

LEMAY

Inventory of Historic Buildings

**Phase II
1993**

**Prepared by Esley Hamilton and Chun-Hsi Wong
for the St. Louis County Department of Parks and Recreation
under a grant from the Missouri Department of Natural Resources**

PHYSICAL DESCRIPTION

The physical boundaries defined as Lemay are the same for Phase II of this inventory as they were for Phase I. For purposes of this survey, Lemay is bounded on the north by the River Des Peres and the City of St. Louis, on the east by the Mississippi River, on the south by Interstate 255 (popularly called 270), and on the west by Interstate 55. This definition, while obviously determined by the recently constructed interstate highway system, corresponds fairly well with historical perception of the area, which was the old Carondelet Commons. It was bounded on the west by Morganford Road and its prolongation Union Road and on the south by the south edge of Jefferson Barracks. The surrounding communities were and are Affton and Concord to the west, Mattese and Melville to the southwest, and Oakville to the south. It also corresponds to the district currently being studied to determine the feasibility of incorporation.

The one physical feature of Lemay that has come into sharper focus since Phase I is the area situated low enough to be subject to flooding. This is not the area facing the Mississippi River, which is generally high ground, but the area near the mouth of the River Des Peres, along that normally negligible stream's south bank. Levees constructed along the channelized river there proved inadequate to the record height and duration of the Flood of 1993.

The color map accompanying this report was prepared by St. Louis County to assess the effects of the flood. It identifies every parcel of land that sustained damage. The actual line of high water is indicated in red, but where only a portion of a parcel was inundated, the entire parcel is colored in. The color codes indicate degrees of damage. Buildings in areas colored orange generally had water in the basement only. Buildings in areas colored blue had moderate damage, while buildings in areas colored yellow were most seriously damaged. The county plans a complete buyout of the area colored yellow, plus acquisition of at least some properties in the areas colored blue. All the businesses on both sides of Lemay Ferry (both blue and yellow) would be relocated to the adjacent blocks southwest of the flood area.

These proposed plans would obliterate one of the most important historic resources in the Lemay area, the business district. This district was recommended for National Register listing in Phase I. It includes the following properties that have been included in either phase of this inventory:

8442-44 Alabama	Limmer Bakery	1898, 1908-21
8500 Alabama	Hoefer Building	1909
107 Lemay Ferry	Lemp Lemay Tavern Building	c. 1910
109 Lemay Ferry	Arnold Grocery Building	c. 1910
113 Lemay Ferry	Lemay Ferry Bank	1909 & 1922
114 Lemay Ferry	Lemay Ferry Hardware	c. 1923
115 Lemay Ferry	Abel Building	c. 1910
117 Lemay Ferry	Poslosky's Department Store	1902 & 1929
119 Lemay Ferry	Poslosky's Variety Store	1915
125 Lemay Ferry	Fendler-DeBasio Building	1927
130-132 Lemay Ferry	house and store	c. 1897
138-142 Lemay Ferry	Fendler Auto Building	c. 1920

Of these properties, only two were actually damaged to the point where federal flood insurance regulations call for their removal. These were the former Lemay Ferry Bank at 113 Lemay Ferry Road and the Lemay Ferry Hardware across the street at 114 Lemay Ferry. The terra cotta facade of the former Lemay Ferry Bank was the most significant individual feature of this district.

RESEARCH METHODS

The properties in this inventory were identified in 1990 as potentially significant but were not studied further at that time. The research techniques that were employed were similar to those used in Phase I. Emphasis was placed on primary records, including deeds, probate records, and county directories. An effort was made to follow up on sources identified as part of the research for an exhibition, "Historic Lemay," that was organized by the St. Louis County Department of Parks and Recreation at Jefferson Barracks Park in 1986. These included a variety of newspaper clippings, one (the Odd Fellows Cemetery) dating back as far as 1881, that were contributed by Lemay residents at that time. Records of Jefferson Barracks Park, itself, proved helpful in dating the North Gate. An effort was made to follow up on potentially significant churches that had been initially dated in the 1992 countywide survey of churches. Properties within the boundaries of Jefferson Barracks but omitted from the 1971 National Register nomination were also included.

Five schools that were identified as potentially significant in Phase I were subsequently inventoried in the 1991 survey, "Schools Built Before 1941":

Hancock Junior High	9405-23 South Broadway at Gentry
Hancock School No. 1	9415 Gentry at Orient
Hancock School No. 2	8808 South Grand
Luxemburg School	242 Dammert at Fannie
St. John School #70	3701 Will Road

These addresses are included in the comprehensive listing of Lemay inventory forms that follows this report.

One source that was omitted in the first phase of this inventory was consulted here. The accuracy of William Alden's It Happened in Lemay (first edition 1958) has been questioned by previous researchers, including John Lindenbusch and Ed Williams. The book, a compilation of articles originally published in the Naborhood Link News, does not mention many specific buildings in Lemay, but one that is illustrated is 9438 South Broadway, which is identified there as the home of General Winfield Scott Hancock, U. S. presidential candidate in 1880. For this reason, this house was researched in some depth.

As with the first phase of this inventory, forms have been arranged according to the street addresses of the properties, alphabetically and numerically. Maps for most properties are taken from the records of the St. Louis County Department of Revenue. They show property lines and subdivision outlines as well as building outlines and often have other data about dimensions and ownership. Where these have not been available, aerial photographs have been used.

Inventory forms have been numbered on item one according to St. Louis County's locator system. This nine-digit system is based on a coordinated grid that covers the entire county and gives each parcel of land a unique identification. Most county records are keyed to this system, and it is hoped that inclusion of it on these inventory forms will facilitate further research. All photographic negatives are in the files of the St. Louis County Department of Parks and Recreation. Roll and frame numbers have been included on the inventory forms under item three. The roll numbers are assigned by the photo processing companies. Roll and frame numbers have also been marked on the backs of the inventory photos.

Aside from the business district, most of the yellow area is the old Payne Tract, a late-nineteenth-century residential subdivision. Nearly all buildings in this area had been substantially altered. One historically significant property included in Phase I is the Christian Risch House at 248 Military Road, at the corner of Fannie Avenue. Built about 1882, the house was later known as the Anderli Dairy. The old dairy building behind the house was completely submerged in the flood, and the house was damaged to 55% of its value.

Heine Meine Field, the historic baseball club at 153 Lemay Ferry Road (Number 1472 on the color map), was estimated to be damaged to only 15% of its value, but in practice this means that most of the bleachers and fences will have to be replaced. The Lemay Baseball Association, owner of Heine Meine Field, stands to benefit from the proposed clearance of the Lemay flood plain, however, because recreational facilities would be greatly expanded.

Prior to the flood, only one of the properties included in Phase I of this survey had been demolished in the intervening three years, so far as is known. That was the Margaretha Meyer Tavern at 9969 South Broadway. It was purchased by the St. Louis County Department of Parks and Recreation with the intention of making it a visitors center for Jefferson Barracks Park, but it proved to have serious structural deficiencies that made restoration prohibitively expensive.

The buildings included in the Schools Survey have not fared well, either. The Hancock School District has sold Hancock School No. 1 and Hancock School No. 2, and their future is in doubt. The former Hancock Junior High School has also been offered for sale but has not found a buyer. It has been vandalized, and possibilities for reuse are growing dimmer.

HISTORY

Lemay's history goes back to the eighteenth century, when it was the part of the outlying property controlled by the French settlement of Carondelet, founded in 1767 by Clement Delor. Lemay was the portion of the Carondelet Common located south of the River Des Peres. Carondelet gave the vast site of Jefferson Barracks to the United States government in 1826. The rest of the commons was surveyed in 1837 and 1838 into square lots of about 32 acres each, and settlement began at that time. One of the earliest subdivisions in those lots into city streets occurred in 1858, when Samuel W. Forder laid out lots in the wedge formed by Lemay Ferry Road and Military Road (then called Jefferson Barracks Road). One of the hopes of this survey was the identification of buildings in Lemay dating from before the Civil War, but no such properties were discovered. The earliest building in this phase of the survey was the William Felthorst House at 246 Wachtel in Forder's Subdivision, but it could not be dated much before 1870. The Louis Buehler House at 805 Zeiss in the 1859 subdivision of the Sigerson Nursery, probably was built a few years later. Forder's own house at 2225 Telegraph Road dates to about 1865. Risch's Grove, now Cusanelli's Restaurant at 705 Lemay Ferry Road, is often said to date to the eighteenth century, but in fact it cannot be dated before 1874, and in contrast to the Buehler House, its historic features have been totally obliterated by remodeling. The only earlier institutions in the area are some of the cemeteries along Lemay Ferry Road: the Mount Olive Cemetery (3906 Mt. Olive Road) from 1849, the Oakdale Cemetery (3900 Mt. Olive Road) from 1854, and St. Trinity Cemetery (2000 Lemay Ferry Road) from 1863.

The heyday of Lemay, as was noted in Phase I, began about 1890 and continued until World War I. During this time, most of the present subdivisions were laid out and most of the characteristic small brick houses were built, designed along lines being developed at the same time north of the River Des Peres in the City of St. Louis (which had annexed Carondelet in 1870). The compact subdivision in the 500 block of Jeffords Avenue and the scattered row of houses along Weiss Avenue are good examples of this type of construction, and also of the design of the subdivisions themselves, which were laid out with a minimum of what we now call infrastructure: grading, sidewalks, curbs, and gutters. The discontinuous nature of many of these new streets encouraged a plethora of street names, which were not regularized (requiring the abandonment of many historic names) until the 1930s.

Commerce and cultural institutions followed this residential development by a few years. The earliest buildings of the present business district at the north end of Lemay Ferry Road, as well as the original Catholic, Lutheran, and Evangelical churches all dated from about 1910. A few churches of other denominations were added in later years, but none compares to St. Andrew's Catholic or Gethsemane Lutheran in size or architectural quality.

Probably the most significant institution in Lemay built after this initial period of growth is, of all things, the Heine Meine Field at 153 Lemay Ferry. Originally an open area on low ground where an old oxbow of Gravois Creek had been, the baseball fields began to be developed by the Lemay Baseball Association immediately after World War II. The field is named for Henry W. Meine, Jr., a major-league baseball player who also ran a family-owned tavern nearby. The actual facilities — the stands and fieldhouses — are less significant than the site itself, situated improbably close to the main business street and lacking any street frontage of its own, and the size and importance to the community of the association that calls the field home.

RECOMMENDATIONS

Two properties in this survey have strong claims to listing in the National Register of Historic Places. The Jefferson Barracks National Cemetery is automatically eligible, because national cemeteries have been designated by Congress as primary memorials to the military history of the United States. The age of a national cemetery is not a factor in judging eligibility. Jefferson Barracks National Cemetery dates back to 1826, and it received its national designation by presidential order in 1866, according to one history.

The Jefferson Barracks Veterans Hospital, begun in 1923, is one of the most imposing institutional complexes in St. Louis County. The original buildings, erected through 1939, were laid out in Beaux Arts fashion around a central mall, situated at the top of a hilly and wooded site overlooking the Mississippi River. The landscaping of the central area of the hospital has been degraded by the construction of fences and parking lots, but the buildings themselves and the surrounding setting still create the framework for a beautiful composition. The many buildings added to the hospital after 1952 have all been situated to the west, away from the original complex. The hospital is less likely to be eligible on the basis of its medical significance, since it was not the primary veterans facility in the St. Louis area, and since most of the buildings have been radically changed in function over the years.

The effects of the Flood of 1993, described in a preceding section of this report, were probably fatal to the chances for National Register listing of the Lemay business district. Nevertheless, the absence of historic preservation review in post-flood planning is regrettable. This seems to be primarily an administrative lapse on the part of the Federal Emergency Management Agency, which should be addressed by the State Historic Preservation Officer.

Aside from this current problem, however, preservation of the historic resources of Lemay still depends more on local initiative than on federal action, and here St. Louis County is open to criticism. The only protection afforded historic buildings is the LPA or Landmark and Preservation Area, a zoning designation for which the owner must petition, paying a filing fee ranging from three hundred dollars upward. Little wonder then, that no such designations have been made in the Lemay area. The county needs an ordinance like those of the most history-minded communities in the state. Such an ordinance should enable the Historic Buildings Commission (already established by statute) to designate historic landmarks and districts with or without the consent of the owners, to regulate alterations, and to prohibit demolition. The 1991 state enabling act gives the county clear authority to pass such legislation, but no efforts have yet been made in that direction.

Lemay is fortunate in having two local institutions that have taken an active interest in local history, the Naborhood Link News and Jefferson Barracks Park. As a result, more photos and documents have been saved here than is typical in county neighborhoods. More should be done, however. The park should designate a particular part of its collections for local history and more actively collect relevant materials. More study is needed in the sequence of development of the area, particularly to clarify the interactions of the small number of landowning families in this process. A continuing effort to educate the public to Lemay's history is also needed; the most important tool in an effective preservation effort is an informed electorate.

The prospect of incorporation presents many opportunities for Lemay. A new municipality will find its identity in the rich history of the area; this history should be embraced and not shunned, as efforts to put aside the name "Lemay" suggest might happen. A new municipality (which might appropriately be called Luxemburg rather than Mehlville) will have the opportunity to adopt meaningful preservation controls at the outset and to make preservation an active part of its planning policy. It is hoped that the present inventory will provide a useful tool in that effort.

LEMAY HISTORIC INVENTORY PHASE TWO

1.	103A Arlee	Charles Kugler House	c. 1900
2.	9438 South Broadway	John C. Mann House	c. 1880
3.	9905 South Broadway	Annie Cook House	c. 1896
4.	9950 South Broadway	Odd Fellows' Cemetery	1881
5.	South Broadway at Grant	Jefferson Barracks North Gate	1938-39
6.	9824 Clyde	Calvary Apostolic Tabernacle	1937
7.	111 West Felton	Longwood Baptist Tabernacle	1936
8.	109 East Holden	Paul Fritzemeyer House	c. 1905
9.	111 East Holden	Jacob Arnhold House	c. 1905
10.	225 Horn	Charles Good House	c. 1902
11.	1 Jefferson Drive	Jefferson Barracks Hospital	1923
12.	519-525 Jeffords	subdivision	1907-08
13.	130-132 Lemay Ferry	house and store	c. 1897
14.	153 Lemay Ferry	Heine Meine Field	c. 1947
15.	700-702 Lemay Ferry	Lemay Merchandise Co. Building	c. 1906-08
16.	704 Lemay Ferry	commercial building	c. 1909
17.	708 Lemay Ferry	Zimmerman Building	c. 1926-27
18.	729 Lemay Ferry	Jacob Heus House	1899
19.	9813 Luna	"The Peetz House"	1906-07
20.	101 Memorial Drive	Jefferson Barracks Natl. Cemetery	1826
21.	1601 Telegraph Road	Point Breeze Baptist Church	1933, 1952
22.	2833 Telegraph Road	former Peace Lutheran Church	1946
23.	235 Wachtel	Oscar Robitsch House	c. 1900
24.	246 Wachtel	William Felthorst House	c. 1870
25.	841 Wachtel	Walz's Corner	c. 1921
26.	203 Weiss	Danz-Hammel Rental House	c. 1898
27.	211 Weiss	John Schober House	c. 1898
28.	311 Weiss	Andreas Meininger House	c. 1895
29.	321 Weiss	Riekemann-Suellentrop House	c. 1900
30.	323 Weiss	John Kettenbach House	c. 1905
31.	325 Weiss	Anthony Rosso House	c. 1903
32.	805 Zeiss	Louis Buehler House	after 1870

COMPREHENSIVE LISTING

LEMAY SURVEYS:

PHASE I, 1990

SCHOOLS, 1991

PHASE II, 1993

<u>Street</u>	<u>Name</u>	<u>Date</u>
8442-44 Alabama	Limmer Bakery	1898, 1908-21
8500 Alabama	Hoefler Building	1909
103A Arlee	Charles Kugler House	c. 1900
9405 South Broadway	Hancock Junior High	1925
9438 South Broadway	John C. Mann House	c. 1880
9853-55 S. Broadway	Frederick Mitchell Store	1908-09
9905 South Broadway	Annie Cook House	c. 1896
9950 South Broadway	Odd Fellows' Cemetery	1881
9969 S. Broadway	Margaretha Meyer Tavern	1893
South Broadway at Grant	Jefferson Barracks North Gate	1938-39
510 Buckley Rd.	Frederick Niemeier House	1897
9824 Clyde	Calvary Apostolic Tabernacle	1937
242 Dammert at Fannie	Luxemburg School	c. 1885
9415 Gentry at Orient	Hancock School No. 1	1903, 1925
8808 South Grand	Hancock School No. 2	1913
111 West Felton	Longwood Baptist Tabernacle	1936
323 Hoffmeister Ave.	St. Andrew's Church	1930
405 Hoffmeister Ave.	Bethesda Evangelical Church	1910
109 East Holden	Paul Fritzemeyer House	c. 1905
111 East Holden	Jacob Arnhold House	c. 1905
225 Horn	Charles Good House	c. 1902
1 Jefferson Drive	Jefferson Barracks Hospital	1923
519-525 Jeffords	subdivision	1907-08
107 Lemay Ferry	Lemp Lemay Tavern Building	c. 1910
109 Lemay Ferry	Arnold Grocery Building	c. 1910
113 Lemay Ferry	Lemay Ferry Bank	1909 & 1922
114 Lemay Ferry	Lemay Ferry Hardware	c. 1923
115 Lemay Ferry	Abel Building	c. 1910
117 Lemay Ferry	Poslosky's Department Store	1902 & 1929
119 Lemay Ferry	Poslosky's Variety Store	1915
125 Lemay Ferry	Fendler-DeBasio Building	1927
130-132 Lemay Ferry	house and store	c. 1897
138-42 Lemay Ferry	Fendler Auto Building	c. 1920
153 Lemay Ferry	Heine Meine Field	c. 1947
250 Lemay Ferry	Peiffer-Heintz Building	1893 & 1917
264 Lemay Ferry	Andreas Schug House	c. 1898
274 Lemay Ferry	Henry Sommer Service Station	c. 1929
318 Lemay Ferry	Lemay Theatre	1927 & 1932
700-702 Lemay Ferry	Lemay Merchandise Co. Building	c. 1906-08
704 Lemay Ferry	commercial building	c. 1909
705 Lemay Ferry	Risch's Grove - Cusanelli's	1874 & 1892
708 Lemay Ferry	Zimmerman Building	c. 1926-27
720 Lemay Ferry	Henry Meyer Store	c. 1905
729 Lemay Ferry	Jacob Heus House	1899
742-46 Lemay Ferry	Fendler Building	1928

COMPREHENSIVE LISTING
 LEMAY SURVEYS:
 PHASE I, SCHOOLS, PHASE II
 page two

750 Lemay Ferry	Caroline Guth House	c. 1907
756 Lemay Ferry	Naert-Schaeffer House	c. 1908
758 Lemay Ferry	Leo Naert House	c. 1909
765-69 Lemay Ferry	Gethsemane Lutheran Church	1921
780 Lemay Ferry	John Meister Saloon	c. 1905
1001 Lemay Ferry	Frederick Kettler House	c. 1901
1116 Lemay Ferry	Massman Store	1895 & 1938
1215 Lemay Ferry	Mt. Hope Cemetery	1927
1219 Lemay Ferry	Mt. Hope Memorial	1930
1800 Lemay Ferry	Park Lawn Cemetery	1912
2000 Lemay Ferry	St. Trinity Cemetery	1863
2211 Lemay Ferry	George Hausherr House	1905
3100 Lemay Ferry	Mehlville High School	1939
9813 Luna	"The Peetz House"	1906-07
101 Memorial Drive	Jefferson Barracks Natl. Cemetery	1826
248 Military Road	Christian Risch House	c. 1882
3900 Mt. Olive Rd.	Oakdale Cemetery	1854
3906 Mt. Olive Rd.	Mt. Olive Cemetery	1849
3801 Paule Ave.	Franziska Hug House	c. 1870
320 E. Ripa	Sancta Maria in Ripa	1895-97
610-24 W. Ripa	St. Martin of Tours School	1939-40
623 W. Ripa	Forder Elementary School	1934
501 Sappington Brks.	Henry Niemeier House	c. 1900
601 Sappington Brks.	John Dietrich Niemeier House	1909
1601 Telegraph Road	Point Breeze Baptist Church	1933, 1952
1806-08 Telegraph Rd.	Andrew Kuehn Building	c. 1922
1900 Telegraph Rd.	Trunko Building	1938
2225 Telegraph Rd.	Forder House and Outbuildings	c. 1865
2761 Telegraph Rd.	St. Lukes Methodist Church	moved 1945
2761 Telegraph Rd.	Frohlich's Longview Farm	1930
2833 Telegraph Road	former Peace Lutheran Church	1946
235 Wachtel	Oscar Robitsch House	c. 1900
246 Wachtel	William Felthorst House	c. 1870
841 Wachtel	Walz's Corner	c. 1921
203 Weiss	Danz-Hammel Rental House	c. 1898
210 Weiss	Schiller Hall	1909
211 Weiss	John Schober House	c. 1898
311 Weiss	Andreas Meininger House	c. 1895
321 Weiss	Riekemann-Suellentrop House	c. 1900
323 Weiss	John Kettenbach House	c. 1905
325 Weiss	Anthony Rosso House	c. 1903
3701 Will Road	St. John School #70	1922
805 Zeiss	Louis Buehler House	after 1870