

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

1. Name of Property

historic name N/A

other names/site number Orrville Historic District [preferred]

2. Location

street & number 526 and 538 Eatherton Road [N/A] not for publication

city or town Wildwood [N/A] vicinity

state Missouri code MO county St. Louis code 189 zip code 63005

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally.

(See continuation sheet for additional comments [].)

Mark A Miles

08/28/03

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency and bureau

In my opinion, the property [x] meets [] does not meet the National Register criteria.

(See continuation sheet for additional comments [].)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

[] entered in the National Register.

See continuation sheet []

[] determined eligible for the National Register.

See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register.

[] other, (explain:)

See continuation sheet [].

Four horizontal lines for signature and date.

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>5</u>	<u>1</u>	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district			
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u>	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u>0</u>	structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u>	objects
		<u>6</u>	<u>1</u>	Total

Name of related multiple property listing.
N/A

Number of contributing resources
previously listed on the National Register.
N/A

6. Function or Use

Historic Functions

COMMERCE/TRADE/department store
GOVERNMENT/post office
DOMESTIC/single dwelling

Current Functions

WORK IN PROGRESS
VACANT/not in use

7. Description

Architectural Classification

OTHER: house-store
OTHER: single pen

Materials

foundation STONE
walls WOOD/weatherboard
roof ASPHALT
other _____

See continuation sheet [x].

See continuation sheet [x].

Narrative Description

See continuation sheet [x].

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

Criteria Considerations

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x]

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

 recorded by Historic American Engineering Record

Areas of Significance

Commerce

Government

Period of Significance

ca. 1867- ca. 1940

Significant Dates

ca. 1867

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

State Historical Society of Missouri, Columbia, MO

10. Geographical Data

Acreage of Property 5.15 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	703616	4279036	15	703748	4279036
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	703788	4278777	15	703702	4278859

[x] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Debbie Sheals & Becky L. Snider, Ph.D.
 organization Private Consultants date May 2003
 street & number 406 West Broadway telephone 573 874-3779
 city or town Columbia state Missouri zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name Busch-Strutman, LLC
 street & number 16676 Chesterfield Airport Road telephone (636) 537-0880
 city or town Chesterfield state MO zip code 63017

National Register of Historic Places Continuation Sheet

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Orrville Historic District
St. Louis County, Missouri

7. Description, continued.

Materials, continued.

foundation: CONCRETE:Concrete Block

walls: METAL: Tin

roof: METAL: Tin

Description, continued.

Summary:

The Orrville Historic District is located on Eatherton Road in western St. Louis County, in the recently formed town of Wildwood. The district covers approximately 5.15 acres, and contains seven resources, six of which are contributing. The resources of the district represent the intact core of the historic hamlet of Orrville, which came into existence in the mid-1800s. They are: a large house-store, a small single pen house, four outbuildings, and a large stone foundation. The two principal buildings in the group are the Hoppenburg-Fick General Store and Post Office, which is a large house-store at 526 Eatherton Road, and the Kesselring-Werther House, a small house at 538 Eatherton Road. The district boundaries generally follow the historic property lines of those two buildings. Other buildings along that road, which were part of the early town of Orrville, include a blacksmith shop, a schoolhouse, and another residence. Those resources all lack sufficient integrity to be included in the district. The only other resource in the vicinity is a ca. 1970s house, which sits just south of the district boundaries.

Both of the houses in the district are highly intact, and appear today much as they did in the early 1900s. Neither has seen significant changes to form or fenestration, and both retain all or most of their early doors, windows, and early weatherboard sheathing. The house-store was built in two main stages; it started out as a single pen house around 1867, and was expanded to its current form in the 1870s. It housed a general store and post office for decades, and was one of the most important buildings in Orrville throughout the late 1800s and early 1900s. An open machine shed, which was built in the 1970s, sits well behind the house-store, at the back of the property; it is a non-contributing building, the only such resource in the district. Closer to the house-store is the stone foundation for a frame barn, which was damaged in a storm in the 1990s and subsequently demolished; it is a contributing structure. The Kesselring-Werther House was built ca. 1870, and has seen only minor exterior alterations since then. The other three outbuildings in the district are located directly behind it. All of those are of frame construction and all appear to date to the late 1800s or early 1900s; they are contributing buildings. In summary, the district contains five contributing buildings, one contributing structure, and one non-contributing building. As a group, the resources form an intact collection, which reflects their early function as the core of Orrville.

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Orrville Historic District
St. Louis County, Missouri

Elaboration:

The Orrville Historic District is located in the on the northern edge of the historic town of Orrville, which is now part of Wildwood, in St. Louis County, Missouri. Originally, a small rural hamlet, this area became part of the City of Wildwood when it was incorporated in 1995.¹ Included in the district are a store/post office building, a nineteenth century house, four outbuildings and the stone foundation of a barn. All of the buildings are located in the 500 block of Eatherton Road. To the north of the buildings in the district, there is a large open meadow, which is included in the boundaries. To the south of the buildings and outside the district boundaries is a modern ranch style house. All of the buildings in the district are located on a single parcel of land, which encompasses the two parcels of land originally associated with the main buildings there.

Both of the principal buildings in the district, the Hoppenberg-Fick General Store and Post Office, at 526 Eatherton Road, and the Kesselring-Werther House, at 538 Eatherton Road, face west and are located very near the roadway. The outbuildings and the barn foundation are farther away from the road to the east of the main buildings. The lot slopes down to the east and north. A small creek, which is a spur of Bonhomme Creek, cuts through the property running from southeast to northwest. (See Figure One.)

The buildings in the Orrville Historic District form a cohesive grouping of intact resources, which look today much as they did in the late nineteenth and early twentieth centuries. Altogether, there are seven resources in the district: five of which are contributing buildings and one is a contributing structure. The only non-contributing building is a low machine shed near the back of the property. As a group, the buildings in the Orrville Historic District are representative of the small settlements that dotted the St. Louis County landscape in the late 1900s. Although all of the buildings are in need of considerable attention, they retain a high level of integrity in all areas of consideration: location, design, materials, workmanship, feeling, setting and association.

Individual Building Descriptions

1. Hoppenberg-Fick General Store and Post Office, ca. 1867, ca.1874, ca. 1883.

The Hoppenberg-Fick General Store and Post Office is the largest building in the district. It is a large two and one-half story frame house-store with a one and one-half story side ell. The building, which has a side facing gable roof, early or original weatherboards, and a random course, limestone rubble foundation, appears to have been built in several phases. (See Figure Two.)

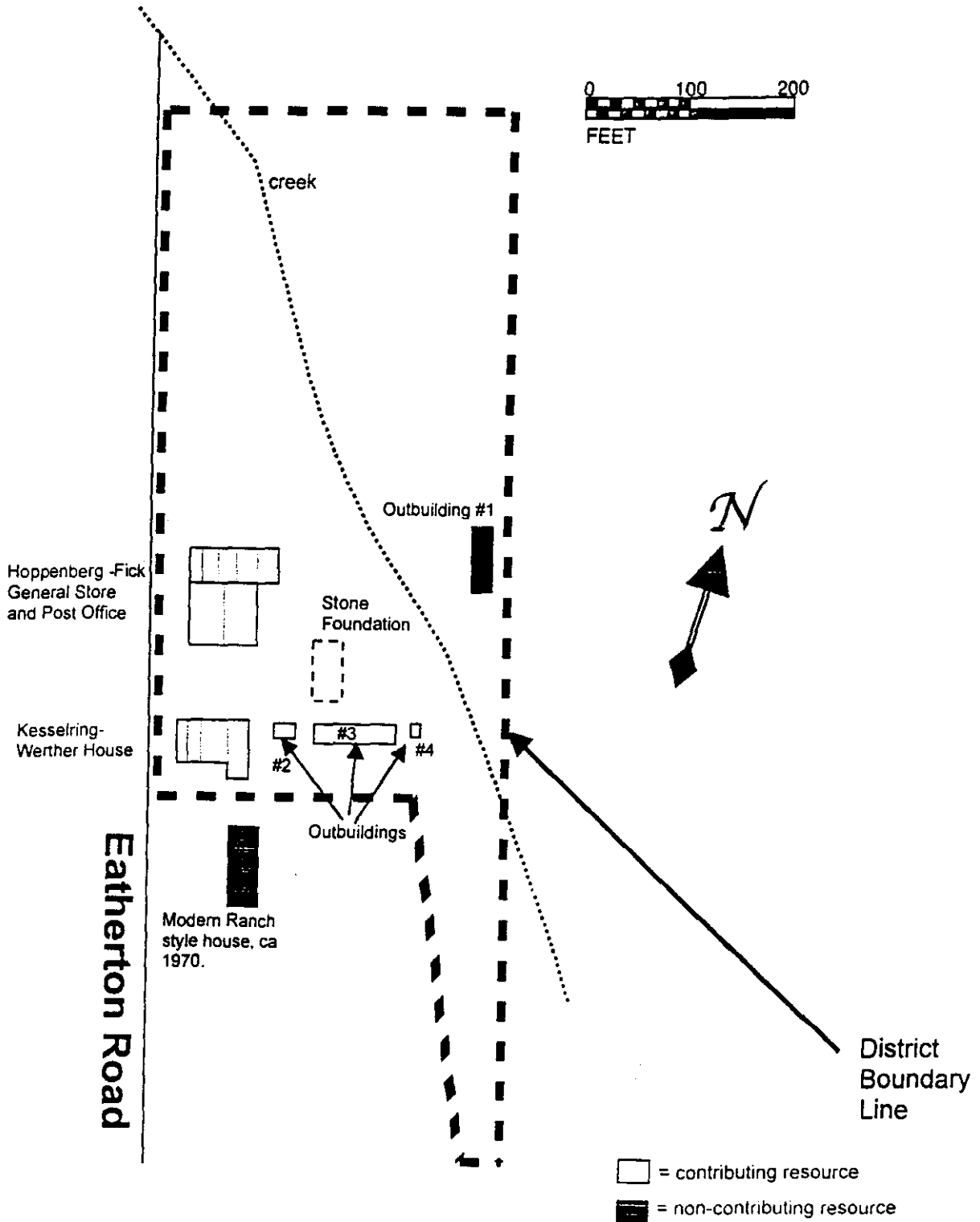
¹ Dan A. Rothwell, *A Guide to Chesterfield's Architectural Treasures*. (Chesterfield, MO: The City of Chesterfield, Chesterfield Historical Commission, 1998), p. 36.

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Orrville Historic District
St. Louis County, Missouri

Figure One: District Boundary Map. Drawn by Becky L. Snider.



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Orrville Historic District
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The earliest section of the building dates to ca. 1867. This section, which is on the north end of the building, was originally a freestanding house, one room deep and one and one half stories tall. It is of frame construction, with a side-facing gable roof and a full-width front porch. (See Photo No. 1.) According to David Hardcastle, the previous owner of the property, the frame walls of this section of the building are filled with stone nogging.² Standing seam metal roofing covers this early section of the building, its front porch and the rear ell. A small chimney pierces the roof at the ridge on the northern end of the building. Based on its circuitous path through the interior of the house, passing partially in front of a second floor window, this chimney appears to have been added after the building was constructed. The front porch is supported by square wood posts that sit on a modern concrete porch floor. (See Photo No. 6.) The windows in this section of the building have six-over-six sash and are early or original. The wood front door, which is early, but not original, has six small inset panels on the bottom and a single panel of glass on the top. On the interior, the walls are plaster, the flooring is wood, and the doors and windows are trimmed with narrow wood casing with simple pedimented tops.

The ell on the rear of the original section of the building is one room deep, one room wide and one story tall. (See Photo No. 3.) It appears to date to the 1880s or 1890s. It has a concrete block foundation, weatherboard siding and a steeply pitched, shed roof.³ This section of the building has wood double-hung windows with two-over-two vertically-divided sash. The interior window trim is much wider in this section of the building than it is in the parts of the store/post office building. The rear ell is currently configured as a kitchen. Behind the rear ell, there is a modern frame addition and a wood deck.

The large main block of the house-store, which is located on the south side of the building, contained the general store and post office, additional living space, and merchandise storage. It appears to have been added in the 1870s or early 1880s. This main block is two and one-half stories tall, with a side gabled roof, a deep plan and a cubic form. (See Photo Nos. 2-4.) An open front porch spans the ground floor facade, and a similar porch is located on the second floor. (See Photo No. 5.) Half of the second floor porch was enclosed around the turn of the century. (See Figure Five) The enclosure has the same type of weatherboards used elsewhere on the building, and contains two, six-over-six windows which are also like those used in the older sections. A simple balustrade runs between the posts on the second floor of the porch.

The ground floor of the house-store section has two entrance doors, one which leads to a wide stair hall and one which opens into a large store space on the south side of the building. Rectangular side lights and a full-width transom surround the four-panel door to the stairhall.

² Personal Interview with David Hardcastle, Orrville, MO, May 9, 2003.

³ Personal Interview with David Hardcastle, Orrville, MO, May 9, 2003. According to former owner, Hardcastle, the concrete block foundation was installed in the late twentieth century. Portions of the original stone foundation are still in place inside the concrete block foundation.

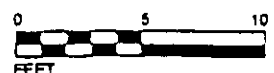
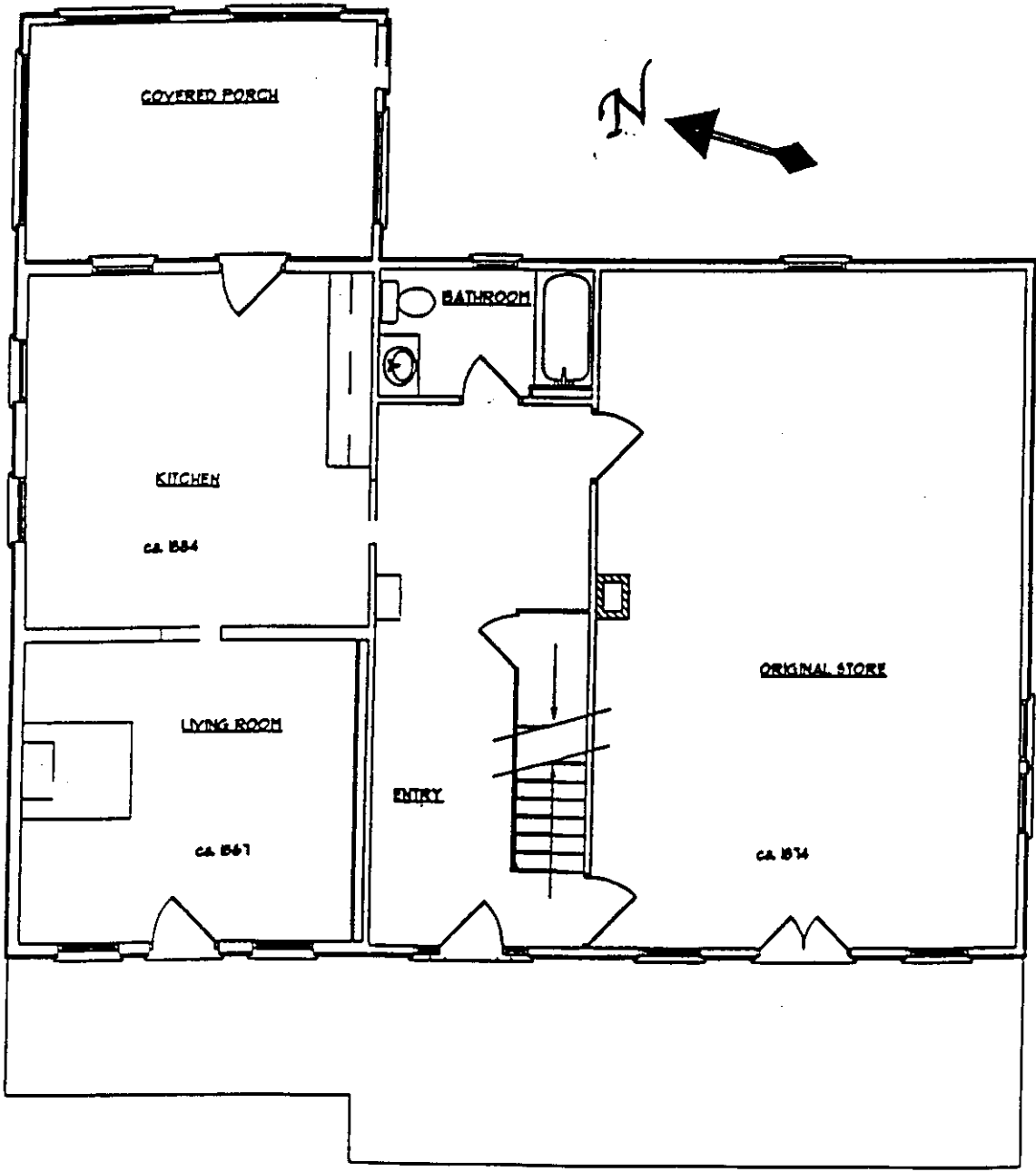
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Orrville Historic District
St. Louis County, Missouri

Figure Two: Hoppenberg-Fick General Store and Post Office - Main Floor Plan
Drawn by: Lauren Strutman Architects, P.C.



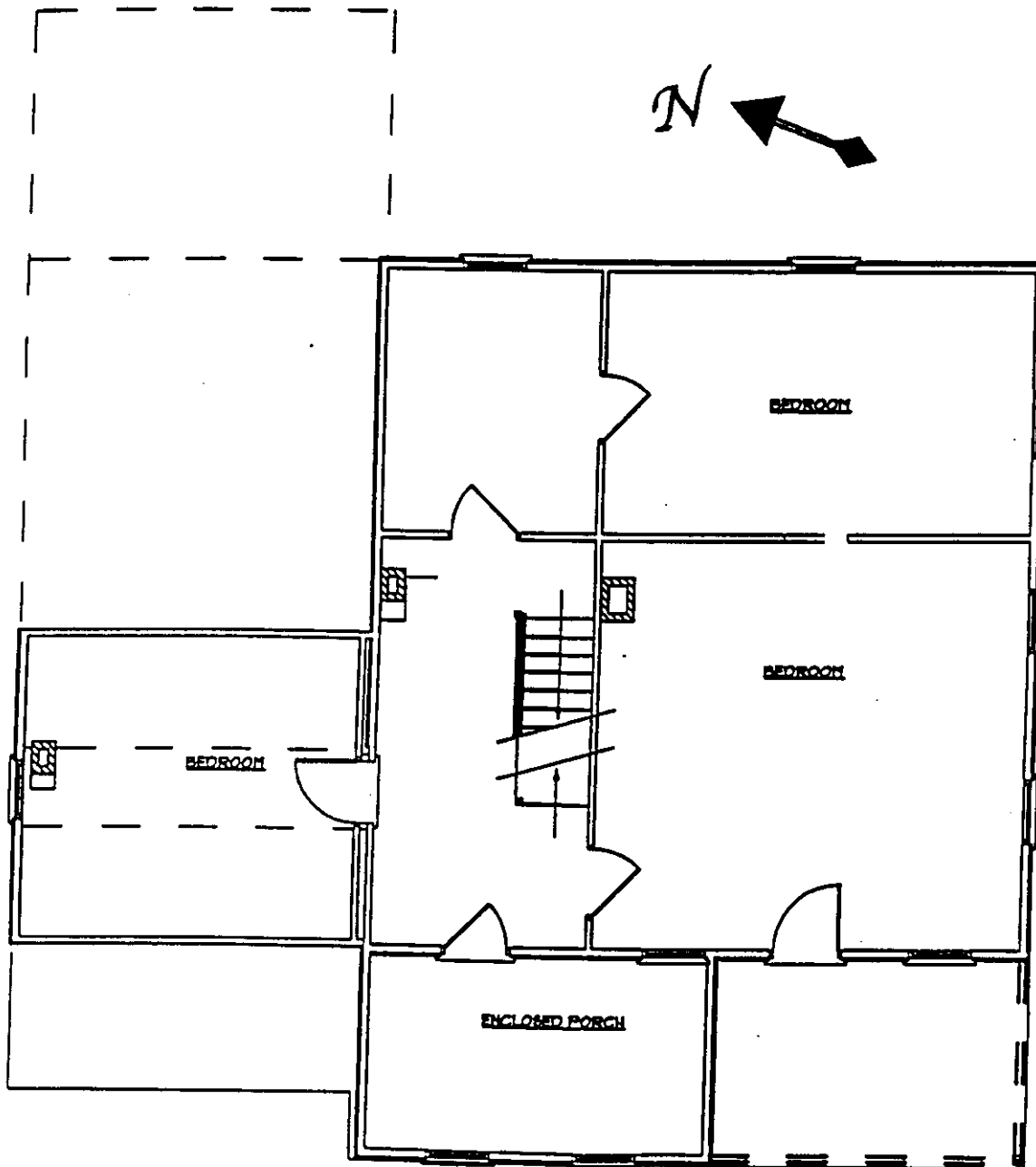
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Orrville Historic District
St. Louis County, Missouri

Figure Three: Hoppenberg-Fick General Store and Post Office - Second Floor Plan
Drawn by: Lauren Strutman Architects, P.C.



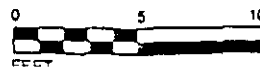
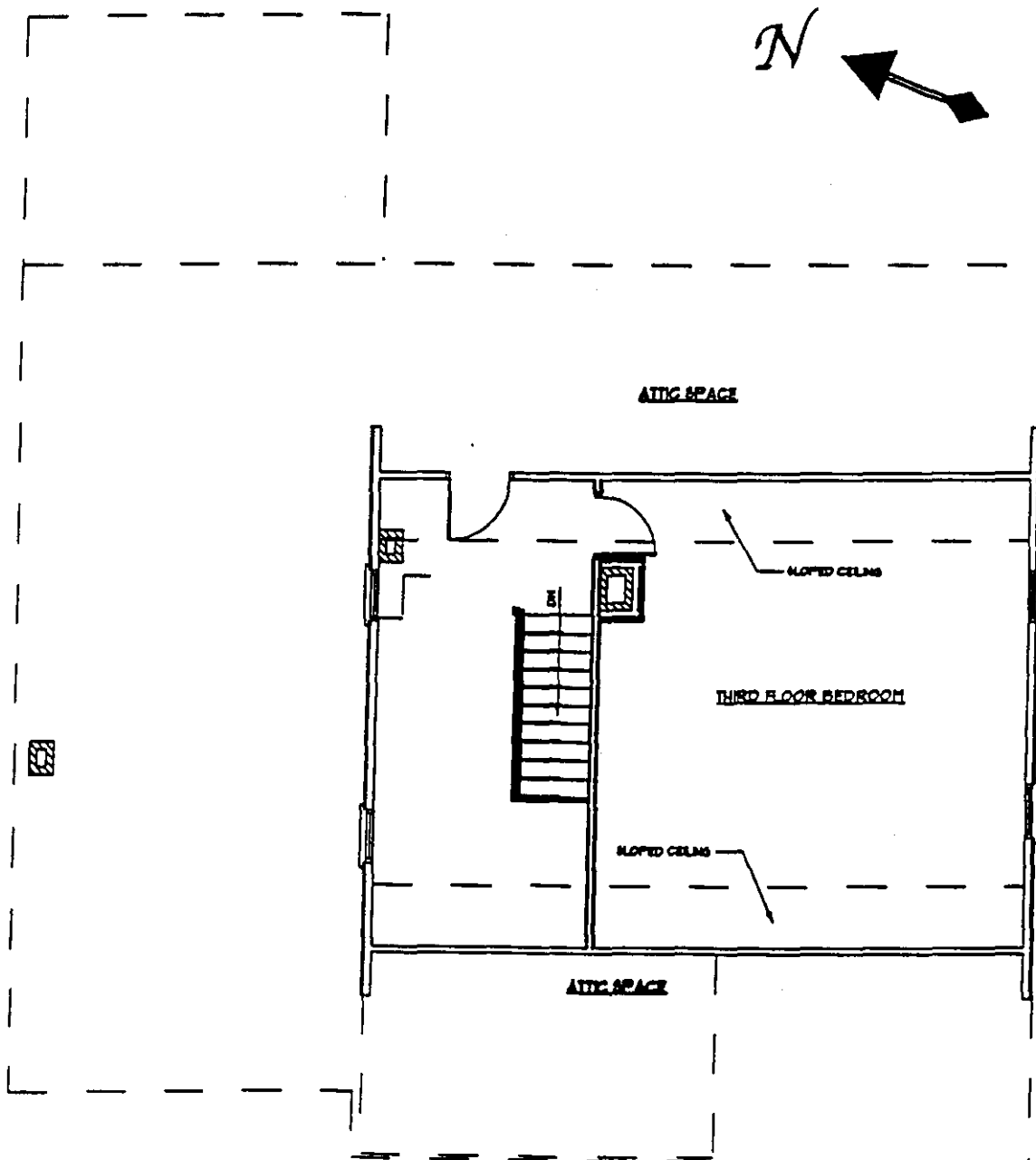
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St. Louis County, Missouri

Figure Four: Hoppenberg-Fick General Store and Post Office - Third Floor Plan
Drawn by: Lauren Strutman Architects, P.C.



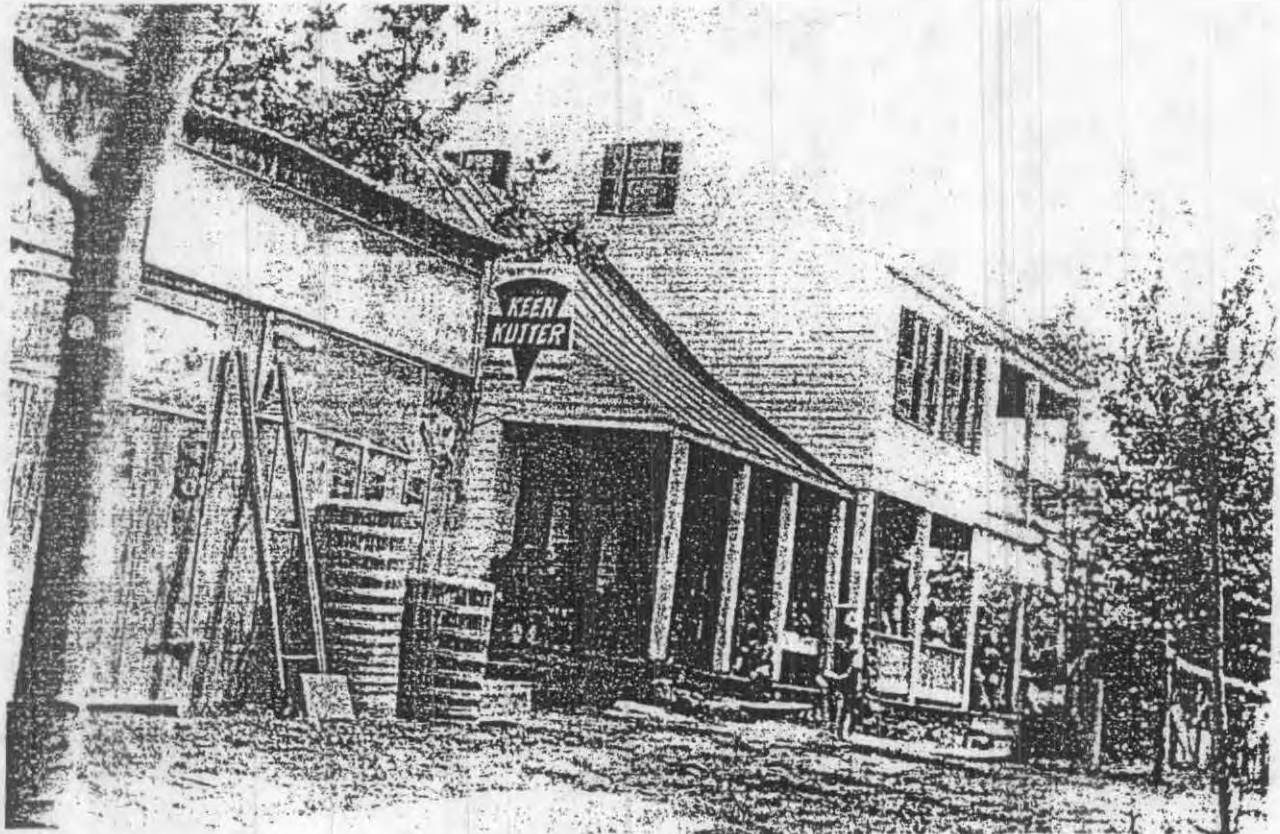
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Orrville Historic District
St. Louis County, Missouri

Figure Five: Hoppenberg-Fick General Store and Post Office - ca. 1900
Source: Photo in the collection of the owner, Lauren Strutman



The entrance to the store, which is flanked by early or original six-over-six windows, contains double doors. Each of these doors has a single panel at the bottom and glass on the top, divided into six lights like the window sash. (See Photo Nos. 7-8.)

The house-store building is notably intact, inside and out. The walls are sheathed with narrow wood weatherboards, which are early or original, and most doors and windows are also early or original. Almost all of the windows have six-over-six wood sash, and many of the four-panel doors have early or original door hardware. Early features of note inside the building include a wide central staircase, simple flat pedimented door and window trim, plaster walls, and wood flooring. (See Photo No. 9.) The first floor of the house-store section of the building contained the merchandise showroom, a wide stair hall, and a bathroom. The second floor contained living and sleeping rooms and the third floor had additional storage rooms for

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floor, the walls are sheathed with boards from wooden packing crates. One of the boards appears to be from a crate which was sent to the nearby Allenton post office; another was addressed to the Orrville post office. In addition, portions of the walls in this room are covered with newspapers dating back to the early twentieth century. Unlike the early portion of the building, which has a raised foundation, the house-store section has a partial basement under the showroom. The basement was also used for merchandise storage.

The house-store today is remarkably intact, and in good condition. The building served continuously in its original function from the 1870s until 1940, when the store closed. It was used as a residence from that time until the current rehabilitation project began. It is a contributing building.

2. Stone Foundation, ca. 1890

The stone foundation of a bank barn is located approximately thirty yards southeast of the Hoppenberg-Fick General Store and Post Office. (See Photo No. 2.) The stones in the rectangular shaped foundation appear to have been laid with little or no mortar. The frame barn appears in a historic photo of the Hoppenberg-Fick General Store and Post Office, which is believed to date to ca. 1890. (See Figure Nine.) The barn was destroyed by a storm in the late twentieth century. The foundation is counted as a contributing structure.

3. Outbuilding #1, ca. 1990

Outbuilding #1 is a modern machine shed, which is located approximately 60 yards east of the Hoppenberg-Fick General Store and Post Office. It is a five bay frame outbuilding with a shed roof. The walls and roof of the shed are sheathed with corrugated metal. It is a non-contributing building.

4. Kesselring-Werther House, ca. 1867, 1872, ca. 1910.

The Kesselring-Werther House sits approximately 20 yards south of the Hoppenberg-Fick General Store and Post Office. It appears to be of approximately the same age as the oldest portion of the store, ca. 1867, and features similar materials and construction methods. According to the previous owner, David Hardcastle, the frame walls of the Kesselring-Werther House, like those of the Hoppenberg-Fick General Store and Post Office, were filled with nogging. However, the walls of the Kesselring-Werther House were filled with handmade bricks instead of stones. The Kesselring-Werther House also appears to have been built in several phases.

The Kesselring-Werther House is a one and one-half story frame house with a side-facing gable roof, a stone foundation, and early or original weatherboard siding. (See Photo Nos. 10-12.) The house has a saltbox roofline over the original portion of the house and the rear ell, and a lower-pitched shed roof over an early rear addition. An open frame porch spans the first floor of the facade, which has a centered front door flanked by double-hung windows. The porch has a

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**Orrville Historic District
St. Louis County, Missouri**

shed roof, a concrete floor, and large, square, wood posts. The early double hung windows are a mix of vertically divided two-over-two sash and six-over-six sash.

The oldest portion of the house, like the oldest section of the Hoppenberg-Fick General Store and Post Office, is one room wide, one room deep and one and one-half stories tall. (See Figures Six and Seven.) The boxed stair to the second floor, which is located along the south wall, may originally have been accessed from the outside of the house since it projects into the rear ell. The one story rear ell was probably added at a very early date. It also is one room wide and one room deep, and it has a steeply pitched shed roof. A one-story rear addition, which abuts the rear ell, has a low shed roof and weatherboard siding. It appears to date to the early-twentieth century.

Although the interior of the house has seen some alterations over the years, the basic floorplan remains apparent. Early or original wood flooring and some early wall planks are still in place. The planks appear to be milled lumber. The Kesselring-Werther house, which has several outbuildings, is the most intact residential property remaining in Orrville. It is a contributing building.

5. Outbuilding #2, ca. 1890.

Outbuilding #2 sits approximately 5 yards directly east of the Kesselring-Werther House. This small frame building is approximately 8 feet wide and 12 feet long. It has a stone foundation, a front facing gable roof and vertical board siding. (See Photo No. 13.) There is a narrow door, which is also made out of vertical planks in the west end of the building, but there are no windows. Outbuilding #2 is given a construction date of ca. 1890 and is counted as a contributing building.

6. Outbuilding #3, ca. 1920

Outbuilding #3 is a long, narrow, frame building, which appears to have been built in two stages. (See Photo No. 13.) The building, which appears to date to the early twentieth century, is approximately 10 feet wide and 30 feet long. It has a concrete foundation, walls that are sheathed with vertical board siding and a low pitched shed roof, which is sheathed with corrugated metal. There are two, six-light, single sash windows on the south elevation. Outbuilding #3 is counted as a contributing building.

7. Outbuilding #4, ca. 1920

Outbuilding #4 is a very small frame building, which is approximately 5 feet square. It may have been an outhouse. It probably dates to the early twentieth century. It has a shed roof sheathed with corrugated metal, shiplap wood siding and a narrow door on the south elevation. Outbuilding #4 is counted as a contributing building.

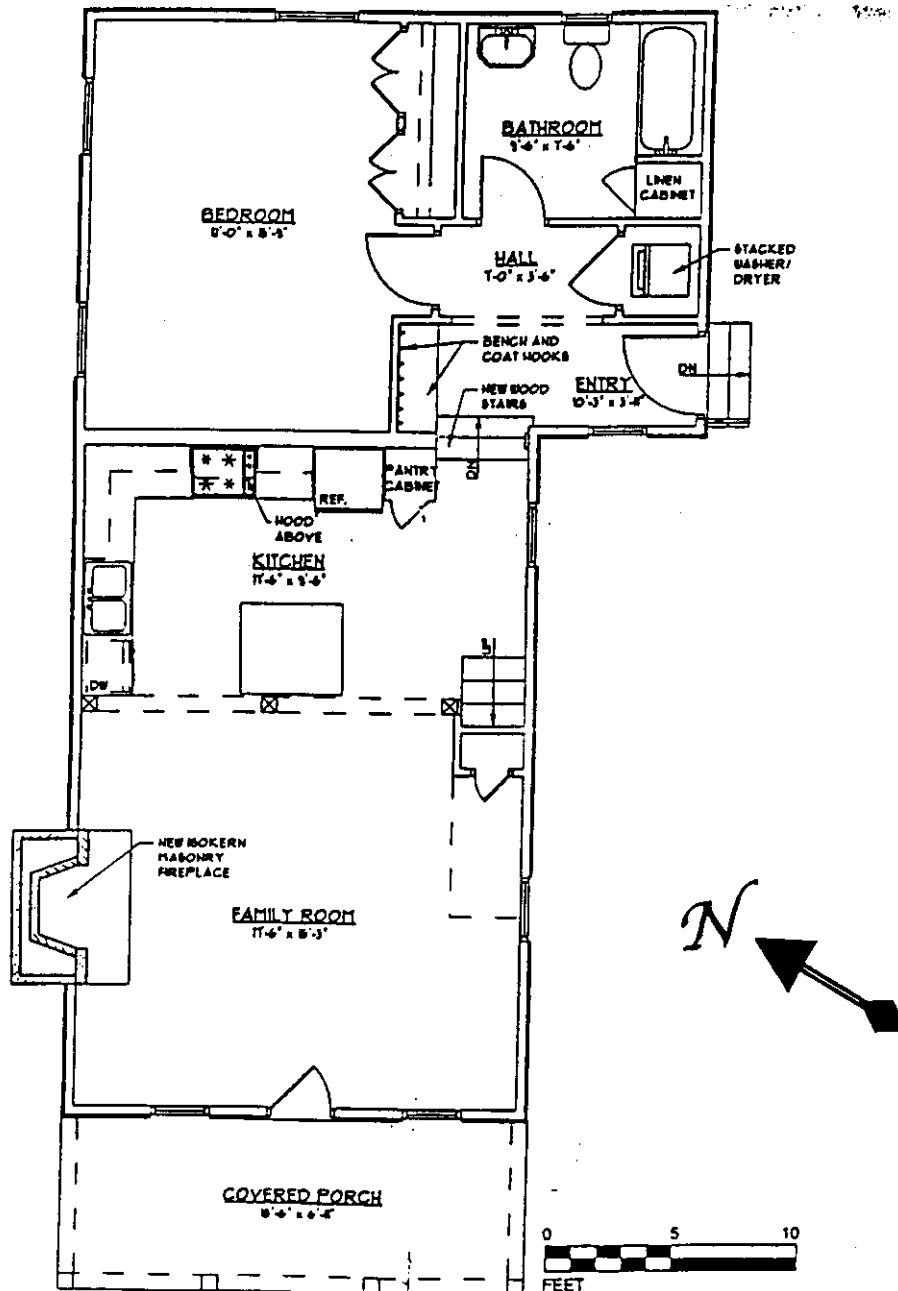
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Orrville Historic District
St. Louis County, Missouri

Figure Six: Kesselring-Werther House - Main Floor Plan
Drawn by: Lauren Strutman Architects, P.C.



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0" 8/29/80, FT.

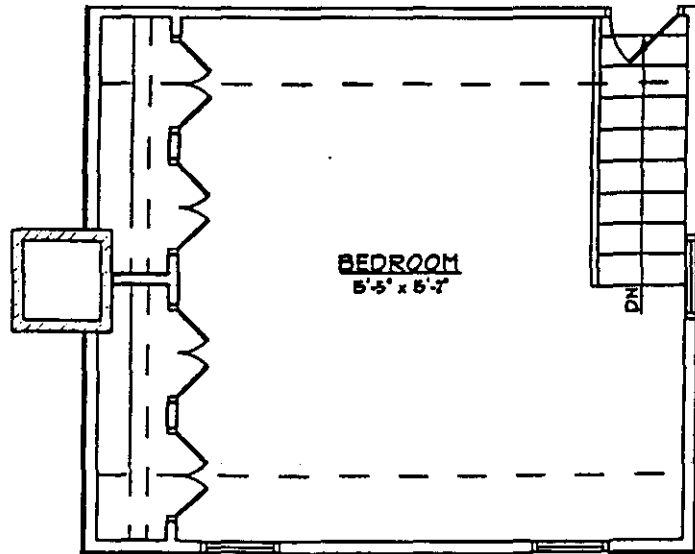
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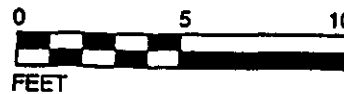
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Figure Seven: Kesselring-Werther House - Second Floor Plan
Drawn by: Lauren Strutman Architects, P.C.



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

790 SQ. FT.



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**Orrville Historic District
St. Louis County, Missouri**

Summary:

The Orrville Historic District, in what is now Wildwood, St. Louis County, Missouri, is locally significant under Criterion A in the areas of COMMERCE and GOVERNMENT. The district contains a grouping of historic resources, which represents the intact core of Orrville, a small hamlet that grew up around a rural post office in St. Louis County in the mid-nineteenth century. The district includes a general store/post office, a nineteenth century house, a stone foundation and four outbuildings, all of which appear today much as they did in the late nineteenth and early twentieth century when they were constructed.

The oldest and largest building in the district is the Hoppenberg-Fick General Store and Post Office. That building was begun ca. 1867 and enlarged to its present form shortly after. It housed a general store from the time it was built until the death of then-owner Phillip Fick in 1940. The other principal building in the district is the Kesselring-Werther House. Also constructed ca. 1867, it is the most intact residential building in the Orrville area. All of the other historic buildings in the district were built in the late nineteenth or early twentieth century. The period of significance thus runs from ca. 1867, the date of construction of the earliest building in the district, to 1940, the year the Hoppenberg-Fick General Store closed.

The Orrville Historic District is significant under Criterion A in the area of COMMERCE for its role as the center of commercial activity in the village of Orrville. For more than seventy years, the Hoppenberg-Fick General Store and Post Office provided area residents with the commodities of daily life. The Orrville Historic District is also significant under Criterion A in the area of GOVERNMENT as the location of a rural post office in St. Louis County. The Orrville Post Office operated from 1858 to 1895, with the exception of two years in the 1870s. The post office was located in the Hoppenburg-Fick General store from 1873 to 1895. The buildings of the Orrville Historic District clearly evoke their period of significance, and are significant under Criterion A as a, now rare, representative example of the small settlements which once dotted the St. Louis County landscape.

The Orrville Historic District contains seven resources; five are contributing buildings, one is a contributing structure and one is a non-contributing building. The buildings in the district are remarkably intact and they reflect the early days of settlement and commerce in the village of Orrville. Furthermore, the district as a whole retains integrity in all areas of consideration: location, design, setting, materials, workmanship, feeling, and association.

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Orrville Historic District
St. Louis County, Missouri

Elaboration:

The community of Orrville, located in Meramec Township, St. Louis County takes its name from the Orr family who settled in the area in the early nineteenth century. According to Dan A. Rothwell, the author of the A Guide to Chesterfield's Architectural Treasures,

John Orr and his brother James came from the Cow Caddens, Glasglow, Scotland. James married Elizabeth C. Breckenridge and had no children. John married Maude Eleanor Graham, daughter of Alexander Graham. They had four children, James, Mary, John, and Robert... Robert would later acquire most of [the] land in town and was Justice of the Peace for six years.⁴

Orrville officially came into existence around 1858 when a post office was established there. As Richard J. Margolis points out, "because many of the new maps in America were really postal maps...it was literally true that no new community could claim to be 'on the map' until it could first claim to have a post office."⁵ It is likely that the first Orrville post office was located in the home of the postmaster, Robert Orr. Robert, the son of John Orr, served as Orrville's postmaster for thirteen years.

Although the Orrville post office was established in the late 1850s, there was little commercial development there until the mid-1860s, when John and Margaret Orr, John's second wife, and their neighbors sold off several small tracts of land along Eatherton Road. It is likely that the road was created around that same time to provide access to those parcels of land. This road does not appear on county atlas maps until 1878, by which time several buildings, including the Hoppenberg Store and the Kesselring-Werther House, had been constructed. (See Figure Eight)

The current boundaries of the Orrville Historic District roughly correspond to the boundaries of two parcels of land sold by the Orrs in June of 1866. The two small tracts of land along Eatherton Road, upon which two of the earliest buildings in the Orrville area were built, were both sold by the Orrs in June 1866. On June 8, 1866, Conrad Rudolph Gustav Hoppenberg purchased 3.75 acres of land along the east side of Eatherton Road from John and Margaret Orr for \$50 per acre.⁶ It is believed that Hoppenberg built the one and one-half story portion of the Hoppenberg-Fick General Store and Post Office soon after purchasing the land. The addition of the large store section probably came before 1873, when he became Postmaster of Orrville. Post office records show that the Orrville post office was closed from 1871-1873, and reopened when Hoppenberg became Orrville's second postmaster in 1873.⁷

⁴ Rothwell, p. 36.

⁵ Richard J. Margolis, At the Crossroads: An Inquiry into Rural Post Offices and the Communities They Served, (Washington, DC: U.S. Government Printing Office, 1980), p. 7.

⁶ City of St. Louis Recorder of Deeds, Book 317, p. 457 (Deed research prepared by Esley Hamilton, St. Louis County Parks, February 25, 2003.)

⁷ Rothwell, p. 38.

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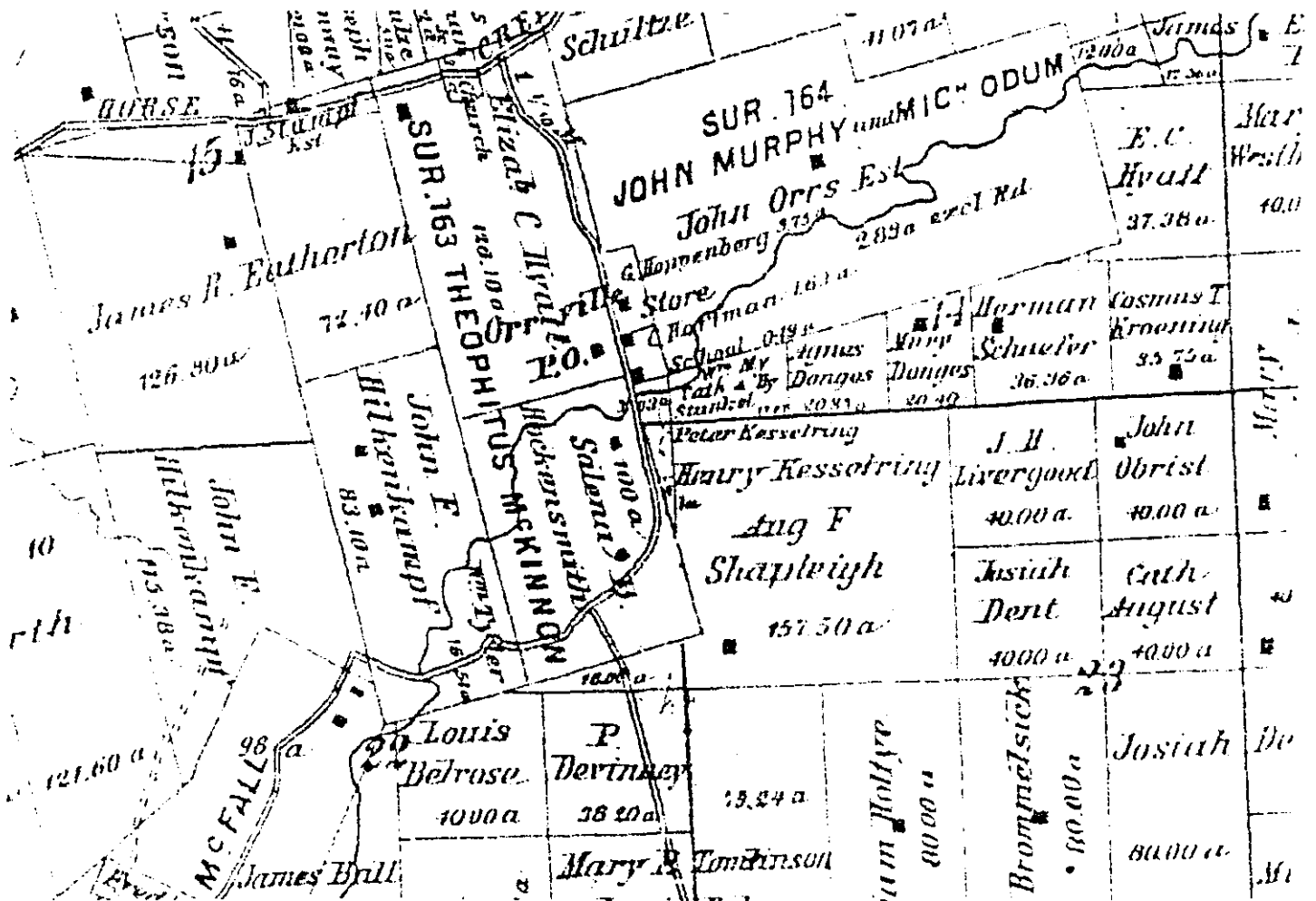
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Orrville Historic District
St. Louis County, Missouri

Figure Eight: Orrville, 1878.

Source: Pitzman's New Atlas of the City and County of St. Louis, Missouri, published by A.B. Holcombe & Co., Philadelphia, 1878.



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Just 20 days after the land transaction between the Orrs and Gustave Hoppenberg, Henry Kesselring and his wife, along with Henry Werther and his wife, purchased a 1.68 acre parcel of land from John and Margaret Orr. The Kesselrings and Werthers also paid \$50 an acre for their property, which was located directly south of the Hoppenberg property.⁸ Four years later, on May 10, 1871, the Kesselrings and Werthers sold the property to Caspar and Maria Barbara Kroneung for \$860.⁹ This tenfold increase in the property value suggests that the Kesselring-Werther House had been built on the property by that date. A comparison of the original section of the Hoppenberg-Fick General Store and Post Office with the current form of the Kesselring-Werther house shows that those two early dwellings were near twins when new.

Six months after the Kroneungs purchased the Kesselring-Werther property, they sold it to Christian Hohmann for \$900.¹⁰ The 1878 county atlas depicts a building on this property, but it is labeled "C. Hoffmann." However, deed records indicate that Hohmann's name was simply misspelled, a frequent occurrence in both public records and county atlases. Hohmann, a blacksmith, was also one of the men listed in the 1876 Gazetteer.

Deed records and information in the county histories indicate that there was considerable activity along Eatherton Road about the time these properties were being developed. One of the largest projects noted in the 1919 county history was the construction of a mill at Orrville. According to the History of St. Louis City and County, Missouri, "Robert Eatherton, along with Messrs. Eickermann & Woolsey of St. Louis, erected a splendid mill with all the modern appurtenances and improvements at Orrville, at a cost of thirty-two thousand dollars."¹¹ The mill was located on the west side of Eatherton Road, just a short distance northwest of the general store. The anticipation of the increased activity in the area as a result of the mill was undoubtedly an important factor in the development of the town. As Priscilla Ann Evans, the author of the article "Merchant Gristmills and Communities: 1820-1880: An Economic Relationship" notes,

Such mills encouraged a community's economic development in a number of ways. Their presence provided a market for grain and thereby cash or credit with which to purchase additional foodstuffs. The credit might be applied against the purchase of goods at the general store.¹²

Although the mill at Orrville burned in 1868 after only a year of operation, and it was not rebuilt for several years, its presence almost certainly helped establish the settlement as a trading center in St. Louis County. The mill also may have encouraged Hoppenberg to open a general

⁸ City of St. Louis Recorder of Deeds, Book 321, p. 260.

⁹ City of St. Louis Recorder of Deeds, Book 432, p. 23.

¹⁰ City of St. Louis Recorder of Deeds, Book 432, p. 177.

¹¹ J. Thomas Scharf. History of St. Louis City and County. (Philadelphia:L. H. Everts 1883), p. 1919.

¹² Priscilla Ann Evans, "Merchant Gristmills and Communities: 1820-1880: An Economic Relationship," Missouri Historical Review. Vol. 68, No. 3, April 1973, p. 319.

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store on his new property. Although it is unclear whether there was a coordinated effort on the part of local landowners such as the Orrs and the Eathertons to draw businesses to Orrville, the opening of a general store undoubtedly enhanced the quality of life for all the residents in the area. In his book The Old Country Store, Gerald Carson discussed the importance of the general store in a rural community. He wrote:

In the days when men lived separate and solitary lives, it was the country store that tied the scattered farms into a community. The store was what made a neighborhood and gave it its central nervous system and a conscience. It also put some fun into life.... For nearly a hundred and fifty years after the Revolution, the country store rendered a great variety of services not otherwise available in an unspecialized society.¹³

By the mid-1870s, Orrville was beginning to take shape as a rural hamlet, albeit a small one. The town is described as "a post office and place of 30 pop." in the 1876 Missouri State Gazetteer and Business Directory. Gustave Hoppenberg was listed as both the proprietor of a general store in Orrville and as the Orrville postmaster. In addition to Hoppenberg, three other Orrville business owners, R. G. Coleman, a physician, Christian Hohman, a blacksmith, and Henry Kesselring, a wagonmaker, were listed.¹⁴ By that date, a number of buildings, including a small blacksmith shop, the Orrville School, and the William Parks Bacon House, had been built along Eatherton Road near the general store. All of these buildings appear in an early undated photo of the town. (Figure Nine) The photo shows that the Hoppenberg-Fick General Store and Post Office was the largest building in the village at that time, a status it retains yet today. That large size is due, in part, to its multiple function as a residence and commercial building.

This combination store and house addition contained not only a large showroom on the first floor and merchandise storage rooms on the top floor, but also additional living space for the Hoppenberg family on the second floor. Such combinations of commercial and residential functions were common at the time, especially in association with smaller businesses. One history of commercial architecture noted that the origin of that use pattern "can be traced back to Roman antiquity, when many urban buildings contained shops at street level and living quarters above. This shop-house combination again became a standard form in European cities during the late Middle Ages."¹⁵ In the United States, that practice spawned the evolution of the "two-part commercial block," a building form which came to dominate commercial architecture in small to

¹³ Gerald Carson, The Old Country Store. (New York: Oxford University Press, 1954), pp. ix-x.

¹⁴ R. L. Polk & Co. Missouri State Gazetteer and Business Directory. (St. Louis: R.L. Polk & Co., 1876), p. 358.

¹⁵ Richard Longstreth, The Buildings of Main Street. (Washington, D.C.: National Trust for Historic Preservation, 1987), p. 24.

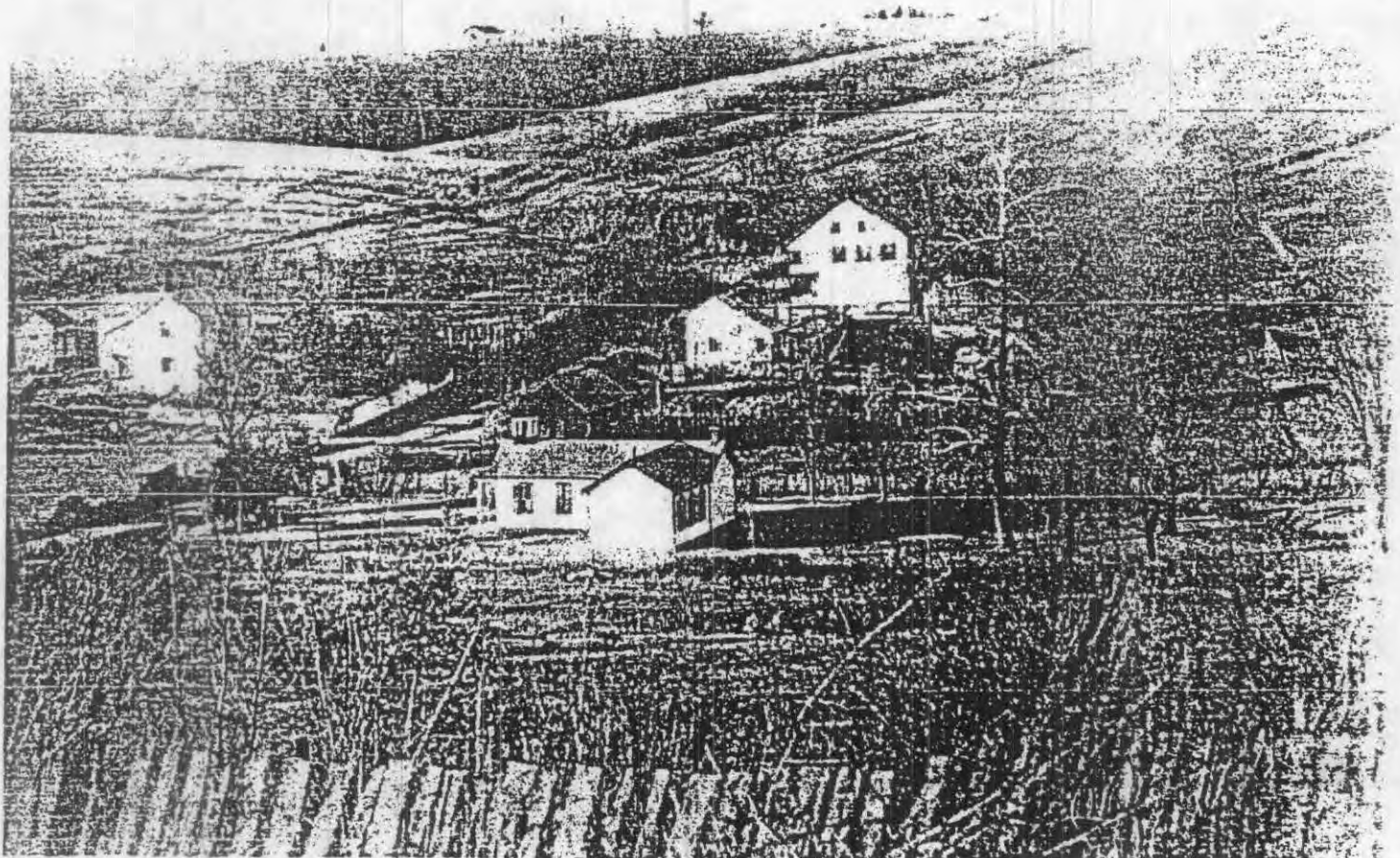
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Figure Nine: Orrville, undated photo (probably late 1800s/early 1900s)
Source: Photo from the collection of the owner, Lauren Strutman.



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moderate towns and cities. Unlike two-part commercial blocks, which are most often rectangular buildings with flat roofs and open ground floor storefronts, the Hoppenberg General Store has a more residential appearance. With its full-width, two-story porch and gable roof, it looks more like a large house than a general store.

In 1883, Gustave Hoppenberg sold both the building and the general store business to Philip A. Fick for \$6,500. The sale included Hoppenberg's "whole stock of merchandise, consisting of dry goods, notions, groceries, hardware, cigars, tobacco and provisions, all of said stock of goods contained in the rooms used as store rooms in the dwelling house...."¹⁶ This list of items, although not as detailed, reads much like the description of a typical nineteenth century general store described by Lewis Atherton in Main Street on the Middle Border. The furnishings and merchandise were removed from the Hoppenberg General Store many years ago, but it is easy to imagine that Atherton was describing the store in Orrville when he wrote:

In the center and toward the rear stood a pot-bellied stove - the sole source of heat - with an enormous extension of pipe to the roof above or to a side wall. A pan of ashes in front for a spittoon and a circle of chairs encouraged the interminable conversations of loafers... Groceries were located along one side of the store with hardware items to the rear. Shelves on the other side contained dry goods and clothing, and boxes of shoes. Gauntlet gloves, fly swatters, stocking caps, mufflers, milk pails, and cooking vessels were suspended overhead on strings of wire.¹⁷

Philip Fick, the Orrville general store's second owner, was the son of Bavarian immigrants. Fick grew up on an 80-acre farm in the Orrville area. He was only 27 years old when he purchased the store which he owned and operated until his death in 1940.¹⁸ A biographical account of Philip A. Fick in the History of St. Louis County, Missouri, which was published in 1911, reported that "A liberal patronage has been accorded him owing to his large and well selected stock of goods, his reasonable prices, and earnest desire to please his customers."¹⁹

By the mid-1890s, Orrville's population had reached 50. The 1893 Missouri State Gazetteer and Business Directory shows that Orrville had three carpenters, two shoemakers, a meat market, a barber, a physician, a blacksmith and a basket manufacturer.²⁰ Philip Fick was listed as the postmaster and the proprietor of a general store. He served as Orrville's third

¹⁶ St. Louis County Recorder of Deeds, Book 21, p. 250.

¹⁷ Lewis Atherton, Main Street on the Middle Border. (Bloomington: Indiana University Press, 1984), pp. 43, 45.

¹⁸ William L. Thomas, History of St. Louis County, Missouri. Vol. 2. (St. Louis, Chicago & Philadelphia: S. J. Clark Publishing Co., 1911), p. 343.

¹⁹ Ibid.

²⁰ R.L. Polk & Co. Missouri State Gazetteer and Business Directory. (St. Louis: R. L. Polk & Co., 1893) pp. 725-6.

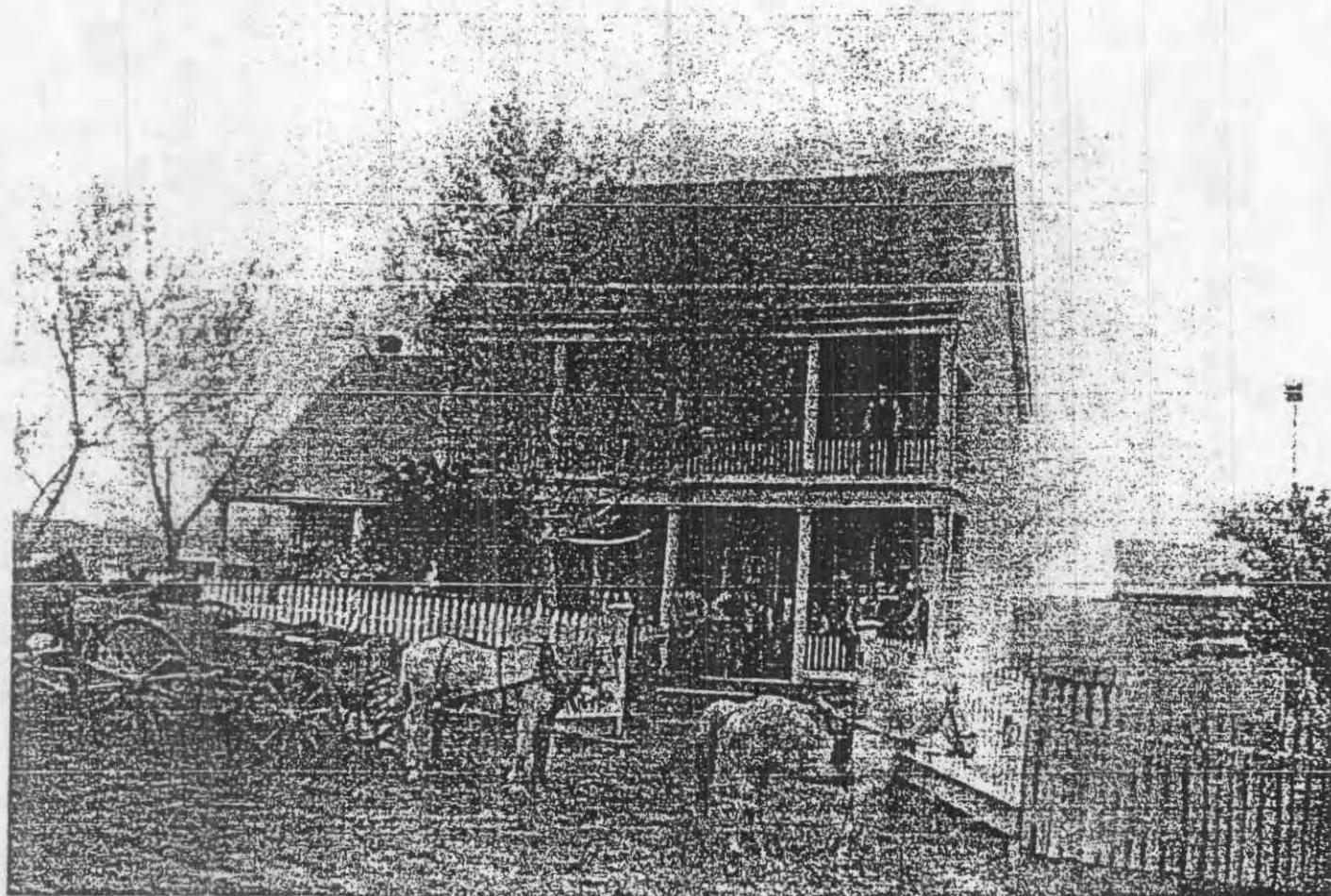
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Figure Ten: Hoppenberg-Fick General Store and Post Office - ca. 1890 or earlier
Source: Photo in the collection of the owner, Lauren Strutman



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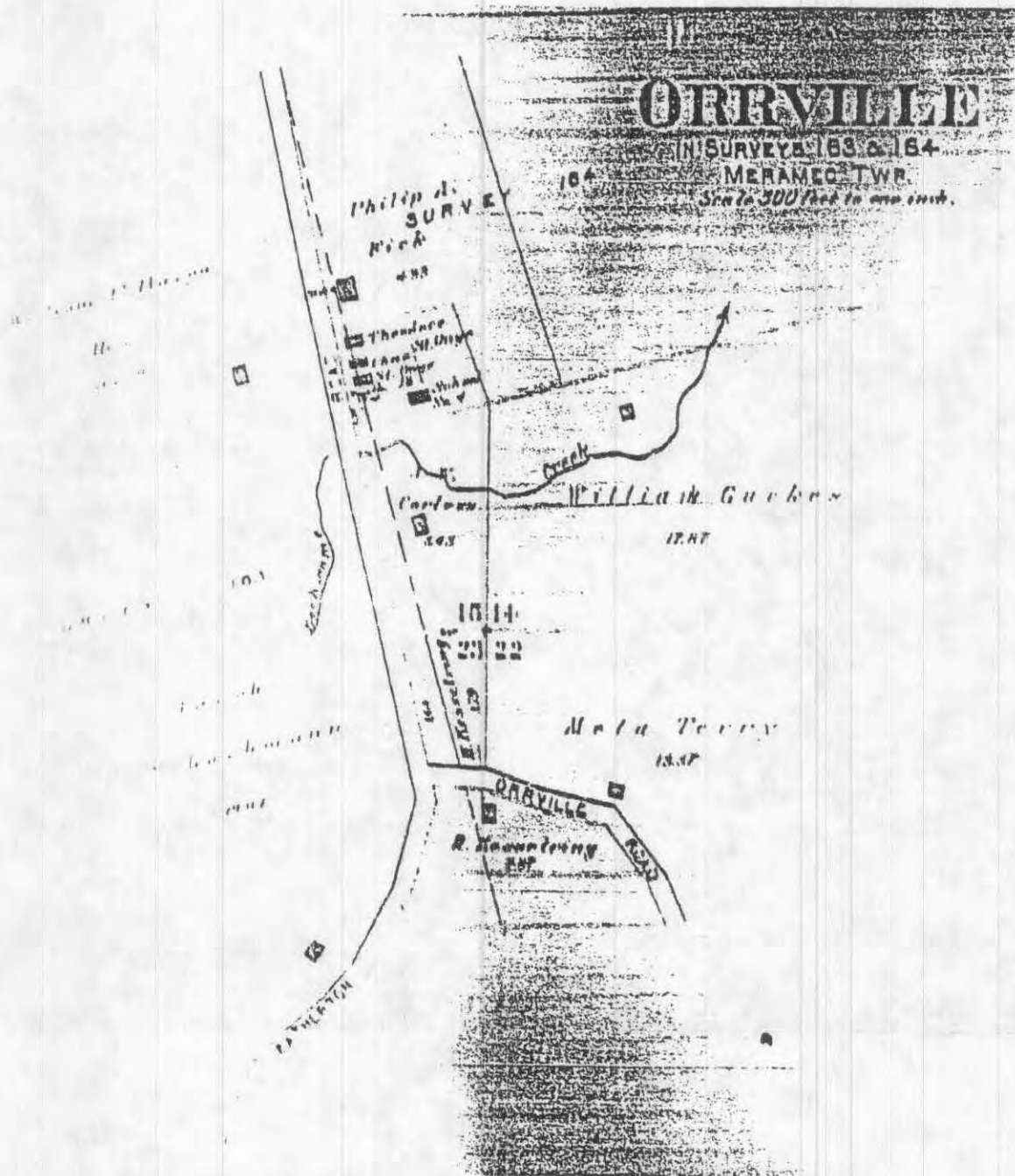
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Figure Eleven: Plat of Orrville.

Source: Plat Book of St. Louis County, Missouri, published by the Northwest Publishing Co., Des Moines, IA, 1909, p. 17.



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postmaster from 1883, the year he purchased the Hoppenberg General Store, until 1895 when local mail service was transferred to the Monarch Post Office.

The closing of the Orrville Post Office was undoubtedly a great loss to the many local residents who regularly came into town to pick up their mail, shop and socialize with their neighbors. As Richard J. Margolis, points out in At the Crossroads: An Inquiry into Rural Post Offices and the Communities They Served, the consolidation of rural post offices and the establishment of rural free delivery around the turn of the twentieth century turned out to be a mixed blessing for rural communities such as Orrville. The closing of many rural post offices "was followed by the disappearance of many country stores, many of which constituted the sole business establishment in a small trade center."²¹

The end of local postal service did not, however, mean the end of Orrville. A map of the town was included in the 1909 Plat Book of St. Louis County, Missouri. (See Figure Ten.) The continued operation of the store by Fick, who ran the store until his death in 1940, no doubt helped keep Orrville "on the map."

The Kesselring-Werther house changed hands several times between 1885 and the turn of the twentieth century, but from 1901 until the mid-twentieth century, it was owned by the St. Onge family. With the exception of the construction of a rear addition in the late twentieth century, the house appears much as it did during the period of significance. The outbuildings behind the house also have changed little since the early twentieth century. Currently, the building is undergoing a complete rehabilitation using state and federal historic preservation tax credits.

Since the closing of the Fick General Store, the building has been used as a residence. However, this change in use has not affected its integrity. The only change of note since the period of significance is the addition of a covered porch and deck to the back of the building in the late twentieth century. The Hoppenberg-Fick General Store and Post Office is also currently being rehabilitated.

Today the buildings within the Orrville Historic District form a notably intact grouping which reflects the early history of Orrville. The importance of the Hoppenberg-Fick General Store and Post Office as a historic building was recognized as early as 1965. That year, it was recorded for the Historic American Buildings Survey. The HABS form claimed: "This building is one of the very

²¹ C.E. Lively, "Change in Rural America" as quoted in Richard J. Margolis, At the Crossroads: An Inquiry into Rural Post Offices and the Communities They Served. (Washington, DC: U.S. Government Printing Office, 1980), p. 9.

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few, unaltered, surviving commercial buildings of the mid-1800s in St. Louis County."²² The building was also recorded by the St. Louis County Parks Department in 1981 and 1996. In The Past in Our Presence: Historic Buildings in St. Louis County, the authors cite the Hoppenberg-Fick General Store and Post Office as "a rare surviving example of the once common rural general store."²³ The Kreienkamp Store, also located in Wildwood, is the only other rural general store building in St. Louis County that is listed on the National Register.²⁴

The Orrville Historic District contains the intact buildings in the core of Orrville, including the building, which once was the heart of the town, the Hoppenberg-Fick General Store and Post Office. The district is significant as a representative example of the many rural commercial outposts which dotted the St. Louis County landscape in the nineteenth and early twentieth century.

²² Kenneth E. Coombs and Robert L. Elgin, "Fick Store" Historic American and Buildings Survey Inventory Form. June 24, 1965.

²³ St. Louis County Department of Parks and Recreation, The Past in Our Presence: Historic Buildings in St. Louis County. (St. Louis County, MO: St. Louis County Department of Parks and Recreation, 1996), p. 37.

²⁴ Kreienkamp Store, National Register Nomination, listed 5/5/2000.

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- Coombs, Kenneth E. and Robert L. Elgin. "Fick Store" Historic American and Buildings Survey Inventory Form. June 24, 1965.
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10. Geographical Data

UTM References continued.

E. Zone	Easting	Northing
15	703646	4278859

Verbal Boundary Description:

The boundaries of the Orrville Historic District follow the lot lines of Lot 1 in Old Orrville, City of Wildwood, St. Louis County, Missouri described as follows:

A tract of land being located in United States Surveys 163 and 164, Township 45 North, Range 3 East, St. Louis County, Missouri, being tracts conveyed to David L. Hardcastle, Trustee of the David L. Hardcastle Living Trust, dated February 1, 1996, and recorded in Book 10772 at page 615, 619 and 623, and being described as follows:

Beginning at the Northwest corner of New Parcel "A" of Boundary Adjustment Lot 18 Eatherton Valley Subdivision as filed in Plat Book 181 page 87; thence South 13 degrees 24 minutes 39 seconds East along the West line of said New Lot "A", a distance of 975.30 feet to a point on the North line of New Parcel "B"; thence leaving New Parcel "A", South 77 degrees 31 minutes 56 seconds West along the North line of New Parcel "B", a distance of 38.12 feet to a point; thence leaving said Boundary Adjustment, North 21 degrees 21 minutes 26 seconds West a distance of 344.33 feet to a point; thence South 76 degrees 54 minutes 37 seconds West a distance of 243.69 feet to a point in the center of Eatherton Road (40'W); thence along the center of Eatherton Road the following course and distances, North 12 degrees 31 minutes 05 seconds West a distance of 49.80 feet to a point; North 11 degrees 44 minutes 06 seconds West a distance of 474.89 feet, and North 08 degrees 48 minutes 02 seconds West a distance of 110.26 feet to a point; thence leaving said center of Eatherton Road, North 76 degrees 58 minutes 55 seconds East 305.88 feet to a point of beginning and containing 5.15 Acres, more or less.

(See also Figure One, Section 7, page 2.)

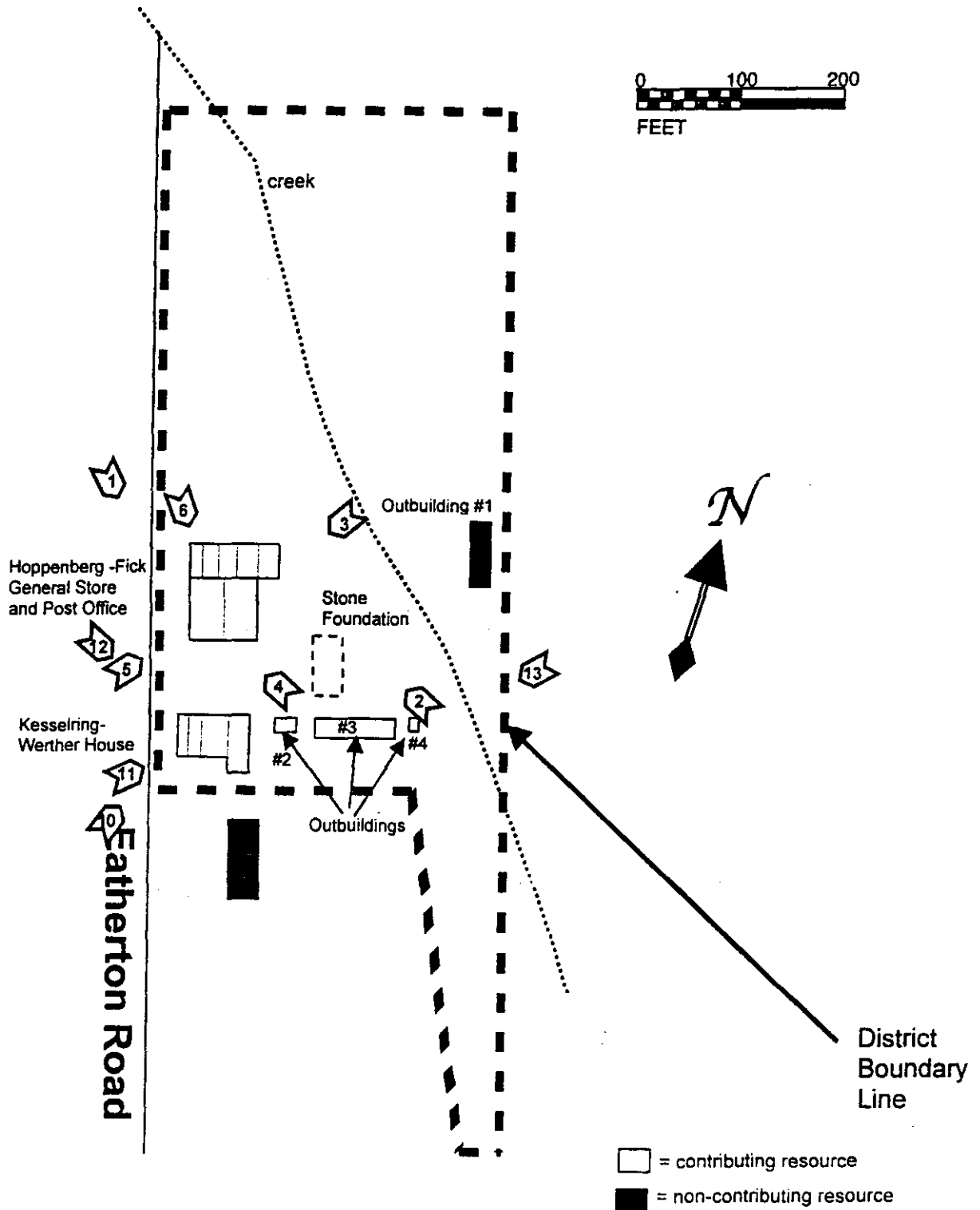
Boundary Justification: The current district boundaries encompass the land historically and currently associated with the two main buildings in the district, the Hoppenberg-Fick General Store and Post Office and the Kesselring-Werther house. They include all of the land associated with those two properties which retains integrity. The district boundaries generally follow the historic property lines of those two buildings. Other nearby buildings along Eatherton Road, which were part of the early town of Orrville, include a blacksmith shop, a schoolhouse, and another residence. Those resources all lack sufficient integrity to be included in the district. The only other resource in the vicinity is a ca. 1970s house, which sits just south of the district boundaries.

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Figure Twelve. Photo Key Map - Site Plan. Drawn by Becky L. Snider



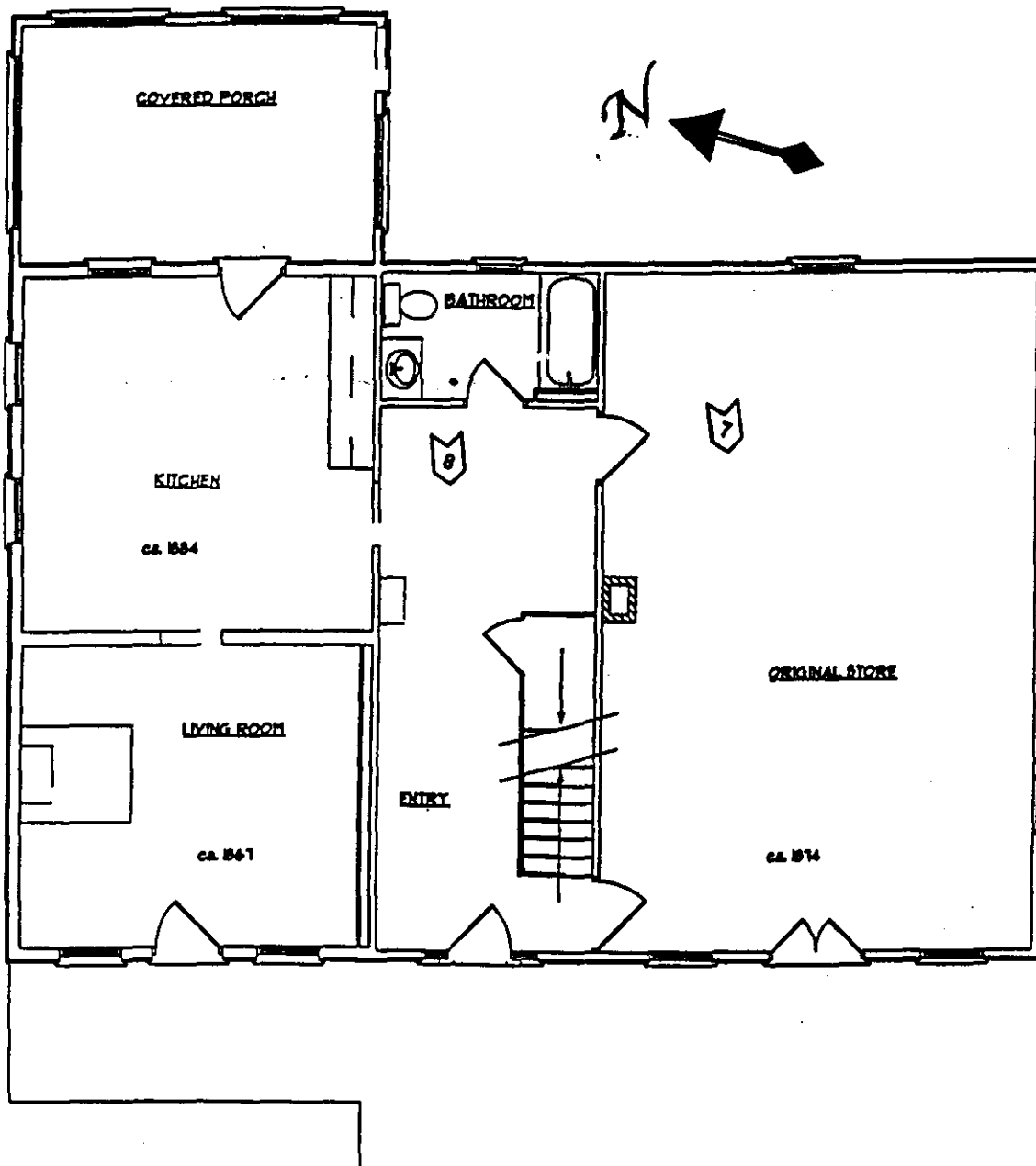
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Figure Thirteen. Photo Key Map - Hoppenberg-Fick General Store - Main Floor.
Drawn by Lauren Strutman Architects, P.C.



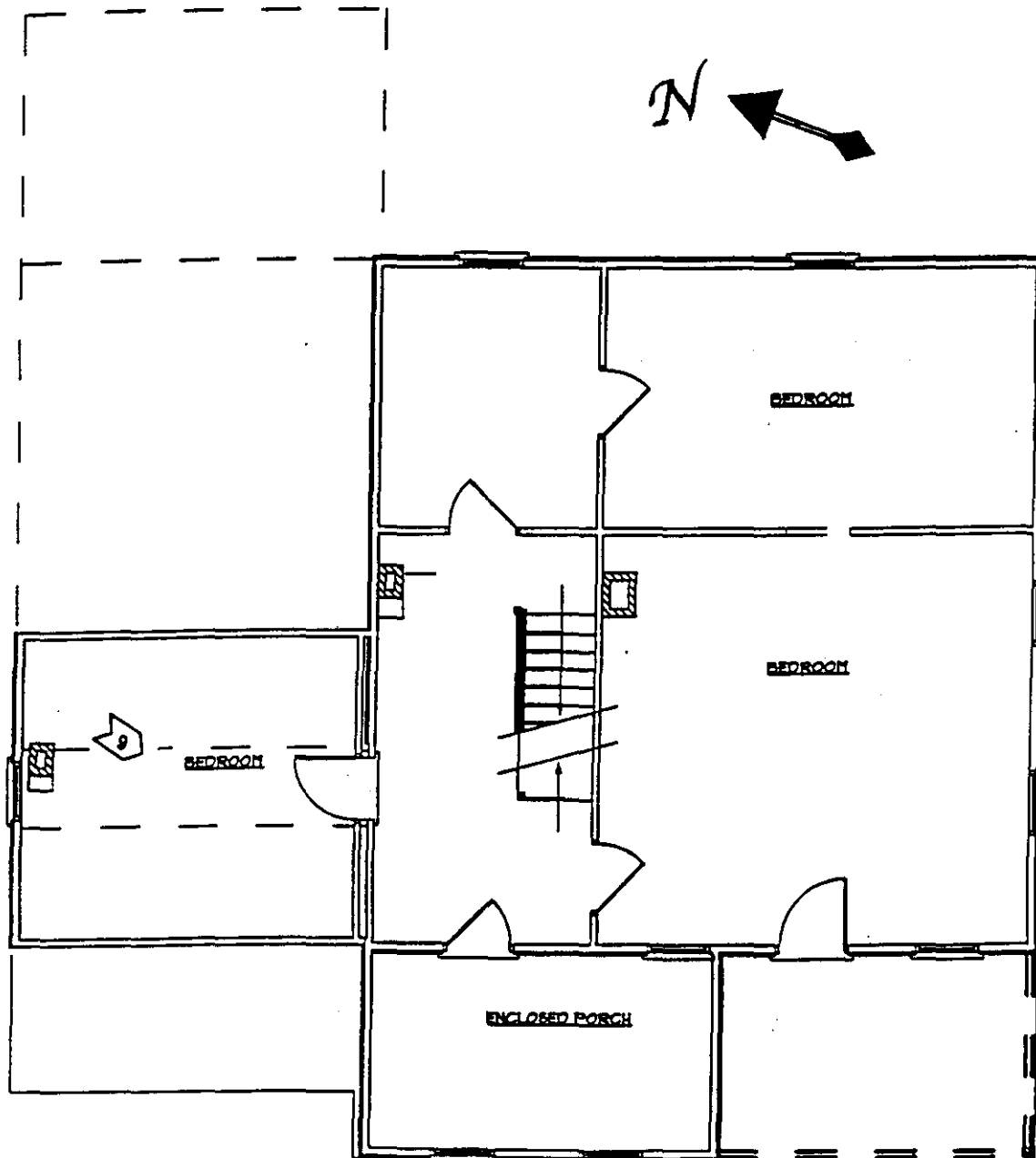
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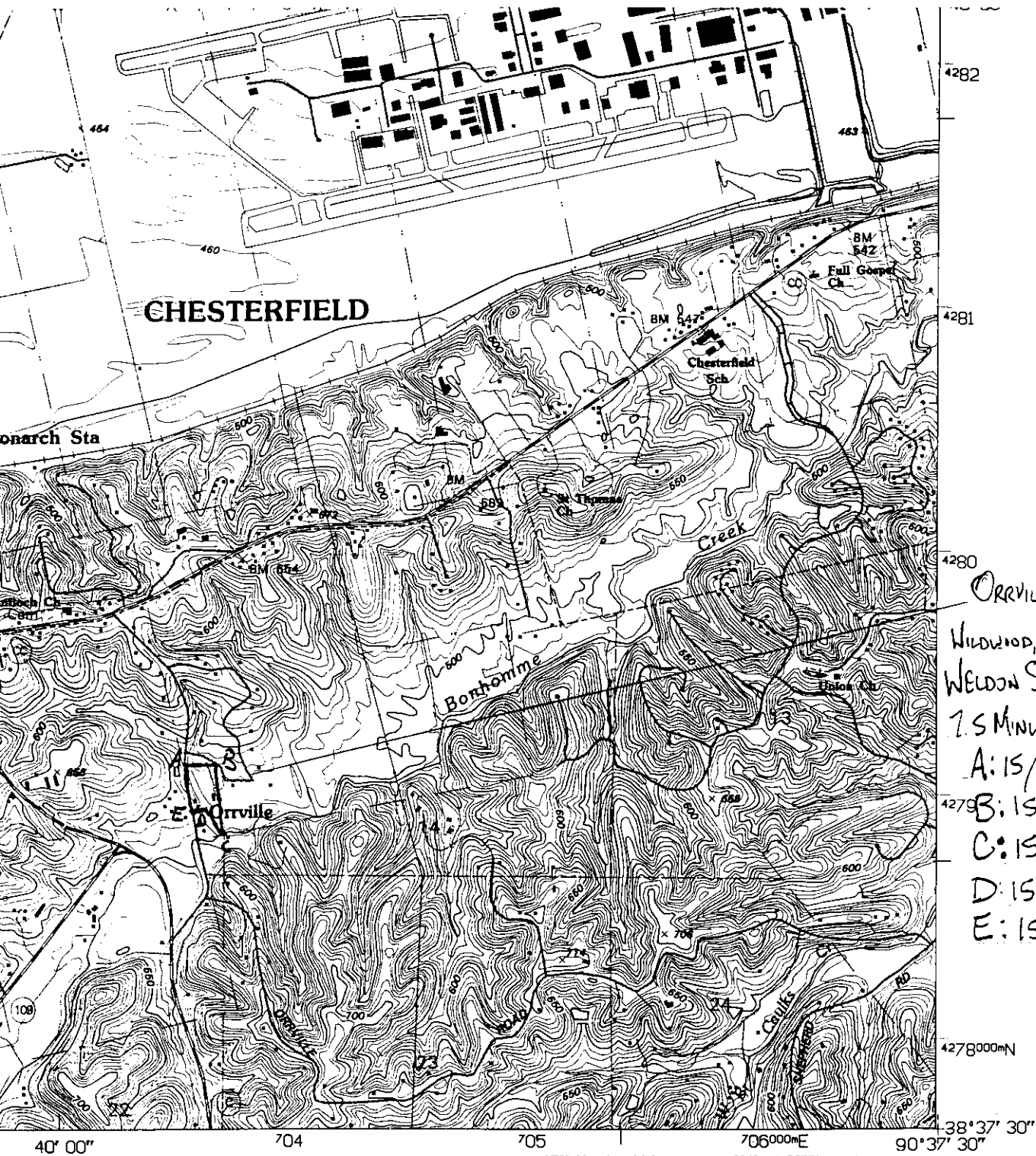
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Figure Fourteen. Photo Key Map - Hoppenberg-Fick General Store - Second Floor.
Drawn by Lauren Strutman Architects, P.C.





Orrville Historic Dist
 Wildwood, St Louis County
 Weldon Spring Quad
 7.5 Minute Series Top
 A: 15/703616/427903
 B: 15/703748/427900
 C: 15/703788/427897
 D: 15/703702/427894
 E: 15/703616/427891



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Primary highway hard surface	Light-duty road, hard or improved surface
Secondary highway hard surface	Unimproved road

Interstate Route
 U.S. Route
 State Route

1	2	3	1 Wentzville
			2 O'Fallon
			3 Kampville
4		5	4 Defiance
			5 Chesterfield
			6 Labadie
			7 Eureka
6	7	8	8 Manchester

ADJOINING 7.5' QUADRANGLE NAMES

WELDON SPRING, MO.
 38090-F6-TF-024
 1994

























