

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

Name of Property

historic name Rannells, Charles S. & Mary Warder, House

other name/site number Woodside

Location

street & town 2200 Bredell N/A not for publication

city or town Maplewood N/A vicinity

state Missouri code MO county St. Louis code 189 zip code 63143-1102

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mark A. Miles 07 Aug 2006
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

I hereby certify that the property is: Signature of the Keeper Date of Action

- 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:) _____

Charles S. & Mary Warder Fannells House
Name of Property

St. Louis County, MO
County and State

Ownership of Property
(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

Historic Function
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/institutional housing

Current Function
(Enter categories from instructions)

VACANT/not in use

Architectural Classification
(Enter categories from instructions)

Mid-19th Century: Greek Revival

Materials
(Enter categories from instructions)

foundation Limestone

walls Weatherboard

roof Asphalt

other Brick

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

Charles S. & Mary Warder Rannels House
Name of Property

St. Louis County, MO
County and State

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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

(Mark "x" in all the boxes that apply.)

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

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

Areas of Significance

(enter categories from instructions)

Exploration/Settlement _____

Social History _____

Period of Significance

c.1849-1922 _____

Significant Dates

N/A _____

Significant Persons

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

unknown _____

See continuation sheet(s) for Section No. 8

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

Charles S. & Mary Warder Rannells House
Name of Property

St. Louis County, MO
County and State

Acreage of Property less than one acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 7/3/2/7/9/0 4/2/7/7/9/3/0
Zone Easting Northing

2 / / / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet

Property Tax No. 21J440709

Boundary Justification

(Explain why the boundaries were selected.)

Property nominated is the remaining undeveloped portion of the original Rannells Farm.

See continuation sheet(s) for Section No. 10

name/title Esley Hamilton, St. Louis County Parks (Section 7); Kris Zapalac, State Historic Preservation Office (Section 8)

organization State Historic Preservation Office date June 10, 2005

street & number 4030 Chouteau, 6th Floor telephone 314-340-5618

city or town St. Louis state MO zip code 63110

Submit the following items with the completed form:

Continuation Sheets

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

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

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

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

name/title City of Maplewood

street & number 7601 Manchester Road telephone 314-645-3600

city or town Saint Louis state MO zip code 63143

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

**Rannells, Charles S. & Mary Warder, House
St. Louis County, MO**

Narrative Description

SUMMARY

The Charles S. and Mary Warder Rannells House at 2200 Bredell Avenue, Maplewood, St. Louis County, Missouri, is a two-story, side gabled house of timber-frame construction. Also called, "Woodside," the c. 1850 residence is a Greek Revival I-house, though it has three triangle dormers suggestive of the Gothic Revival Style. The dormers correspond to the three bay divisions on the front (south) elevation which include an central entrance with transom and sidelights, flanked by 6/6 wood windows in the other two bays. A single story, one bay porch with low-pitched roof covers the entrance. The Rannells built two additions to the house during its period of significance. One, a two-story shed roof addition, is attached to the west facade. A one-story shed-roof addition is located off-center on the north elevation. Originally part of a several hundred acre farm, the adjacent land has since been subdivided, and the property is surrounded by modern residential development. Because current streets were constructed after the house was built, it does not face either of the adjacent streets, but is oriented toward historic Manchester Road several blocks to the south. The house is surrounded by mature trees, protecting its rural farm house character. Though the building has suffered from non-historic alterations and general neglect, it retains a high degree of historic integrity and is currently being restored to its historic appearance.

ELABORATION

The building reveals early materials and construction techniques to a high degree, including much old-growth wood framing, siding and detailing. It has been altered from time to time during its period of significance, and since that time, it has suffered from neglect. Renovation is currently under way to stabilize the building and to restore original elements that have been identified. The only parts of the building which not related to its historical importance were an east end carport extension, which has been removed, and a west end enclosed two-story sun porch, for which removal is planned. A plan has been initiated by the current restoration committee to restore the house to its original historical appearance.

The architecture of "Woodside" fits into the popular styles of pre-Civil War residential architecture. Its Greek Revival style was dominant in the St. Louis area from the 1830s into the 1850s and continued into the post-war era. The low pitch gabled roof, entry porch less than full height, paired interior end chimneys, and four paneled doorway with rectangular sidelights are all designs typical of that style. The most unusual features of the house are the three triangle shaped dormers on the roof. Dormers do exist on many Greek Revival homes, but these are more suggestive of the Gothic Revival style. Such a mixture is often seen in churches of the period, and St. Louis County has another example of a Greek Revival house with front gables in the Bates-Conway House, now located in Faust Park. That house was built before 1862.

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Rannells, Charles S. & Mary Warder, House
St. Louis County, MO

EXTERIOR

The south façade of the house is the primary one, even though it does not face either of the adjacent streets. The back of the house faces Folk Avenue, and only the west side faces Bredell, which gives the house its current address, 2200 Bredell. The primary façade has three main gables and a first-floor open entry porch. The entry porch projects from the center of the building 6 to 8 ft and is supported with four wooden beams. The two supporting timbers in the front of the entry porch have some spindle work at the middle of the beam. The trio of triangle shaped dormers on the top of the side-gabled roof has plain 6-over-6 double-hung window. The roof has projecting verges with the purlins exposed. The main entry door has a plain low pediment and is also framed by a set of transom lights and sidelights. The transom is divided by small scrolled brackets. The door itself has a large rectangular window in the upper portion and four square panels recessed into the lower portion. On the left and right bays of the south façade there are double-hung windows on each of the two floors. The center bay has a pair of double-hung windows directly above the entry porch. These windows have plain pediments. The tops of the entry porch, dormers, and roof are all covered with the same asphalt shingles.

The west end of the building currently has a two-story glassed-in sun porch. It is severely deteriorated, and current plans call for it to be dismantled. It is not original to the house and is not structurally tied to it. It uses the same clapboard siding and double hung windows, but has a lower independent roof, and the footings are unrelated to the house's foundation.

The east end of the building once had a carport extension. This has been removed. The two rather tall, pedimented double French doors now there probably once opened onto a terrace that preceded the carport. Each leaf has 10 lights. Directly above each of the doors on the second floor are dissimilar openings. The window on the left bay is 6-over-6 double hung, but the opening on the offset-right bay is plain, and appears to have once been a door. Above this opening at the attic level is another door of different design. It is in a plain casing and has two rectangular panels in its lower portion and nine lights in the upper portion. Probably at some point a two-story porch was attached to this façade. The current renovators plan to replace both upper doors with original windows.

The north side of "Woodside" has the lean-to extension for the kitchen at the left bay. This relatively small structure uses the same roof shingles, clapboard, and 6-over-6 double-hung windows as the rest of the house. The east side of the wing has a small shed-roofed vestibule sheltering the door to the kitchen.

Allowing for the kitchen wing, the north side of the house has five bays. The windows are a combination of paired and single double hung windows, some varying in length. A door is located in the right bay and has a gabled wooden hood supported by brackets. The door itself has

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St. Louis County, MO

a very tall rectangular window in the center with smaller, rectangular panes around it. A single dormer over the middle bay is identical to the dormers on the south façade.

INTERIOR

The most striking feature of the interior of "Woodside" is that the staircase is not located in the spacious center hall but in a separate space on the north side of the house. It begins with a right-angled turn marked by the newel post and a curving handrail. Portions of the first-floor run of the handrail were removed when a wall (now itself removed) was inserted into this space, but the lower and upper portions survive.

The center portion of the house is divided by wing walls into a front entryway and the large center room, which gives onto the staircase room. To east and west are large nearly square rooms with fireplaces. Both these fireplaces are apparently replacements of about 1920 in a Craftsman-style design of dark red bricks with black mortar and topped by a bracketed mantel shelf. The kitchen wing at the northeast corner of the house is approached through a butler's pantry area which retains floor-to-ceiling drawers and shelving.

The second floor is partitioned into three south-facing rooms, with storage areas in the northeast corresponding to the staircase room at the northwest. The middle and west room are separated by closets. The fireplace in the east room has been covered over, but the wooden fireplace surround in the west room appears to be the original design for the house, Greek Revival with flat pilasters supporting a wide frieze board.

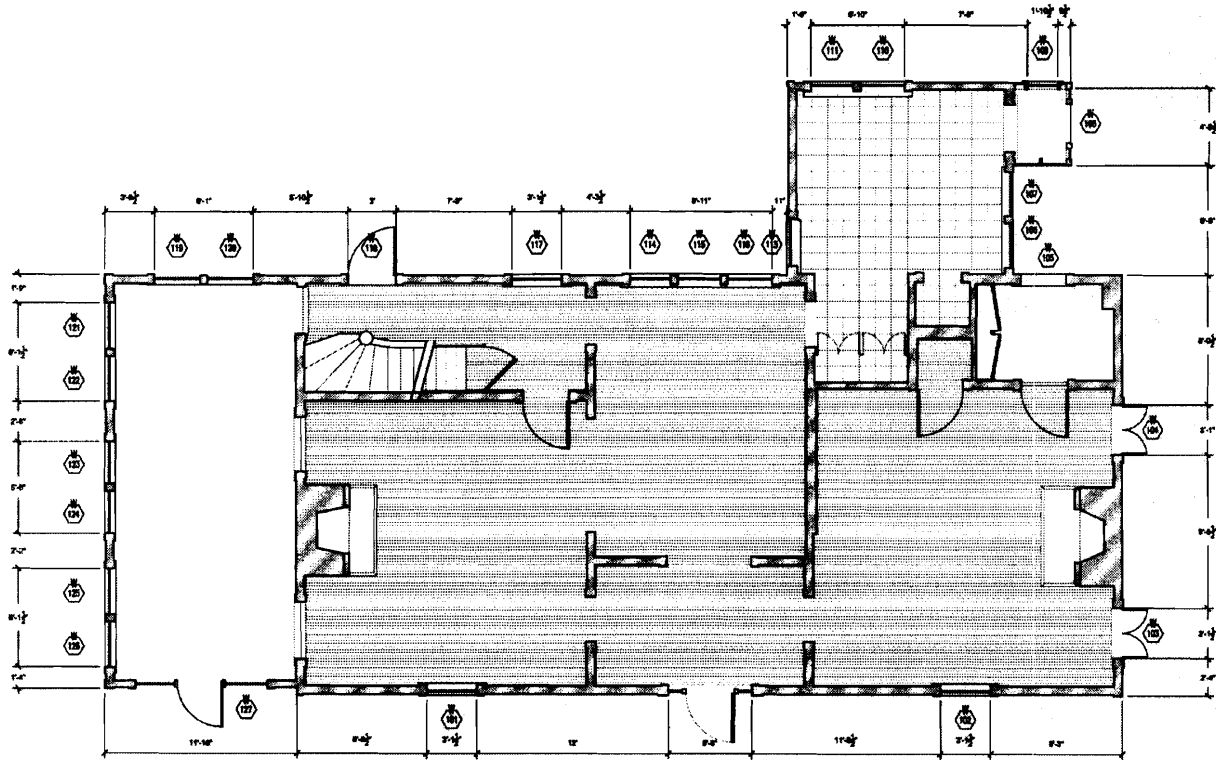
The main staircase continues to the attic floor, which is finished with three rooms lighted by dormers. The chimney stack in the east room curves to the left, presumably to enable the chimney to emerge from the roof more or less centered. Closet areas at the west end contain some reused and otherwise unexplained woodwork that is being studied.

The basement reveals floor joists still retaining their bark. The basement on the east side of the house is smaller than the building above.

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St. Louis County, MO



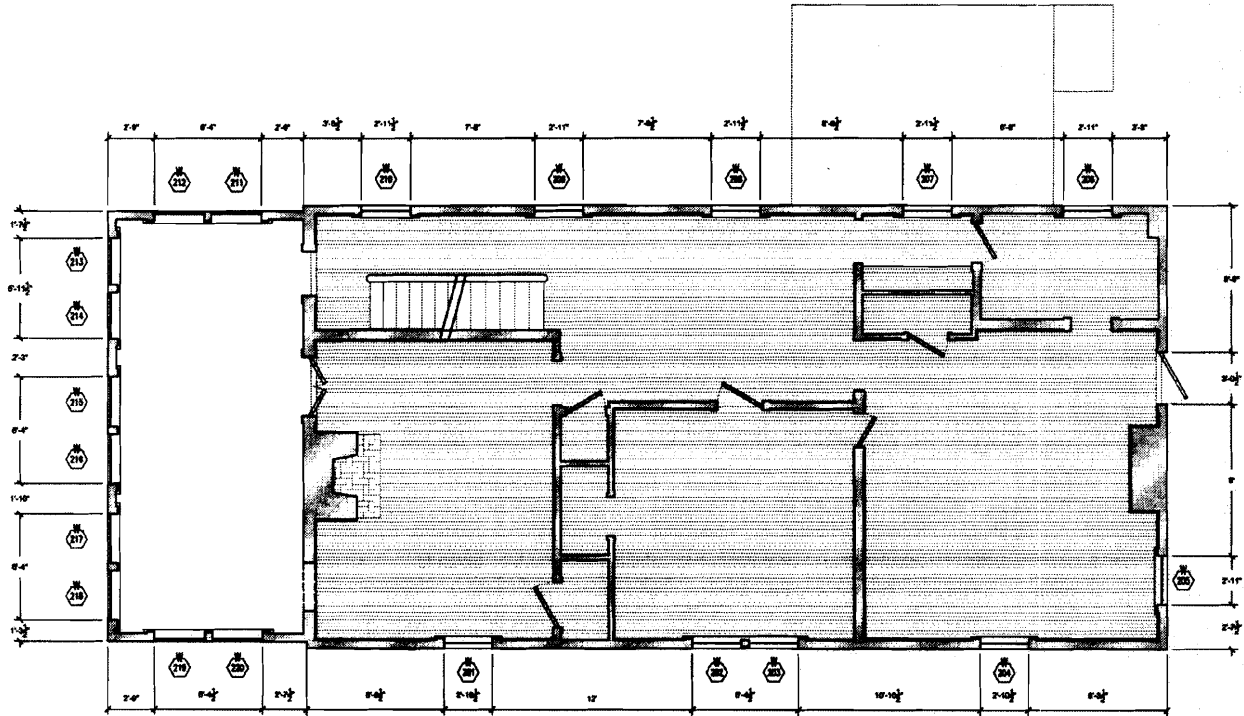
GROUND FLOOR PLAN

Credit drawings to:
Washington University Field Team
-Wesley Del Prete
-Jonathan Eggert
-Andrew Emke
-Ye Hwan Kim

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National Register of Historic Places Continuation Sheet

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St. Louis County, MO



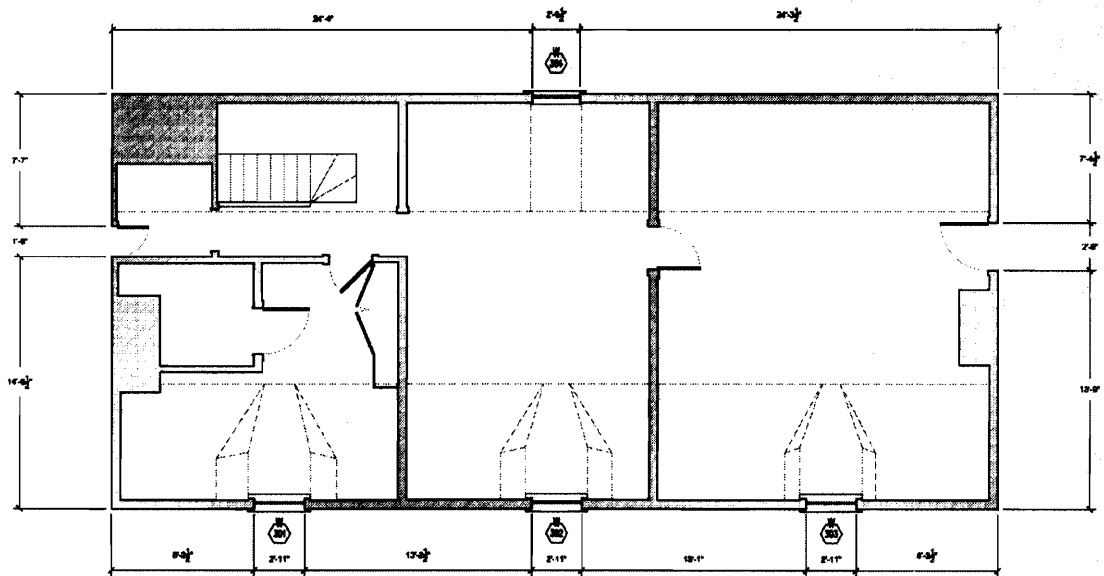
SECOND FLOOR PLAN

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St. Louis County, MO



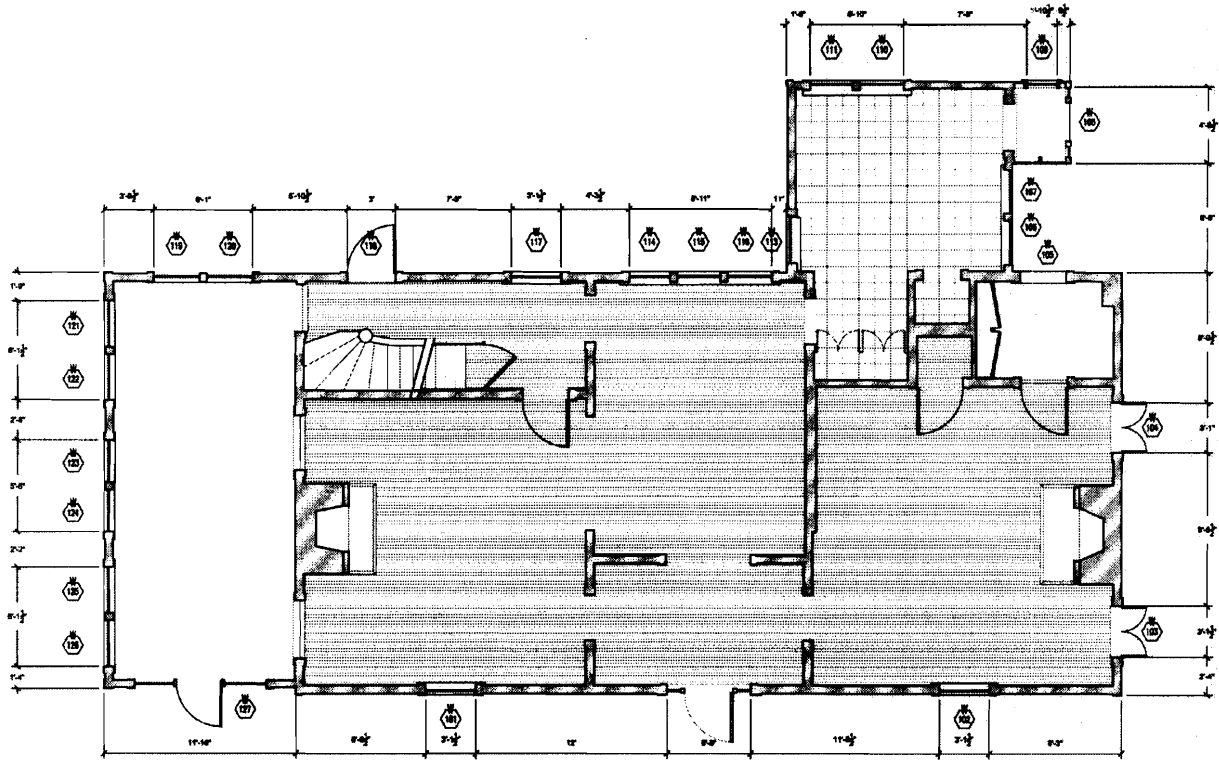
THIRD FLOOR PLAN

Credit drawings to:
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St. Louis County, MO



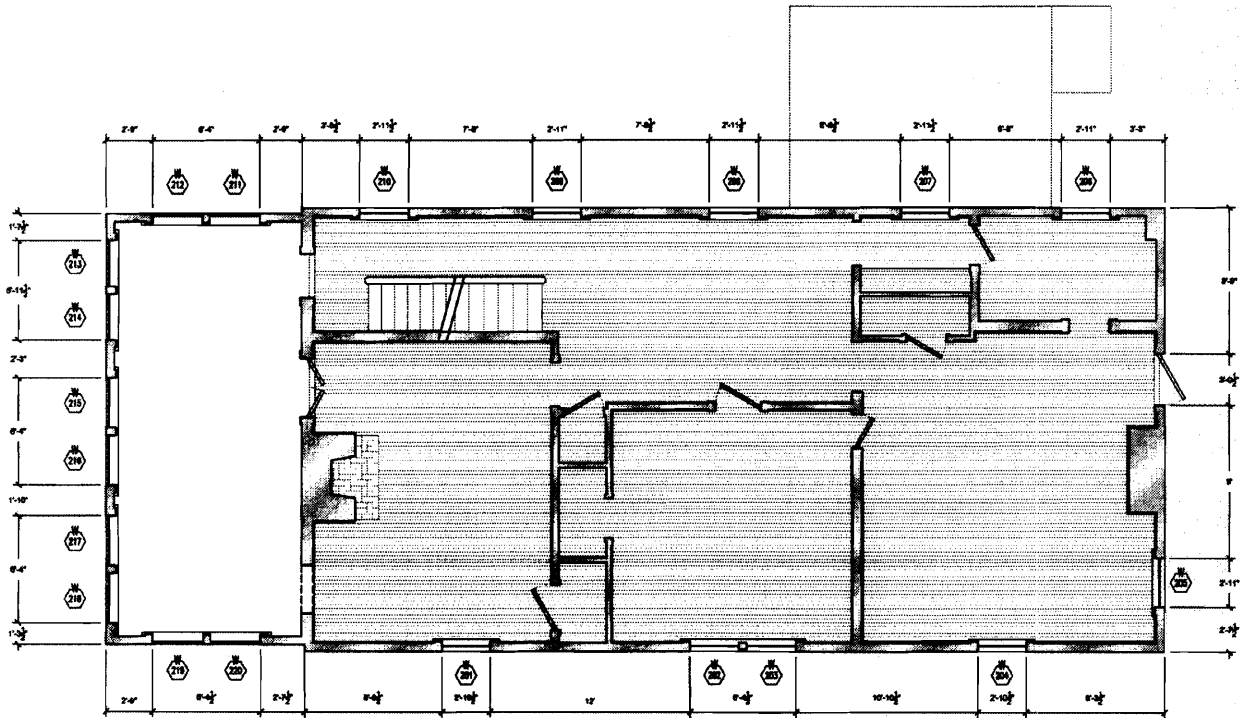
GROUND FLOOR PLAN

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St. Louis County, MO



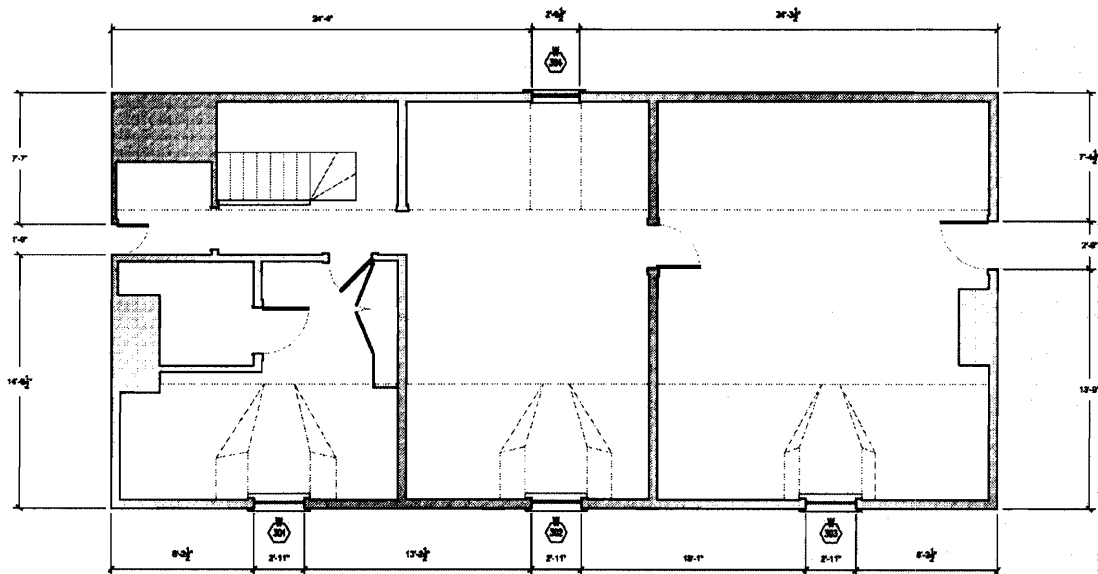
SECOND FLOOR PLAN

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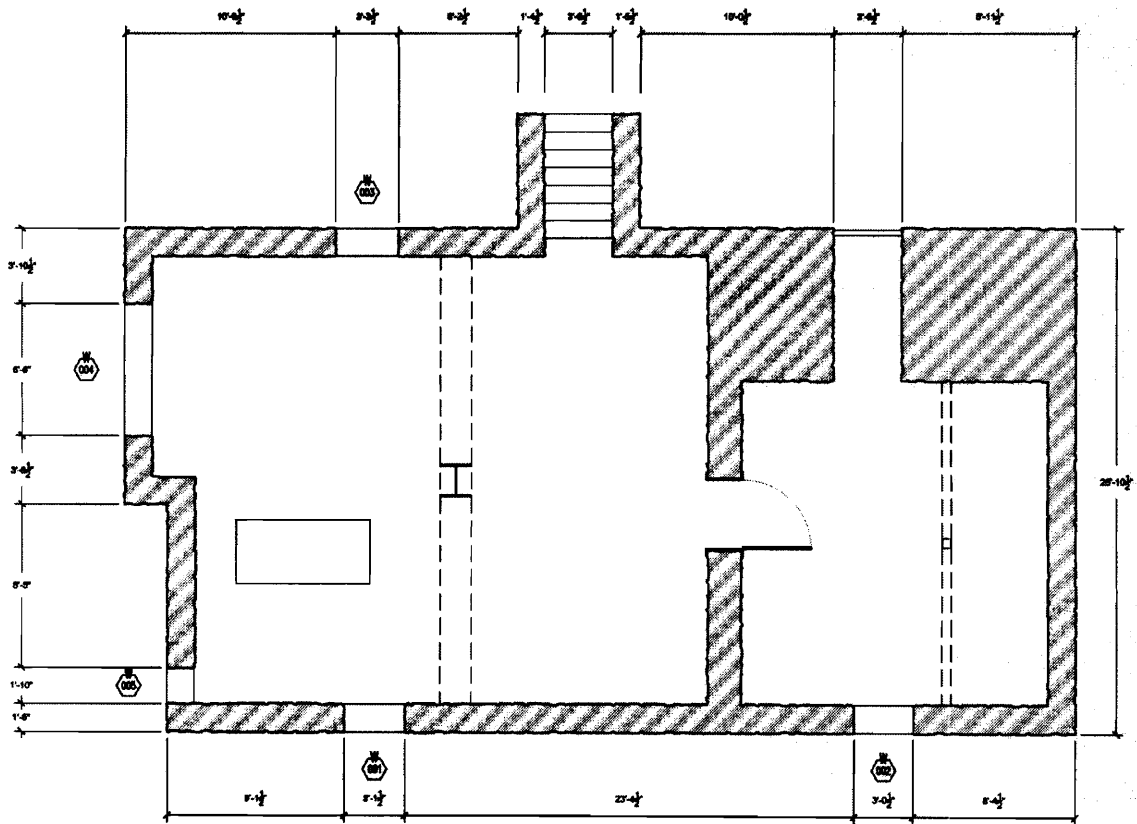
THIRD FLOOR PLAN

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BASEMENT PLAN

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St. Louis County, MO



SOUTH ELEVATION

Credit drawings to:
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Section number 7 Page 9 **Rannells, Charles S. & Mary Warder House**
St. Louis County, MO



NORTH ELEVATION

Credit drawings to:
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-Ye Hwan Kim

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House**

St. Louis County, MO



EAST ELEVATION

**Credit drawings to:
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- Ye Hwan Kim

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House**

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WEST ELEVATION

**Credit drawings to:
Washington University Field Team**

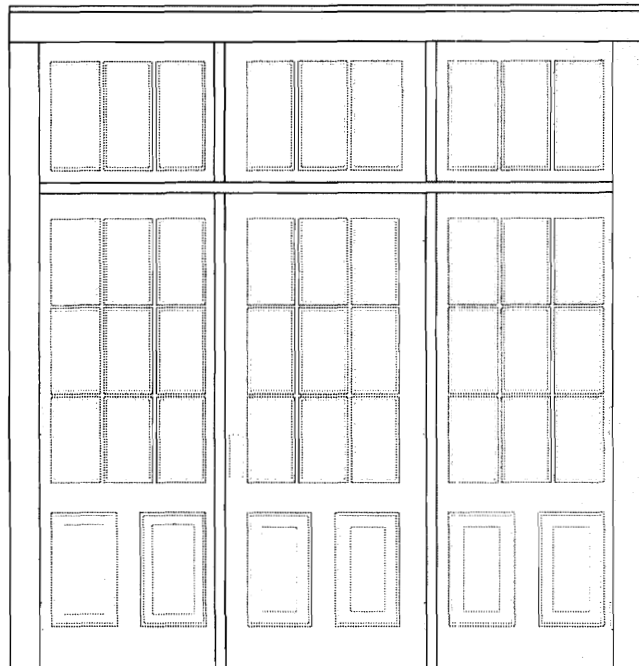
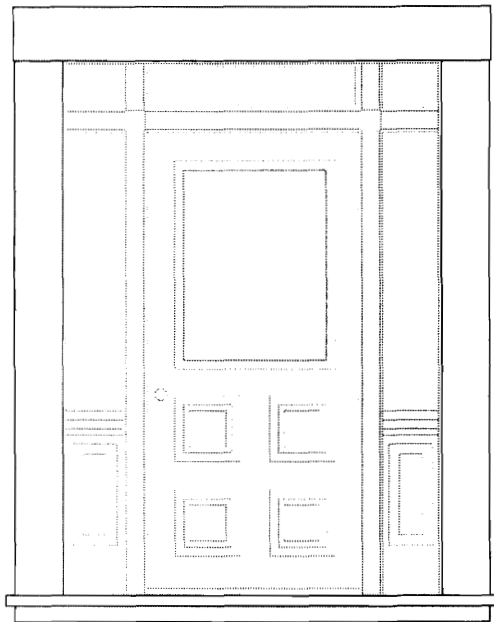
- Wesley Del Prete
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National Register of Historic Places Continuation Sheet

Section number 7 Page 12 **Rannells, Charles S. & Mary Warder
House**

St. Louis County, MO



NORTH DOOR ELEVATIONS

SCALE: 3/4" = 1'-0"

**Credit drawings to:
Washington University Field Team**

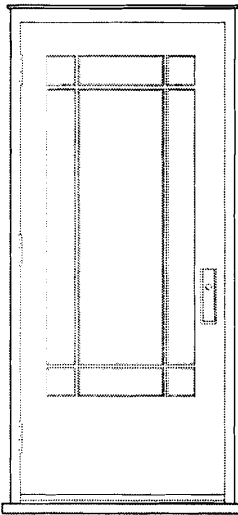
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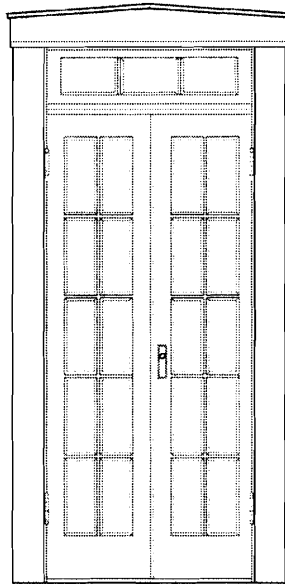
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House**

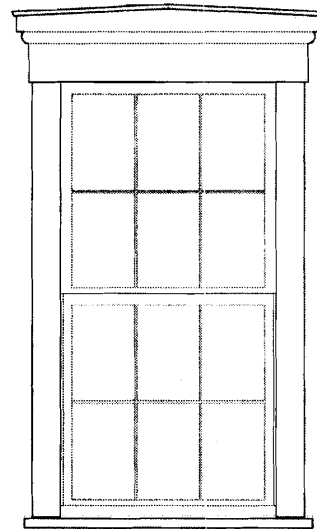
St. Louis County, MO



SOUTH DOOR ELEVATION
SCALE: 3/4" = 1'-0"



EAST DOOR ELEVATION
SCALE: 3/4" = 1'-0"



NORTH WINDOW ELEVATION
SCALE: 3/4" = 1'-0"

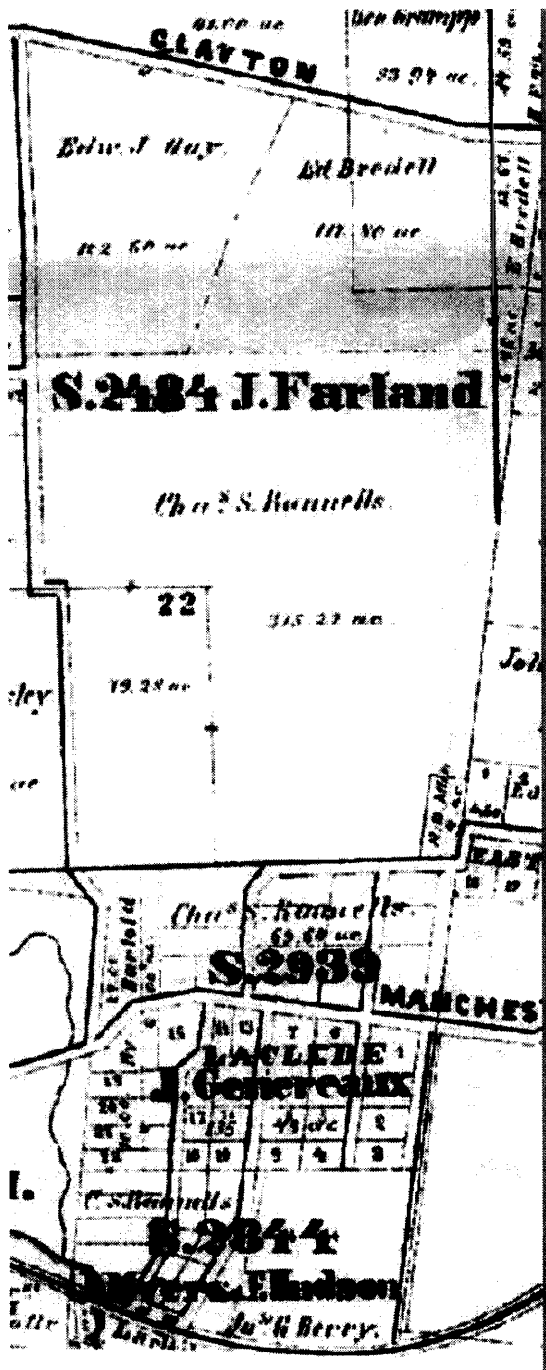
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Continuation Sheet**

Section number 8 Page 14

**Rannells, Charles S. & Mary Warder House
Maplewood, St. Louis County, MO**



Summary:

The Charles S. & Mary Warder Rannells House, 2200 Bredell, Maplewood, St. Louis County, Missouri, is locally significant under Criterion A in the areas of EXPLORATION / SETTLEMENT and SOCIAL HISTORY. The oldest house in Maplewood is nominated for listing as the last remnant of the agrarian lifestyle of the Anglo-Americans who settled in the area before the Civil War. It also represents the importance extended families played in settlement patterns and the impact of the period's most hotly debated social and legal issues on their real estate decisions. In the case of the 460-acre property acquired in 1848/49 by Charles S. Rannells, son of a slaveholding newspaper editor from Kentucky, and his wife Mary A. Warder Rannells, daughter of a Quaker shipping merchant from Pennsylvania, these issues played a larger role in community development than did the highway and railroad laid by others. The Greek Revival house's peculiar orientation on the lot is an artifact of the Rannells' subdivision, platting and replatting of substantial portions of today's Richmond Heights and Maplewood (shown here as it appeared in Hutawa's 1870 Atlas). These actions had their origin not in aesthetic or social theories of community design but in one family's *ad hoc* attempts to retain its home while dealing with social issues that defined the era. The period of significance for the property is c. 1849 to c. 1922, the date of the purchase of the land and construction of the house by the Rannells to the year in which the family sold the house and remaining land.

First Anglo-American settlers:

By convention, the history of the community now called Maplewood (incorporated 1908) begins with the Spanish government's grant of a tract of land 3 miles square to Swiss immigrant Charles Gratiot in 1798. Although his petition for the grant had committed Gratiot to raise "*blé, chanvre, mais et tabac*" on the land, he and his wife Victorie Chouteau, daughter of Madame Chouteau and

sister of Auguste and Pierre Chouteau, lived not on "Gratiot's League," but in a house in the town of St. Louis. By the time of Gratiot's death in 1817, the Creole village on the banks of the Mississippi was being transformed into an Anglo-American town. Gratiot's League – bounded by today's Big Bend,

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**Rannells, Charles S. & Mary Warder House
Maplewood, St. Louis County, MO**

Arsenal, Kingshighway and a line running East-West through Forest Park – was parceled among his heirs, many of whom sold their parcels to the new immigrants.¹

One of the first to make the move west from St. Louis was James C. Sutton, who in 1819 moved from New Jersey to St. Louis where his brother had opened a blacksmith shop. In 1826, he bought 334 acres in the southwest section of Gratiot's League. By the early 1830s he and his family were living in a log cabin on the property. After the General Assembly approved the extension of St. Louis' Market street to Manchester and on to Jefferson City in 1839, Sutton helped clear a 30-foot roadway through the northern section of his farm, relocated his blacksmith shop – now a factory for iron wagon wheels and the "Sutton plow" – from St. Louis to "Manchester Road" and built a larger house of stone and wood nearby. One of the four stops made by the special excursion train that celebrated the July 19, 1853 opening of the first division of the Pacific Railroad's track westward from St. Louis was "at the River Des Peres, a little beyond Sutton's." Pulled by a locomotive manufactured in St. Louis, the train heralded a new age for the city as center of manufacturing and transportation, and for the development of the suburbs to its west. Sutton's stone and wood house, the last building associated with his residency in what is today Maplewood, was demolished in 1954 in the post-war version of that development.²

Important as the road and railroad were to the development of the area west of St. Louis, the Suttons had already acquired new neighbors before the new "infrastructure" was fully in place. Ann West Evans McElderry, daughter of a member of the Pennsylvania Assembly and county judge and widow of John McElderry, son of the Baltimore shipping merchant who helped develop that city's wharf, market, public water supply and court house, moved to St. Louis in the late 1830s. On July 20, 1839, the forty-four-year-old widow purchased the south half Joseph Ferland's New Madrid location (Certificate No. 341). The 320-acre parcel lay west – across today's Big Bend Boulevard – from Sutton's property and extended north almost as far as today's Highway 40, west to today's Hanley Road and south to Manchester Road. She and her family were apparently the first European-Americans to live there – no previous owners appear in any census documents. In contrast, Mrs. McElderry immediately settled "next door" to James C. Sutton; the household she headed included 5 men of European descent and 2 women held in slavery.³

¹ "Maplewood," an undated pamphlet by McCune Gill, St. Louis title historian and president of Title Insurance Company; text reprinted in full without attribution at < <http://www.cityofmaplewood.com/html/history.html> >, accessed 7/1/2005.

² Gill, "Maplewood;" Rosemary Davison, "Maplewood Survey District: A Community Profile" (St. Louis County Department of Parks and Recreation, 1982); *Historic Houses of Missouri* (news clippings), Missouri Historical Society Library, vol. 7, 20, 24.

³ Septimus E. Nivin, *Genealogy of Evans, Nivin, and allied families* ([Philadelphia], 1930), 41-2, 45; Ann W. McElderry and Thomas McElderry vs. Frances Evans McElderry, Samuel Evans McElderry, and John McElderry; St. Louis Deed Books I, 264; P, 89-91, 252, T, 236; U, 202; W, 324; D2, 389; I2, 515-7; 7/24/1835 petition to Baltimore Chancery Court to mortgage lots on Pitt, Friendship, Harford, Holland, Forrest, Jefferson, and Mill Sts., Maryland State Archives No.: C 295-1719; *1840 Missouri state census of St. Louis County*, compiled by Dennis Northcott & Joanna Dee (St. Louis: Missouri Historical Society, 2001), sheet 39.

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On a smaller property tucked into the southwest corner of Ferland's New Madrid claim just north of Manchester Road and west of Mrs. McElderry a German-American arrival built a stone roadhouse in 1840. Henry Bartold's tavern – and his reputation – grew over time. Bartold's Tavern survived Prohibition – by the 1930s the three story stone and brick building (now demolished) and its picnic grounds even housed church picnics.⁴

Further away, but still within the county's Central township, Ann McElderry's daughter Frances (Fanny) looked after her two young sons while husband John J. Gill and a young couple held in slavery farmed the land. Even with the advent of Sutton's improved plow, farming was difficult. By 1850, the Gills had moved into town; John Gill had become an iron merchant. Although his occupation and their residence changed through the years, they remained committed to the more urban lifestyle of the city of St. Louis. Ann McElderry herself soon sold the parcel across from the Suttons as well as others she had acquired and took up a more peripatetic lifestyle. Complaining of the difficulty she had in keeping track of her three sons Thomas, Samuel Evans and John, she began a long round of visiting relatives in Georgia and Baltimore for months at a time in an effort to improve her health.⁵

It would fall to Mrs. McElderry's successors Charles S. Rannells and his wife Mary A. Warder Rannells to clear the property whose survey was literally rooted in a pin oak 10 inches in diameter, black jacks 4 and 8 inches in diameter, a pin oak stump 20 inches in diameter, a post oak 4 inches in diameter, hickories 7, 8 and 10 inches in diameter, a white oak near a spring branch and a walnut 9 inches in diameter.⁶

The Rannells family:

Both Charles Samuel Rannells (b. 1814) and his older brother David Watson Rannells (b. 1812) were born near the Ohio River in Mason County where his father David Vance Rannells published the *Washington Union*. The Rannells family appears to have had a somewhat peripatetic life within Kentucky's borders. Although David V. and Mildred S. Clarkson Rannells had married in Bourbon County in 1809 when he became president of the state-chartered Bourbon Academy, only Sarah Jane Rannells, their last child (b. 1831) was born there. William Clarkson Rannells, the eldest of their children (b. 1810), Mary Ruth Rannells, the middle child and eldest daughter (b. 1816), and Nathan S. Clarkson Rannells, the youngest son (b. 1824), were all born in Scott County.⁷

⁴ *Let's Go*, vol. 1, No. 3 (St. James Catholic Church, St. Louis; 6/7/1925). On-line < <http://www.webster.edu/~corbetre/dogtown/let's-go/vol-1-no-1-to-9.html> > accessed 6/6/2005.

⁵ 1840 federal census: Central township, St. Louis Co., MO, roll. 231, 225, 263; federal censuses: St. Louis City, MO (1850) M432_418, 350; (1860) M653_653, 204-5; M593_816, 316. Cf. Ann's 5/13/1855 letter to letter to Evans from Marietta, GA in Ann W. McElderry probate case file #4950 (1857).

⁶ St. Louis Recorder of Deeds: Record Books P: 90; R4: 32, 41.

⁷ William Henry Perrin, *History of Bourbon, Scott, Harrison & Nicholas Counties, Kentucky* (Chicago: O.L. Baskin & Co., 1882), 113; *Biographical Cyclopedia of the Commonwealth of Kentucky* (Chicago: John M. Gresham Co., 1896), 276. The most complete family tree available indicates Mary Stokely McKillon, "Rannells Family History" < <http://awt.ancestry.com/cgi-bin/igm.cgi?op=GET&db=gene22&id=1374> > accessed 5/3/2005;

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Like Charles Rannells' father, his wife Mary A. Warder's father and brother-in-law were involved in publishing a newspaper – after they had settled down in Springfield, Ohio. The Warder roots, however, were in shipping, the reason Mary Warder's parents' residences straddled an ocean rather than a state. Depending on the census consulted, Mary Warder Rannells' birthplace was Pennsylvania, Ohio, or Scotland, discrepancies that presumably arise from the fact that her father Jeremiah Warder was born in Great Britain during his father John Warder's tenure as the Warder and Sons' representative there. It was in England that he married Ann Aston on Valentine's Day in 1805. By 1813, they were living in Philadelphia where he was a director of the Pennsylvania Company for Insurances on Lives and Granting Annuities. A year before that, Jeremiah Warder's father had purchased 2,400 acres in Ohio. Although the elder Warder never moved from Philadelphia to Ohio, Jeremiah and Ann Aston Warder and their nine children would move there in time to appear on Springfield's 1830 census. Their allegiance had shifted westward – four years later, when Ann Aston Warder's uncle died leaving "Woodside," his Philadelphia county plantation to her, it was sold and the proceeds distributed in accordance with the will ... and their new Springfield homestead became "Woodside." It was in Springfield that Mary Warder married Charles S. Rannells in 1842. Although Rannells had been admitted to the St. Louis bar in 1836, he applied and was admitted again in 1841, an anomaly that suggests he may have spent part of the intervening period outside the city, perhaps in Springfield.⁸

Shortly after their marriage, Charles Rannells brought his wife to St. Louis where they settled into a house (no longer extant) on the north side of Walnut Street between Eighth and Ninth streets, and into the community. Like many of his legal colleagues and their wives, Charles Rannells taught Sunday school at the Rev. William S. Potts' Second Presbyterian Church during the 1840s.⁹

Professional life:

as with most family trees, this has its errors; Charles S. Rannells date of death is given as 5 years earlier than the date recorded in the probate and death records.

⁸ *The History of Clark County, Ohio* (Chicago: Beers, 1881), 560. Partial name index to "Colonial Families in Philadelphia", ed. John W. Jordan (NY: Lewis, 1911) < <http://ftp.rootsweb.com/pub/usgenweb/pa/philadelphia/bios/cfofphil/w-1.txt> > accessed 5/13/2005. 1850 census, M432_414, 508; 1860 census, M653_656, 113/847; 1880 census, T9_71, 123.400 ED 176. 1830 census, Springfield, Clarke Co., OH 128, 113. Warder-Rannells descendant Alice Rannells Meyers and her husband David Meyers have graciously provided additional information on the Warder family in the form of a lengthy newspaper article: "Old Philadelphia Families: Warder," *The North American* (Philadelphia, 12/29/1912) and a pamphlet "The Warder Family, A Short History" by Mary McGregor Miller (Clark County [Ohio] Historical Society, 1957). *Statues at Large of Pennsylvania: Laws Passed Session 1833-34* (Harrisburg PA, 1911) < <http://ftp.rootsweb.com/pub/usgenweb/pa/1pa/xmisc/1834laws.txt> > accessed 11/15/2005. St. Louis Circuit Court Records 8:27 (3/25/1836) and 13:78 (11/16/1841).

⁹ Two of Mary Warder Rannells' siblings became Episcopalians after their marriages, but no evidence survives regarding her religious commitment. Green's St. Louis City Directory for 1845 (St. Louis, 1844), 146; Second Presbyterian Sunday School Record Book (unpaginated ms.), Western Historical Manuscript Collection, Columbia, MO.

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In 1843, Rannells was appointed Circuit Attorney *pro tem* of the St. Louis Circuit Court's criminal division. During the same decade, he partnered with fellow Sunday school teacher Charles D. Drake to defend two slave owners charged with illegally holding people entitled to their freedom. Catherine, Felix, William and Minta, the plaintiffs in one case, had been emancipated, but were later seized by a man to whom their former owner had owed money at the time of their emancipation, a circumstance invalidating the emancipation. A year after the suit was filed the plaintiffs' attorneys declined to prosecute further. The other case was rooted in a more familiar situation. Thomas Jefferson, the property of a Missouri slaveholder, claimed that he had been held as a slave on the Illinois farm of his owner's father-in-law for eight months, a situation the Missouri Supreme Court had in 1824 determined was a violation of the free state's right to ban slavery within its borders. Although the state court consistently maintained that position until its 1852 decision against Dred Scott, Rannells and Drake convinced both judge and jury that there was sufficient doubt of the circumstances in which Jefferson had labored in Illinois to find for the defendant.¹⁰

The fact that Rannells and Drake took the defendants' side in the 1843 freedom suits does not necessarily reflect a strongly-held position *vis a vis* slavery. Slave-owning attorneys such as Edward Bates policed the boundaries of "acceptable" ownership by prosecuting the cases in which people such as Lucy Delaney who were illegally held sought their freedom. By the same token, non-slaveholding attorneys were often willing to defend owners against freedom suits. Charles D. Drake, who would become notorious as the author of Missouri's "Draconian" 1865 constitution that required a loyalty oath of prospective state office holders, had demonstrated that he was as willing to defend owners as to prosecute them even before his brief partnership with Rannells.¹¹

The word from the pulpits in St. Louis was similarly ambiguous. Although the Rev. Mr. Potts had been instrumental in Elijah P. Lovejoy's conversion and decision to become a Presbyterian minister, neither the non-slave-owning minister nor his congregation agreed with Lovejoy's later abolitionist stance. In 1835, a year before Lovejoy fled St. Louis and two years before he was martyred in Alton, Potts and members of his congregation and the legal community signed a letter "as Christians and patriots" urging the editor-minister to "pass over in silence every thing connected with the subject of slavery."¹²

¹⁰ St. Louis Criminal Court Record 3:59; Catharine *et al.* v. Hundley *et al.*, November term 1843 #20; Jefferson v. Hopkins, March term 1843 #14; Jefferson v. Hopkins, Common Pleas September term 1844 #219; Jefferson v. Hopkins, November term 1845 #11. All St. Louis Circuit Court freedom suit case files are available on-line < <http://www.stlcourtrecords.wustl.edu/search.php> > accessed 5/26/2005.

¹¹ For Bates' famous speech to the jury at Lucy Delaney's trial: Lucy A. Delaney, *From Darkness Cometh the Light* (St. Louis: J. T. Smith, [189?]), 43.

¹² William Greenleaf Eliot, *The Story of Archer Alexander* (Boston: Cupples, Upham, 1885), 109-10; while Potts was not alone in his avoidance of the subject of slavery in the pulpit (Eliot acknowledged his own silence on the issue), he was more conservative than his brethren on the evils of private as well as public balls and the drinking and lust they provoked: W.W. Gardner, *Modern Dancing in the Light of Scripture and Facts* (Louisville: Baptist Book Concern, 1893), 46-7. Potts, who became a leader of the Old School" Presbyterians in St. Louis after the 1841 split, ministered at First Presbyterian 1828-35; was president of Marion College, 1835-39; and founding minister of Second Presbyterian 1839-52.

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Rannells' position on slavery was less ambiguous than that of his minister or law partner – he was a slave owner and he appeared only for the defense, and only in the two 1843 cases with Drake. Nevertheless, in that same year, Rannells signed a \$200 bond for Anthony Reese, a free person of color, to remain in the state. We know little of the mechanics of the bonding process in those days, but as is the case today, the bonders were presumably as likely to be motivated by financial considerations as by fellow feeling. The first half of the 1840s saw attorneys in St. Louis as elsewhere scrambling for work. Drake, who would go on to publish a treatise on lawsuits by attachment, attributed his own financial problems in the 1840s to the fiscal crisis of 1837-1845 and the creation of a federal bankruptcy law that made it more difficult to function as the local collector for lenders and merchants on the east coast. The fiscal crisis apparently was kinder to his partner, at least after the middle of the decade.¹³

In 1846, the Rannells were able to purchase 677 acres in Survey 2033 (today's University City) for only \$200 and 28 acres in the "graveyard tract" in south St. Louis for \$750. Two years later, they sold their interest in the latter area (today's Lasalle Park area in the City of St. Louis) for \$16,000. By then they had moved into a residence (since demolished) at the corner of Fourth and Gratiot. Although Rannells stated that "the amount of the income arising from my practice as atny. at law for the year ending May 1st 1848 does not exceed one thousand dollars" on the form that determined the fee required for his annual license to practice law, it was in that year that he was able to purchase the 320-acre McElderry parcel (Survey 2484) just north of the road from St. Louis to Manchester. In 1849, he purchased adjacent parcels from Jonathan Bean and Dennis Higgins. By 1850, Charles S. Rannells and Mary Warder Rannells were living on the 460 acres they had recently purchased, presumably in the house that still stands today at 2200 Bredell.¹⁴

The Rannells' rise was marked not only by their acquisition of land, but also by newly achieved social and political prominence. When the 1849 cholera epidemic required the creation of a burial ground outside the city limits, Charles Rannells was named one of Bellefontaine Cemetery's eleven trustees. In 1850, he was elected to the State Senate from St. Louis County. After serving on the committees on Claims, the Judiciary, and Engrossed Bills; and having followed the lead of his former law partner Charles Drake, as well as of Thomas Allen and Wayman Crow, two other members of the St. Louis delegation, in casting his vote for fellow St. Louis attorney Henry S. Geyer over Thomas H. Benton in each of the forty ballots required to elect a U.S. senator from Missouri in 1851, Rannells was re-elected four years later. Although Rannells was elected as a member of the notoriously anti-immigrant American (AKA "Know-Nothing") Party, at least one recent German immigrant studied law with him.

¹³ \$200 bond for Anthony Reese's good behavior (5/1/1843), Missouri Historical Society, P. Dexter Tiffany collection, 61:13. Charles D. Drake, *A Treatise on Law Suits by Attachment in the United States*, advertised in the Missouri Democrat (7/3/1855), 4; Charles D. Drake, Autobiography (undated ms.), Western Historical Manuscript Collection, Columbia, Missouri, chapters 17-18.

¹⁴ St. Louis Recorder of Deeds: Record Books Y3, 194; Y3, 195; Y3, 360 ; Y3, 361; Y3, 362; Q4, 371; Q4, 488; R4, 32; R4, 41; R4, 83; C5, 231; I5, 286; *Schloss' St. Louis City Directory for 1848*, 190; Rannells Income Statement (ms. 3/21/1849), Missouri Historical Society (MHS), Dexter Tiffany Collection 40:14; 1850 census, District 82, St. Louis Co., MO, M432_414, 508-9.

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Prague-born James Taussig, future brother-in-law and law partner of Louis Brandeis and future president of the St. Louis Bar Association, studied law with Rannells, and then with Josiah Spalding and John R. Shepley after immigrating to the U.S. following the failed revolution of 1848.¹⁵

The Country estate

While Senator Charles S. Rannells was in Jefferson City attending to the needs of his constituents, other members of his family were supervising the clearing of the land he and his wife had purchased. Despite Ann McElderry's residence on the land, its clearing was an arduous task. According to Mary Rannells' brother, her husband's sometime law partner William Warder, who lived with the Rannells on their country estate 1850-1851, when he moved back to Ohio, "the Southern portion of the McElderry, and the whole of the Higgins and Bean tracts, were whilst I was in Missouri, woodland and unfenced."¹⁶

When they first moved to the country, Charles & Mary W. Rannells' household included Mary's brother William Warder and Charles' youngest brother Nathan Rannells and two female servants from Ireland and Missouri. Rannells' unmarried Aunt Sally, his sister Mary Ruth, his brothers William and David, David's wife Mary Eliza and daughter; and David's wife's sister lived in another house nearby, probably on land owned by Charles Rannells. Their large household also included James Darrah, an unrelated lawyer-turned-minister of the Rock Hill Presbyterian Church attended by David Rannells' wife Mary Eliza.¹⁷

In contrast to his Quaker wife, Charles Rannells and his siblings had grown up in a slaveholding family. Their father David V. Rannells had claimed human property: four people in the 1810 census, seven by 1830, and nine by 1840, the last census prior to his death. His sons followed in his footsteps: Charles and Mary W. Rannells' new household included a woman, three men and four girls held in slavery; another woman and two children were held in slavery by his brother David Rannells.¹⁸

According to witnesses, the men owned by Charles Rannells were often put to work clearing timber under the supervision of Charles and two of his brothers. Not surprisingly, according to one witness in

¹⁵ Richard Edwards, *Edwards Great West and Her Commercial Metropolis* (St. Louis, ca. 1860), 402; *Journal of the Senate of the State of Missouri, at the First Session of the Sixteenth General Assembly (12/30/1850-)* (Jefferson City: James Lusk, 1851), 50, 62, 70, 74-6, 126-7, 193. Miles Vernon, the only St. Louis county senator to vote for Benton was not re-elected. Charles Rannells to Judge Gamble (2/17/1857), MHS, Hamilton R. Gamble papers; *Encyclopedia of the History of Missouri* (1901), vol. 6, 156.

¹⁶ William Warder was admitted to the St. Louis bar in April 1847, St. Louis Circuit Court Record 17:550; William Warder deposition (6/1/1855), Sutton v. Rannells: St. Louis Land Court Oct. Term 1857 #207.

¹⁷ Mary Warder Rannells and Mary Eliza Rannells are consistently distinguished by the census takers as Mary W. and Mary E. 1850 census, District 82, St. Louis Co., MO, M432_414, 508-9; 1850 slave schedule: Central township, St. Louis Co., MO, M432_424, col. 637; William L. Thomas, *History of St. Louis County, Missouri* (St. Louis: S. J. Clarke, 1911), 76-8; McKillon, "Rannells Family History."

¹⁸ Federal Census microfilms: 1810: Georgetown, Scott Co., KY, roll M252_8, 190; 1830: Washington, Mason Co., KY, roll 39, 252; 1840: Washington, Mason Co., KY, roll 119, 71; 1850 slave schedule, *op. cit.*

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the lawsuit filed by James Sutton over the ownership of a wooded ten-acre parcel, it was often Nathan Rannells, who was listed in the census as a “farmer,” who supervised the men:

In March 1855 I saw Nathan Rannells with some negroes just commencing to make a fence on the ground. There was no fence on the ground at that time. I saw Mr Sutton the plaintiff there, & heard him forbid Nathan Rannells to proceed with the fence, That he wanted no fence there. Nathan Rannells replied that it was by the order of his Brother Charles that he was making the fence.¹⁹

More surprising is the fact that Charles’ eldest brother, the physician William Rannells, also took his turn:

In 1853 I saw, at different time Defendants negroes cutting the wood on the tract & piling up the brush & in the Spring of 1855 I saw his hands sawing down Post oak trees on this land, making them into posts.... I have often seen Defendants Brother then giving directions to Defendants hands whilst they were at work as above stated. When they were at work as above stated in the Spring of 1855 I was present & heard plaintiff say to Defendants Brother William, who was directing the hands at work, that it was his plaintiff’s land, & forbid them to cut on said land & that he would hold him and his Brother accountable for all damage done. William Rannells replied – I hope you will not think hard of me as I am employed by my Brother Charles S. Rannells to oversee the hands.²⁰

This testimony by deposition was apparently persuasive: James Sutton won his lawsuit, reclaiming his ten-acre parcel and collecting damages for harm done to his standing timber. Despite this setback, by 1860 both Charles and David Rannells had sufficient cleared land for their farms to appear in the nation’s second agricultural census. David Rannells, whose wife now lay in the Rock Hill Church Yard, farmed 75 acres with the assistance of his four children, his oldest brother William, and a man and woman held in slavery. Although the real estate farmed by David Rannells’ was valued at \$35,000, the farm was not particularly active – no crops were reported and his livestock was valued at only \$330. Presumably this accounts for the fact that Mary Ruth Rannells had moved from her brother David’s house to that of Charles, who could better afford to support her.

In the same census, the 360 acres Charles and Mary Warder Rannells had purchased in 1849, had grown to 2,200 acres, of which 800 were now cleared and improved, producing 1200 bushels of corn, 300 of oats, 1000 of potatoes, 100 of buckwheat and 100 bales of hay. Their livestock holdings were impressive as well: 20 horses, 9 mules, 12 dairy cows (producing 400 pounds of butter), 3 yokes of oxen, 20 beef cattle and 75 hogs. Small wonder that Rannells valued his real estate at \$410,000. Mary W. Rannells’ brother William had returned to Ohio in 1853, but the two-story frame house in which she

¹⁹ William H. Brown deposition (11/27/1856), Sutton v. Rannells: St. Louis Land Court Oct. Term 1857 #207.

²⁰ Samuel Wells deposition (11/26/1856) and John L. Sutton deposition (11/27/1856), Sutton v. Rannells: St. Louis Land Court Oct. Term 1857 #207.

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and her husband lived was nevertheless full. They were the parents of ten-year-old Elizabeth W., eight-year-old Charles S., Jr. and six-year-old Edward W.; the remainder of their household consisted of six farmhands from Ireland, England, Pennsylvania and Missouri, two plasterers and five people – two woman, one man and two children – held in slavery. Another man owned by Charles Rannells was one of the three men hired from their owners by Charles' younger brother Nathan, who had married and was tenant farming near Fenton, Missouri.²¹

The fact that Charles Rannells' household included more hired farm hands than enslaved farm hands is of interest since it appears from letters preserved by Rannells' descendants that the issue of slavery had become a source of some tension between the Rannells and Warder families. Although there is no record of their attendance at meetings after their move to Ohio, Mary Warder's parents had gone to the effort to transfer their Quaker affiliation to a Clark County meeting. In the years immediately before her daughter's marriage to Charles Rannells, Mrs. Warder had served as corresponding secretary for the "Ladies Colonization Society of Springfield" where she urged the formation of "further societies to aid the poor slaves." Her activities were not radical – like other members of the Colonization Society she proposed to assist African Americans "to remove to the land of their Fathers," a position rejected by most Abolitionists after 1835. Similarly, in St. Louis, Ann A. Warder's son William Warder was active in the Young Men's Colonization Society over which William Greenleaf Eliot presided. The goal of the St. Louis auxiliary, whose membership included many slave holders, was summed up in the title of the legislation establishing minimal state funding for the goals of encouraging the immigration of the free African American population to Liberia: "An act to expedite the removal of free negroes from the State of Missouri."²²

Like Henry T. Blow, who remained deeply involved in the efforts by Dred and Harriet Scott to obtain their freedom now that it had moved to the federal courts, Charles Rannells voted for the "Act to expedite the removal of free negroes" which passed both houses of the Missouri General Assembly in December 1855. Unlike his brother-in-law William Warder, who had worked with Rannells on several cases immediately after his arrival in the city, Charles Rannells does not appear in the scant records associated with the Young Men's Colonization Society.²³

Despite a family tradition that Charles Rannells had emancipated his slaves on the steps of the "Old"

²¹ 1860 federal census: Central township, St. Louis Co, MO, M653_656, 113; Bonhomme township, St. Louis Co., MO, M653_656, 58. 1860 slave schedules: Central township, St. Louis Co., MO, M653_664, 4; Bonhomme township, St. Louis Co., MO, M653_664, 5. 1860 federal agricultural census, Central Township, St. Louis Co., MO, 19; Thomas, *History*, 85.

²² "Burning of Capitol Seen as Divine Judgement" is the caption of the frontispiece of the copy of Jesse Torrey, *A Portraiture of Domestic Slavery in the United States* (Philadelphia: John Bioren, 1817) that belonged to Mary W. Rannells' brother Benjamin H. Warder, now held by the Library Company of Philadelphia. Miller, "The Warder Family," pp. 12-3. Mary's brother William Warder was elected a member of the auxiliary's board of managers in January 1848: *Missouri Republican* (1/15/1848), 3. *Journal of the Senate of the State of Missouri, Adjourned Session of the Eighteenth General Assembly* (Jefferson City: James Lusk, 1855), 253-4.

²³ *Ibid.*

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Courthouse, it appears that Rannells did not put the Colonization legislation to personal use – court records associate his name with only a single emancipation – that of Harriet Harvey, “a negro woman, of dark color, large size and aged about fifty-four years,” on March 14, 1864.²⁴

Managing the Estate I: Rannells’ illness

We do not know if it was tension over slavery that prompted Mary W. Rannells’ brother William to leave St. Louis for Ohio before the Civil War. We do know that the Warder family remained very involved in the Rannells’ affairs despite the distance. After the war’s end their involvement increased when Charles Rannells was found to be a victim of “inebriety” or alcoholism, another hotly-debated social issue.

Family tradition holds that after Rannells had freed his slave or slaves in 1864,

he was waylaid (or even perhaps drunk & fell out of the buggy) on the way home. He was found three or four days later – out of his head and unable to remember. The people were holding him for ransom, as he seemed well dressed & prosperous. He never recovered fully – and developed a grave drinking problem.²⁵

On Monday, March 13, 1866, in response to a petition filed in the St. Louis County Court a week earlier, a jury of twelve men found Charles S. Rannells “so addicted to habitual drunkenness as to be incapable of managing his affairs.” The first step taken by Robert M. Renick, the court-appointed guardian of Rannells’ “person and estate,” was to order an inventory to confirm that – as the family had already insisted – Rannells’ personal property “was altogether insufficient to pay his debts.”²⁶

According to that 1866 inventory, the real estate owned by Rannells included 1,520 acres in Survey No. 2033, 104 acres in Survey 2037, 140 acres in Survey 2939, 72 acres in Survey 2844, 17 acres in Survey 2939, 100 acres in Survey 1953, 169 acres in Survey 2852, a number of city lots and 30 lots in Shand’s Addition, in addition to the 320 acres of land on which the Rannells had built their house. Unfortunately, the inventory also showed that many of the properties were mortgaged – the total owed on them was \$81,190, while the income was around \$2,050 *per annum*.²⁷

²⁴ St. Louis Circuit Court Record 32:407. Since deeds of emancipation could be entered in any “court of record” under Missouri law and many were not confirmed in any courtroom, or confirmed in a timely manner, it seems unlikely that we will ever know whether the other people held on the Rannells farm were freed or sold.

²⁵ There is no external evidence for this story in newspapers of the day, but there is evidence in the letter on which the later note was written that Rannells began drinking heavily after he was “hurt,” and that the heavy drinking began in 1864, which would accord with the date of Harriet Harvey’s emancipation. The letter is quoted in full below.

²⁶ The Robert M. Renick, guardian of Charles S. Rannells v St. Louis County Court, application for a writ of *mandamus*, Supreme Court of the State of Missouri 1866, Missouri State Archives Box 271, Folder 3.

²⁷ Renick v St. Louis County Court. Additional debts also existed, including a judgement against Rannells in favor of Lavinia Marmaduke, widow of the former governor for \$8166. Ann W. McElderry probate, *op. cit.* 1870 federal census M593_808, 147, 148.

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Despite their apparent prosperity in the 1860 census, the Rannells, like many of their neighbors in city and county, were land rich and cash poor, a situation that had arisen well before the Civil War. When Mrs. McElderry died in 1857, almost a decade after she had sold her property to the Rannells, her personal property included \$3,800 still owed (and past due) on the mortgages on the land she had sold them, but also a recent loan of \$77.



“To pay the debts of said Rannells and maintenance of himself and family and education of his children,” the Court approved the request for the advertisement and sale of five horses, a bull, two carriages, all the hay and wood (50 cords!) owned by Rannells, as well as 1,385 acres of land in Survey No. 2033 (today’s University City; shown to the left as it appeared after the platting and sale in Hutawa’s 1870 *Atlas*). After the subdivision had been platted as the “Central Suburbs,” on June 14, 1866, the auctioneers proceeded to sell off each of the “55 tracts of from 10 to 34 acres each” located “on both sides of the Olive street road” and “both sides of the county road known as the Hanley Road” and “also several

tracts fronting on both sides of the old Bonhomme road.”²⁸

Although Charles Rannells’ younger brother Nathan was one of the witnesses to the taking of the inventory and his older brother David lived nearby with his family, it was not Charles Rannells’ siblings, but Mary W. Rannells’ brother William Warder – still resident in Ohio – who purchased some of the land at auction. His purchase of 10 parcels contributed \$14,667 to the support of his sister and her family.²⁹

William Warder’s involvement went still further:

Springfield O Sept 28/68

²⁸ Renick v St. Louis County Court.

²⁹ Renick v St. Louis County Court. According to Julius Hutawa, *Atlas of St. Louis County* ([St. Louis], ca. 1870), Pl. 13, by 1870, William Warder owned 8 parcels and (the estate of) Charles Rannells still held 4.

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Dear Charles,

Sister has rec'd your letter announcing your desire to leave Media. This has very greatly troubled us. You must not blind yourself to your fault — if you forget what you do when you are under the effect of liquor your friends do not — you must take their testimony on this matter — you have no right to ignore it — your forgetfulness should alarm you the more — when you are in liquor your whole nature is changes & you are insane — & you, a pure minded man become offensively obscene — & you so affectionate to your family when you are yourself, become their bitter enemy & hate your wife & children & peril their lives -

You insist upon it that you do not drink or not any to hurt you — This is a very hopeless aspect of your case — you will not acknowledge what your friends all know is destroying you — If you were to accept the truth & acknowledge your weakness then we might hope for amendment & we have no hope until you do so —

Hear the truth — You have been drunk, wild drunk, every day & sometimes twice a day except for a few days when your physical weakness prevents you from going to the City or to Bartolds for four long weary years — Since you have been with Dr Parrish is the only time that you have been free from the Curse. Think of your wife day after day week after week & month after month for four years meeting you & caring for you — you cursing her most bitterly your children hidden away lest you should destroy them — This has gone on too long & your Trustee & other friends in St Louis are determined that you shall no longer be permitted to do so & that they will restrain you on the very first outbreak —

Now if you come here Sister will immediately take you to St Louis for she will neither submit to the shame of having an outbreak here nor will she risk the shock it will give to Mother.

After more than four years of this weary watching & nursing you she is entitled to rest & the comfort of visiting her Mother — you can give this to her in only one way & that is by staying where you are —

It is worse than folly for you to suppose that you can restrain yourself from liquor — this you have tried a thousand times you cannot do it of yourself — there is but one hope & that is to stay where you are — You must choose between the pleasant affections of Dr Parrish & going to the Asylum at St Louis — to stay among gentlemen & ladies or to go to the Sisters & you know what this last is very well — As for permitting you to destroy yourself any longer in the way you have been doing is no longer to be thought of — your Trustee will not permit it — As for your attending to business you cannot do anything & have not done anything since you were hurt —

In spite of all your drinking your mind is very much stronger & better than it has been — & if you will only give yourself any chance by keeping sober a few months I would expect everything from the rest & That I consider you improved & your mind strengthened I prove by writing to you as to a reasonable man —

Besides, a large sum has been paid in advance to Dr Parrish & this will be lost if you leave -

I do not wonder that you become weary & restless but you certainly ought to bear this if your family have borne you for so many years — Think of your wife — you love her — give her

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the rest she absolutely requires & save her from the horrible life of four years which she has led without one days intermission —

If you love your wife you can show it in only one way & that is by staying where you are — It is Dr Parrish or the Asylum at St. Louis — you have the choice —

As for your not drinking without some such restraint it is the wildest folly in the world to dream of such a thing — you are not cured & wont be for ever so long a time — There is no use of discussing the point as to whether you can travel without an attendant — it cant be done nor do wish you to try it — We want you to stay where you are — It is your only hope — we have none whatever aside from this — You have heretofore relied on my judgment & you know I have never told you any thing but what is true

Now listen to me in most solemn earnestness — deny it as you may ignore it if you can — you know what I tell you must be the truth — Now I tell you that your habit is so firmly fixed that of yourself it is impossible for you to restrain yourself from drink & that as often as you get drunk you become insane — a wild crazy irresponsible mad man endangering the lives of your & making life dreadful to them — you have only one way to avoid this — stay where you are under Dr Parrish's kindly care —

In this hope I remain your truly attached brother

Wm W.³⁰

William Warder's harsh tone cannot obscure the concern and affection he felt for his brother-in-law as well as his sister. That concern appears to have been shared by the rest of the Warder family. Not only did they shelter their daughter and grandchildren in Ohio; they also made arrangements for Charles Rannells' treatment – not in the local hospital, but in the Media, Pennsylvania asylum recently established by Dr. Joseph Parrish. In contrast to the hospital in St. Louis, Dr. Parrish's "Pennsylvania Sanatorium for Inebriates" offered 2 physicians, 2 housekeepers, 2 cooks, 2 waiters and a coachman – all in residence – for a grand total of 4 patients!³¹

Unlike his Missouri patient, Dr. Parrish had continued to employ African Americans after the Civil War. The cooks and waiters who staffed his asylum were married couples from South Carolina and Virginia. In contrast to those clearing the Rannells' fields, but like those employed by Dr. Parrish's father before the Civil War, Dr. Parrish's employees were free. Like Mary Warder Rannells' parents, Dr. Parrish was a Quaker. In his youth he had been rather more directly involved in abolitionist activity than was his patient's mother-in-law. William Lloyd Garrison's biography attributes Garrison's escape from the mob intent on burning Pennsylvania Hall in 1838, to young Joseph Parrish and two others. Like most Quakers, he would presumably have answered the question "is temperance a greater evil than slavery?" in the negative before the Civil War. Shortly after the war's end, Dr. Parrish, the former superintendent of the Pennsylvania Training School for Feeble-Minded Children, became one of the first physicians to treat alcoholism as an illness rather than a moral failing. In 1870, he founded the

³⁰ Rannells family papers. "Bartold's" refers to the tavern built on Manchester Road by Henry and Frederick Bartold and only too convenient to Rannells' estate.

³¹ 1870 federal census (the first in which it appeared), Media township, Delaware Co., PA, M593_1337, 512.

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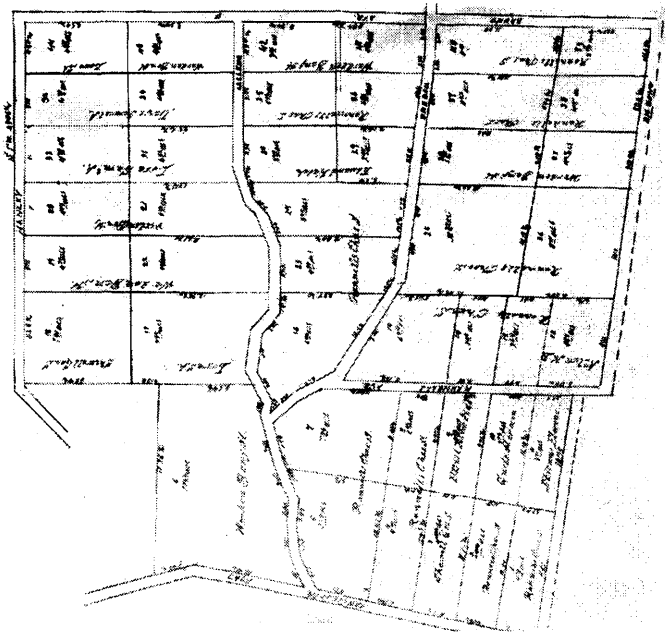
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American Association for the Cure of Inebriates (AACI); two years later he was called to testify on that subject before a select committee of the British Parliament. Several hospitals based on his program were established in Great Britain because of his testimony that one third of the patients under his care ten years were permanently cured, while one third had occasional relapses and one third showed no improvement.³²

We do not know into which of the three categories Charles Rannells fit, or how long he was under Dr. Parrish' care. We do know that by the time of the AACI's founding, Rannells and his family were once again living together on their 320-acre estate. Although Mary W. Rannells no longer had servants to help her in "keeping house," Charles Rannells was listed as a lawyer with real estate valued at \$205,000 and \$50,000 in personal property. Their son Charles S., Jr., had died in 1863, but seventeen-year-old Elizabeth, thirteen-year-old Edward and eight-year-old John W. were all still in school and Mary Warder Rannells' sister-in-law Mary Ruth was once again living with them. Even Harriet Harvey, who had lived on the Rannells' farm until her emancipation 6 years earlier, was living in a nearby household headed by Giles Prince. David W. Rannells, his two children, and his older brother William lived not far away; in contrast to his brother, David claimed only \$300 in personal property.³³

Unfortunately, the Rannells' enjoyment of their large acreage was to be short-lived. Whether because of the initial injury or because Dr. Parrish's treatment was unsuccessful, Charles S. Rannells was still unable to manage his own affairs; he would remain under guardianship until his death. With little on which to maintain the family but the land itself, Rannells' guardian Robert Renick had the Rannells' "Home Farm" itself platted as 74 lots in 1871. To the already existing "Rannells Road" dividing the old Ferland claim from the Bean and Higgins tracts, the new platting introduced an extension of Laclede's Station Road from Manchester to Bruno



³² Wendell Phillips Garrison and Francis Jackson Garrison, *William Lloyd Garrison, 1805-1879; the story of his life told by his children* (NY: The Century co., 1885-1889), vol. 2, 217. Henry Cadbury, "Negro Membership in the Society of Friends," *Journal of Negro History* 21 (April 1936), pp.151-213. William L. White, "Addiction Treatment in the United States: Early Pioneers and Institutions," *Addiction* 97 (2002), 1087-1092; William L. White, "Addiction as a Disease: Birth of a Concept," *Counselor* 1 (2000), 46-51, 73. By 1883 Dr. Parrish had disciples who advertised their previous association with his clinic: *NYT* 11/25/1883, 15. "Joseph Parrish," *The Twentieth Century Biographical Dictionary of Notable Americans*, ed. Rossiter Johnson, vol. 7 (Boston: Biographical Society, 1904).

³³ 1870 federal census M593_808, 147, 148.

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and, branching from that at its intersection with Rannells, the north-south street Bredell. Then as

P. Guzman, *Plat Book of the County of St. Louis* ([St. Louis], ca. 1876), Book 18, pl. 41.



now, Bredell is the western boundary of the lot on which the Rannells House stands.³⁴

Detail of development of plats to north of Rannells out buildings, last quarter 19th century. Undated photograph, Private collection.

This time more of the lots – particularly those in the immediate vicinity of the Rannells' house – remained within the family. Five years after the sale, 20 lots in the section between Bruno, Big Bend, Manchester and Hanley Road – including lot 25 on which the house stands and the lots to the south, east and west – were still in the hands of the Charles S. Rannells estate. Another 10 lots, including the lots to the north, were purchased by Mary W. Rannells' and William Warder's younger brother Benjamin H. Warder. Like his brother William, Benjamin Warder did not live in St. Louis at the time he purchased the lots. In fact, he never lived here. If they were an investment, it was one designed to preserve as much of the estate and dignity of his sister and brother-in-law as was possible – by 1893 the lots were in Mary W. Rannells' name.³⁵

Their purchase and later return to his sister was a gesture Benjamin Warder could well afford. In contrast to his brother-in-law, the "manufacturer of reapers" who had valued his real estate at only \$20,000 in the 1870 census had personal property valued at \$100,000. Two years before that census, his firm of Warder, Mitchell & Co. had abandoned its manufacture of the Ketchum mower, Densmore self raker, New York reaper, Ohio harvester, and Buckeye and Marsh harvesters in order to become the sole manufacturer of the Champion reaper and mowing machines in the northern sales territory. Not long thereafter, the company name was changed to Warder, Bushnell & Glessner Co. By 1902, when

³⁴ Julius Pitzman, *New Atlas of the City and County of Saint Louis, Missouri* (Philadelphia: Holcombe, 1878).

³⁵ J. P. Guzman, *Plat Book of the County of St. Louis* ([St. Louis] ca 1876), Book 18, pl. 41; Berkley E. Johnson, *An Atlas of St. Louis County* (Clayton: C.R. Black, 1893), pl. 29.

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Warder, Bushnell & Glessner merged with several other companies to become the International Harvester Co., Benjamin Warden had already retired from the business to devote himself to real estate investments.³⁶

Managing the Estate II: After Charles Rannells' death

Rannells – At his residence near Laclede station, St. Louis Co., at 5 p.m. Saturday, Aug. 4, after a short illness, Charles S. Rannells, in his 63d year. Funeral from his late residence, Monday at 9 o'clock a.m.³⁷

After his death in his St. Louis county home on August 4, 1877, Charles S. Rannells was buried in Bellefontaine, the cemetery he had helped found almost three decades earlier. Two months later, Mary Ruth Rannells, who had spent her adult years in Charles' home or that of their brother David (d. 1875) and was living with Charles and Mary W. Rannells in 1870, died in the Home of the Friendless founded two decades earlier for the care of indigent ladies. Like her brother, she was buried in Bellefontaine.³⁸

Sometime after the deaths of her husband and sister-in-law, Mary W. Rannells sued several purchasers of the properties that had been sold by Renick in his capacity as guardian of Charles S. Rannells, asserting that her dower rights had been ignored. Rannells v. Gerner offers additional insight into the Central Suburb auction of 1866 ... and into Charles Rannells' illness. The defendant insisted

that it was announced to the bidders at the sale that the same would be as effectual as if made by Charles S. Rannells, himself, and that plaintiff would join with her husband in the deed for the purpose of relinquishing her dower in the premises sold; that these announcements were made with plaintiff's knowledge and consent. That the deed was executed by the guardian of Charles S. Rannells, and by said Rannells and his wife, the plaintiff, the said Rannells having a lucid interval on that day, and that the deed was acknowledged by Charles S. Rannells and plaintiff, his wife, in the usual manner.³⁹

³⁶ 1870 census, Springfield, Clark Co., OH, M593_1180, 228; Oscar T. Martin, *The History of Clark County, Ohio* (Chicago: W.H. Beers, 1881), 553-555. Only a portion of the grand Washington D.C. residence designed for Warder by Henry Hobson Richardson in 1885 survives (much altered) in the Warder - Totten House, but the commercial Warder Building designed by Nicholas T. Haller in 1892 still stands at the southeast corner of 9th and F Streets. Washington D.C. National Register Travel Itinerary < <http://www.cr.nps.gov/nr/travel/wash/dc39.htm> > accessed 6/7/2005.

³⁷ *Missouri Republican* (8/5/1877), 7.

³⁸ Rannells' was the 14th probate case to be filed in St. Louis County after the city / county split had taken effect in 1877; three days after Rannells' death the Missouri Republican announced that the county's newly appointed probate judge would hold his first court session on August 13, 1877. *Republican* (8/7/1877), 2. St. Louis City Death Records, 1850-1908, vol. 8, 27, 105. In honor of its founder Charlotte Taylor Blow Charless, daughter of Dred Scott's first owner & sister of the man who freed him, the Home was renamed the Charless Home in 1978.

³⁹ Rannells, Appellant, v. Gerner (decided October 1883), in *Reports of Cases argued and determined in the Supreme Court of the State of Missouri* 80:474-84.

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Despite Mary W. Rannells' acquiescence in the sale that had been ordered by the County Court "to pay the debts of said Rannells and maintenance of himself and family and education of his children," the St. Louis Circuit Court ruled for the plaintiff.⁴⁰

The Missouri Supreme Court in its October Term 1883 unanimously agreed, explaining that "the legislature has provided but *one mode* whereby a married woman may relinquish her dower in the real estate of her husband and that is 'by their joint deed, acknowledged and certified.'" In this case, that was not possible since "the deed of a non-sane man, executed after his being put in ward, is conclusively presumed to be void." The Court ruled that evidence of a lucid interval was inadmissible. The court's decision – "it can but follow that the plaintiff never relinquished her dower in the land sold by her husband's guardian, for the self-evident reason that the instrument which her husband went through the dumb show of signing, and which she signed also, was not and could not be his act, deed or conveyance" presented the defendant – and any purchaser – with a classic Catch 22. Several defendants tried to avoid paying the plaintiff her one-third dower rights on property sold by order of the Court "to pay the debts of said Rannells and maintenance of himself and family and education of his children." Each decision affirmed – and cited – the previous legal opinion. During the same period, Mary Rannells' attorneys also filed suit against her husband's guardian Robert Renick to recover damages and the \$140,000 bond he had posted. In contrast to the other suits, in this case the St. Louis Circuit Court found for the defendant.⁴¹

Back at the "Home Farm" with more cash in hand, Mary W. Rannells was living with her son Edward Warder Rannells, who was still farming the land, her daughter Elizabeth and Elizabeth's husband Howard Brown. Mary Warder Rannells' mother had once urged her friends to hire free blacks as servants; her Missouri daughter joined her Ohio brothers in doing just that. Added to the household since the last census were John Boyd and John Brum, young black servants from Tennessee. Harriet Harvey, the only slave known to have been freed by Charles Rannells before the end of the Civil War was no longer living in the neighborhood of her former mistress – she was now "keeping house" for her own daughter and son-in-law and their children.⁴²

On September 26, 1896, the following announcement appeared in the *St. Louis Post-Dispatch*:

Rannells – Mrs. Mary Warder Rannells, widow of the late Chas. S. Rannells.
Services from homes, at 1 p.m.
Sunday, September 27, Kirkwood Electric line.

⁴⁰ *Ibid.*

⁴¹ Rannells v. Washington University (October Term 1888) 96:226-37; Rannells v. Isgrigg (October Term 1889) 99:19-30. Charles S. Rannells probate case file: St. Louis County Probate Records #14 (1877).

⁴² 1880 federal census Central township, St. Louis Co., MO T9_715, ED 176, 123D; St. Louis City, MO, T9_736, ED 437, 466D; Springfield, Clarke, OH T9_999, ED 43, 44D and ED 44, 44D (the 1890 census is, of course, missing).

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Mary Warder Rannells' death left only her son Edward and his new family in the house in which he had been born. In 1893, Edward had followed in his father's footsteps – and demonstrated the strength of the bond with his mother's family – by going to Springfield, Ohio to marry Elinor Cartmell. The couple had their first child Charles Cartmell Rannells in 1894. Their second, born in the year Mary Warder Rannells died, was christened in her honor: M. Warder Rannells.⁴³

It appears that the use of "Woodside" for the home that had been the site of so much familial joy and sorrow was another homage paid his mother by Edward Rannells. It was under that name that the house appeared in the 1909 St. Louis County Atlas – the last building in a string associated with the Warder family to bear that name. A half century after the Warders sold their Philadelphia plantation, it survived in name only: Woodside Amusement Park was built on the site in 1897 (demolished 1955). Similarly, the family's Springfield, Ohio "Woodside" survives only in the name of one of the streets defining the boundaries of that city's Warder Subdivision.⁴⁴

It is certainly owing to Edward Rannells that the family home today appears to turn its back on Folk Avenue, the twentieth-century upstart that removed its out buildings and cut through the acreage that once surrounded it. On his return to St. Louis County after a brief stint as the superintendent of a lead mine in Washington County, Edward Rannells had the "Rannells Home Farm" Subdivision lots still in his possession replatted in November 1905, as "Rannells Addition to Maplewood." That replatting reduced the lot on which the Rannells house stood to 3.4 acres – including one-half the width of Folk Avenue, which was introduced in that replatting and which then as now bounded the lot on the north. In 1906, a new plat by Rannells, this time in conjunction with the Rannells Investment Company, George Strodman, president, recorded the same lot boundaries.⁴⁵

In March 1908, after considerable debate among the citizenry, the County Court, on whose bench Edward Rannells was sitting, approved Maplewood's incorporation. By 1909, Rannells was using Woodside as a real estate office while living one block away. By 1911, the Rannells family was once again living in the house. It is presumably during this residency that the Victorian era 2-story sun porch was enclosed. Not long thereafter Edward Rannells retired from real estate and his sons began following in their grandfather's professional footsteps: Cartmell as a farmer and Warder as an attorney. Edward and Elinor Rannells and their sons lived together in the house in which Edward Rannells had been born until his death in 1920.⁴⁶

⁴³ Thomas, *History*, 336. Both Edward W. and Mary W. Rannells were listed at "Rannells Home, Maplewood" in *St. Louis County Directory* (Clayton: J.G. Weber & Co., 1896), 250; Rannells family tree *op. cit.*

⁴⁴ "Woodside Park (1897 – 1955)" <<http://amusementparknostalgia.com/Woodside.html> & [woodside2.html](http://amusementparknostalgia.com/Woodside2.html) > accessed 11/15/2005; "Housing in Springfield and Clark County" <http://www4.wittenberg.edu/academics/urban_studies/CSPFDHOU.html > accessed 11/15/2005.

⁴⁵ 1900 census: T623_907, ED 136, 7B; St. Louis County Plat Books 7:48 (11/4/1905) & 7:77 (7/6/1906).

⁴⁶ Thomas, *History*, 171, 318; federal censuses: 1910: T624_810 pt. 1, 223B; 1920: T625_946, 23A. St. Louis County Directories: (1909), 198; (1917), 202; (1920), 227.

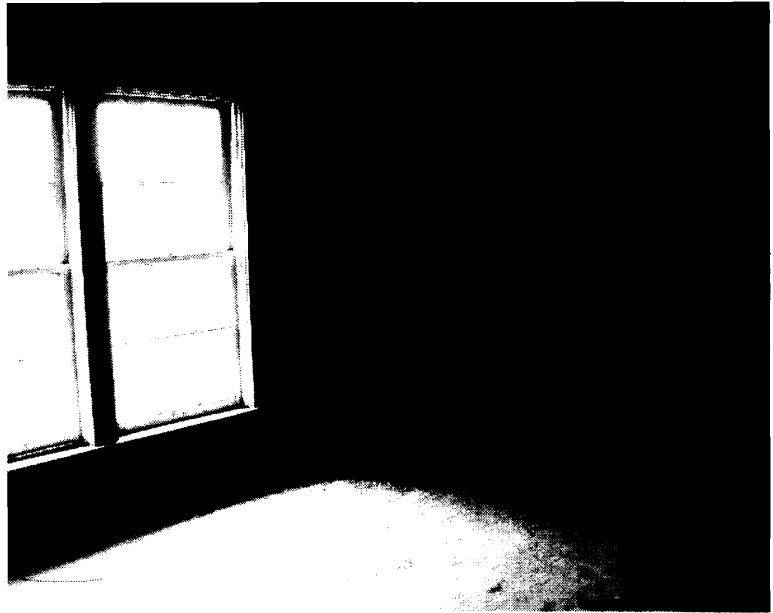
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The Rannells name remained associated with Woodside even after Eleanor and Warder Rannells moved out following Edward Rannells' death. When the family relocated to Big Bend in Webster Groves in 1922, the Rannells Investment Company had just been taken over by James S. Davie, a former automobile salesman. Its headquarters had moved to 810 Chestnut in downtown St. Louis, but by 1928 its president was living at Woodside, whose address now appeared as 2200 Bredell. Shortly thereafter an alley was introduced dividing the single lot into the one on which the house now stands bounded on the north by Folk (with street address on Bredell) and one bounded on the south by Weaver, both with Bredell as their western boundary. Mr. Davie and his wife continued to reside there until 1936. Two years later the building became the Maplewood Nursing Home.⁴⁷



Rannells House front room, 2004. Photo: Washington University Field Team: Wesley Del Prete, Jonathan Eggert, Andrew Emke, Ye Hwan Kim

Today, despite several decades of gradual deterioration, Woodside's future looks bright. The citizens of Maplewood and their mayor have not only prevented the building's demolition – they have also begun rehabilitating Maplewood's oldest surviving home and transforming it into a museum to commemorate the community's early Anglo- and African-American residents. Descendants and members of the extended Warder and Rannells families have contributed memories, copies of letters, and copies of glorious portraits of both Charles S. and Mary A. Warder Rannells to hang in the restored Woodside.

⁴⁷ *St. Louis County Directory* (1922), 405; *Gould's St. Louis City Directory* (1922), 2027; *St. Louis County Directory* (1928, 1936 & 1938). By 1930, Cartmell Rannells had married and was farming rented property in Dexter, MO: 1930 federal census: Dexter, Stoddard, MO, roll 1248, ED 12, 14B. *St. Louis County Plat Books* 1268:339 (3/20/1934) and 1348:178 (9/20/1935).

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Boundary Description

The Charles S. and Mary Warder Rannells House occupies Lot 1 of Folk Avenue Townhomes Subdivision, according to the plat recently recorded by the St. Louis County Recorder of Deeds in Plat Book 353, page 40. More particularly Lot 1 is described as follows: Beginning at the northwest corner of Lot 1 of Folk Avenue Townhomes Subdivision, being the intersection of the east right-of-way of Bredell Avenue (sixty feet wide) and the south right-of-way of Folk Avenue (fifty feet wide); thence continuing along the south right-of-way of Folk Avenue north 89 degrees 53 minutes 30 seconds east 111.53 feet to a set iron pipe and the northwest corner of Lot 2 of said Folk Avenue Townhomes Subdivision; thence leaving said south right-of-way of Folk Avenue and continuing along the west line of Lot 2 south 00 degrees 06 minutes 30 seconds east 125.01 feet to a set iron pipe and the north line of a twenty-two-foot-wide alley and the southwest corner of Lot 2; thence continuing west along the north line of said alley south 89 degrees 53 minutes 30 seconds west 134.80 feet to a set iron pipe and the northwest corner of said alley and the east right-of-way of said Bredell Avenue; thence continuing northwardly along the east right-of-way line of Bredell Avenue north 11 degrees 02 minutes 30 seconds east 108.88 feet to a set iron pipe; thence continuing northwardly along the east right-of-way line of Bredell Avenue north 06 degrees 51 minutes 30 seconds east 18.32 feet to the point of beginning, containing 0.35 acres more or less.

Boundary Justification

The above boundary includes the entirety of the lot on which the Charles S. and Mary Warder Rannells House currently stands. Folk, Bredell, and the alley -- the north, west and south boundaries -- were plat-
ted by the Rannells family during the period of significance for the property.

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The following is true for all photographs:

Rannells, Charles S. & Mary Warder, House

St. Louis County, Missouri

Photographer: Esley Hamilton

Date: 7/2005

Location of Negatives: St. Louis County Department of Parks and Recreation
401 S. Central Ave., Clayton, MO 63105

Photo Log:

1. South façade from southwest
2. South façade and east side from southeast
3. North side with kitchen extension from northeast
4. North and west sides from northwest
5. Second floor interior looking northwest toward stair hall from southeast room
6. First floor, looking west toward stairway

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DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
WALLACE B. HOWE, STATE GEOLOGIST

St. Louis County, Mo.
15/732790/
4277930

90° 22' 30" 729000m.E. 730 0.3 MI. TO U.S. 40 R. 6 E. 145000 FEET (ILL.) 20' 733 7961 (CLAY)

Pannells, Charles S.
Deerwood
House
St. Louis Co. 7/16/00
15/732790/4277930
UTMs obtained
from ARC GIS
software



4278000m.N.
FEET (ILL.)
4277
MANCHESTER 8 MI.
1.8 MI. TO U.S. 61
100
4275
T. 45 N.
T. 44 N.
4274











