackson purchased six acres from Ferguson in April of 1869 for \$7,600.⁵⁵ The purchase price suggests that Ferguson had already built the house (#42 Almeda) that stands on the property. All of his other sales during this period had prices of not more than \$2,000 for five acres of land. In August, Ferguson sold his own house with five acres of land to Elizabeth Wash for \$9,000.⁵⁶ The two houses bear a strong resemblance to each other and to a later Ferguson-built home at 100 S. Clay. All are built in the Italianate style (see pictures). Jackson is identified in the 1870 Census as a merchant born in England. He was quite old (76 years) in 1870, and possibly the house was a retirement home for the Jacksons. The frame Jackson house has a shallow T-gable roof which was originally topped by a cupola and widow's walk. The house features a double-leaf entrance, shaped lintels and moldings, decorative brackets under both porch and main roof eaves, shaped porch balustrade, four-centered arches between porch posts, and first-story windows that extend to the porch floor. The interior retains its original woodwork, twelve-foot ceilings on the first floor, and walnut doors.

Ferguson sold five acres in September of 1869 to Nancy P. and Guilford T. Chamberlain for \$2,000 (north side of Adams, east of S. Clay).⁵⁷ Chamberlain operated a drug store at Ninth and Chambers in St. Louis. Chamberlain and Ferguson were both elders in the North St. Louis Presbyterian Church and would establish the First Presbyterian

Picture on p. 60
Smith & 137

Picture of #42
Almeda

Church of Ferguson in 1871.⁵⁸ The Chamberlains either built 417 Adams or greatly altered and added to an existing farmhouse. The western portion of the house, which has an ell-floorplan, appears to date from the 1840's. It features a shallow ell-gable roof, turned porch post with spindle detail at the porch roofline, and shaped lintels over double-hung, six-over-six windows. A two-story wing to the east was added and the interior woodwork, fireplaces, and other details were updated by the Chamberlains in the 1870's.

In August of 1870 Ferguson sold a triangular piece of property approximately 50 acres in size (south of Adams Street, west of Elizabeth to railroad tracks) to his son, Charles W. Ferguson.⁵⁹ Charles built 404 Adams. This house has been greatly altered over the years but still retains its mansard roof which covered a third-floor ballroom.

plat of
Ashland

On July 9th of 1868, Thomas January filed a plat of Ashland Subdivision of January's farm with the St. Louis County (now City) Recorder of Deeds.⁶⁰ This was the first platted subdivision in the vicinity of Ferguson Station, although Lot 25 of Brotherton's Subdivision lay south of the intersection of the railroad and the Florissant Plank Road.⁶¹ Lots 1-27 of Ashland Subdivision lay north of the intersection of the railroad and the Florissant Plank Road. Lots 28 through 40 lay south of the railroad tracks and were bounded by Carson Road on the south, Dade on the east, and Thurston on the west. Today's Airport Road is Churchill Avenue on the plat, and January Avenue is called Ashland. The January Train Station which lay west of the subdivision was renamed Ashland Station. Dade,

January family names.*⁶² The origin of the name of "Ashland" is unknown. An 1870 map of Township 46 North Range 6 East gives more prominence to Ashland Station than it does to Ferguson Station. This map appears to be inaccurate regarding William B. Ferguson's lands. It does not show land sold off in 1869 to the Wash, Jackson or Chamberlain families but does identify the property sold to Charles Ferguson in 1870. The Wash and Jackson families are listed in the 1870 Census. The Chamberlains are not.

Lots in Ashland between North Florissant Road and the railroad tracks were sold to several of Ferguson's first entrepreneurs: the Bangerts (Frederick and Louis), William Franz, and Adam Deichmiller.

The year 1870 marked the formation of the first church in the vicinity of Ferguson Station. The founding members of the first Presbyterian Church of Ferguson were Mary and William B. Ferguson and their daughter, Mary; Mr. and Mrs. Charles Ferguson; Guilford T. and Nancy Chamberlain and their two children; and a Mr. and Mrs. Haskell Alexander. A white frame structure with a steep roof and graceful spire was dedicated in September of 1871 on land donated by William Ferguson.⁶³ The road leading to it from Florissant Road is still known today as Church Street, although the building no longer stands.

The first Episcopalian services were held in the Wash home on Darst Road in 1872. Money for a building was not raised until a later date. The Episcopalians occasionally held services in the Presbyterian Church building.⁶⁴

*Julia Churchill was the second wife of Derrick A. January, and Thurston was the maiden name of Thomas T. January's mother, Mary. January's sister, Eliza, married Judge Dabney Dade as her second husband.

It is believed that in 1874 Harrison Tiffin built a community hall on the southeast corner of Tiffin and Clark. This building supposedly included even a skating rink. The building was later, at an unknown date, split to form two houses (112 and 124 Tiffin).⁶⁵ 112 Tiffin was sold to Harrison's sons, Edward and William M. Tiffin, in 1893, so the split had definitely occurred by then.⁶⁶

During the years 1870 to 1876 Ferguson sold off one- to three-acre parcels of his land lying south of the intersection of, and between, the railroad and Florissant Plank Road. Apparently he later repurchased most of this land, as in 1887 he filed a plat of William B. Ferguson Subdivision which included much of this same property. Possibly one or two houses facing what was then called Railroad Avenue, but today is Redmond Avenue, date from the earlier sales. An 1876 deed speaks of buildings recently erected by Charles G. Goodwin on two acres sold to Goodwin and then repurchased by Ferguson and an 1878 map has a house standing on property owned by a George O. Stingerland. Lots 20 and 11 of William B. Ferguson Subdivision had houses on the lots when sold by Ferguson in 1898 and 1894, respectively. Information from deeds and exterior appearance do not indicate the age of the houses on those lots today (239 and 251 Redmond).

Campbell's Missouri Gazetteer of 1875 describes Ferguson as having "two stores, one wagon shop, one Presbyterian Church, one brick public school, value about \$4,000, and a number of handsome country residences."⁶⁷ The reference to a brick public school is very puzzling. The brick school building at 201 Wesley, known today as Central School, could not possibly have been built until 1877 at the earliest, when the School Board purchased the land it sits on. The first school building, always believed to be 110 S. Clark,

is a frame building. The wagon shop undoubtedly refers to Adam Deichmiller's establishment. The identities of the two stores are uncertain, although probably one of them was William Franz' General Store just north of the railroad depot, on lot 1 of Ashland. It supposedly dates from 1870 (later Anton Kienstra Grocery).⁶⁸ Prior to the opening of a store in Ferguson all goods had to be purchased in St. Ferdinand (Florissant) or St. Louis. The second store may have been the establishment of either S. R. Stoddard or Henry Menke. Both are listed as commercial enterprises in the vicinity of Ferguson Station in the 1878 Pitzman Atlas of St. Louis County. Stoddard, who purchased a parcel of land from William Ferguson on the northeast corner of Florissant Road and Church Street, operated a general merchandise store dealing in dry goods, groceries, hardware, and notions. He later was station agent at the Wabash depot.⁶⁹ Henry Menke is identified in the 1878 Atlas index as postmaster, dealer in general merchandise and saloon proprietor. His business was located on the east side of Florissant Plank Road south of Adam Deichmiller's property (see 1878 map). Although not listed in the 1878 Atlas index, Deichmiller owned a hotel that was later sold to Menke.⁷⁰ It appears on the 1878 map.

In 1876 a new railroad line was built from Ferguson to the Union Depot in the City of St. Louis. The earlier line had terminated in Forest Park.⁷¹ Scharf states that Ferguson Station "had little importance previous to 1878, but at about that time a rapid growth commenced...."⁷² This rapid growth was probably due to the new railroad line. The 1878 map is the first known map titled "Ferguson." Ashland appears on

1878 map ,

the map as a village name, but recognition of Ferguson as a "place" had surpassed Ashland. This map also shows the laying out of several additional roads in the vicinity of Ferguson Station: Lewis Avenue, Clay Avenue, and Stoddard Avenue. Clark and Adams are drawn on the map, but not labeled. Stoddard Avenue was probably named after M.L. (S.R.) Stoddard. Lewis was Mrs. Ferguson's maiden name. The origins of Clay Avenue, other than an admiration from Henry Clay, are unknown. Oddly, this map does not show the new Union Depot railroad line.

One of the best preserved examples of houses built during this period is 101 Tiffin, built by Mary P. and David P. Thomas. Mary was the eldest daughter of Harrison Tiffin, and in 1876 her father sold her one acre on the north side of today's Tiffin Avenue.⁷³ The frame one-story house the Thomas' built was later expanded but retains its bay window, spindle-and-bead frieze under the porch eaves and decorative wood detailing on the gable ends. The house remained in the Tiffin family until recently.

Due to continually enlarging enrollments, the trustees of Ferguson Public School District #3 (John R. Hereford, Charles J. January, and Sebert W. Hutchinson) purchased two and a half acres on May 25, 1877, from Amanda L. DeVol, widow of Tillinghast DeVol, for \$1,000, with the intention of building a new school.⁷⁴ The proposed school site formed the southeast corner of the DeVol property.

According to J. Thomas Scharf's History of St. Louis City and County, "In 1877-78 a brick building was erected for a public school. It has two schoolrooms on the first floor, and in the second story a hall, which is to be divided into schoolrooms as future exigencies require. The cost of the building was fifty-six thousand dollars."⁷⁵

The building may not have been completed until 1880, however, as a master's thesis written by Berkley Kalin in 1960 quotes minutes of an April 13, 1888, meeting of School Directors as stating the building was built in 1880 at a cost of \$5,600, a more likely construction cost.⁷⁶ Minutes of School Directors Meetings prior to the 1950's no longer exist. This school building forms the core of today's Central School, located at 201 Wesley.

Ferguson's population in 1880, as determined by the U.S. Census, was 185. Scharf in 1883 states that Ferguson "...contains about sixty families. It has a post office, a hotel, two stores, three machine shops, and two churches. The population is largely composed of railroad employees and their families, who find here a convenient and pleasant place of residence."⁷⁷

The post office, hotel, and two stores have already been discussed. The identity of the three machine shops is unknown. The second church was St. John and St. James Catholic Church built in 1882 on land donated by James E. Darst at Chambers and Old Florissant Road (Elizabeth). Replaced in 1918, the original church had rafters of hand-hewn timbers held together by wooden pegs. Prior to its construction, a priest from the mission of Mt. Carmel in Baden travelled to Ferguson once a week to celebrate Mass.⁷⁸

In his discussion of Ferguson, Scharf also mentions the erection of a cheese factory in 1882, Ferguson's only attempt at industry. "...all the latest improved machinery and appliances for establishments of that kind. It has facilities for handling three thousand gallons of milk daily, and for cooling the milk it has an ice-machine

with a daily capacity of three tons of ice. It is the property of a stock company, with J. C. Cabanne manager. This company has adopted the plan of furnishing farmers in the vicinity with cows on conditions arranged between the parties."⁷⁹ No record of the cheese factory's lifespan is known.

Not mentioned in Scharf's inventory of religious facilities in Ferguson is the Mount Olive Baptist Church built about 1880 by the Negro residents of Ferguson. It was constructed on a portion of the land that had been given by Thomas T. January, in perpetuity, to his former slaves following their emancipation after the Civil War.⁸⁰ Located on Eddy Avenue, north of the January estate, the building was torn down only in recent years. Due to the efforts of Thomas G. Allen and Christopher B. Ellerbe, a schoolhouse for black children was built in 1885 by John Niebling. Known as Vernon School, it was located off South Florissant Road.⁸¹ The construction of these two facilities suggests the presence of a black community in Ferguson soon after the Civil War. Unfortunately, very little record of this community exists.

One of the individuals responsible for much of Ferguson's residential boom in the 1880's was Henry S. Parker. In 1879, Parker purchased Charles W. Ferguson's home.⁸² He built all of the houses on the west side of Catherine, all houses on South Clay south of Adams, and the houses on the south side of Adams. He, and after his death his widow Mary, owned and rented out all of these homes until the early 1900's. Nothing is known about Parker, other than that he was a business partner of William Ferguson and possibly a relative by marriage.⁸³ He built these houses starting in 1879. A timber taken from 207 S. Clay

by a recent owner is dated 1879. Many of the houses were very similar in construction until changed by later additions (e.g., 201 S. Clay and 414 Adams, 206 and 222 S. Clay, 207 and 214 S. Clay, 217, 221, and 227 Catherine). All of these are modest in size and design. Their location near the railroad tracks suggests that they provided housing for many railroad employees.

Typical of railroad employees who moved to Ferguson in order to be close to their work were Hosea Howard and James Blanchfield. Howard was living in Ferguson by the 1880 U.S. Census, although he did not purchase property until 1882. In that year he bought $3\frac{1}{2}$ acres from William Ferguson, the west side of Clay between Church Street and Darst Road. Guilford T. Cham-erlain purchased the east side.⁸⁴ Howard built a modest one-story frame house at 21 N. Clay.

"James Blanchfield was an engineer on the Wabash Railroad Commuter train and his run ended in Ferguson. The only way that he could get to his home in St. Louis was to walk or find some kind person who was driving his horse and buggy into town at the time." He moved his family to Ferguson in 1878. They first rented the old schoolhouse (110 S. Clark) and then purchased one acre of land on the west side of Adelle in 1886. The family home, thought to be 123 Adelle, was probably built soon after.⁸⁵

Not just railroad employees found Ferguson to be a convenient and pleasant place to live. The prosperous upper middle class was attracted to the Ferguson area as a place to build a country home and to escape the air pollution and disease of the city, yet maintain easy contact with business interests in St. Louis. Addison and Jennette M. Laflin purchased 9.25 acres from Harrison Tiffin in 1884 on which they built 219 Louisa.⁸⁶ Laflin represented

the second generation of the St. Louis firm of Laflin & Rand Powder Company. In Pictorial St. Louis (1875) Compton and Dry refer to the firm as one of the largest powder manufacturing companies in the United States, if not in the world.⁸⁷ The Laflin house has been severely altered over the years but still retains its Italianate bracketed cornice, shaped lintels, and yellow panes of glass. At one time the alley between Louisa and Roberta to the west of N. Clark was called Laflin Avenue. The Laflins also owned investment property in Ferguson including twin houses they built at 401 and 409 Carson Road in 1889.⁸⁸

The 1880's were a decade of extensive subdivision development in Ferguson, with the platting of Hereford Place and Ashbrook Place in 1886, Heartsease in 1887, William B. Ferguson Subdivision in 1888, and Larkin Place and Harvey Springs Park in 1889.⁸⁹ Many of these subdivision plats included deed restrictions that established building setback, minimum value, use, or prohibited sale to "people of color." Hereford Place was bounded by Chambers Road on the east and south (now Elizabeth Avenue and Darst Road respectively), by Hereford Avenue on the north, and included both sides of Adelle Avenue on the west. Adelle and Annette Avenue (North Clay today), the two north-south streets of the subdivision, were named after two of John R. Hereford's daughters. Hereford had already sold off some lots in this subdivision, including Lot 10 to James Blanchfield, prior to its official platting in 1886. He sold Lot 6 to Anne (Case) Cherbonnier in 1883 as a wedding present from her father, Dr. George S. Case. Carpenter John Niebling built 315 Darst Road for the Edward Cherbonniers in 1883. The house was extensively remodelled in 1923-24 and the

91

exterior is unrecognizable today as a Victorian house.

In May of 1884 Hereford sold Lot 3 to his eldest son, James E. Hereford, who borrowed \$2,400 in June to build 425 Darst Road.⁹² James Hereford and Emily Page were married in 1885 and lived in the house until 1891, when they sold it to R. Graham Hereford, James's brother.⁹³ The James Herefords moved into the Hereford family home on N. Elizabeth after John R.'s death. Graham kept the property for only two years and sold it in 1893 to Dr. LeGrand and Eliza J. Atwood.⁹⁴ A comparison of an old photo (see photo) and the Hereford-Atwood home today shows that in later years the original porches were further extended around the house.

In 1886 William W. and Ann W. Carter built 205 Darst Road on Lot 8 of Hereford Place.⁹⁵ One and a half years later the Carters sold the house to James H. S. and Mary J. Woolman for \$4,500. Nothing is known about the Carters, but James Woolman owned his own firm in St. Louis, Woolman and Lopez, Tanners.⁹⁶ In later years this house would be best remembered in Ferguson as the home of Dr. James T. Douglas. It features a wrap-around porch with a turret at the southwest corner of the second story. 425 and 205 Darst Road, which remain essentially intact today, are excellent examples of the typical Ferguson house built in the late 1800's: frame construction; hip or gable roof with dormers; large porch across the facade and frequently part of one side elevation; well-lit, spacious interiors; and decorative exterior details such as turned porch posts and balustrades, bay windows, turrets, carved bargeboards and brackets, fishscale shingels, spindle screens under porch eaves. Other early homes built in Hereford Place include: 210 Hereford (1887), 220 Hereford, 226 Hereford, 308 Hereford, 410 Hereford, 416 Hereford,

p. 62 of Smith
and current pic-
ture

picture

103 N. Elizabeth, 123 N. Elizabeth (1886), 141 N. Elizabeth (1888), 149 N. Elizabeth (1887-90), 157 N. Elizabeth (1887), 120 Darst Road (1889), 132 Adelle, 133 Adelle, 138 Adelle, and 154 Adelle.

Hereford was the first subdivision of Hereford land. Although never formally platted as a subdivision, lots along the north side of Hereford Avenue between Nancy Avenue and N. Elizabeth were also sold off in the late 1800's: 405 Hereford (1888), 321 Hereford (1890), 229 Hereford (1892), and 221 Hereford (1892-95).⁹⁷ In addition to selling off parcels of land to others, the Herefords built houses for rental purposes. John R. Hereford died in 1891 and an inventory of his estate included houses on Lots 1, 7 and 11 of Hereford. The house on Lot 1 (103 N. Elizabeth) is described as a 1½-story frame dwelling renting at \$20 per month. 201 and 211 Hereford were either built by John Hereford or his widow Odelia soon after his death. She sold off 211 but retained 201.⁹⁹ The east part of lot 16 of Hereford Place was sold in 1892 to Adelle and Nancy Hereford, neither of whom married. They probably built 416 Hereford.¹⁰⁰

Ashbrook Place, platted the same year as Hereford Place (1886) is a triangular piece of land on both sides of N. Clark, north of Carson Road. The subdivision is named after Levi L. and Julia A. Ashbrook. Several homes built in this subdivision have been demolished, but 25 N. Clark (1886), 26 N. Clark (1887), and 37 N. Clark (1887) still survive.¹⁰¹ Unfortunately, 37 N. Clark, which was built by John Niebling, has been engulfed by contemporary additions with its conversion to a nursing home.¹⁰²

The northwest corner of Hartnett-Darst family estate "Heartsease" was subdivided in 1887. Lots 1-5 stretching along the east side of today's Elizabeth Avenue, south of St. James and St. John's Catholic

Church to Darst Avenue, all had Victorian houses built upon them. Today 114 N. Elizabeth, built by Edward and Mary Elizabeth Dunham, and the "Lily" Darst house at 110 N. Elizabeth still remain. The Dunham house (1889) still retains a rear door with the initial "D" etched in glass. Dunham was a building contractor.¹⁰³ Ann Elizabeth "Lillie" Darst (daughter of James and Mary Ann Darst) never married and 110 N. Elizabeth was always used as rental property.¹⁰⁴ The Darsts also sold lots 9 and 10 of Heartsease (517 Darst Road) to another daughter, Mary Louise (Darst) Smith in 1889. Married to a military man and widowed in 1898, Mary Louise Smith also used 517 Darst Road as rental property.¹⁰⁵

William B. Ferguson's subdivision was platted in 1888 and included both a triangular piece of land bounded by Church Street, Lewis Street and the railroad tracks and the Maline Creek. As stated earlier, there is reason to believe that a few of the lots facing the railroad along today's Redmond Avenue were sold with houses on them. Most of these tend to be modest in size with plain details. They include: 214 St. Louis (1888), 231 St. Louis (1896), 235 St. Louis (1898), 245 St. Louis (1889-93), 215 Redmond, 219 Redmond, 221 Redmond (prior to 1887), 239 Redmond, 251 Redmond (built prior to 1894), 303 Redmond (1889), 315 Redmond (1887-8), 105 Lewis, 111 Lewis, 113 Lewis (1890), and identical houses, 13 (demolished), 15, and 17 Berlin.¹⁰⁶ Lots on the south side of Church Street were developed as commercial property.

In contrast to William B. Ferguson's subdivision, Larkin Place, platted in 1889, was home for some of Ferguson's most affluent families and today still contains some of Ferguson's finest homes: Larkin Place

extends along the east side of Elizabeth Avenue between Darst Road and the railroad overpass. Mary C. Larkin purchased 35.93 acres from Mary Ann Darst in 1868.¹⁰⁷ Mary (Chambers) Larkin was a daughter of Charles A. and Jane (Mullanphy) Chambers and sister to Ellen (Chambers) LaMotte of "Wildwood".¹⁰⁸ In 1889, she sold this land at a price of \$10,180.16 to a group of investors and some of Ferguson's most prominent early citizens: Major John T. Hesser, Fred Manget, Charles A. Cunningham, Luther B. Smith, George T. Settle, Charles W. Gause, Joseph C. Aderton, Jules Desloges, and Charles B. Adams.¹⁰⁹ Smith and Aderton do not appear to have been residents of Ferguson. The lots were very large as were the homes built on them in the early 1890's. Each of the investors received one lot. A circular stone wall and walkway between 102 and 110 S. Elizabeth indicates the intended level of grandeur of the subdivision.

One of the finest houses built in Larkin Place was the Charles B. Adams house (202 S. Elizabeth) built in 1891-92. Adams was Superintendent of Transportation for the Wabash Railroad at the time of his retirement in 1905. The Adams house, called "Sunnyside," was built by James Stewart & Co., a leading St. Louis architectural and building firm during this period.¹¹⁰ The house features a wrap-around porch, two-story turrets on both of the west corners, gable dormers with finials, and fishscale shingle siding. The northwest dormer has lost its top, and the house is sadly in need of repair but largely intact.

Apparently the sale of lots in Ashland Subdivision of January's Farm south of the railroad tracks (Lots 28-40) was not successful. All of the lots were purchased and resubdivided into three new subdivisions: Harvey's Spring Park Addition (1889), Shield & Ashby's

1st Addition actually lies outside of the 1894 Ferguson incorporation boundaries, but became part of the city in . Although not included in this study, some of Ferguson's oldest homes lie in this area, including a house that was later cut into three houses (109 and 113 Marguerite and 104 Dade).¹¹² Sales of lots in all three of these subdivisions continued to be slow.

Ferguson Station's population hit 750 in 1890 and further subdivision activity continued: Thomas G. Allen's Subdivision (1890), Phil E. Green's Subdivision and Darst Place (1891), Linden Terrace (1892), and H. P. Coulter's Subdivision and Orchard Addition (1893).¹¹³ Thomas G. Allen and his family arrived in Ferguson in 1882. He purchased William B. Ferguson's home at 100 S. Clay (demolished in 1910). Allen had been a personal friend of Abraham Lincoln and had been very involved in politics in his former home of Philadelphia. He became a state senator and was President of the School Board.¹¹⁴ However, his subdivision, which lay across the street from the family home (bounded by Clay, Church, and Lewis Streets), was not so successful. For years only two large houses, 99 and 117 S. Clay, stood in Allen Place. These two houses are both associated with the Henry P. Jacques family and have similar design elements including a columned side porch and six-over-six windows flanking an exterior chimney.¹¹⁵

H. P. Coulter's Subdivision, which lay south of Thomas G. Allen's subdivision, and Orchard Addition, the south side of Wesley between Clark and Georgia, were small subdivisions. Darst Place, an enormous subdivision stretching east of Heartsease and Larkin Place to the city limits, was slow to develop for unknown reasons. Darst Place contains only one house built prior to the turn of the century, 224 Hartnett.

Very modest houses were built in Linden Terrace, both sides of Cunningham Avenue (platted as Maple Avenue), and the east side of North Florissant Road between Darst Road and Hereford Avenue.

In contrast, the development of Phil E. Green's subdivision, both sides of Florence Avenue (today Tiffin between Clark and Georgia), progressed despite the death of Phil E. Green, one of the three developers of the subdivision (the other partners were Albert R. Huiskamp and John B. Buss). Within this subdivision, 336 Tiffin was built in 1898 by Arthur W. Billings.¹¹⁶ The house features a facade two-story bay window with an unusual garland relief decorative panel, a semi-circular arched window with three keystones, a porthole window, bracketed porch, five-sided and two-sided bay windows on side elevations, and a multi-sloped roof. Across the street, 325 and 327 Tiffin were originally built as identical houses.

The attraction of Ferguson as a home in the country is aptly described in an 1891 real estate advertisement for the ill-fated Darst Place -- access to the city was Ferguson's selling point.

Ferguson lies. . .three miles distant from the city limits, . . . the trip from Union Depot consuming only HALF AN HOUR, as can be seen by consulting any of the printed time tables of the Wabash Railroad. Thirty-two trains leave and arrive at Ferguson daily, and the inhabitants are specially favored with four theatrical trains a week . . . The fare to Ferguson, on commutation ticket, is only ten cents . . . some of the most prominent citizens of St. Louis have already established their home in Ferguson. No better proof can be given of the desirability of a locality for a home than its conversion to such use by others. A list of prominent citizens of Ferguson follows:

C.P. Ellerbe, Commissioner of Insurance, State of Missouri
 Col. Thomas Thoroughman, Attorney at Law
 I. P. Lusk, General Agent Diamond Jo Steamship Company
 A. G. Souther, A. B. Souther Iron Company
 Edward Tiffin, Auditor's Office, Wabash Railroad

Chas. W. Gause, Simmons Hardware Company
 J. K. Connor, Auditor's Office, Wabash Railroad
 J. D. Grabe, Manager Madison Coal Company
 Steve Buck, President Glencoe Sand and Gravel Company
 T. H. Coppenger, Attorney
 C. A. Cunningham, Cons. Elevator Co.
 A. H. Laflin, Laflin and Rand Powder Co.
 Oscar Reid, Real Estate Agent
 R. W. Staley, Real Estate Agent
 Captain Bain, Myer-Bain Manufacturing Co.
 W. S. Mitchell, Assistant Engineer U. S. Engineer's Office
 Fred Manget, Ticket Broker
 Capt. James McKinney, River Captain
 Felix Coste, F. Smith and Son Grocery Co.
 M. S. Dunham, Schwepps Grocery Co.
 Geo. P. Seymour, Auditor's Office, Wabash Railroad
 H. A. Boyd
 E. H. Schmidt, Engraver
 Jules Desloge, Boatmen's Bank
 C. E. Adams, Car Service Agent, Wabash Railroad
 H. P. Colter, Lumber
 G. M. Wagner, C. B. Woodward Printing Company
 Benj. MacCollough, State Savings Bank
 Thomas J. Tobin, Chief Clerk, Auditor's Office, Wabash Railroad
 J. H. S. Woolman, Woolman and Lopez, Tanners

A home site in Darst Place with a frontage of no less than 100 feet could be had for only \$10.00 down, cash.¹¹⁷

The only large tract of land not subdivided by the early 1890's within Ferguson's incorporation boundaries was the Case Tract, south of Carson Road. The Dr. George S. Case family had purchased the Lewis Rose farm in 1882 from Jacob and Elizabeth Schopp, the second owners.¹¹⁸ The Cases never formally platted a subdivision of their land but started selling off some parcels of land and building homes on others in the 1890's. Most of the subdivision of their land occurred in the first decade of the twentieth century. Streets in the Case Tract were named after various Case daughters: Georgia for George, Julia (now Harvey), Eleanor (now Tiffin), and Hudson (now Wesley) after Delia Hudson Case. Lots were first developed primarily along Wesley and then later Tiffin.

Several parcels were sold to family members, starting in 1887 when George Case sold the southeast corner of Georgia and Carson Road ($\frac{1}{2}$ acre) to his eldest son, Peter Camden Case. P. C. Case borrowed \$3,200 to build a six-room frame dwelling, 18 Georgia. Originally the house faced Carson Road, but it was turned on the lot by later owners between 1930 and 1932.¹¹⁹ P. C. Case also built 334 Wesley in 1888 on the southern portion of his half acre and sold it to A. L. and Julia Rowe in 1890 for \$3,000.¹²⁰ P. C. Case operated the St. Louis Grocer, a trade paper, and with Charles Graf formed the real estate firm of Graf & Case. He died in 1911, and his house was purchased by Frederick Bangert.¹²¹

401 Wesley was built by the Cases in 1897 and given to Eleanor Case in 1906.¹²² The lot for 434 Wesley was given to Calvin M. and Maud A. Case in 1901. They built a house the following year which features several bay windows, incised bargeboards, a wrap-around porch supported by Corinthian columns, and an enclosed casement window porch.¹²³

Other houses were actually built by the Cases and then sold to others, including 335 Wesley, built in 1891 and sold to David T. and Laura K. Breck in 1892 for \$3,150, and 425 Wesley, sold to Louis Maull in 1905 for \$4,000.¹²⁴ The lot for 408 Tiffin was sold in 1902 to the Trustees of the Methodist Episcopal Church South of Ferguson for the construction of a parsonage.¹²⁵

The Cases, the Tiffins, and the Herefords, were not the only families who sold off parcels of land to the second generation for the construction of new houses. A significant portion of Ferguson's population growth can be attributed to the children or relatives of the original families remaining in the community and building their own

homes. For example, 315 Adams was built in 1885 by Horace P. and Laura (Chamberlain) Coulter on land that was originally attached to the Chamberlain family home at 417 Adams.¹²⁶ The Wash-Page house at 432 Darst Road no longer stands, but a house built in 1899 by Pendleton and Leila Page at 13 N. Elizabeth on the original Wash-Page acreage survives.¹²⁷ Raised at 425 Darst Road, LeGrand Atwood purchased land from his brother (100 S. Clay) in 1905 to build 118 S. Clay.¹²⁸

Unfortunately, the actual builders of many of Ferguson's Victorian homes will probably always remain anonymous. A few homes or buildings are known to have been built by John A. Niebling, including 315 Darst Road, 37 N. Clark, and the Vernon School, but he probably built many more. Two other Ferguson carpenters listed in early county directories are John Holtsclaw and William Eustace. Eustace is known to have built 200 and 208 Adams, living in one house and renting the other.¹²⁹

As the residential areas in the vicinity of Ferguson Station bloomed, so did the community's religious, civic, business and educational interests. In 1886 a Methodist church was formed in Ferguson. Services were held in Tiffin Hall, then standing on the southeast corner of Tiffin and South Clark. On August 26, 1887, Harrison Tiffin donated the northeast corner of the above intersection to the trustees of the Methodist Episcopal Church South of Ferguson for the purpose of constructing a church building. A church was built the following year, probably by John Neibling. This church was used until 1912, when a new building was constructed on the site of the present church (Wesley and S. Florissant Road). The original church was converted to a residence (123 Tiffin).¹³⁰

picture
in Thomas

Its frame construction today is concealed behind a brick veneer added in the late 1920's.

Picture in
Smith, p. 32

The same year the Methodist Church was formed also the formation of Immanuel Evangelical Church and the construction of a building on the southwest corner of Church and Lewis Streets. Services were held in German. The frame church was known as the "Rooster Church" due to its weathervane. This church was replaced in later years by the present brick structure. A German Evangelical School was formed in 1889.¹³¹

picture in
Thomas or p. 34
of Smith

By 1891, the Ferguson Episcopalian Church had been able to build a church on the southwest corner of Darst Road and North Clay on land purchased from Hosea Howard. The dark brown shingle building was recycled in the construction of the present Sunday school building.¹³²

map of Incorp.
boundaries
p. 13 of Smith

With a population of 1,200 in 1894, the residents in the immediate vicinity of Ferguson Station petitioned for incorporation as a City of Fourth Class. The original petition can still be seen on file at the office of the St. Louis County Clerk. James E. Hereford was appointed first mayor, and the city's first Board of Aldermen consisted of LeGrand Atwood, M. S. Dunham, Charles W. Gause, John T. Hesser, Edward H. Schmidt, J. H. Raftery, Peter Camden Case and Charles A. Cunningham. Other city officials were Dr. James Douglas, Health Commissioner; Horace P. Coulter, City Treasurer; George S. Case, Street Commissioner; Emmett B. Thoroughman, City Attorney; and O. L. Biebinger, City Clerk.¹³³

The commercial and civic center of early Ferguson formed around the "T" intersection of Church Street and Florissant Road. The Ferguson depot was located west of the intersection, and Florissant Road was the main "drag" into town.

The 1896 St. Louis County Directory identifies several Ferguson advertisers including three butchers (Frederick Bindbeutel, John Serly, Gabe Tiffin), three coal dealers (C.M. Case, D.P. Thomas, Chas. H. Warmann), and three grocer-merchants (A.H. Mott, J.H. Ruenphel, Chas. A. Tush). Other early businesses were a boot and shoe repair shop operated by Louis Bangert on the west side of North Florissant, John Ettling's blacksmith shop on the north side of Church, Yancey's Drugstore, Fritz Bangert's wagon shop, and carpenters John Niebling, John Holtsclaw and William Eustace.¹³⁴

Due to the prevalence of frame construction only one building, the Tiffin-Bindbeutel Building (1895), survives from Ferguson's nineteenth-century business district. Several of these frame buildings were destroyed in an 1895 fire which started in the Niebling building on the northwest corner and spread.¹³⁵

The three-story red brick Tiffin-Bindbeutel Building (2-8 Church Street) was built in 1895 by Edward and William H. Tiffin on the southeast corner of Church Street and Florissant Road. An earlier frame building on the site (located on the west half of the lot) had been destroyed by the 1895 fire. The site had been acquired from William B. Ferguson by their father, Harrison Tiffin, in 1890 for \$2,000.¹³⁶ A third, older Tiffin son, Gabriel, operated a meat market and lived on the second floor of this first building. After the fire Gabriel opened a grocery in Normandy.¹³⁷ Harrison sold the east half of the property to his sons, Edward and William, in 1893 prior to the fire for \$350 and the remaining portion in 1895 after the fire for \$300.¹³⁸ On September 20 and November 1, 1895, the two brothers borrowed \$3,360 and \$4,080 respectively from the Park Building and Loan Association to build the new building.¹³⁹ The architect and builder are unknown;

Ad

picture

however, the building's ornate pre-cast iron storefronts on both north and west facades were produced at the Globe Iron & Foundry CR. in St. Louis. Edward Tiffin sold his interest in the building to William in 1902, and William in turn sold the building to Frederick Bindbeutel a year later. Until March of 1984, ownership of this building remained in the Bindbeutel family.¹⁴⁰

Rectangular in shape, the Tiffin-Bindbeutel Building is four bays wide along Florissant Road and six bays along Church Street. It has a flat roof with simple corbelled brick cornice, star-shaped iron tie rods between stories, and a segmental arched window in each bay on the second and third floors. A 1931 Sanborn map shows a frame overhang or porch, which is gone today, running the length of the Florissant Road facade.

At the time of its construction and well into the 20th century, the Tiffin-Bindbeutel Building was the largest building in Ferguson and the only three-story structure. It was one of only five brick buildings (the other four were the public school, and "Wildwood," 114 Darst Road and the January House) in Ferguson. Its size and location on the main thoroughfare, Florissant Road, just across the street from the Wabash Railroad Station, ensured its prominence as an activity center.

In addition to the shops on the first floor, a hall with stage occupied the west side of the second floor. The stage was frequently used for the performance of community minstrel shows. The other half of the second floor was used for Masonic Lodge meetings; the Ferguson Lodge was chartered in 1889. In later years, the Ferguson post office, the local telephone company, and the Board of Aldermen would rent space in the Tiffin-Bindbeutel Building.¹⁴¹

ad for the
minstrel show

Two other later commercial buildings (12-16 and 100 Church Street) survive from the early twentieth century. 100 Church, a two-story, three-bay red brick structure trimmed with white glazed brick, was built sometime between 1905 and 1909 by Elizabeth O. and John G. Walker.¹⁴² Although the storefront window of this building has been altered over the years, it still retains its six transom windows and cast-iron lintel decorated with three flowerets.

The Walkers lived across and down the street at 315 Church in a house they built soon after 1897.¹⁴³ Walker's Drug Store was originally located in the Tiffin-Bindbeutel Building before the construction of 100 Church. It is described by Robert John Mueller as where he tasted his first ice cream. "At that time there were no prescriptions, the doctor (Dr. Walker) gave his own remedies. . . Ice cream and soda were served only in the summer."¹⁴⁴ The Walkers sold the building to Louis H. Nemnich in 1921 who operated the Ferguson Bakery there for over two decades.¹⁴⁵

12-16 Church was built in 1912 by William H. Tiffin at a cost of \$4,000. A building permit issued in August of 1912 lists John Epple as builder and contractor.¹⁴⁶ The cast-iron storefront is stamped with a logo of Banner Iron Works Co., a St. Louis firm, and is in excellent original condition, retaining its transom windows and double-leaf doors. The interior retains its ornate stamped metal ceilings. Listed in county directories as the Tiffin Building, 12-16 Church was home for years to the Frederick Behle Grocery Store on the east and the Ferguson/Arthur J. Lee Hardware Store on the west. On the second floor, Dr. H. A. Jacobi and Dr. Roy Johnson maintained offices.¹⁴⁷

In 1895 Ferguson School (Central School) had a total of 115 students. A proposal for a two-year high school course, made by principal John A. Miller, was recorded in the minutes of the School Board according to Berkley Kalin's thesis research. Kalin's research also determined that in 1895 an addition was made to the school at a cost of \$14,750. The extent of this addition is unclear, as no description exists and no other references to it have been found.¹⁴⁸

The high school program established by 1896 was expanded into a four-year public high school program by 1903. Kirkwood had established the first four-year high school program in St. Louis County in 1896, with Webster Groves following in 1897.¹⁴⁹ Neither of these high school buildings stands today.

In 1904 four rooms were added east of the original building, and in 1908 four rooms were added to the south at a cost of \$14,764. The main entrance was relocated to the south facade where it remains today. The architect for the 1908 addition was Wilbur T. Trueblood, and the contractor-builder was George S. McClinton.

A final addition was added to the north of the school building in 1925-27.¹⁵⁰

With incorporation in 1894, the availability of amenities and services followed rapidly. Some of these milestones were: 1895-electricity, 1895-first telephone, 1900-street car line from Ferguson to Kirkwood, 1902-first water main, 1902-Kinloch Bell telephone Co., 1905-sewage system, 1906-Bank of Ferguson organized, 1905-07-sidewalks, 1907-fire department, 1910-street signs and numbers for home delivery

of mail, 1911-gas.¹⁵¹

"The City of Ferguson occupies one mile of the handsomest land in St. Louis County, and its natural advantages and beauty have been enhanced by years of well-directed effort in the cultivation of the park-like grounds and the erection of numerous villas, cottages, bungalows, mansions, churches and schools, provided with all that is newest in the way of comforts, utilities and luxuries.

The taxable wealth of Ferguson is assessed, as we were informed by Mr. W. H. Tiffin, collector, at \$700,00 worth of real estate; personal property \$90,000. The town has a population of 1,532.

Being entirely a residence community, there will be noted an entire absence of manufacturing industry. . . There is a bank -- the Bank of Ferguson -- grocery, dry goods, hardware stores, meat shop and lunch rooms, one saloon (which pays \$600 a year for a city license), a lumber yard, all together twenty business establishments . . . The city collector issued eighty-five vehicle licenses in 1910, and authorized four automobiles to be run over the Ferguson avenues. He also received the tax on 150 dogs."

And that was Ferguson in 1911.¹⁵²

APPENDIX I

Origins of Ferguson Street Names

Ashland - today January, appears on 1868 plat of Ashland Subdivision.

Adams St. - Probably named after the Charles B. Adams family who lived at 202 S. Elizabeth. Street runs from the bottom of their driveway to the point on the Wabash Railroad tracks where passengers could board. Adams worked for the Wabash.

Adelle Ave. - Named after Adele (Adelle) Hereford, second daughter of John R. Hereford.

Allen Pl. - Named after Thomas G. Allen who lived at 100 S. Clay and was the developer of Allen Place Subdivision..

Almeda Place - Named after Almeda Menke who lived at #42.

Annette - today N. Clay, north of Darst; named after John R. Hereford's youngest daughter.

Birlin (or Berlin) - A private street, probably named after Casper Berlin or Birlin who lived at #13 Birlin (demolished). Birlin was killed in a railroad accident.

Blanche - the block of Wesley between Clark and Georgia; named after Blanche (Miller) Lattimore; her family owned land south of this block of Wesley.

Carson Road - also Carsonville Road

Chambers Road - Named after the Charles Chambers family. Originally followed today's Darst east from Florissant Road, jogged north along today's Elizabeth and then east.

Church Street - This street originally terminated at the Ferguson Presbyterian Church, the first church established in Ferguson.

Churchill - today Airport Road; January family name appears on Plat of Ashland Subdivision.

Clark Ave. - Probably named after William A. and Mary L. Clark who owned a parcel south of Wesley between 1867 and 1870. Clark originally ran south from Carson Road to the northeast corner of their land.

Clay Avenue - in early years called Ferguson Avenue.

Cunningham - originally platted as Maple Avenue. May have been renamed after Charles A. Cunningham, mayor of Ferguson between 1898 and 1901.

Dade - January family name.

Darst Road - Road led east from Florissant Road to the Darst/Hartnett family home, "Heartsease." The stretch west of Elizabeth was originally part of Chambers Road.

Eleanor - named after Eleanor Case, the youngest daughter of George S. Case.

Elizabeth - May have been named after Elizabeth (Wash) Page, Elizabeth Hartnett, or Ann Elizabeth ("Lillie") Darst. Originally called Old Florissant Road.

Ferguson - Named after William B. Ferguson.

Florence - today, Tiffin, between Clark and Georgia.

Florissant Road - originally called St. Ferdinand Plank Road.

Georgia - named after George Case, third daughter of George S. Case. She served as Ferguson Town Clerk for 15 years. (Earlier called Camden Place, a Case family name.)

Hartnett - named after the Hartnett family.

Harrison - Named after Harrison Tiffin.

Harvey - Named after William P. and Kate Harvey, developers of Harvey's Spring Park. Also called Julia.

Hereford - named after John R. Hereford family; originally known as County Road.

Hudson - Today Wesley Avenue between Georgia and Harvey; middle name of Delia Hudson Case, second daughter of George S. Case and first woman to vote in Ferguson.

Julia - Today's Harvey; named after Julia Case, eldest daughter of George S. Case.

Laflin - Allen between Louisa and Roberta west of Clark; named after the Addison Laflin family. Family home stands at 219 Louisa today.

Lewis - maiden name of Mrs. William B. Ferguson; her father had partial interest in some of the land Ferguson acquired.

Maple - in addition to the present Maple, today's Cunningham was originally platted as Maple.

Miller Place - named after the Malcolm Miller family; the family home is #11.

Nancy - named after John R. Hereford's eldest daughter.

Payne - named after the Thomas Payne family; the family home was at 105 Spring.

Railroad - today known as Redmund (Redmond)

Randolph - Named after Randolph Tiffin.

Redmund (Redmond) - originally Railroad Avenue.

Spot Drive - (private drive) named after Spot Hardware Company

Stoddard - named after M.L. (S.H.) Stoddard.

Thoroughman - named after Col. Thomas Thoroughman; street ran through his property.

Thurston - January family name.

Tiffin - members of the Tiffin family built all of the houses on the first block of this street west of North Florissant.

Tunstall Place - provided access from North Elizabeth to four houses built by John C. Atwood on the north side of Church Avenue; incorporated into Church Street when Ferguson Presbyterian Church was torn down. Tunstall was a family name of Mrs. Atwood.

Wilson Place - (paper street) today playgrounds of Central School. Named after D.C. Wilson family; family home was 304 Carson Road.

APPENDIX II

Subdivisions in Ferguson, Missouri within study area

Thos. G. Allen's subd. - April 10, 1890 (plat book 2, page 84)

Resub of Lots 5 & 6 - February 25, 1959 (89-24)

Ashbrook Place - May 26, 1886 and June 24, 1886 (1-60, 61)

Ashland Subd. - October 25, 1886 (1-65)

Resub of Lot 1 - July 10, 1964 (111-91)

Bangert Subd. - October 13, 1909 (9-85)

Laura Chamberlain's Subd. - August 9, 1940 (35-58)

H. P. Coulters Subd. - July 10, 1893 (4-61)

Colonial Forest - October 19, 1965 (116-98)

Darst Place - July 31, 1891 (3-20)

Resub of Lots 14 & 15, Bl. 5 - May 1, 1962 (102-91)

Elizabeth Terrace - November 17, 1950 (49-26)

Epple Place - February 28, 1934 (31-10)

Wm. B. Ferguson's Subd. - Lots 1-14 - May 11, 1888 (2-74)

Lots 16-37 - August 1, 1887 (2-68, 69)

Ferguson Heights - October 2, 1906 (7-91)

Georgia Court - April 1, 1949 (43-84)

Godfrey Place - July 2, 1953 (55-99)

Amended December 4, 1953 (59-28)

Phil E. Green Subd. - May 29, 1891 (4-18)

Grimm's Subd. - June 20, 1963 (107-63)

William F. Hain Subd. - June 10, 1921 (14-54)

Harvey Springs Park - May 11, 1889 (1-86)

Addition - June 19, 1893 (3-35)

Hereford Estates - May 20, 1895 (3-46)

Heartsease - May 19, 1887 (2-65)

Hereford Home Place - April 11, 1927 (22-61)

Hereford Place - August 28, 1886 (1-62)

Subd. of Lot 7 - March 24, 1939 (36-3)

Knopflein Subd. - June 22, 1921 (14-55)

Kraeger Subd. - March 17, 1923 (14-98)

Jala Gardens - October 6, 1967 (123-14)

Lakeview Subd. - September 27, 1909 (9-87)

Larkin Place - May 14, 1889 (3-5)

Linden Terrace - May 24, 1892 (4-39)

Machir Subd. - June 8, 1909 (9-68)

Mannino Subd. - October 27, 1961 (101-15)

Marland Place - July 6, 1928 (26-10)

Maul Subd. - March 22, 1910 (8-97)

Miller Place - July 6, 1921 (12-140)

Menke Place - June 2, 1908 (8-63)

Resub of Lot 9 - July 13, 1911 (8-121)

Northwood Park - May 14, 1923 (18-26)

Orchard Addition to Ferguson - June 26, 1893 (1-118)

Randolph Place - November 13, 1909 (8-92)

Raymar Place - July 21, 1939 (36-18)

Royal Place Subd. - June 26, 1907 (9-3)

Resub of Hereford Ave., December 4, 1962 (4978-387)

Scruggs Subd. - June 22, 1926 (20-103)

Shields & Ashby's Addition - November 13, 1890 (4-9)

Resub of Lots 14 & 17 - June 26, 1964 (111-78)

Shields & Ashby's 2nd Addition June 19, 1891 (1-105)

Resub of Lots 1-5 - December 6, 1961

Shirley Place - March 21, 1965 (20-15)

Spring Avenue Terrace - March 16, 1960 (95-52)

Snows Addition - June 6, 1923 (17-13)

Temple Towers - November 13, 1956 (78-34)

Resub of D & E - August 22, 1963 (108-29)

Tiffins Subd. - January 11, 1907 (8-24)

Tiffins 2nd Subd. - May 2, 1911 (10-38)

Resub of Lot 3 - May 18, 1948 (44-20)

Truitt Place - October 21, 1921 (12-148)

Tunstall or Turnstall Place - surveyed March 24, 1920, never recorded

Twin-Lake Subd. - September 10, 1946 (38-80)

P. R. Wagners Subd. - December 12, 1908 (9-56)

Wilson Place - August 6, 1910 (6-60)

Winona Subd. - June 1, 1923

Surveys 2689, 2476, 2504

FOOTNOTES

1. St. Louis City Recorder of Deeds, Deed 164-201.
2. J. Thomas Scharf, History of St. Louis City and County (Philadelphia: Louis H. Everts and Company, 1883), Vol, II, p. 1189.
3. St. Louis City Recorder of Deeds, Deed 154-456.
4. Scharf, p. 1189.
5. Ibid., p. 1073.
6. Irene Sanford Smith, Ferguson -- A City and Its People (Ferguson, Mo.: Ferguson Historical Society, 1976), p. 79.
7. American Families (New York: American History Society, Inc., 1924), Vol, 5, p. 86.
8. United States Biographical Dictionary (New York: United States Biographical Publishing Company, 1878), Vol. - Missouri, p. 371-2.
9. Walter B. Stevens, History of St. Louis, The Fourth City 1764-1909 (St. Louis: S. J. Clarke Publishing Co., 1909), Vol. 1, p. 472.
10. Stevens, p. 472; William Hyde & Howard Conard, Encyclopedia of the History of St. Louis (St. Louis: The Southern History Co., 1899), Vol. II, p. 1119; 1838-39 St. Louis City Directory.
11. United States Biographical Dictionary, p. 371-2; 1840-41 St. Louis City Directory.
12. Camille N. Dry & Richard J. Compton, Pictorial St. Louis (St. Louis, 1875), p. 48.
13. St. Louis City Probate Court, estate of Charles C. January.
14. St. Louis City Recorder of Deeds, Deed H², p. 361.
15. United States Biographical Dictionary, p. 371-2.
16. Smith, p. 113
17. St. Louis City Recorder of Deeds, Book K⁴, page 352.
18. Smith, p. 113.
19. North Missouri Railroad Annual Reports and Other Valuable Papers to 1867 (St. Louis: North Missouri Railroad), p. 13.
20. Smith, p. 114; United States Biographical Dictionary, p. 371-2.
21. St. Louis City Recorder of Deeds, Deeds R-3, p. 144, 4-501.
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D-5, p. 402, I-5, p. 266.

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24. Smith, p. 99.
25. Ibid.
26. Scharf, Vol. II, p. 1189.
27. North Missouri Railroad Annual Reports and Other Valuable Papers to 1867.
28. St. Louis City Recorder of Deeds, Deed 1⁶ 315.
29. Smith, p. 107.
30. North Missouri Railroad Annual Reports and Other Valuable Papers to 1867.
31. St. Louis City Recorder of Deeds, Deed 0⁶ 369.
32. For extensive information on the Little and Olcott families, see Mallinckrodt Family Scrapbook at Missouri Historical Society Library.
33. St. Louis City Survey Record Book 9, p. 66.
34. St. Louis City Recorder of Deeds, Deed 167-335.
35. St. Louis City Recorder of Deeds, Deed 241-529.
36. St. Louis City Recorder of Deeds, Deed 297-83.
37. Maps of St. Louis County, 1862, 1870, 1878.
38. St. Louis County Directories, 1922, 1926; St. Louis Daily Record, October 4, 1926, building permit #37408.
39. St. Louis City Recorder of Deeds, Deeds 494-182, 505-555, 520-178, 550-304.
40. Smith, p. 123; William L. Thomas, History of St. Louis County (St. Louis: S. J. Clarke Publishing Company, 1911), Vol. 1, p. 293.
41. St. Louis City Recorder of Deeds, Deed 188-306.
42. St. Louis City Recorder of Deeds, Deed 203-358.
43. St. Louis City Recorder of Deeds, Deed 232-126.
44. St. Louis City Recorder of Deeds, Deed 227-226.
45. Smith, p. 110.
46. Smith, p. 134.
47. St. Louis City Recorder of Deeds, Deed 325-93.
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56. St. Louis City Recorder of Deeds, Deed 388-435.
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59. St. Louis City Recorder of Deeds, Deed 455-333.
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61. St. Louis City Recorder of Deeds, Plat Book 4-47.
62. American Families, p. 86.
63. Smith, p. 29.
64. Ibid., p. 31-33.
65. Thomas, p. 292.
66. St. Louis County Recorder of Deeds, Deed 68-236.
67. Campbell's Missouri Gazetteer of 1875.
68. Maps of Ferguson, 1878, 1893.
69. St. Louis City Recorder of Deeds, Deeds 538-93, 562-36; Smith, p. 20.
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71. Scharf, p. 1189.
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87. Dry & Compton, p. 57.
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91. Smith, p. 87-88; information from owner, Irene S. Smith-
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101. St. Louis County Recorder of Deeds, Deeds 30-510, 32-126, 30-444, 33-532, 30-465, 32-496, 35-58.
102. Smith, p. 127-8.
103. St. Louis County Recorder of Deeds, Deeds 40-471, 43-82; 1914 St. Louis County Directory.
104. St. Louis County Recorder of Deeds, Deeds 35-109, 47-60; Smith, p. 107; St. Louis County Directories.
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106. St. Louis County Recorder of Deeds, Deeds 37-588, 72-515, 55-63, 53-462, 41-470, 37-589, 37-134, 108-280, 77-338, 44-149, 35-407, 111-57, 66-406, 41-567.
107. St. Louis City Recorder of Deeds, Deed 371-131.
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109. St. Louis County Recorder of Deeds, Deeds 41-196, 43-15, 40-403.
110. Smith, p. 58-59; St. Louis County Recorder of Deeds, Deed 57-371; Missouri Republican, February 25, 1877, p. 7, col. 1
111. Check plat books for these three subdivisions.
112. Information from owner of 111 Marguerite. She possesses photograph of house prior to its division.
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119. St. Louis County Recorder of Deeds, Deeds 34-91, 34-137; St. Louis County Directories - 1930, 1932.
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125. St. Louis County Recorder of Deeds, Deed 132-9.
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128. St. Louis County Recorder of Deeds, Deeds 160-581, 167-26.
129. St. Louis County Recorder of Deeds, Deed 37-589, 111-575; St. Louis County Directories - 1893, 1896, 1909, 1914.
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131. Smith, p. 31-32.
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139. St. Louis County Recorder of Deeds, Deeds 84-436, 85-10.
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