

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Union Electric Administration Building-Lakeside

other names/site number Willmore Lodge; Egan Lodge

2. Location

street & number 1 Willmore Lane [] not for publication

city or town Lakeside [] vicinity

state Missouri code MO county Miller code 131 zip code 65049

3. State/Federal Agency Certification

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

Signature of certifying official/Title Claire F. Blackwell/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

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

- [] entered in the National Register
See continuation sheet [].
- [] determined eligible for the
National Register
See continuation sheet [].
- [] determined not eligible for the
National Register.
- [] removed from the
National Register
- [] other, explain
See continuation sheet [].

5. Classification

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

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function
 DOMESTIC: camp

Current Functions
 WORK IN PROGRESS

7. Description

Architectural Classification
 OTHER:
 Adirondack Rustic Style Lodge

Materials
 foundation CONCRETE
 walls: LOG
 roof: SHAKE
 other: STONE

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

COMMERCE
ARCHITECTURE
ENTERTAINMENT/RECREATION

Periods of Significance

1930-1945

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

LaBaume and Klein Architects, St. Louis/
Stone & Webster Engineering Corporation

Narrative Statement of Significance

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

9. Major Bibliographic References

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:

10. Geographical Data

Acreage of Property 4.650 Acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	532920	4228995			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Laura Johnson, Preservationist, with Benjamin Cawthra, Historian
organization N/A date 12/15/97
street & number 3935 A Juniata Street telephone 314/664-9408
city or town St. Louis state MO zip code 63116

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional Items

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

Property Owner

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

name Union Electric contact: Geoffrey Douglass, Real Estate Supervisor; Ozark contact: Dan Jarvis
street & number 1901 Chouteau, P.O. Box 66149 telephone 314/621-3222; Ozark: 573/365-9322
city or town St. Louis state MO zip code 63166

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Section 7 Page 1

Union Electric Administration Building-Lakeside
Miller County, Missouri

Summary: The Union Electric Administration Building-Lakeside is located at 1 Willmore Lane on the second land formation extending into Lake Ozark northeast of the Bagnell Dam in Lakeside, Missouri. It was constructed by Union Electric in 1930 at the beginning of the Bagnell Dam project. The 4.65 acre property surrounding the building consists of one-thousand linear feet of tree-lined shore and a view looking south of the dam (Fig. 1). Early documentation refers to it as an administration building, although the amenities and interior layout indicates a plush retreat. The building is approximately 6,500 square feet and contains twenty-nine rooms organized into three distinct sections. The central section, containing the two-story living room, projects the furthest toward Lake Ozark. It is sited with the long axis running on an exact east-west orientation. The two wings on either side attach to this space from the north and south elevations with each long axis initially running north-south. The wings then angle forty-five degrees away from the lake, emulating the shape of the land. As the grade of the hillside drops, the stone veneer foundation is most exposed on the lakeside elevations. The round log walls of the building have remained naturally exposed to the elements and overlap with a saddle notch at each corner. The cedar shake roof is arranged as intersecting gables interrupted by dormers and cutouts for second story windows. The effect is a

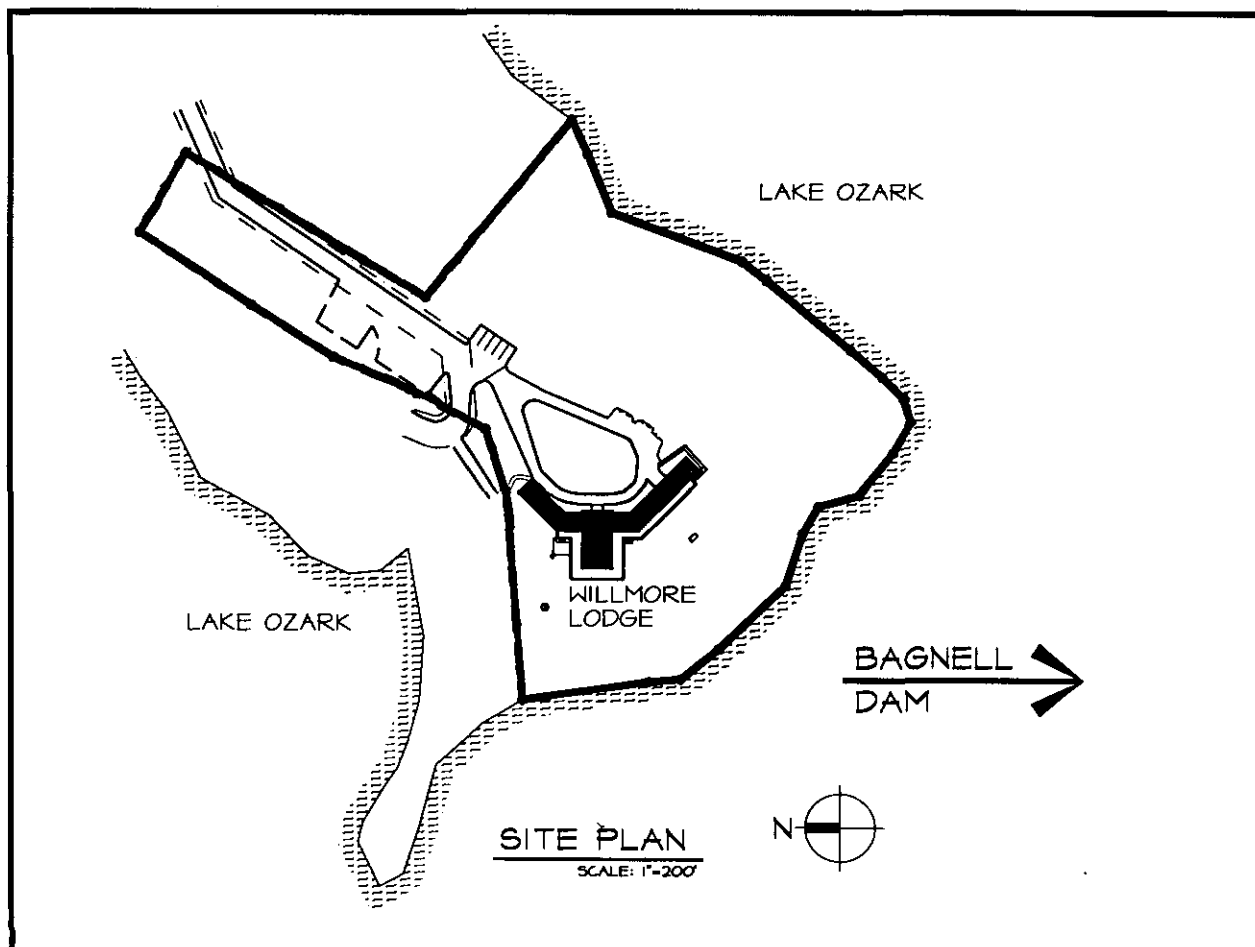


Figure 1 Current site plan for Willmore Lodge at 1"=200'.

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dominant rhythm reminiscent of some of the great lodges of western American National Parks. The only major alterations include six new interior door openings through interior log walls, some new interior finishes and reversible interior partition walls. The overall historic integrity remains in place, justifying the building's eligibility for listing in the National Register of Historic Places for its association with the construction of the Bagnell Dam and its architectural style.

Elaboration: The approach to The Administration Building from the east is a circular drive which comes within ten feet of the building (photo 1). Inside the drive is a mound of built-up earth. This may be an early Native American burial ground, although this cannot be confirmed without further archaeological investigation. The form of the building surrounds a portion of the circular drive. There is a steep incline to a wooded area and the lake to the south while to the immediate north are trees and a landscaped area level with the drive. Sharing the peninsula to the northeast are recently built condominiums. Just before the circular drive is a turn-off used by the residents of this development. On the east side of the building, the grade drops steeply toward the lake. Some brush and trees line the edge of the land.

The main entrance of the lodge is located on the gable end of the 30'x60' central section, which sits at the center of the circular drive. The central section is two stories tall, is oriented east-west, and has two wings attached to it, one to the north and another to the south. The east walls of the wings intersect the central section's north and south elevations at a depth of two feet. The wings extend twenty feet to the north and south of the central section, at which point both angle forty-five degrees to the east. The north wing projects another 48'-0" and is two stories tall while the south wing projects another 82'-6" and is one story. Both are approximately 18'-6" wide.

The Administration Building is built primarily of logs on a concrete foundation with split cedar shakes on the roof. The foundation is poured-in-place concrete faced with very rough local stone and is in excellent condition. It appears that the stone was never cut but rather collected at the site and laid into the wall. Some of this same foundation stone is found in landscape work around the building. The round log walls are Western pine logs from the Pacific Northwest and are joined to the foundation by re-bar pins. The logs were pre-fabricated at the mill, assembled, then disassembled prior to shipping. The exterior logs are three-quarter logs stacked with square pegs (fig. 2). The square pegs are set vertically,

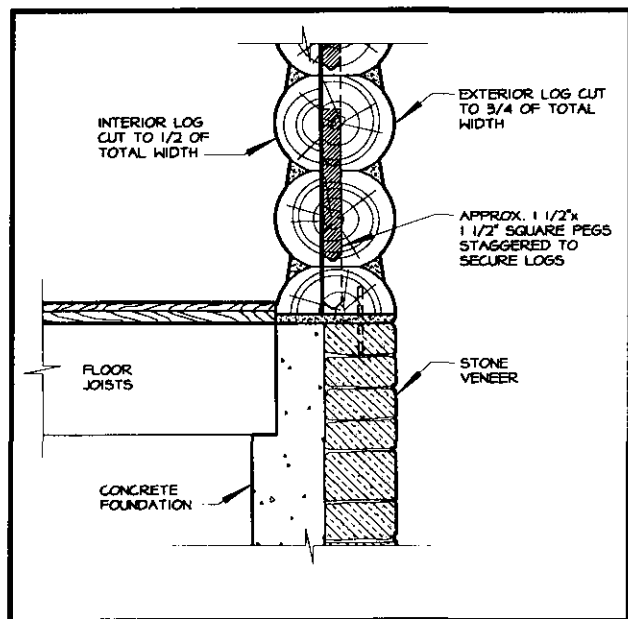


Figure 2 Wall detail showing the exterior logs as constructed with square pegs. Scale: 3/4"=1'-0"

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apparently driven in from the interior face to connect and stabilize the logs. It appears that the finish interior logs are only half-logs attached to the backside of the exterior logs. The reason is unknown. Possibly a preservative treatment was applied to the exterior logs that would have been unacceptable on the interior. On close inspection, the interior and exterior logs clearly do not line up. The exterior logs are saddle-notched at each corner of the building. The log ends extend an average of 1'-0" and are full diameter. Daubing is a stained grey Portland mortar attached to wire mesh lath. There is some evidence of deterioration of the logs at window sills and some sill logs need to be replaced on the central section. Otherwise, the logs are in generally good condition, exhibiting normal checking and cracking. The windows and exterior doors vary throughout the Administration Building. On visual inspection, only white paint appears as the present and historic layers for both sash, doors, frames, and casings on the exterior of the building. Log faux rafters extend two feet to create deep overhangs around the entire building. The original hand split re-sawn cedar shake roof remained until October 1997 when it was replaced in kind.

The lodge's elevations reveal a varied grade, dramatic porches and terraces, and two unbalanced but complimentary wings featuring deep overhangs. The main entrance is located in the center of the central section's east wall. The grade here is 6 1/2" below the finished first floor. The entrance is covered by a hand split re-sawn cedar shake shed roof extending at a shallow angle nine feet from the wall and supported by three log posts at the front corners and two at the wall. The ceiling of the porch is made of ripped logs with the rounded edges exposed. An original lantern-style light fixture is centered on this ceiling. Log railings arranged in a distinctive diagonal pattern extend between the posts that rest on a stone patio composed of rough-cut marble. The main entrance door is an oversized v-groove tongue and groove panel door with a 1-3/4" x 5-1/4" frame and an intersecting curved diagonal brace. This door type is repeated throughout the building in various sizes. On each side of the door is a single 6-pane casement window. Directly above the shed roof is a paired 6/6-light double-hung window. The gable peaks at 32'-0" above grade. False log purlins at the gable extend 2'-0" from the east wall to support the roof overhang which is finished with a log end rafter. A wall log extends 2'-0" to the north and south to support the false log rafter tails.

The east elevation of the north wing has two 6/6-light double-hung windows on the first floor and a paired 6/6-light double hung window in an inset gabled wall dormer on the second. The north wing roof overhangs 2'-0". The northeast elevation consists of four sets of fenestration. From the southwest are a first floor and a second floor single 6-light casement window, one centered above the other. The next set is a first floor paired 6/6-light double-hung window with a single 6/6-light double hung window above. Following is a tongue and groove panel door with 6-lights. An open gable porch with log brackets covers this entry. The ceiling of the porch is made of ripped logs with the rounded edge exposed. An original lantern-style light fixture hangs from the log ridge beam. The roof material is hand split re-sawn cedar shake, matching the main roof. Directly above the ridge of the porch is a single 6-light casement window. There is a rough cut marble patio and the grade is 11 3/4" below the finish floor at this location. Finally there is a 6/6-light double hung window with the same above it on the second floor. The roof around the second floor casement windows is cut

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out all the way to the wall and the upper double hung windows are set inside an inset gabled wall dormers. At the farthest northeast corner of this elevation the foundation becomes more visible.

The grade drops approximately 4'-0" along the 18'-0" wide at the north gable elevation. There is a 6/6-light double-hung window on the first floor and a paired 6/6-light double-hung window on the second. Above this a vent punctures through the log wall. This gable end exhibits false log purlins extending 2'-0" from the wall to support the roof overhang.

The northwest elevation has three inset gabled wall dormers with 6/6-light double-hung windows within each (photo #2). Between the first and second dormers from the northwest corner is a single 6-light casement window. Below the first dormer as a first floor window is a 6/6-light double hung window. Centered on either side of the upper casement window are two single 6-light casement windows serving the first floor. Below the next two dormers are paired 6-light casement windows with a vent opening between them. A forty-five degree angle turns the corner to continuation of this elevation facing due west (photo #3). At this juncture the grade is approximately 10'-0" from the finish floor. Here the foundation heads due west another 8'-0", forming a porch space with a shallow shed roof covered by cedar shingles extending from the log wall. Four log posts, one located at the wall, with log angle braces support the roof. Evidence of the original log railings remain, although they have been replaced with treated lumber and lattice. The posts rest on a stone patio composed of rough-cut marble laid in a flagstone pattern extending to the edges of the foundation. The ceiling is made of ripped logs with the rounded edges exposed. Rough-cut marble stairs with a stone-faced foundation are located along this face of the foundation for access to the terrace above. Tucked under the porch overhang are three pairs of twelve-light french doors with their original storm doors along the west elevation. Original lantern-style light fixtures are suspended from the log wall between each set of doors. Above the shed roof is a gabled dormer with a paired 6/6-light double-hung window.

Turning the corner ninety degrees is the north elevation of the central section. Here the foundation extends twelve feet from the log walls of the first floor for a rough-cut marble terrace, a continuation of the north wing porch. Where the stone terrace is uncovered, much of the mortar has failed and has been patched on various occasions. At this point the stone-faced foundation is exposed for a full basement. The finish floor of the basement is approximately 10" above grade. There is a beaded board and batten door set into the stone at the easternmost end and two paired 6-light sash casement windows following. These windows match those found on the first floor of the north and south wings. Directly above these windows, set into the first floor wall logs, are twelve-light french doors with storms. To the east is a 7'-6" x 4'-8" fixed sash window. In the far east corner is another twelve-light french door with storms. The roof is the same gable roof seen on the east elevation with a two-foot overhang. The original log railing around the central section has been replaced with a modern wrought iron vertical balustered rail.

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The west elevation of the central section exposes the fifty-four-foot wide stone-faced foundation (photo #4). Three paired six-light casement windows are at the basement level centered below the thirty-foot wide log building above. The twelve-foot deep stone terrace continues to wrap around the central section. A 10'-6" x 10'-0" picture window facing the lake is located on the central section's log wall. It has two vertical mullions and one horizontal mullion with fixed sash in between. The log wall of this elevation has been covered with a veneer of cut limestone in an irregularly coursed ashlar pattern up to the top of the picture window. On either side of the window is a historic lantern-style light fixture. The wall above is furred out with hand split re-sawn cedar shakes above the window. The cedar shakes were replaced in kind in October 1997. The roof detailing at the gable end is a repeat of the east elevation.

The south elevation of the central section is very similar to the north elevation (photo #5). There are three sets of french doors opposite the locations of the north elevation french doors. In place of the fixed sash window is a rough-cut stone chimney in a regular coursed ashlar pattern. The chimney projects approximately 2'-0" from the log wall and is 8'-6" wide. It begins to taper just below the roof overhang to approximately 6'-0" wide. At the top of the chimney is the original decorative arched screen. Turning the corner ninety degrees at the easternmost french doors is the west elevation of the south wing.

The foundation of the east elevation of the south wing projects 8'-0" from the log walls. Three log posts with log angle braces support the roof, which is an extension of the main south wing roof. The ceiling of the porch is made of ripped logs with the rounded edges exposed. Log railings repeat the distinctive diagonal pattern of the main entrance front porch and extend between the posts, which rest on a stone patio composed of rough-cut marble that extends to the edges of the foundation. Marble stairs with a stone-faced foundation are located along the face of the main foundation for access to the terrace above. The grade here is approximately 6'-6" from the finished floor of the main level along this elevation. Tucked under the porch overhang are, starting from the north corner, a replacement 7'-0" x 4'-10" fixed sash, a replacement door, and a single six-light casement window. Centered above the casement window is a gabled dormer with a framed louvered vent opening. The south end of this elevation angles forty-five degrees, redirecting the building to the southeast. The saddle-notched logs have full diameter extensions and the 8'-0" porch depth continues, creating a patio that extends from the east elevation of the north wing up to the last room of the south wing.

Along the 80'-0" long section of the southwest elevation is a series of doors and windows in a distinctive pattern (photo #6). In the center is a single six-light casement window and on either side is located the same series of openings. They are as follows: a glazed Dutch door with the v-grooved tongue and groove lower panel, including the same curved diagonal brace found on the east elevation doors; two 4'-0" x 3'-6" replacement fixed sash; another glazed Dutch door; and a solid v-grooved tongue and groove panel door with curved diagonal brace. There are two gabled dormers with framed louvered vent openings designed to ventilate the attic centered along the length of the roof. The log railing between the porch posts retains the same diagonal pattern found at other sections of

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the building and is in good condition. It is evident that all the replacement windows along this covered section of the south wing were at one time paired six-light casement windows. At the end of the covered porch section of this elevation, the foundation returns, running flush with the log wall. There is an open tread staircase at this location from the porch to grade. The grade is located 11'-0" from the finish floor of the main level at this location. The south wing extends another 12'-0", creating a sleeping porch. The logs are set vertically, excepting the sill log, which is horizontal and extends about 9" past the foundation. There are three window openings with no sash, the center being a paired version of the others. There are four modern aluminum storms covering the window openings, each measuring approximately 1'-8" x 4'-0".

The south wing gable elevation faces southeast and is 18'-0" wide (photo #7). The grade changes only 2'-0" and there is one vent opening through the stone foundation. The windows are three of the same found on the southwest elevation with modern aluminum storm sash. The center window is a triple-sash ribbon opening while on either side is a paired version of the same. The wall logs are set vertically below the windows and horizontally above. Two wall logs extend vertically between the three sets of windows. The roof ridge is centered on this room. From this elevation it is clear that the ridge is located about 4'-0" to the east and 4'-0" lower than the ridge of the rest of the south wing. The same 2'-0" roof overhang occurs with false end rafters and purlins at the gable end.

The southeast elevation of the south wing repeats the sleeping porch detailing of the southwest elevation. It continues with a series of single 6/6-light double hung windows and single six-light casements. The pattern from south to north is one casement, two double-hung, one casement, and two double-hung. Centered above the second, fourth, and sixth windows are gabled dormers with framed louvered vent openings. At the forty-five degree juncture is the east elevation of the south wing. On this elevation occurs a single casement and a single 6/6-light double hung window. Along both the southeast and the east elevations of the south wing is a 2'-0" roof overhang.

The layout of the Administration Building's interior is a combination of dramatic common spaces, a service area, and private guest rooms. Passing through the main entrance door is a low, compact entry vestibule. From this room to the north is a coat room and to the south is a guest toilet. These three heavy v-grooved panel doors display oversized cast iron box locks and olive butt hinges (photo #8). The floor material of the entry is rough-cut marble laid in a flagstone pattern, the walls are log and the ceiling is tongue & groove planks with hew beams. The original light fixture is still in place (photo #9) The guest toilet and coat room are plastered. The toilet still retains the original 1930 porcelain fixtures and accessories in pale green. To the west of the coat room door is a stairway, the entrance of which is framed with vertical logs.

Just past the entry is an impressive two-story living room (photo #10). The living room is surrounded on the lake sides (north, west, and east) by the twelve-foot-deep stone terrace. Six sets of french doors open out to the patio from this space. It is one of five rooms with original random width tongue and groove pegged chestnut floors. The stone chimney, featuring a large hearth and timber

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mantle, dominates the south wall. The original wrought iron screen for the hearth has been recently discovered in the basement and is being restored. At the west wall is the large picture window exhibiting an expansive view of Lake Ozark. The north end of the east wall offers a glimpse into the staircase through a hickory sapling railing with a repeated diagonal pattern from the exterior porches (photo #11). Under the stairs is a camouflaged closet door made of the same naturally finished logs as the walls. At the south end of the east wall is a framed opening with a carved wood lintel. This was once the location of a bar complete with an ice machine, which was rare at this time in central Missouri. A balcony sits above the entrance vestibule, coat closet, and guest toilet. It overlooks the living room and its railing repeats the design from the exterior porches and stair. The exterior log walls of this space do not support the roof; instead it employs a hand-hewn column and scissor truss system, completely removing weight responsibility from the log walls. The scissor truss is exposed and uses wrought iron decorative tie rods, washers, and bolts to join the hewn timber columns from north and south. Six original wrought iron chandeliers hang from these heavy hewn timber trusses (photo #12).

At the balcony's upper landing, a door leads to a segmented portion of the north wing where a room originally called the dormitory and an adjacent dormitory bath are located. The dormitory retains log walls, a plastered ceiling with hewn beams, two paired double-hung windows, and two closets. All of these doors are heavy v-grooved panel doors with a diagonal brace. The entrance and bath doors exhibit large cast iron box locks. The bath is plastered and once contained two stand-up showers, two sinks, and a toilet. One shower stall and one sink have been removed. This space was originally only accessible from the balcony. A door was later installed to connect the suite to what was the service portion of this wing.

Heading north from the northeast wall of the living room is a 5'-6" wide log framed opening into what was the dining room. This room has since been divided with a partition wall with a salvaged Dutch door from the south wing. The room retains original random width tongue and groove pegged chestnut floors and a plaster ceiling with hewn beams running in an east-west direction. The south wall of this room has built-in shelving. The east wall has been furred out and drywalled, although two double-hung windows and an original corner style built-in cabinet are located behind it. The west wall has three french doors which lead to the covered porch. The north wall has a cased opening and v-grooved panel door that originally had pivoting hardware. The doorway leads to the pantry.

The pantry is an odd shape due to its location at the forty-five degree juncture of the north wing. It still retains original cabinetry with upper glass doors. The wall once had an unusual paint scheme, which begins in this room and continues through portions of the service area. A painted wainscot with a 4" wide band and a ½" black border above visually divides the lower portion of the wall from the upper with the upper and lower sections painted different colors. Original mechanical drawings indicate that there was once a rolling service tray for two coffee urns located here. The power cabinet with copper knife switches is still in place.

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The next room to the northeast was originally the kitchen. A sink and cabinets were once located below the double casement windows on the northwest wall. The opposite wall has a paired double-hung window. A closet is located on the southwest wall while the northeast wall has a built in space where a refrigerator once stood.

The next room is a hall with a glazed v-grooved panel door to the front drive. There was once a toilet located in this hall but that has been removed in favor of a small closet in the northwest corner for a water heater. The painted wainscot detail is found in this area. A walled staircase begins at the southwest corner, heading upstairs. At the end of the first floor of the north wing is a room originally labeled "Storeroom." This storeroom is atypical because it displays naturally finished log walls and three windows.

The north wing stairs lead to a hall. This hall and the stairwell contains the painted wainscot detail under later layers of paint and serve as a passage to rooms at the end of the wing originally labeled "Maid's Bath," two "Maid's Rooms," and a small closet. The maid's rooms have log walls and the maid's bath retains original tile wainscot, evidence of the painted wainscot on the plaster walls, and original porcelain fixtures. The bedroom is southwest of the hall and once had its own bath. All of the fixtures in this bath were removed at one time and a pass-through doorway from this room to the dormitory was installed.

Originally, the only access into the one-story south wing was through individual bedrooms from the exterior covered porch. This wing is a series of five private guest bedrooms each with its own bath and a sleeping porch at the far end. Later modifications cut through the south log wall of the living room and consecutive bathrooms in order to access the entire south wing from the interior. This action gutted three historic private baths of finishes and fixture, leaving two intact. Each of the five guest bedrooms are memorially named after one of the five towns flooded by the Bagnell Dam project. Brass plates were once above each exterior door with the names Linn Creek, Zebra, Passover, Arnold's Mill, and Nonsuch. Each room had a call button which rang the two annunciators (buzzer box) in the north service wing. These names are still legible on the annunciator displays, although identifying the room names to the bedrooms is not possible without following the electrical lines. Original architectural drawings label the bedrooms one through five beginning from the northwest end of the south wing.

Each bedroom exhibits the original 1 1/2" strip white oak hardwood floors, although they are somewhat damaged from roof leaks in this wing. All five bedrooms contain the original double-hung windows on the east facing walls. The west facing wall of each bedroom once had a paired 6/6-light casement windows that have since been replaced with fixed sash. In some bedrooms there still exist wood pegs driven into the log walls for hanging. Each bedroom has a call button for services. All of the ceilings are plastered with hewn beams exposed. There is a single casement window for each bath along the south wing.

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Bedroom one is located just south of the living room through a later-installed door (photos #13). Along with the window of the west wall of bedroom one, the exterior door has also been replaced with a fixed sash. The original private bath at the southwest corner still retains the original light green porcelain fixtures and tile wainscot with plaster walls above. A later opening exists at the southeast corner of bedroom one leading into what was the private bath for the adjacent bedroom two. This bath has been stripped of all historic fixtures and is now just a pass through. The original door to its companion bedroom is still in place. The original Dutch door for bedroom two and the following bedrooms are still extant. These Dutch doors feature extended hinge straps from olive butt hinges, Dutch door sliding latches, and thumb latches. A later door opening exists at the southeast corner linking bedroom two to bedroom three. Bedroom three still retains its original bathroom, accessed through a door at the southwest corner of the room. A later cased opening at the southeast corner of bedroom three gains access to what was the bath for bedroom four but is now just a pass through. Bedroom four is a duplicate of bedroom two in layout and materials. The later door opening in the southeast corner leads into bedroom five, which contains the remains of a later kitchen installation with a partition wall for cabinets. The adjoining private bath in the southeast corner has been gutted. A small log-walled closet exists opposite the west wall of the bath. At the southwest corner of this room is an exterior v-groove solid panel door on the west wall for access to the porch and an opening to the sleeping porch on the south wall.

The room labeled "Sleeping Porch" on original plans terminates the south wing. Three walls of this room are composed almost completely of windows, although there are no original sash left (photo #14). The window openings are instead covered by modern aluminum storms. On the interior face of the casings are built-in wood louvers that slide vertically up and down the wall. The louvers appear to be of original material.

The interior of the basement is only accessible from the exterior board and batten doors. Directly under the living room and terrace of the central section is a full basement with a concrete floor, while the rest of the building sits over crawlspace with a dirt floor. The full basement is unfinished concrete in very good condition with exposed ceiling joists and various generations of electrical wiring and plumbing. Currently, the six paired casement windows are covered with plywood, the frames of which are in poor condition due to the direct contact they have with concrete.

Some mechanical systems in the building are notable. The call button and annunciator system is of interest. Call buttons are located on the terrace, living room, dining room and each guest bedroom in the south wing. There are two annunciators located in the north wing service area which still have call button locations labeled. One is located in the kitchen and the other in the second floor hall. This system is still in operation, although the light bulbs are burned out in the annunciators, making identification of the bedroom names difficult.

The HVAC system was the state-of-the-art in 1930. The wings had electric wall heaters in each room. The living room, dining room, entrance toilet and dormitory were all heated by an oil burning

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**Union Electric Administration Building-Lakeside
Miller County, Missouri**

forced air furnace located in the basement. An air cooling machine (air conditioning) was attached to this furnace. This was very much ahead of its time, especially in central Missouri.

Major alterations have been referred to above. Most modifications took place during North Port Real Estate ownership and conversion to offices in the past decade. Mechanical, electrical, and plumbing upgrades have been made to the building progressively. In general, the building is in good condition and has not suffered changes inhibiting nomination to the National Register of Historic Places.

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Union Electric Administration Building-Lakeside
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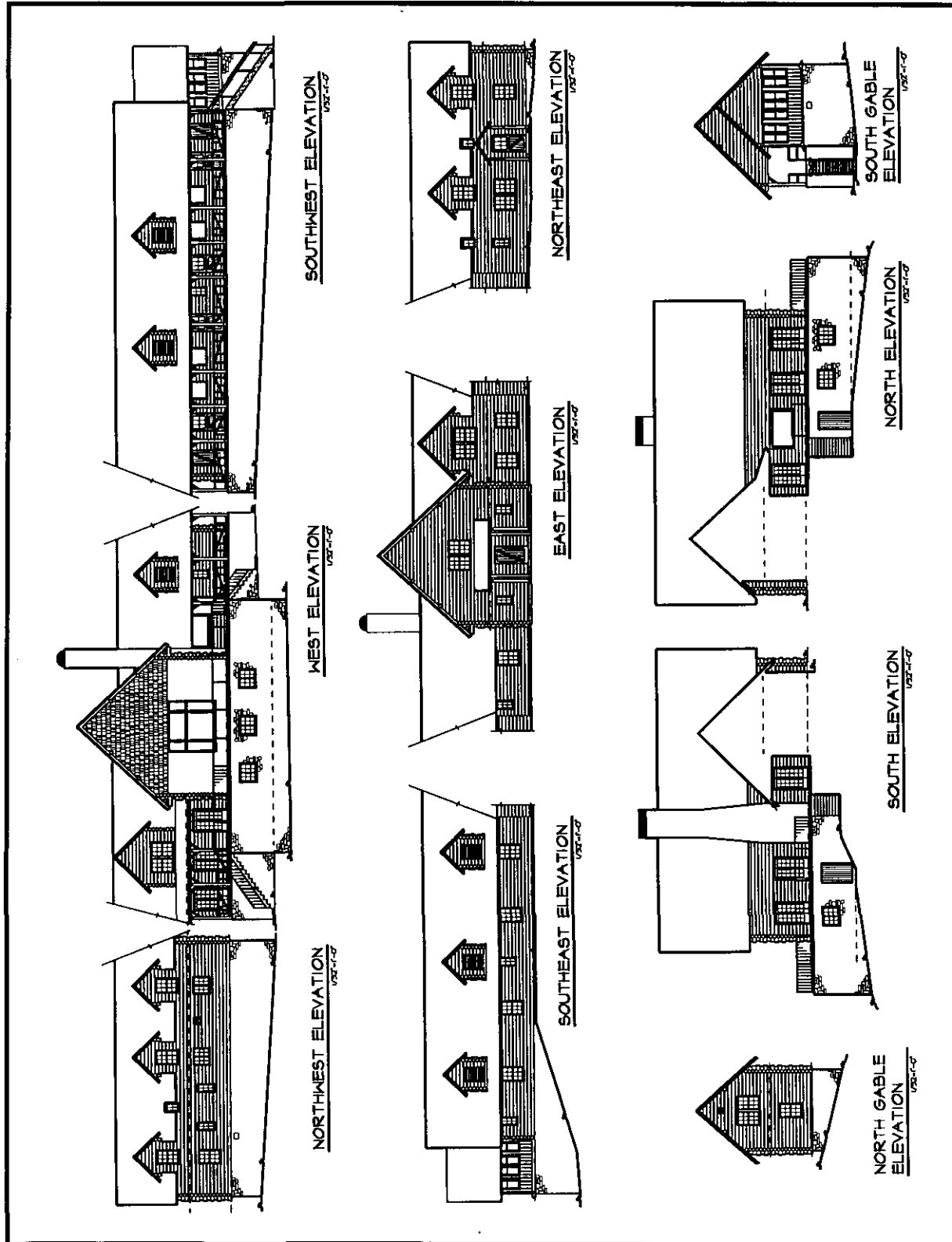


Figure 3 Current elevations of the Union Electric Administration Building-Lakeside. Scale: 1/32"=1'-0"

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Union Electric Administration Building-Lakeside
Miller County, Missouri

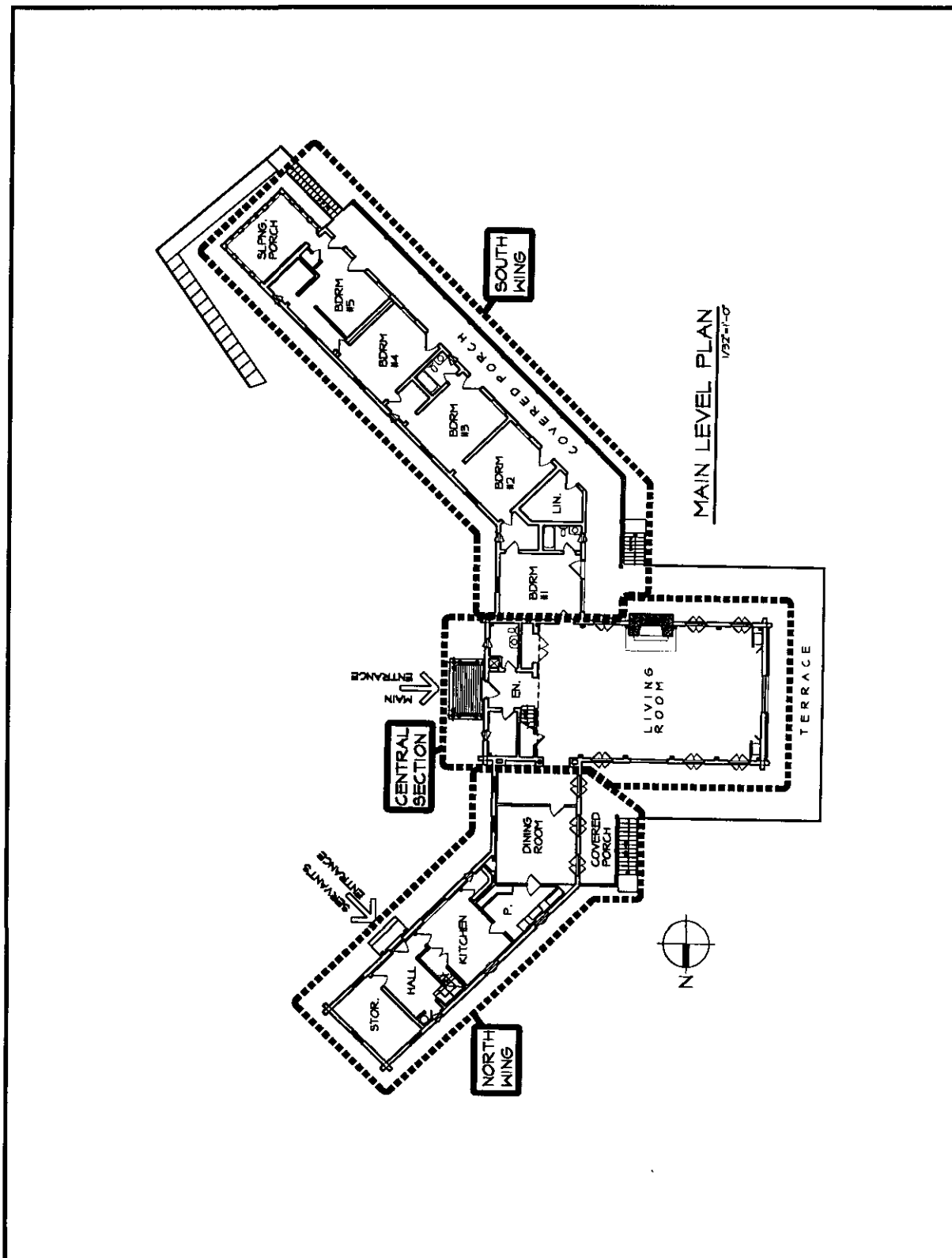


Figure 4 Main level floor plan of the Union Electric Administration Building-Lakeside organized into 3 sections. Scale: 1/32"=1'-0"

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Union Electric Administration Building-Lakeside
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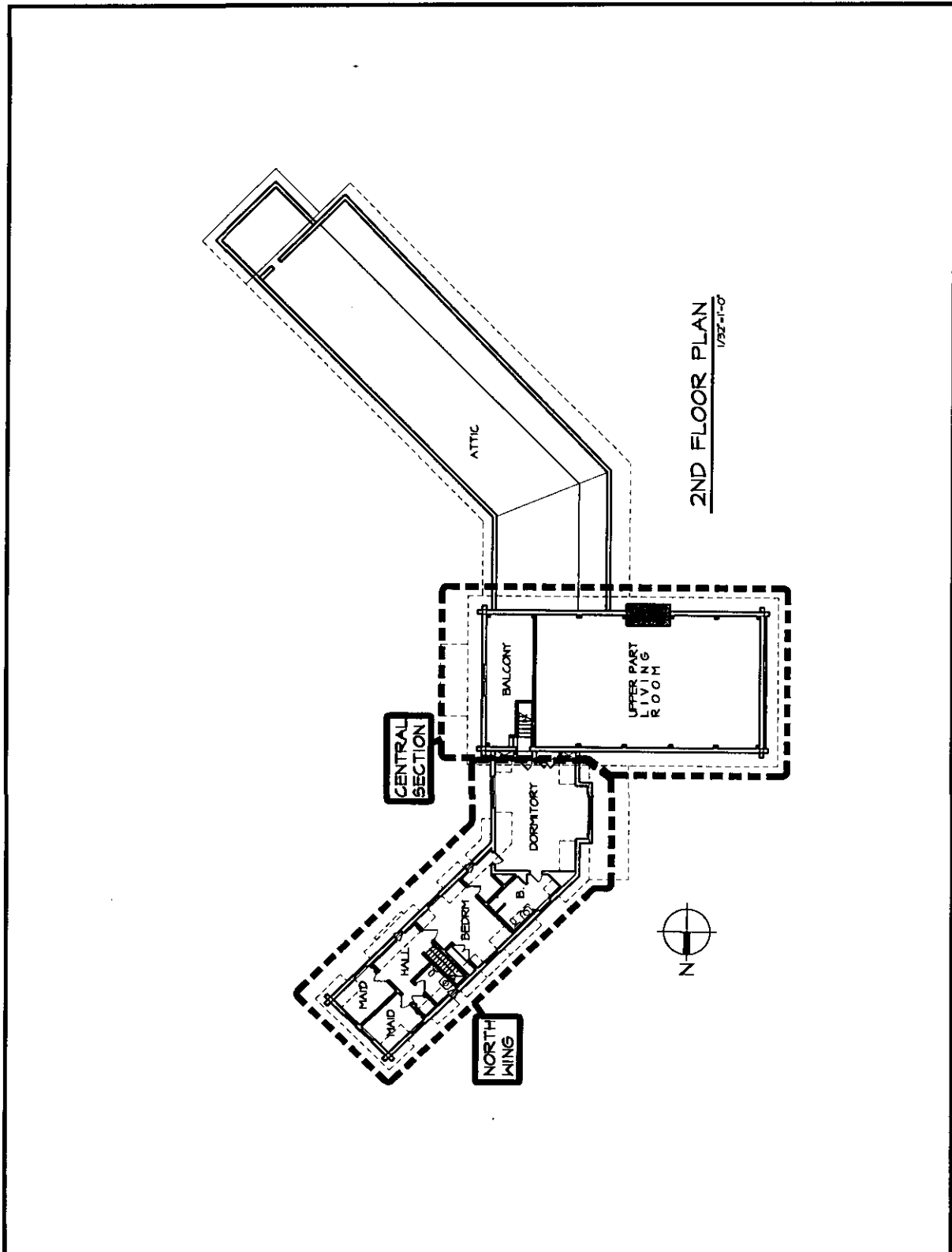


Figure 5 Second floor plan of the Union Electric Administration Building-Lakeside organized into 3 sections. Scale: 1/32"=1'-0"

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Union Electric Administration Building-Lakeside
Miller County, Missouri

Summary: The Union Electric Administration Building-Lakeside, located in Miller County and overlooking the Lake of the Ozarks in central Missouri, is a rare and grand example in the state of the Adirondack rustic style applied to a private lodge. Designed by noted St. Louis architectural firm of La Baume and Klein, the lodge was completed in 1930 by the Union Electric Company as an administrative and entertaining center for the Bagnell Dam project on the Osage River. The lodge's link to the development of Bagnell Dam and the creation of the Lake of the Ozarks qualifies it for placement in the National Register under Criterion A, with significance in the areas of COMMERCE and ENTERTAINMENT/RECREATION, while its distinctive design and style make it significant under Criterion C, in the area of ARCHITECTURE. Sold by the utility in 1945 to St. Louis real estate developer Cyrus C. Willmore, the lodge has received only minor alteration in the years since, despite several transfers of ownership. In 1996 Union Electric repurchased the lodge and transferred it to the Lake Area Chamber of Commerce as an LACC office, visitor center, and museum of the area's history. The period of significance for the property begins with construction in 1930 and ends with the change of ownership in 1945.

Elaboration: The Administration Building, still popularly known as the Willmore Lodge, began as an elite dwelling associated with a project that affected the lives of thousands. The lodge's story is inextricable from that of the mammoth Bagnell Dam project, an endeavor of such magnitude that it destroyed or displaced five towns, created a man-made lake with a shoreline rivaling Lake Michigan's in length, and created a new economy of tourism in central Missouri that thrives to this day. Carrying a final price tag of \$30 million, the Bagnell Dam was the largest and last major dam built entirely with private capital in America and for years helped central Missouri easily fend off the ravages of the Great Depression. Although the Osage project provides only a small percentage of Union Electric's current power needs, at the time of its construction its generating capacity equaled ten times the total water power in the state.¹

The Bagnell Dam took two years to complete, but by the end of the first year (1930) Union Electric had already finished a smaller project, that of a lodge to be used for administration of the dam construction and for entertaining. Stone and Webster Engineering Corporation, the firm in charge of the dam, also carried out the lodge project, following the plans of Louis La Beaume, a noted St. Louis architect and partner in the firm of La Beaume and Klein.² La Beaume's resume included work on the Louisiana Purchase Exposition (1904 World's Fair) as a junior architect before striking out on his own and beginning a distinguished career that included service as a member of the City Plan Commission and president of the Saint Louis Art Museum. His designs included many St. Louis-area churches, hospitals, and private residences, along with the Kiel Auditorium and Lindenwood

¹Carole Tellman Pilkington, *The Story of Bagnell Dam* (Lake Ozark, Mo.: Lake Area Chamber of Commerce, 1989), 26-27.

²La Beaume & Klein, "Log Lodge for the Union Electric Light and Power Company, Bagnell, Missouri," architectural plans, May 31, 1930.

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Union Electric Administration Building-Lakeside
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College.³ Le Beaume's design was two years in the making, and it received approval from Union Electric President Louis A. Egan, whose name the lodge bore informally in its early years.⁴

La Beaume's design took its cue from the rustic Adirondack style that had flourished first in upstate New York and then had made its way across the country as a model for lodges in the west. Recognized as one of America's "most original examples of vernacular architecture," the rustic style flourished in private summer residences built in the Adirondacks from about 1870 to 1930.⁵ The buildings were generally sited near lakes or in deep forest and were known as Great Camps by the wealthy captains of industry who built them. Although the buildings used logs and purported to celebrate the simple life, they in fact represented a rustic act of transference for the urban-dwelling well-to-do. The lodges generally included household servants and caretakers and were equipped with as many of the creature comforts of the home mansion as possible. The Adirondack style "civilized the wild by bringing the outdoors to the indoors."⁶

The Adirondack resulted from local craft traditions combined with indigenous materials to create a style uniquely American style. The preferred Adirondack materials, logs, timber, and stone, were generally taken from the site itself in order to create a sense of authenticity and compatibility between building and environment.⁷ The use of logs for construction was an important element of the Great Camps, and were deployed for walls, trusses, purlins, beams, and studs. The logs also played a decorative role that added to both the exterior and interior character of the buildings.⁸ The log homes captured the American imagination before the turn of the century, evidenced by the popularity of "how-to" books containing plans for log homes modeled after the Great Camp lodges.⁹ So popular was the Adirondack style that by 1916 the newly formed National Park Service adopted its principles, and the style can be seen throughout the Park Service in everything from service

³"Louis la Beaume Dies; Prominent Architect," *St. Louis Globe-Democrat*, (obituary) November 11, 1961, p. 6A.

⁴Robert Pasewark, "Willmore Lodge: A Living History."(Columbia College Final Examination, 1997) 6.

⁵Harvey H. Kaiser, *Great Camps of the Adirondacks* (Boston: David R. Godine, 1982), 2.

⁶Harvey H. Kaiser, "Rustic Interiors of the Adirondack Camps." *Old-House Journal* (January-February 1990), 45.

⁷Kaiser, *Great Camps of the Adirondacks*, 2.

⁸Kaiser, "Rustic Interiors of the Adirondack Camps," 45.

⁹Kaiser, *Great Camps of the Adirondacks*, 4.

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Union Electric Administration Building-Lakeside
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buildings to great lodges. With the increased activity in the Park Service via the Civilian Conservation Corps during the 1930s, the style became even more pervasive.¹⁰

The desire to escape the city but retain several of its conveniences appealed to wealthy St. Louisans as well. In the decades before the Lake of the Ozarks was created, the city's capitalists were building railroads into the Ozark interior for the extraction of natural resources, railroads that laid the groundwork for vacation ventures in natural settings.¹¹ The lines also provided convenient getaways to the woods for a class of wealthy urban sportsmen who "sought to recapture a pioneer lifestyle of sorts" through hunting and fishing. The wealthiest of these sometimes built their own hunting lodges in the Ozarks, equipped with as many "sufficiently rustic urban comforts" as could be employed.¹² When Louis Egan of Union Electric approved La Beaume's plan in 1929 for an administrative lodge overlooking a yet-to-be-created lake, he was both approving a recognized architectural tradition and participating in an elite social tradition, with two variations. The logs for the lodge were to be cut off-site, in the Pacific Northwest, and the utility, rather than a private party, would own the lodge.

The Administration Building would contain modern conveniences and contain five guest rooms with private baths, a main two-story living room, a kitchen, servant's quarters, and an executive suite. Western pine logs from the Pacific Northwest were the main building materials, along with local stone and concrete for the foundation. The lodge contains twenty-nine rooms and is held together by wooden pegs. The guest rooms were named after the towns displaced or destroyed by the dam project: Linn Creek, Zebra, Passover, Arnolds Mill, and Nonsuch.¹³

Egan forwarded La Beaume's plans to Oregon, where the logs were cut and the lodge assembled. Egan personally inspected the lodge in the Northwest before it was dismantled, numbered, and shipped by rail to Missouri. With abundant labor at hand (twenty-three thousand workers were employed at the nearby dam site), the lodge was built in three months in 1930 at a final cost of \$135,000, the money having been in escrow for several years and thus unaffected by the onset of the Great Depression.¹⁴ Egan and his associates were able to enjoy the lodge a full year before the Bagnell Dam created the promised breathtaking lake view.

¹⁰Kaiser, "Rustic Interiors of the Adirondack Camps," 46-47.

¹¹Jennifer Crets, "'The Land of a Million Smiles': Urban Tourism and the Commodification of the Missouri Ozarks, 1900-1940," in Andrew Hurley, ed., *Common Fields: An Environmental History of St. Louis* (St. Louis: Missouri Historical Society Press, 1997), 177.

¹²Ibid., 182.

¹³"Willmore Lodge" in *Bagnell Dam, 1931-1981*. Lake of the Ozarks Area Council of the Arts, n.d., 150.

¹⁴Pasewark, 5.

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Union Electric Administration Building-Lakeside
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Egan's Lodge, as the Administration Building came to be known informally, functioned as an administrative center for Union Electric executives to oversee the Osage River project, which was completed in 1931. The lodge was a permanent building, however, and it became host to Union Electric officials and friends as a recreation center throughout the 1930s. Visitors included Charles Lindbergh, who visited the dam May 17, 1934 and stopped at the lodge. The new fish hatcheries at the Lake of the Ozarks quickly created a fishing mecca, and the lodge became a focal point for sporting activity among UE executives and their friends, who could enjoy rustic surroundings both indoors and out.¹⁵ Egan facilitated the good times by building a boat dock at the water's edge accessed by an elaborate tram system that transported guests from the lodge down to the lake.¹⁶ Lodge guests had twenty-five duck blinds from which to choose, accessed by roads built to points along Horseshoe Bend, the first roads built on the peninsula.¹⁷

Egan's Lodge was far more than an innocent retreat for company executives, however, and the building played a prominent role in the scandal that led to its eventual sale in 1945. As Union Electric pushed for greater coverage of the region's power needs following the completion of the dam in the 1930s, its interests often clashed with those of local residents who favored alternatives to the powerful company in the form of municipally generated and owned power. In 1938, the company discharged a senior accountant for refusing to allocate funds for political activities, a violation of federal law. The *St. Louis Post-Dispatch* broke the story, and the Securities and Exchange Commission, which oversaw holding companies such as UE's parent, the North American Company, launched an investigation into Union Electric's activities.

The SEC found much amiss. The *Post-Dispatch* summarized the situation neatly in 1939, noting its own "disclosures of far-reaching political and lobbying activities" of the utility company, "including financial aid to favored candidates for public office, lavish entertainment of legislators and other public officials at the Lake of the Ozarks, and huge payments to numerous lawyers."¹⁸ Louis Egan and top Union Electric officials approved direct and indirect campaign contributions, a felonious violation of the Holding Company Act.¹⁹ Much of the illegal activity was conducted at the Lake of the Ozarks on Union Electric property, including the Red Arrow Lodge on the Big Niangua arm of the lake and Egan's Lodge.²⁰ The utility company's activities at the lake included "lavish

¹⁵Ibid., 8.

¹⁶Burnell McCubbin, 1997. Interview by Jack Luer and Laura Johnson. Eldon, Mo., 29 December.

¹⁷Pasewark, 8.

¹⁸"No Stopping of Salaries for 3 Top Union Electric Executives Who Resigned." *St. Louis Post-Dispatch*, May 17, 1939, 1A.

¹⁹"Severe Penalties in Case of Utility Campaign Gifts." *St. Louis Post-Dispatch*, March 23, 1939, 3A.

²⁰"Union Electric Puts Lake Lodges on Sale." *St. Louis Post-Dispatch*, August 2, 1941, 3A.

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Union Electric Administration Building-Lakeside
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entertainment” of public officials and politicians at the lodges. Fred J. Reuther, the former mayor of Washington, Missouri, described illegal overtures made to him by the company while he was in office. Not only was he invited to the Lake by the company, but was also free “to avail himself of entertainment and recreation in St. Louis” on UE’s tab.²¹ The company’s methods extended from out-an-out bribes to planting a propagandist on the staff of the St. Charles newspaper to write pro-UE stories during the year preceding a municipal election involving electric power choice.²²

By mid-1939, company officials Louis A. Egan, president; Frank J. Boehm, vice-president; and Albert C. Laun, vice-president, had all resigned under a cloud. Laun, described as an “ace lobbyist” and the company’s specialist in taxes and real estate dealings, had served as “master of ceremonies” at weekend parties for city officials and legislators at Red Arrow Lodge. Egan himself had hosted “more important political persons” at the Administration Building. By the time Union Electric put the lodges and adjoining property up for sale in 1941, Laun and Broehm had already been convicted of perjury in the SEC investigation, while Egan and the company itself were under federal indictment for violation of the corrupt practices section of the Holding Company Act.²³

The lodge’s role as a rustic retreat for UE and its friends was at an end. Union Electric’s new management closed the resorts, then explained the sale of the luxurious lodges as resulting from a change in company policy; Union Electric no longer had “use for them.”²⁴ For several years during World War II, the lodge was occupied only by housekeepers and caretakers as the utility sought a buyer. Not until 1945 was the property sold.²⁵

Cyrus Crane Willmore was one of the most important real estate developers in St. Louis in 1945. Creator of many of the most significant subdivisions in the city and near suburbs in the metropolitan area, including St. Louis Hills, University Park, University Hills, and Wellston Hills, he was described as “the last of the old-time real estate promoters” whose projects filled out the city’s modern landscape.²⁶ In 1945, the Willmore Company purchased Union Electric’s forty thousand acres of lakefront property with eight hundred miles of shoreline, a hotel built by the utility, cottages,

²¹“Union Electric’s Efforts to Gain a Mayor’s Support.” *St. Louis Post-Dispatch*, January 22, 1939, 3A.

²²“Utility Company Paid Reporter on St. Charles Paper.” *St. Louis Post-Dispatch*, January 17, 1939, 3A.

²³“Union Electric Puts Lake Lodges on Sale,” 3A.

²⁴*Ibid.*

²⁵Pasewark, 8.

²⁶“Cyrus Willmore, Big Real Estate Developer, Dies.” *St. Louis Globe-Democrat*, April 11, 1949, n.p.

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Union Electric Administration Building-Lakeside
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pleasure boats, and the lodge itself, which Cyrus Willmore used as a private residence, for \$320,000.²⁷ The building has been known as the Willmore Lodge ever since.

Willmore created the Lake of the Ozarks Lodge Properties, and made plans for development of the land. In the first couple of years after his purchase of the Union Electric property, he created twenty-five miles of road on his property and began selling to other developers. In 1946, he initiated speedboat races on the lake to generate interest in the area's recreational possibilities.²⁸ Willmore made few changes to the lodge itself, covering the deteriorating cedar logs on the west elevation of the central section with limestone. Willmore often entertained several guests at a time at the lodge and generally lived the life of a country squire.²⁹ He sometimes rented out the lodge on weekends to private and business parties.³⁰

Willmore had little time to enjoy the fruits of his lucrative career. He died of heart disease in 1949, and the estate became an object of contention among his heirs. The lodge remained empty until 1969, when Harold Koplak purchased the lodge and adjoining acreage. While Koplak insured that the lodge would be maintained, hiring caretakers to live in and care for it, the future of the property remained uncertain. Koplak initially used the lodge as a real estate sales office and later as a guest house.³¹ In 1988, the North Port Company purchased the land and made plans to create condominiums along the lakefront.³²

North Port used the Willmore Lodge as an office for its lake operations. The company added partitions, air conditioning, and doors to the interior of the building itself, and directed the construction of condominiums around the lodge. In the early 1990s, North Port discussed tearing down the lodge in order to make room for further condo development, but met resistance from interested community members.³³ North Port's bankruptcy in 1996 left the property in the hands of

²⁷Ibid., "Cyrus Crane Willmore, Developer of Large Realty Projects, Dies." *St. Louis Post-Dispatch*, April 11, 1949, n.p.

²⁸"Willmore Development Tops Lake of Ozarks Boom Predictions." *The Observer*, July 16, 1947.

²⁹Pasewark, 9.

³⁰McCubbin interview.

³¹Jerry Merlo, 1998. Interview by Laura Johnson, 8 January.

³²Pasewark, 10.

³³Ibid., 10-11.

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Great Southern. In a public auction, the story of the lodge's ownership circled back to the place where it began.³⁴

Union Electric won the bidding at a price of \$1.06 million, which purchased the lodge and more than thirty acres of lake shore real estate. Union Electric's second stewardship of the lodge differed markedly from the first. Besides protecting the lodge from destruction or neglect, the company also wished to protect the shoreline from development. In addition, in August 1996 the utility offered to lease the lodge to the Lake Area Chamber of Commerce as a Lake Area visitor center and museum. In January, 1997, the LACC board of directors accepted the offer of four concurrent twenty-five year leases at \$10 per year.³⁵

As the lodge is preserved as a historic site, it will house the history of its region. Local historical organizations and area residents will join Union Electric to tell the story of the Osage River, the monumental engineering project that became Bagnell Dam, and the development of the Lake of the Ozarks. An Adirondack-style lodge enjoyed by the affluent and the well-known in its early years will become open to the general public, providing information about the lake region today and becoming a focal point for discussing a shared past.

³⁴Ibid., 11.

³⁵Ibid., 12.

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**Union Electric Administration Building-Lakeside
Miller County, Missouri**

Verbal Boundary Description:

Heavy black outline on site plan found on Section 7, Figure 1: *Current Site Plan for Willmore Lodge*, the property being a part of the Northeast Quarter of Section 19 Township 40 North, Range 15 West and also a part of Lot 5 Lot 22 and Lot 23 of Beach Club, as recorded by plat at Book 8, page 4 of the Records of Miller County, Missouri and also a part of a tract of land described by deed recorded at Book 226, Page 161 and by deed recorded at Book 328, Page 967 of said Records of Miller County.

Boundary Justification

Boundary encompasses that part of original property owned by Union Electric which is currently associated with Union Electric Administration Building-Lakeside and leased to the Lake Area Chamber of Commerce.

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Union Electric Administration Building-Lakeside
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Photographs

1. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing front (east) elevation looking southwest
2. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing northwest elevation of north wing looking southeast
3. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing west elevation of north wing with saddle-notched northwest corner of central structure
in foreground looking east
4. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing west elevation of central section looking southeast
5. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing southwest elevation of south wing looking northwest
6. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson

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Union Electric Administration Building-Lakeside
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date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing southwest elevation of south wing looking southeast

7. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing gable end elevation of south wing looking north
8. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing front door at entry interior looking east
9. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing entry original ceiling light fixture
10. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing living room looking southwest
11. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing east wall of living room
12. Union Electric Administration Building-Lakeside
Miller County, Missouri

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Union Electric Administration Building-Lakeside
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photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing interior of living room historic chandelier

13. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing interior of bedroom #1 looking southeast

14. Union Electric Administration Building-Lakeside
Miller County, Missouri
photographer: Laura Johnson
date taken: December 19, 1997
negative location: 3935A Juniata, St. Louis MO 63116
Existing interior of sleeping porch looking southeast





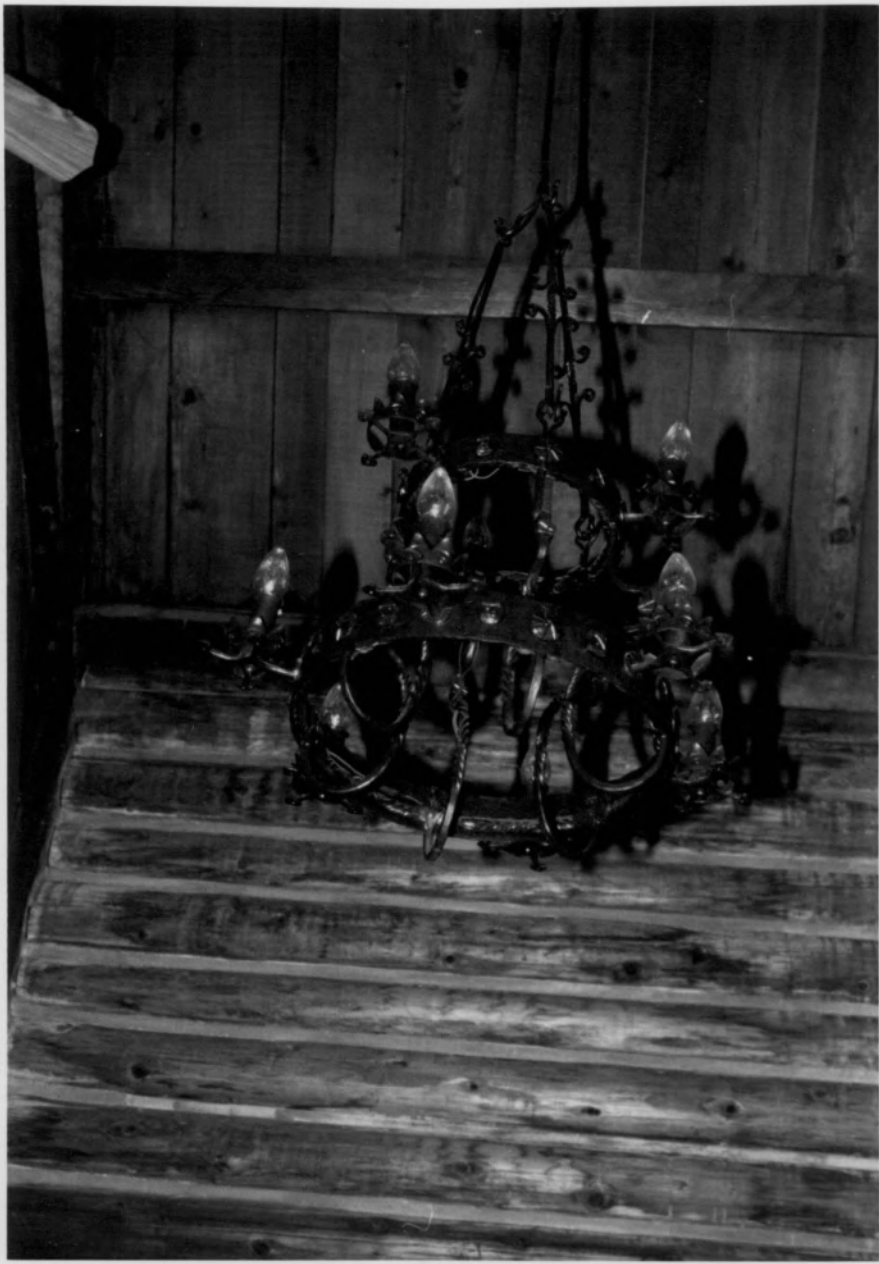














EXTRA
PHOTOS



