

HAMPTON PARK AND LAKE FOREST
RICHMOND HEIGHTS

Historic Inventory

by Esley Hamilton and Michael Bohm
with the assistance of Jennifer Maloney, Marne Roemer, Sarah Stoycos,
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for the St. Louis County Department of Parks and Recreation
under a grant from the Missouri Department of Natural Resources

RESEARCH METHODS

Research for this inventory was conducted by Esley Hamilton, preservation historian for the St. Louis County Department of Parks and Recreation, and Michael Bohm, graduate student at Washington University School of Architecture. Assistance was provided by Jennifer Maloney, Marne Roemer, Sarah Stoycos, Judy Wolff, Peggy Sneed, and Marlene Donovan. Maps were prepared by Pat Hays Baer, cartographer.

Richmond Heights is one of the oldest commuter communities in St. Louis county. The first Richmond Heights Subdivision was laid out in 1896, and the municipality was incorporated in 1913. Relatively little has been written about its history, however. For the city's 75th anniversary in 1988, the Richmond Heights Business Directory included "A History Tour of Richmond Heights," an effort to identify buildings and sites with historical associations. Because Richmond Heights has not retained its building permits, little previous research has been done on its building history.

This inventory has concentrated on primary sources. Building permits were reported in the St. Louis Daily Record, a legal newspaper, on a sporadic basis. In the first years that the county issued permits, after 1907, most Richmond Heights permits were reported under the county heading, but they became more sporadic. A separate Richmond Heights heading first appears in 1929, but it does not become regular until 1933. The Daily Record is available only in the microfilm room of the St. Louis Public Library. The real estate pages of the St. Louis Post-Dispatch and St. Louis Globe-Democrat reported and often illustrated some of the most important developments in Lake Forest and Hampton Park. A sequence of ownership was traced for almost every property through the records of the St. Louis County Recorder of Deeds. This was especially important for properties where no building permit was found. The poor quality of microfilm indexes, particularly in the early 1950s, hampered this effort to some extent. In general, large mortgage amounts, especially those dated some months after the purchase of the lot, indicate construction of the house, but sometimes well-financed owners did not need to borrow to build.

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

Houses have been named for the first resident owner, as that can best be determined. This person (or, in nearly all cases, a married couple) was often not the person named on the building permit

or the owner at the time of construction but rather, especially after the early 1930s, purchased the house from the original developer, typically a speculative builder. Where the first resident owner moved away in a short time and the second owner was also a personage of interest, or where a later owner substantially remodeled the house, the house name has been hyphenated.

Terminology for style or design has been taken from preferred National Register classifications (National Register Bulletin 16A, p. 26) and from Virginia and Lee McAlester, A Field Guide to American Houses. The McAlesters' term "French Eclectic" has been used for houses that have circular or semiocagonal towers, even though other features such as half-timbering and casement windows might related them to the Tudor Revival. This is in keeping with the real estate terminology of the time, which often referred to such houses as "Norman farmhouses" Where designs use very few stylistic details or mix details from more than one style (such as pedimented entries with leaded-glass casements) the term "Minimal Traditional" has been used, as in several previous surveys in this area.

PHYSICAL DESCRIPTION

Both Hampton Park and Lake Forest are paradoxically well-situated and little-known. Hampton Park is situated at the southeast corner and Lake Forest at the southwest corner of the intersection of Clayton and Hanley Roads, a busy commercial nexus linking downtown Clayton with U.S. 40/I-64 and the Hi-Pointe and Forest Park areas with the Galleria, the region's most prosperous shopping center. Lake Forest has a monumental gateway facing this intersection. It has two circular rough-faced, broken course stone towers with conical slate roofs. Smaller stone pylons stand beside them. Across Hanley Road, the northwest entry to Hampton Park faces Clayton Road. It has low stone quadrant walls, with pylons topped by lanterns at the inner ends. The east one terminates in a pyramidal roofed, round-arched kiosk, apparently intended as a bus shelter, while the west one has an ashlar tablet sheltered under a round arch and inscribed with the name of the subdivision. More modestly scaled quadrants mark the northeast entrance to Hampton Park. They have obelisk-shaped inner pylons and a larger niche, shaped like an English lych gate sheltering the name panel.

Hampton Park's lots all have at least an acre, but some are considerably more than that, and the curving streets combine with the widely varying setbacks to give the subdivision almost the look of a randomly built rural enclave. This feeling is enhanced by the many old trees and by the rivulet that flows south in a stone-lined channel parallel to Hampton Park Drive. It is crossed by bridges on Park and South Drives. The world intrudes only at the south end of Hillside Drive, where it briefly runs immediately adjacent to Laclede Station Road, a public street. The traffic roar of U.S. 40/Interstate 64 can be heard from the south end of Hampton Park Drive, where one lot has been slightly reduced by one of the exit ramps. Six houses that are part of Hampton Park face the very busy Clayton Road, but at the west side of the subdivision, only one house, 1215 Hampton Park Drive, faces Hanley, although several others have access to garages.

Lake Forest has only one other entrance, at the southeast corner, and that gate is usually closed. While neither subdivision has sidewalks, Lake Forest tends to have a more open look. It has many large old trees, but fewer than Hampton Park, and almost none of the native shrubbery that screens many views in Hampton Park. The center of Hampton Park rises to a crown on the cross street that was originally called Overcrest. Triangular islands mark several of the intersections on the east drive.

The architecture of Lake Forest is predominantly Tudor Revival and the closely related French Eclectic, with Georgian and Colonial Revival designs accounting for most of the rest. They are all brick and two stories tall. Traces of the Prairie School or the Bungalow are not seen. The architecture of Hampton Park is more varied, reflecting the longer period of construction. The earliest houses include several frame ones in vernacular styles not usually seen in private places. Also from this period are three large stucco houses with Renaissance or Mediterranean motifs. In contrast to these are several post-war Neocolonial designs only one story tall.

Both subdivisions have strikingly designed lamp posts distinctive of their neighborhoods. Those in Lake Forest, with octagonal lanterns suspended from curving brackets, are perhaps the most elaborate and monumental in the metropolitan area. Both designs are important resources.

HISTORY

Gay Villa

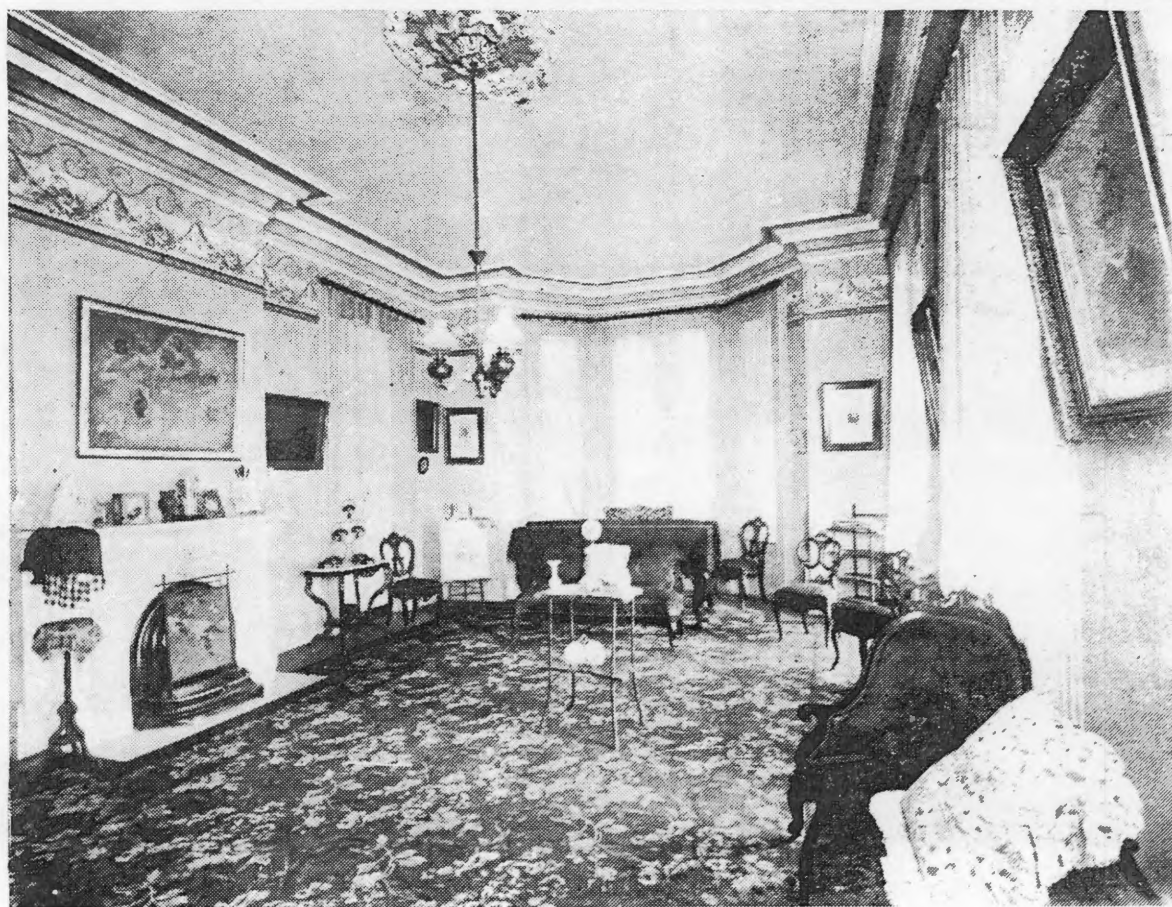
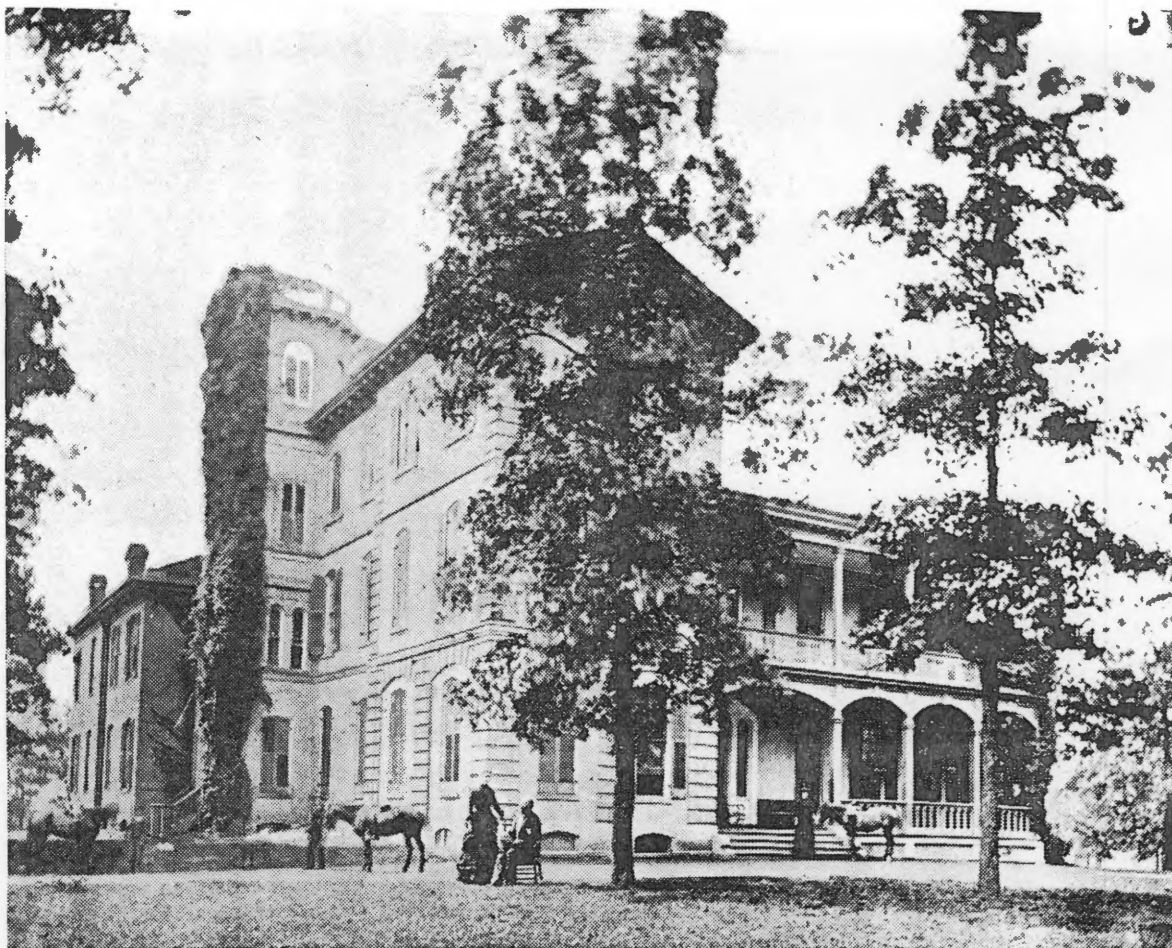
Both Hampton Park and Lake Forest occupy part of the large estate of "Gay Villa" that once belonged to Edward J. Gay, but their earlier and later histories differ. The land that is now Hampton Park was originally the northwest corner of a land grant of 640 acres (or a square mile) designated M-11 or S-2484 that was awarded to Joseph Farland in exchange for a New Madrid certificate. The great earthquakes in New Madrid County in 1811 were the most severe thus far experienced in North America, and the damage to farmlands was such that the U.S. congress distributed certificates to property owners that could be exchanged for land in other parts of the state. The west edge of Survey 2484 is still visible on the ground as Hanley Road south of Clayton Road.

Other Spanish and New Madrid land grants claimed most of the land along Clayton Road, but one relatively small piece remained west of Hanley Road. When the grid pattern established by the Northwest Ordinance was extended into Missouri after the Louisiana Purchase, this piece was defined as the southwest fractional quarter of Section 15, Township 45, Range 6, encompassing 49.87 acres (later recalculated as 53.97 acres). It was purchased by Samuel Black, the nephew of Ralph Clayton. Clayton Road marked the south edge of Clayton's 630-acre farm, and Hanley Road was the east edge. The bend in Hanley Road at Clayton reflects the discontinuity in the boundaries of Clayton's and Farland's claims.

Through his wife Amanda, Black was related to many of the prominent families in the area. Amanda was the daughter of William McCutchen (died 1852) and Rebekah McKnight. Amanda's sister Martha married John McKnight (Junior) and her sister Elizabeth married Henry Barron. The Barron House at the southeast corner of Clayton and McKnight Roads, now owned by the Second Baptist Church, remains as a reminder of that era.

John H. Gay, a St. Louis businessman, purchased the Black property, about 125 acres of Farland's grant, and some adjacent land. His ownership is illustrated in the 1862 county atlas, the first to show current ownership. Born in 1787 in Staunton, Virginia, Gay settled in St. Clair County, Illinois, in 1819 and opened a general store in St. Louis in 1824. By 1870, Gay's son, Edward J. Gay, born in 1816, had acquired the eastern parts of his father's county property, including the present Hampton Park and Lake Forest tracts, and by 1878, the year of his father's death, Edward had taken over the rest of his father's land plus Rebekah McCutchen's farm, bringing his holdings to over 560 acres. He then owned everything south of Clayton Road from east of Hampton Park west to McCutchen Road and south almost to Eager Road. Another tract on the north side of Clayton Road was marked on its east side by Gay Avenue. A portion of Gay Avenue still survives running north from Maryland Avenue in Clayton. The large three-story Italianate villa on the Black tract at the center of the estate is said to have been built by Edward in 1857 or 1861 (depending on the source), but in fact, his father owned the land until sometime after 1862.

Edward J. Gay certainly exceeded his father's success. With his brother William T. Gay, he



Above—An old photograph of "Gay Villa". Below—The drawing room of the old mansion.



SOUTHERN BANK.
 E. B. KIMBALL, *President.* JAMES H. BRITTON, *Cashier.*
MO. STATE MUTUAL INSURANCE CO.
 STEPHEN M. EDGELL, *President.* RICHARD S. ELLIOTT, *Secretary.*

MECHANICS' BANK.
 J. W. WILLS, *President.* CHARLES EVERTS, *Cashier.*
HOME MUTUAL INSURANCE CO.
 ISAAC L. GARRISON, *President.* T. L. SALISBURY, *Secretary.*

MOUND CITY MUTUAL INSURANCE CO.
 DANIEL R. GARRISON, *President.* DAVID H. BISHOP, *Secretary.*

formed a wholesale grocery, Gay & Company, that became of the city's most successful. In 1859 he built the Gay building at 121 North Second Street in downtown St. Louis. It is illustrated in *Edwards' Great West* of 1860. The building is in an Italianate style similar to "Gay Villa," which may have been designed by the same architect, Thomas Walsh. Edward Gay lived not only in St. Louis but also at St. Louis Plantation at Plaquemine, Iberville Parish, Louisiana, where he was a successful sugar grower. He and his wife and four children are said to have come north each year to spend their summers at "Gay Villa." They worshiped at Centenary Methodist Church, which the family had helped to found. Gay represented Louisiana in the U.S. House of Representatives from 1885 until his death in 1889. Mrs. Gay, the former Lavinia Hynes of Memphis, died in New Orleans in 1891 at the age of 70.

The St. Louis County estate was distributed among the heirs in 1892 (Plat Book 3, page 25), when Julius Pitzman divided the land into eight unequal lots. The Hampton Park tract became Lots 1 and 2, awarded to son Andrew H. Gay (1841-1914) and daughter Anna Gay Price, who both lived in Louisiana. They turned over their rights to their brother John H. Gay (called John H. Gay Junior, 1853-1915). In 1895, he sold the 123.42 acres, as it was then calculated, to Ashbel L. Fields.

Lot 3 went to Edward's other daughter, Sophie, who was the wife of Philip Crow of St. Louis. Lot 3 included Samuel Black's Section 15, now calculated at 51.70 acres, plus 20 acres in Section 22, 5 acres of Survey 2485 to the west, and 2.14 acres of Ralph Clayton's Survey 1919 that had been cut off by Clayton Road. The new parcel totaled 79.80 acres, and included the house. Sophie Mitchell Gay, named for her grandmother, had attended school in Paris during the Second Empire and was presented to the Empress Eugenie. She married Philip Augustus Crow, a dry goods merchant and a nephew of Wayman Crow, who was a leading figure in the cultural life of St. Louis in the nineteenth century, the patron of sculptor Harriet Hosmer and founder of the first St. Louis Art Museum. The Crows had two sons and a daughter. The family lived part of the time at "Gay Villa," but they also maintained a St. Louis residence; in later years it was 4429 Forest Park Boulevard, where Mrs. Crow's library was well known.

Sophie Crow sold off the south twelve acres of Lot 3 in 1911, a year or two after her husband's death. She rented the rest to financier John T. Davis for use as a summer residence. After Davis gave up his lease in the early twenties, the old house developed the reputation of being haunted, and it became so vandalized that Mrs. Crow had it demolished about 1928.

Hampton Park

Hampton Park had its origins in 1895. Ashbel L. Fields, who bought the tract from John H. Gay, was a bookkeeper presumably acting for others. He sold the land a month after buying it to the Country Realty Company, which was headed by Charles Hodgman. A year later, however, Fields obtained 4.15 acres of this tract from Gay in return for partial repayment of a mortgage. Hodgman platted the whole tract in 1897 as Hampton Place (Plat Book 5, page 15), using Pitzman's Co. as his surveyor. Julius Pitzman had come to St. Louis from Germany before the Civil War and had been associated with all the important private places in St. Louis since Benton Place in 1866. Pitzman's Hampton Place plan had streets corresponding closely to the 1910 final

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plan of Hampton Park but only 30 lots, ranging in size from 2.6 to 7.7 acres. Lot 2 was the parcel Fields had reserved, and Pitzman's map showed a house and carriage house already standing on it. This was apparently the home of Lilburn G. McNair (1856-1923) and his wife Minerva Primm McNair (1872-1906). Lilburn was a grandson of Alexander McNair, Missouri's first governor. He had established a real estate firm in 1893, the year of his marriage. Mrs. McNair was a noted golfer and may have been attracted to this site by its proximity to the St. Louis Country Club, which had located on part of Ralph Clayton's farm in 1895.

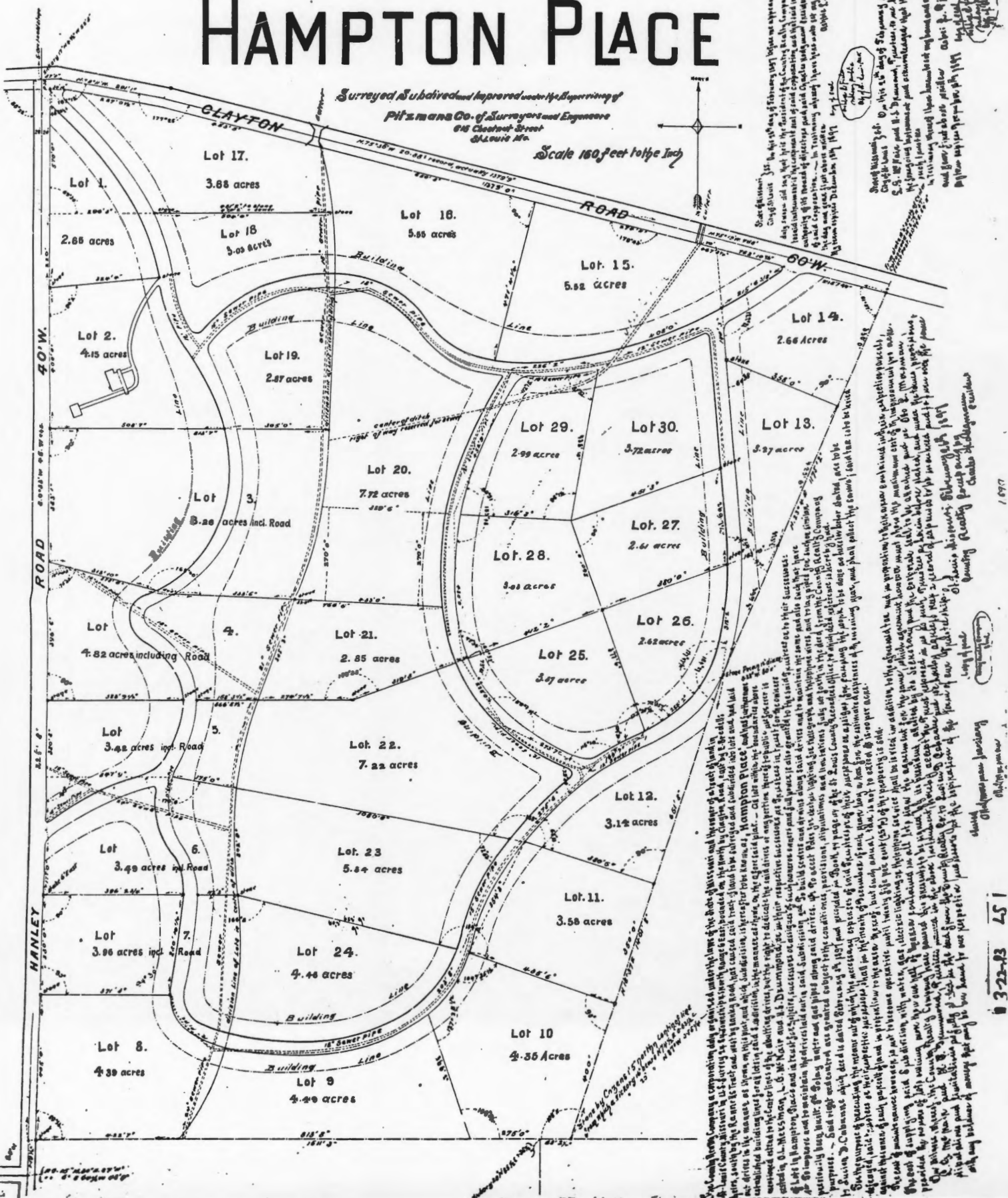
Although Webster Park had been laid out a few years earlier, most of elite of St. Louis were just moving from the Grand Avenue area to the Central West End in the 1890s, and Hanley Road was far west of that. Hodgman sold only two lots of Hampton Place, lots 26 and 27, both to Lucien D. Cabanne. Lucien Dutilhe Cabanne (1870-1917) was a fifth-generation descendant of St. Louis founder Pierre Laclede through Laclede's daughter Victoire Chouteau Gratiot. He was married to the former Winifred Talcott (1880-1949). He was an insurance agent with offices at 313 North 9th. The 1898 city directory reports the Cabannes living in Hampton Place. Their house has not survived. It would have been located where 1155 and 1167 Hillside Drive are now situated. Likewise the McNair house is gone. Situated where 1053 and 1115 Hampton Park Drive are now, it burned down about 1904, and the McNairs moved to 4619 Berlin, now Pershing.

With no sales, country Realty Company was unable to pay its mortgage, and the remaining unsold lots were purchased at auction in 1898 for \$13,023.50 by Lawrence W. Day, a resident of Ferguson. He formed the Hampton Place Realty Company with himself as president and T. J. Flanagan as secretary. Still no sales ensued, and in 1905, the company bought out the McNairs and the Cabannes and vacated the Hampton Place subdivision.

In 1909, interest in Hampton Place suddenly revived, encouraging the company to file a new plat (Plat Book 9, page 83). It covered only 5 lots on Park and Hillside Drives and utilized essentially the original Pitzman plan. John B. Carroll bought the corner lot, now 7914 Park Drive, on May 31, 1909, Adolph G. Enderle the site of 1155 Hillside Drive on September 23, Paul Brown Junior 1019 Hampton Park Drive on December 13, and Alphonse Dur 1118 Hampton Park Drive on November 1. All these buyers eventually built houses.

On December 16, however, the Hampton Place Realty Company sold all the remaining lots for \$135,994.42 to a new entity, Clayton Road Realty, headed by Paul Brown Senior, with C. F. Lewis as secretary. Brown, for whom the Paul Brown Building at 9th & Olive was later named, was a leading figure in St. Louis real estate. The following May a new plat was recorded (book 9, page 94) with a new name, Hampton Park. The new surveyor, E. R. Kinsey & Bros., followed Pitzman's street plan for the most part but created 63 lots within the old framework of 30. At the same time, a document was filed with the county recorder (book 259, page 1), setting up procedures for the election of trustees by the lot owners and restricting the uses of the property. By 1910, such restrictions had become a standard feature of private places in St. Louis. Hampton Park had a relatively modest minimum for the price of new construction, \$5,000, but it had unusually large lots. No more than one house could be built on a lot unless the lot was more than two acres, in which a minimum lot size of one acre prevailed.

HAMPTON PLACE



HAMPTON PARK

IN U.S. SURVEY 2484 T.45 N. R.6 E.

SCALE 1"=160'

ALL AREAS COMPUTED TO CENTER OF DRIVES

Surveyed and Subdivided by
E.R. Kinsey and Eben
City Surveyors 621 Chestnut St. St. L.



CONTINUATION OF RESTN.
REFER TO INSTRUMENT
DEED BOOK 4256 PAGE 1173

E.R. Kinsey
City Surveyor
City of St. Louis

OK

3-2483 LS
R.P.B.
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This is to certify that I have, during March and April 1910, by order of Clayton Road Realty Co. executed a survey and subdivision of a tract of land in U.S. Survey No. 2484 and in Township 45 North Range 6 East, described as follows: Beginning at a stone at the intersection of the south line of Clayton Road with the east line of Hanley Road, running thence with said east line of Hanley Road South 0°33' West 2706'14" to the north line of a 30 foot right of way; thence along said right of way South 88°54' East 150' to a point of curve; thence curving to the left with a radius of 240.5 feet 56°8' to a point of tangency; thence North 55°23' East 1244'10" to a point of curve; thence curving to the right with a radius of 1447.69 feet 236°2' more or less to the east line of the tract; thence North 18°37' East 31' to a stone; thence North 23°44' East 1725'2" to a stone on the south line of Clayton Road; thence along said south line Clayton Road North 75°18' West 289'0.6" thence South 89°0' West 34'10" to the point of beginning; and that the result of said survey and subdivision is correctly represented on this plat. In witness whereof I have hereunto set my hand this the 9th day of May 1910

E.R. Kinsey
Civil Engineer and

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Eighteen lots were sold in the next year and a half at prices ranging from \$2,500 to \$10,625, and many of the buyers immediately built homes for themselves. Thereafter, however, progress came to a halt. By 1917, the Clayton Road Realty Company had been taken over by James M. Rohan and Mark M. Anderson, but they were able to sell only two more lots.

Things picked up again when Edwin W. Grove Junior, who had built 1108 Hillside in 1911, took over the company, with George B. Logan as secretary. New restrictions were approved on May 4, 1920 (book 504, page 314). The minimum cost was raised to \$20,000. Both Grove and Logan encouraged the sale of lots by purchasing some of the larger ones from the company and subdividing them. By the beginning of the Depression, Hampton Park had largely been developed.

Lake Forest

In May, 1929, six weeks before her death, Sophie Crow sold the remaining 57 acres to the Lake Forest Development Corporation, headed by W. L. Gourley and C. M. Huttig. Unusually, she placed development restrictions on the property even though it had not yet been subdivided. She said that it could only be sold for the construction of single-family residences lots and "for persons of the Caucasian race only." Lots abutting the south and west edges of the tract had to be at least 75 feet wide and the houses on them to cost at least \$15,000, while the remaining lots had minimums of 100 feet and \$25,000.

The new Lake Forest opened to the public Sunday, September 29, 1929. The real estate firm of Shaw & Francis (Charles A. Shaw and Estill W. Francis) took over promotion of the property, and they were very successful in obtaining newspaper coverage over the years. They also published a history of Lake Forest and a small volume entitled "How to Buy a Home with Safety." The opening day announcement mentioned that all house designs must be approved by a committee composed of two property owners and two prominent architects. Underground conduits would carry light and telephone lines to eliminate overhead wires. "Ravines will be made into rock gardens and lily pools, lawns will come down to the gutters that will flank the winding drives."

Regulations establishing trustees and building restrictions were approved by the Lake Forest Development Corporation and the new trustees on October 29, and they were recorded on November 9 (book 1065, page 10), the same day the new subdivision was officially platted Plat Book 28 pages 36 and 37). It was designed by Frederick Pitzman, the son and successor of Julius. Originally the cross streets were intended to be separately named; from north to south, the names were Rainier, Sierra, Overcrest, Shasta, and Antler. Overcrest was so-called because it traced the highest point of the property. The foundations of the old house were situated there on Lot 74, which was purchased in 1931 by Lawrence H. Kingsland.

Lake Forest had the misfortune to open a month before the stock market crash that led to the Great Depression. In spite of the efforts of Shaw and Francis, sales were slow. Six lots were sold in 1929, 33 in 1930, and 19 in 1931, but only 1 in 1932 and 9 in 1933. Most of these buyers did not build immediately, and several were unable to make payments on the lots they bought.

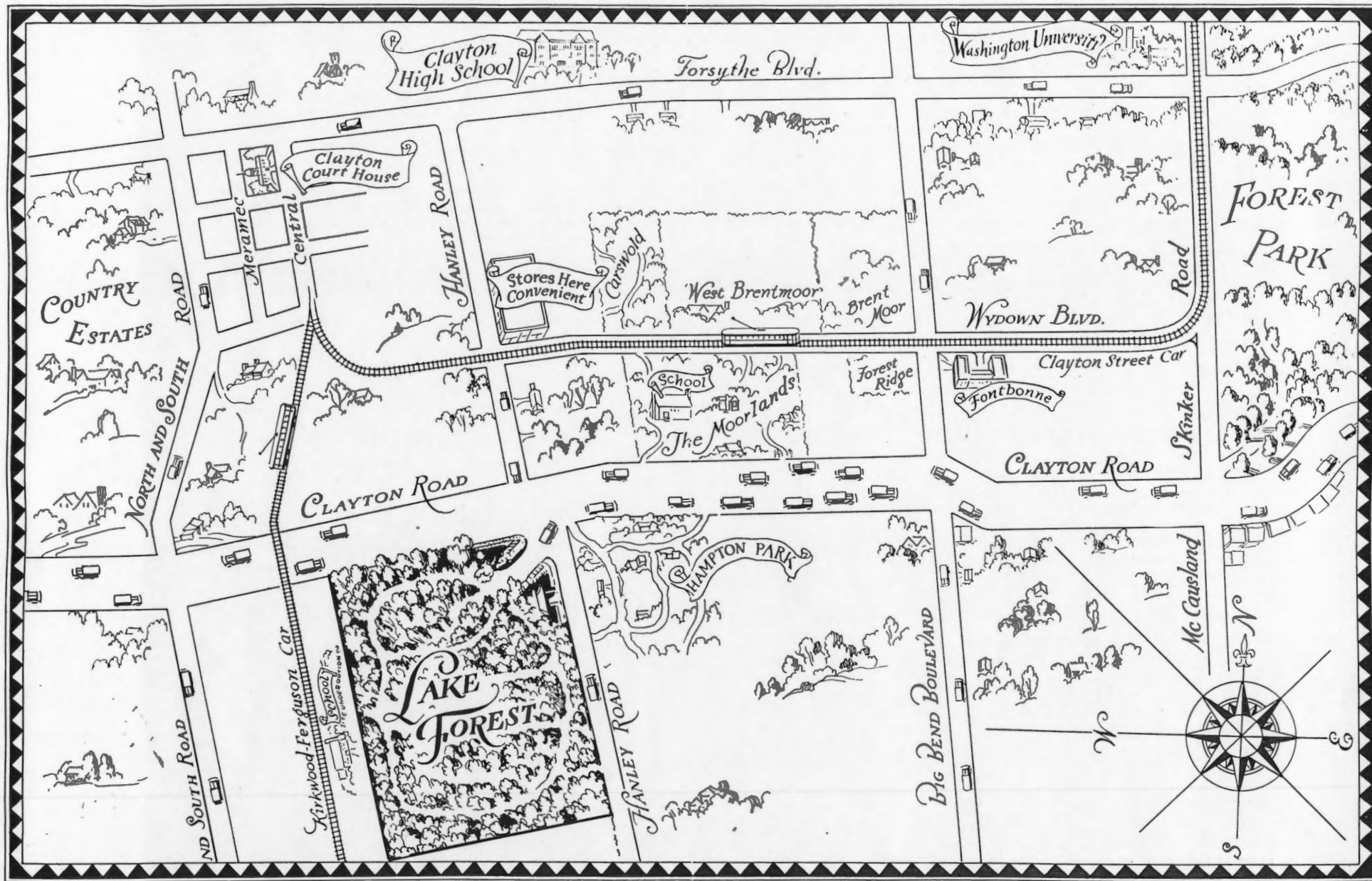
As a result, at least eight lots were sold by Lake Forest more than once. Only a few of the houses that were actually built were commissioned by the builders for their own use. The rest were built by developers large and small, speculating that they could sell the houses at a profit. Sometimes they were wrong. By 1934, they had gained more confidence, and building began to pick up. Enough speculative construction had taken place by 1935 to have an open house on Sunday, September 29, at which ten houses were available for inspection.

Among the developers were names that had been seen in the 1920s in University City and Clayton, including the George F. Bergfeld Company, Louis J. Wenneker, and Ogden D. Williamson. Some were husband and wife teams: Isaac and Rae Agatstein, Mary and Daniel Louree, Ray and Ida Magidson. Little is known about most of them. One better-known developer was Benjamin Goldberg, who was born in Kiev in 1897 and came to the U.S. in 1911. He got involved in the building industry in 1925, and a biography of him written in 1952 states that he considered his work in Lake Forest to be his most notable achievement. Nolan Stinson, born in 1897, founded a real estate firm in 1930. His son Nolan Junior became a noted architect. Two women whose names appear frequently on Lake Forest deeds were stenographers living in South St. Louis. Izora F. Steinmeyer and Adele Garthoeffner may have been acting for other investors.

Post-War Development

The intersection of Hanley and Clayton Roads changed After World War II, and particularly after the construction of the Bettendorf's grocery store at its northeast corner, from being a relatively quiet residential crossing to a major nexus of the booming suburbs. One result of this was the reconstruction of the intersection to eliminate the jog that had existed since the early nineteenth century. Part of the grocery store's west parking lot was shaved off, and the distinctive stone towers that form the gateway to Lake Forest were moved back on railroad tracks in March 1970 to create an S curve instead of right angles.

As Hampton Park and Lake Forest became more centrally located in the economic life of St. Louis, they became more attractive to homeowners. Lake Forest has until recently had enough vacant lots to accommodate the demand for new houses. One house, 85 Lake Forest, was built as recently as 1994. At present only one or two buildable lots remain. In Hampton Park, this led to several lot subdivisions. Lot 61 was divided in 1963 by George L. Markus Junior, Lot 63 in 1967 by Sam and Cecilia Apostos, and Lots 8 through 11 were rearranged as five lots in 1968 by William J. And Kathleen Hartnett. None of these subdivisions resulted in the loss of any of the original houses. In 1993, however, a proposal was made to demolish 8042 Park Drive, situated on a lot of two acres, in favor of two new houses on one-acre lots. The fact that the city of Richmond Heights was willing at that time to approve this subdivision suggests that other houses may be lost in the near future.



RECOMMENDATIONS

The biggest threat to Hampton Park and Lake Forest comes not from their deterioration but from their desirability. As in Ladue and parts of Clayton, the value of the lot in a fashionable neighborhood has risen so high in relation to the value of a smaller house that some such houses may be in danger of demolition in favor of larger houses. A related problem in Hampton Park is that the minimum lot size is one acre while several lots remain two or three times that large. The important house at 8042 Park has already been threatened with demolition in order to subdivide the lot.

In these circumstances, a municipal historic preservation ordinance is needed for the city of Richmond Heights. Such an ordinance would set up a commission advisory to the city council that would recommend designation of historic districts and individual landmarks and would regulate their alteration and prohibit their demolition, acting under provisions of the enabling act passed by the state of Missouri in 1991.

National Register listing would have no effect on the problems outlined above, but it might be desirable in the event that another proposal is made to widen Hanley Road or to rebuild the U.S. 40 cloverleaf, projects in which federal funds would play a part. Both Hampton Park and Lake Forest have several post-war houses, but not enough to compromise the appearance that they had during their primary period of significance, which lasted up to World War II.

As noted at the beginning of this report, very little has been written about Richmond Heights in spite of its age and importance. A great aid to future studies would be the compilation of available data about building histories. This would include indexing references in the St. Louis Daily Record and the real estate sections of the Post-Dispatch and Globe-Democrat, working from microfilm. The Richmond Heights Public Library could play an active role in this process.

LAKE FOREST, RICHMOND HEIGHTS

	DATE	FIRST OWNER	FIRST RESIDENT	CONTRACTOR	ARCHITECT
1	1939	Walter A. Beck	Isadore Wolff	Walter A. Beck	--
3	1939	Walter A. Beck	J. Fred Krey	Walter A. Beck	--
5	c. 1932	Charles M. Huttig	Charles M. Huttig		Trueblood & Graf
6	1939	Walter A. Beck	Abe Katz	Walter A. Beck	--
8	c. 1932	Daniel E. Louree	Daniel Louree	Daniel Louree	
9	1935	Magidson Const. Co.	Frank Nicki	Magidson Const. Co.	Cay Weinel
10	1935	Harry C. Vollmar	Harry C. Vollmar	Harry C. Vollmar	F. W. Avis
11	1935	Nolan Stinson	Bernard Littmann	Nolan Stinson	
12	c. 1931	J. Harry Rehme	J. Harry Rehme		
14	1939	Ben Goldberg	Ben Goldberg	Ben Goldberg	--
15	c. 1931	Sarah Gourley	Gladys Barber		
17	c. 1962	Brith Sholom Kneseth Israel	Rabbi Benson Skoff		
18	c. 1931	Ogden D. Williamson	Vance P. Braxton		
20	c. 1931	Frank W. Hilliard	Frank W. Hilliard	attr. Marcel Boulicault	
21	c. 1962	Fanny Weber	Roger M. Katz		
23	c. 1930	Julius E. Weissenborn	Julius E. Weissenborn		
24	c. 1962		Frank E. Ross Jr.		
25	c. 1932	John S. Penney	John S. Penney		
26	1934	David W. Stinson	Cleveland Shutt	David W. Stinson	Cay Weinel
27	c. 1949	Sam Brown	Bernard H. Tureen	Sam Brown	
28	c. 1935	Elmer N. Widen	Elmer N. Widen		
29	1935	Ben Goldberg	Ben Goldberg/George Baker	Ben Goldberg	--
30	1935	Ben Goldberg	Harry E. Milton	Ben Goldberg	Russell A. Conzelman
32	c. 1930	Edward L. Muckerman	Edward L. Muckerman		Maritz & Young
34	1933	Abraham Sincoff	Abraham Sincoff	Benjamin Shapiro	Benjamin Shapiro
35	c. 1953		Homer V. Howes		
36	c. 1932	Isaac Agatstein	William H. Perkinson		
37	c. 1950		Harry D. Rosenbaum		

38	1935	Izora Steinmeyer	Aloysius V. Imbs	E. A. Wagner	F. G. Avis
39	1935	Ben Goldberg	Edward J. Griesedieck	Ben Goldberg	Russell A. Conzelman
40	1934	Walter A. Beck	Edmund T. Waters	Walter A. Beck	C. E. Smith & Co.
41	1934	Ben Goldberg	Vivienne Shrode	Ben Goldberg	Russell A. Conzelman
42	c. 1934	Lenore Realty	Frank Kirsch		
43	1933	Julia K. Donk	Julia K. Donk	R.A. Bullock	Nolte & Nauman
44	1934	Adele Garthoeffner	William H. Frank	Walter Jones	Cay Weinel
45	c. 1964		Marvin Kalishman		
46	c. 1931	Ogden D. Williamson	Alfred R. Fathman	Ogden D. Williamson	
47	c. 1961	Clifford Espenshied	George Gudder		
48	c. 1965		A. D. Karandjeff		
49	1935	David W. Stinson	Bernard Von Hoffman	David W. Stinson	--
50	c. 1969	Philip N. Hirsch	Alfred E. Goldman		
51	c. 1931	Carl E. Brueggeman	Carl E. Brueggeman		
52	1935	Izora F. Steinmeyer	John Fuhrer	E. A. Wagner	F. G. Avis
53	c. 1931	George A. Kramp	Thomas J. McLaughlin		
54	c. 1954		Melvin J. Mednikow		
55	c. 1934	Ogden D. Williamson	William F. Nahlik		
56	c. 1931	Ogden D. Williamson	Clarence H. Fielder	Ogden Williamson	Robert F. Denny
57	1934	Anna T. Lively	Anna T. Lively	Ogden Williamson	Robert F. Denny
58	1933	Ben Goldberg	Leser Jablonow	Ben Goldberg	Russell Conzelman
59	1934	Isaac Agatstein	Jerome Tuholske	Isaac Agatstein	--
60	1938	Ben Goldberg	Morris Guller	Ben Goldberg	--
61	1934	Louis J. Wenneker	Louise Purdy Brown	Louis J. Wenneker	Russell A Conzelman
62	1934	Louis J. Lichtenstein	Louis J. Lichtenstein	Louis J. Lichtenstein	Cay Weinel
63	1935	Harry H. Spitzer	Harry H. Spitzer	Benjamin Shapiro	Benjamin Shapiro
65	1935	Adele Garthoeffner	Ira B. Simon	Walter Jones	Cay Weinel
66	c. 1932	Joseph L. Rehme	Joseph L. Rehme		
67	c. 1934	James H. Williamson	Thomas M. Scruggs	C. H. Williamson	attr. John Lorenz
68	1934	James H. Williamson	Christian Bockelbrink	C. H. Williamson	John Lorenz
69	1935	Ray V. Magidson	Francis K. Adams	Magidson Const. Co.	Cay Weinel
70	1934	Ray V. Magidson	Helen Gundlach	Ray V. Magidson	Cay Weinel

71	1934	Ray V. Magidson	Gladys Griesedieck	Ray V. Magidson	Cay Weinel
72	1935	Ray V. Magidson	P. Magidson/B. Carp	Magidson Const. Co.	Cay Weinel
73	1934	Sam I. Kranzberg	Vincenzo LoPiccolo	Ben Goldberg	Russell A. Conzelman
74	c. 1940	Sylran Agatstein	Albert M. Manlin	Sylvan Agatstein	Bernard McMahon
75	1935	Louis J. Wenneker	John P. Dazey	Louis J. Wenneker	Russell A. Conzelman
76	1937	Ben Goldberg	Henry E. Rosenberg	Ben Goldberg	--
77	c. 1936	Flora S. Hecker	Flora S. Hecker		
78	c. 1932	Richard H. Blanke	Richard H. Blanke		
79	c. 1931	Richard D. Kirckhoff	Richard D. Kirckhoff		
80	1934	Sam L. Kranzberg	Mary Goldstein	Ben Goldberg	Russell A. Conzelman
81	c. 1940	Max Gale	Max Gale		
82	c. 1931	Chester L. Harvey	Chester L. Harvey		
84	1939	Rae Agatstein	Raymond A. Kaltwasser	Isaac Agatstein	--
85	1994	Albert C. Birkenmeier	Albert C. Birkenmeier		
86	c. 1959		Richard C. Simon		
87	c. 1974	Carl F. Kossmeyer	James A. Ferrendelli		
88	1935	David W. Stinson	Louis B. Wackman	David W. Stinson	Cay Weinel
89	c. 1932	Ferdinand M. Classe	Ferdinand M. Classe		
90	1937	Albert J. Schlueter	Mont Z. Irish	Fred Schiller Const. Co.	--
91	c. 1933	Clifford McKinney	Clifford McKinney		
92	c. 1936	J. William Thompson	J. William Thompson		
93	1941	Sam Brown	Albert M. Oglander	Sam Brown	
94	1941	Sam Brown	Lee J. Bussmann	Sam Brown	
95	c. 1979	Sidney Bierman	Sidney Bierman		
96	1935	The Studios Inc.	Clara M. Miller	The Studios Inc.	Preston J. Bradshaw
97	1936	Ellsworth Kneal	Ellsworth Kneal	N. M. Kaplan	--
98	1939	Ida Soffer	Ida Soffer	Victor Appel	--
99	1934	Charles Bennett	Henry Davis	Charles Bennett	N. M. Kaplan
100	1936	Louis J. Wenneker	Louis J. Wenneker	Louis J. Wenneker	--
101	1935	Louis J. Wenneker	Alvin J. Kroemeke	Louis J. Wenneker	Cay Weinel
102	1939	Samuel B. Goldman	Joseph F. Ruwitch	Samuel B. Goldman	--
103	1940	Samuel B. Goldman	Charles K. Berger	Sam Goldman	

104	1940	Samuel B. Goldman	Arnold Cohn	Sam Goldman	
105	c. 1962	Pasadena Investment Co.	Frances M. Bell		
106	1936	Charles Bennett	Ethel Degen	Charles Bennett	Hugo Graf
107	1935	Charles Bennett	Charles E. Valier	Charles Bennett	Hugo Graf
108	1935	The Studios Inc.	Beatrice Krey Stephens	The Studios Inc.	Preston J. Bradshaw
109	c. 1965		Marilyn Alport		
110	1941	Rae Agatstein	Lewis Tiger	Isaac Agatstein	
111	c. 1938	Rae Agatstein	Mabel J. Seele		
112	1935	Ethel A. Ahlemeier	Carl J. Trebus	Fred Ahlemeier, Jr.	--
113	1934	Walter A. Beck	John Smercina	Walter A. Beck	F. G. Avis
114	1935	Charles E. Lazier	Charles E. Lazier	Fred Ahlemeier, Jr.	--
115	1935	Fred F. Schiller	Arthur DuBard	Fred F. Schiller	--
116	1936	Ida Glick	Ida Glick	Home Bldg. & Repair	--
117	1939	Russell M. White	Russell M. White	Russell M. White	
118	c. 1940	Rae Agatstein	Felix S. Dreyer	Isaac Agatstein	
119	1937	Rae Agatstein	Arthur Schmid	Isaac Agatstein	--
120	c. 1961	Jilene Construction Co.	Barbara Goodman	Jilene Const. Co.	
121	c. 1932	American Homes, Inc.	Pauline Bartels	American Homes Inc.	
122	c. 1963	Moroso Construction Co.	Ralph Goodman	Moroso Construction Co.	
123	1936	Fred Schiller Contracting Co.	Fred J. Bach	Fred Schiller Cntr. Co.	--
124	1936	Ernest W. Summers	Ernest W. Summers	L. J. Wenneker	--

HAMPTON PARK, RICHMOND HEIGHTS

ADDRESS	DATE	FIRST RESIDENT	CONTRACTOR	ARCHITECT
1108 Center Drive	c. 1926-27	Clifford E. Drozda		
1112 Center Drive	c. 1928	Paul F. Ring		attr. Gale Henderson
1133 Center Drive	c. 1929	Edmund L. Haas		
1145 Center Drive	1928	Paul E. Winter		Theodore L. Johnson
1148 Center Drive	c. 1930	Leroy A. Weidle		
1149 Center Drive	c. 1929	Edwin C. Ballman		
1152 Center Drive	c. 1922	Elizabeth Drew Happel		
1157 Center Drive	1925	Frederick E. Stillman	R. A. Dudeck	
1167 Center Drive	c. 1930	Milo L. Heideman		
1176 Center Drive	c. 1928	Gaetano & Salvatore Viviano		Angelo B M. Corrubia
7500 Clayton Road	c. 1946	William H. Bryan	Louis J. Wenneker	
7510 Clayton Road	c. 1985	Julian L. Meyer	DeShetler Const. Co.	
7520 Clayton Road	c. 1924	Tina Dietrich		
7524 Clayton Road	c. 1930	Frank X. Doerer		
7576 Clayton Road	c. 1928	Lonzo A. Duck		
7600 Clayton Road	c. 1952	Arno H. Downen		
1012 Hampton Park Drive	1910	Henry C. Garneau	Lueke & Bopp	Edward G. Garden
1019 Hampton Park Drive	c. 1909	Paul Brown Junior		
1022 Hampton Park Drive	1927	Nelson H. Howe	George F. Bergfeld	Nolte & Nauman
1030 Hampton Park Drive	1928	Dr. A. G. Enderle		Maritz & Young
1033 Hampton Park Drive	1910	Bransford L. Hill	T. Gull	
1053 Hampton Park Drive	c. 1922	William C. Uhri		
1115 Hampton Park Drive	1927	Charles G. Schroeter		Saum
1118 Hampton Park Drive	c. 1924	Alphonse Dur		
1129 Hampton Park Drive	c. 1925	Garnet C. Lyttle		
1132 Hampton Park Drive	c. 1928	Elmer J. Leschen		

1135 Hampton Park Drive	c. 1978	Ralph Nagel		attr. Ralph Nagel
1141 Hampton Park Drive	1911	Wilber E. Crane	W. E. Crane	
1145 Hampton Park Drive	c. 1937	Fritz Marx		
1146 Hampton Park Drive	1910	Samuel C. McCluney	H. W. Hamilton	Henry Wright
1156 Hampton Park Drive	c. 1952	Herbert Schrepel		
1159 Hampton Park Drive	c. 1919	John P. Wentworth		
1165 Hampton Park Drive	1978	Raphael Pasternak		
1166 Hampton Park Drive	1928	William J. Loneragan		
1170 Hampton Park Drive	1929	E. Hayden Parks		Angelo B. M. Corrubia
1178 Hampton Park Drive	c. 1929	John J. O'Donnell		
1183 Hampton Park Drive	1911	Herbert S. Gardner		
1193 Hampton Park Drive	c. 1970	Dorothy Rumsey		
1199 Hampton Park Drive	c. 1969	Edmund G. Smith		
1200 Hampton Park Drive	c. 1940	Alfred Goldman		
1215 Hampton Park Drive	1926	Harry Stix	Trueblood & Graf	
1220 Hampton Park Drive	1930	Frank H. Bussman		
1235 Hampton Park Drive	1911	James Hagerman Jr.	James Hagerman Jr.	
1247 Hampton Park Drive	c. 1922	Thomas J. Blong		
1250 Hampton Park Drive	c. 1929	Arnold J. Hecker		
1259 Hampton Park Drive	c. 1929	James L. Hamilton		
1108 Hillside Drive	1911	Edwin W. Grove Jr.	E. W. Grove Jr.	
1140 Hillside Drive	c. 1964	August Karakas		
1145 Hillside Drive	1938	John J. Roos	Robert Paulus	Benjamin Shapiro
1150 Hillside Drive	c. 1963	Edward Boeschstein		
1155 Hillside Drive	1910	Adolph G. Enderle	August Beckemeier	Ernst Preisler
1167 Hillside Drive	1925	William Boenecke	Wm. Boenecke	O. J. Popp
1173 Hillside Drive	1936	Clinton W. Lane	Sylvan Agatstein	

7914 Park Drive	1909	John B. Carroll	Casey & O'Keefe	J. L. Wees
7915 Park Drive	1929	Lawson M. Watts	Daniel Louree	Bowling & Shank
7920 Park Drive	c. 1968	John S. Riley		
7928 Park Drive	c. 1964	James A. Hertzler		
7945 Park Drive	1911	Henry Wright	Henry Wright	Henry Wright
7948 Park Drive	1927	Hallie C. Ball	George F. Bergfeld	Nolte & Nauman
7953 Park Drive	1910	Harry G. Koerber	A. H. Kohlmeier	Henry Wright
8001 Park Drive	c. 1935	Sadie J. Meyers	Daniel Louree	
8024 Park Drive	c. 1929	Isaac Gradwohl		
8032 Park Drive	1911	Blanche G. Macdonald	George Lemma	
8035 Park Drive	c. 1928	Morris M. Burke	Daniel Louree	attr. Bowling & Shank
8039 Park Drive	1935	Robert Baskowitz	Isaac Agatstein	Russell A. Conzelman
8042 Park Drive	c. 1926	Harry G. Clymer		Harry G. Clymer
8045 Park Drive	1934	H. Vester Mullins	Isaac Agatstein	W. W. Sabin
8000 South Drive	c. 1928	Walter H. Boehmer		
8014 South Drive	1927	Robert C. Armstrong	Daniel Louree	
8021 South Drive	c. 1926	William J. Ecker Jr.		
8030 South Drive	c. 1927	Dr. Erle M. Conner		
8039 South Drive	c. 1930	Walter F. Sheehan		
8048 South Drive	c. 1928	William H. Humes		
8049 South Drive	1939	Milton Frank		Benjamin Shapiro
8062 South Drive	c. 1932	Burnet Outten		