

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

## 1. Name of Property

historic name Way, James W., and Mary, House

other names/site number Swan Cottage

## 2. Location

street & number 305 North Harrison [N/A] not for publication

city or town Kirkwood [N/A] vicinity

state Missouri code MO county St. Louis code 189 zip code 63122

## 3. State/Federal Agency Certification

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

Sara Parker 11/25/02  
Signature of certifying official/Title Sara Parker/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:

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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of the Keeper

Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Way, James W. and Mary, House**  
**St. Louis County, Missouri**  
**Historic Resources of Kirkwood, Missouri**

**5. Classification**

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

**Name of related multiple property listing.**

Historic Resources of Kirkwood, Missouri

**Number of contributing resources previously listed in the National Register.**

0

**6. Function or Use**

**Historic Functions**

DOMESTIC/single dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Functions**

DOMESTIC/single dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification**

Greek Revival  
 \_\_\_\_\_  
 \_\_\_\_\_

**Materials**

foundation Stone  
 walls Weatherboard  
 \_\_\_\_\_  
 roof Asphalt  
 other Wood  
 \_\_\_\_\_

**Narrative Description** See continuation sheet [ x ].

See continuation sheet [ ]

**Way, James W. and Mary, House  
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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

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

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

**Criteria Considerations**

Property is:

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

**B** removed from its original location.

**C** a birthplace or grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

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

**Narrative Statement of Significance**

See continuation sheet [x].

**9. Major Bibliographic References**

**Bibliography**

See continuation sheet [x].

**Previous documentation on file (NPS):**

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

# \_\_\_\_\_

recorded by Historic American Engineering Record

# \_\_\_\_\_

**Areas of Significance**

Architecture

**Period of Significance**

c. 1865-ca. 1930

**Significant Dates**

c. 1865

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Primary location of additional data:**

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

\_\_\_\_\_

**Way, James W. and Mary, House  
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Historic Resources of Kirkwood, Missouri**

**10. Geographical Data**

Acreage of Property 0.344

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	725470	4273530			

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 See Continuation Sheet

organization \_\_\_\_\_ date \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

Representative black and white photographs of the property.

**Additional Items**

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

**Property Owner**

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

name Mr. and Mrs. Jonathon G. Williams

street & number 305 North Harrison Ave. telephone (314) 822-2633

city or town Kirkwood state MO zip code 63122

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National Register of Historic Places  
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Way, James W. and Mary, House  
St. Louis County, Missouri  
Historic Resources of Kirkwood, Missouri

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**SUMMARY:** The James W. Way House, at 305 N. Harrison in Kirkwood, St. Louis County, Missouri, is a one story, five bay, frame house with a central front porch and simple Greek Revival detailing. Constructed ca. 1865, the intact house is a modest example of Property Type A. Greek Revival Houses. It meets the registration requirements for that property type set forth in the MPS Cover document "Historic Resources of Kirkwood, Missouri." Although it is a small dwelling, it displays several features typical of the Greek Revival style, including a symmetrical facade, a pedimented front porch, and a Greek Revival style front doorway. The doorway features a multi-light transom and sidelights, and is topped with a shallow pedimented lintel piece. All of the six-over-six windows of the front part of the house are early or original and in good condition, as is the weatherboard wall cladding. The house faces east to Harrison, and the side lot is bordered by West Adams Street to the south. The relatively flat yard is just over a third of an acre in size, with a gravel parking area to the rear and a modern gazebo in the south side yard. The house has been extended rearward over the years; one large room was added sometime before the turn of the century, and a final addition across the back appears to date to the 1920s or 1930s. Neither addition significantly impacts the facade, and overall, the house appears today much as it did in the 1860s. It is immediately recognizable to its period of significance, which runs from the time the front section was built, ca. 1865, to ca. 1930, by which time it had taken its current form.

**ELABORATION:** The Way house is a one-story frame residence with a wide front porch and a stone foundation. It is clad with narrow wood clapboards, which are accented with simple corner boards and wide sill boards at the foundation line. The house has a low-pitched, side gable roof, and the wide central front porch is sheltered by a cross gable which has the same pitch. There are two interior chimneys, near the center of the original section of the house. Both brick chimneys, which straddle the ridge of the main house, have corbeled tops.

The house and the porch have wide flat cornices, and a matching cornice board runs along the roofline of the front gable-end of the porch roof to form a simple pediment. The porch is supported by slender square posts which have capitols of molded wooden trim. Matching pilasters are set against the wall of the house, and a low balustrade runs between the porch columns. The balustrade has slender square wood balusters, and the porch flooring is wood.

The house was built in three major stages. The main front block and wide front porch are original, dating to ca. 1865. A large room to the rear of that section was built before the turn of the century, and was probably added by James Swan, the second owner of the house, who lived there between 1867 and 1878. The final section of the house, which wraps around the early addition, was added in the early part of the 20<sup>th</sup> century. All three sections are in good condition and little changed.

The original section of the house has a wide central hallway which is served by the front doorway, and large six-over-six windows which are early or original. The four-paneled wood front door is surrounded by sidelights, each with four lights and a lower wood panel, and has a flat

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transom with six lights. The entire front entry has a simple pedimented wood surround, both inside and out. The windows have wavy glass panes which also appear to be early or original. Several of the windows are flanked with narrow louvered exterior wood shutters, and have interior trim which features shallow pedimented lintels.

The first addition is located on the back of the house, at the end of the original hallway. It has two-over-two wood windows with louvered shutters. The windows appear to be original to that part of the house. The exterior is sheathed with narrow weatherboards like those found on the front of the house, and it too sits on a stone foundation.

The rear addition has a shed roof, a concrete block foundation, and steps leading up to an entry door on the south. (Another set of steps on the north side of the house lead down to the original basement.) The rear addition, which once held a kitchen, has rows of one-over-one, double-hung wood windows, each topped with a three-light transom. The windows have simple, flat wood surrounds, and the exterior walls are weatherboarded.

The yard, just over a third of an acre in size, is relatively level. A concrete pathway leads directly from the sidewalk on Harrison Street to the front door. Deciduous shade trees are scattered around the lawn. In the southwest quarter of the lot sits a modern wooden gazebo. The gazebo has a pyramidal, wood shingle roof and lattice balustrade. There is a gravel driveway and parking area to the rear of the house. The house is located in a quiet residential neighborhood which contains houses of a wide range of style, type, size and age.

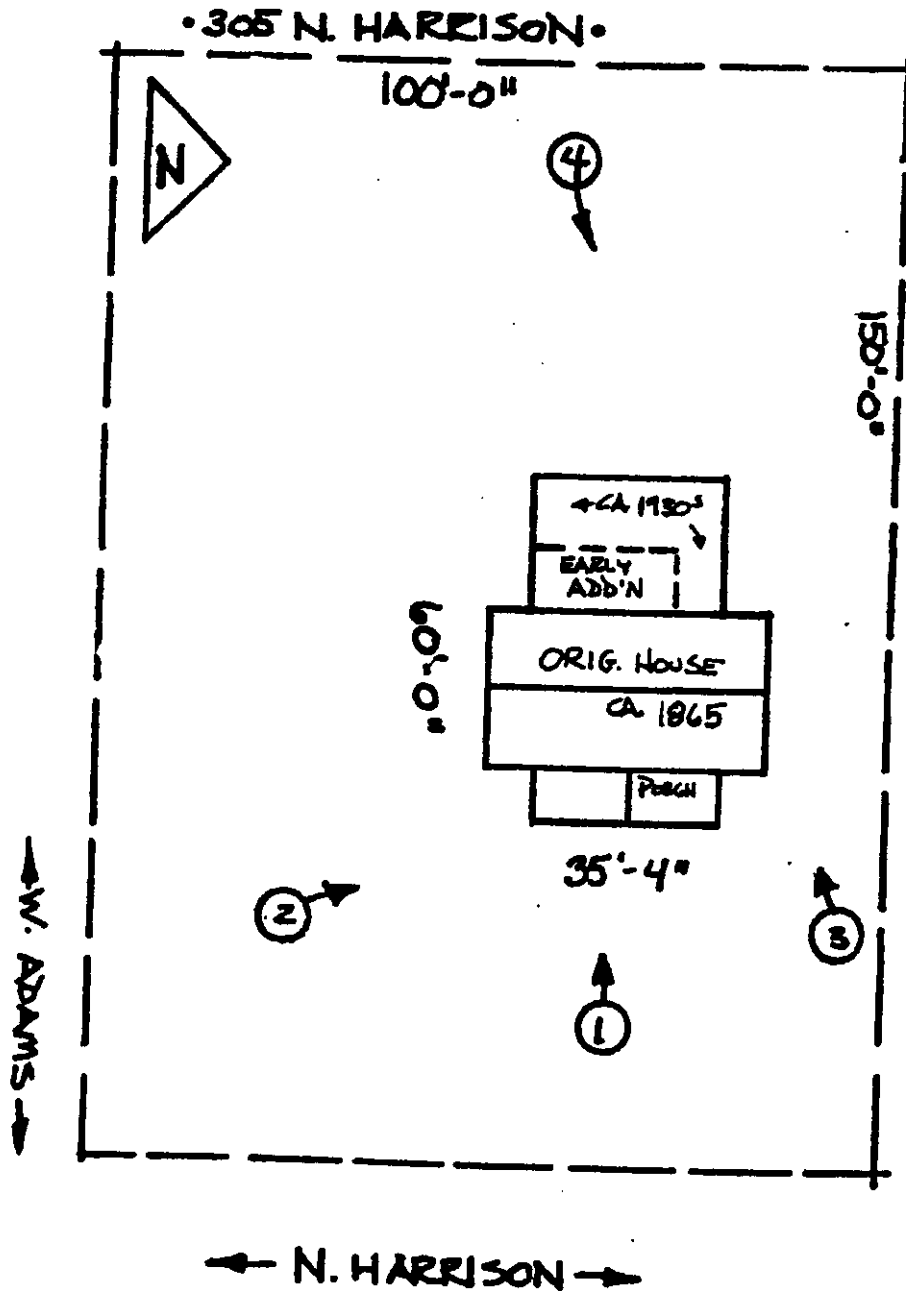
The Way house is one of the oldest houses of any type in the original part of town, and one of very few houses there with Greek Revival styling. Although modest in size and level of architectural styling, it is a notable early house which exhibits a high level of integrity, inside and out. ◻

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Figure One. Site plan and photo key.



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Way, James W. and Mary, House  
St. Louis County, Missouri  
Historic Resources of Kirkwood, Missouri

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**SUMMARY:** The James W. Way house, at 305 N. Harrison St. in Kirkwood, Missouri, is significant under Criterion C, in the area of ARCHITECTURE, as a good example of a modest Greek Revival house. The symmetrical facade, pedimented front porch and Greek Revival styling of the front doorway are all typical of Property Type A.: Greek Revival Houses. It meets the registration requirements for that property type set forth in the MPS Cover document "Historic Resources of Kirkwood, Missouri," and falls under the context "The Creation of Kirkwood, a Planned Railroad Suburb--1851-1864." The house, which may have been completed in 1865, may have been built just after the end of the context; it is nonetheless a good example of the building practices which were dominant during that period of development. Although Kirkwood was established in the early 1850s, residential development did not begin in earnest until the mid-1860s, and this house gains extra significance as one of the few extant examples of this property type in the core of Kirkwood today. The house was built ca. 1865 by or for James and Mary Way, apparently as a rural second home, and when new, occupied one half of a city block. James Way was chief engineer of the Missouri Pacific Railroad, and later supervised street improvements in Kirkwood. The house was extended rearward a few years after it was built, probably by the Swan family, who owned it from 1867-1878, and again around the late 1920s. All sections of the house retain integrity from the period of significance, which runs from the time the front section was built, ca. 1865, to ca. 1930, by which time it had taken its current form. The house exhibits a high degree of integrity of location, design, materials, workmanship, feeling and association.

**ELABORATION:** The Way house shares many characteristics with Kirkwood's earliest surviving residences. The styling of the front porch and central doorway, and the symmetrical facade are typical of Greek Revival houses in the community. The prominent pedimented roof of the front porch and the multi-light surround of the front door are common to the Greek Revival house property type in Kirkwood.<sup>1</sup> The wide flat cornices of the front porch and the main body of the house are also typical, as are the shallow pedimented lintels used above the front door and several of the windows. Although this is a modest example of the property type, it clearly reflects the earliest design trend to become popular in the community, and exhibits a high level of integrity of design, materials, workmanship, feeling, and association.

Mary Way purchased the east half of Block 8, in Kirkwood on March 21, 1865. This house was presumably built for her and her husband, James W. Way, soon after. By January 11, 1867, when the Ways sold the property, its value had risen to \$2,500, which was substantially higher than what they had paid just two years earlier. Further evidence of improvements being made by then is shown in the 1867 deed of sale, which specifically included the phrase "together with the buildings and

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<sup>1</sup> See MPS Cover document "Historic Resources of Kirkwood, Missouri, Section F, Associated Property Types," for more discussion of the Greek Revival House property type.



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improvements thereon..."<sup>2</sup> The construction date for the house has thus been set at ca. 1865.

James Way, for whom Way Avenue in Kirkwood was named, served as the chief engineer of the Missouri Pacific Railroad at one time. (Way Avenue is just two blocks north of the house, in Leffingwell's First Addition to Kirkwood.) He was also in charge of supervising the very first road improvement project in Kirkwood, which took place in 1869. That project, which was one of the first post-war public improvement projects undertaken in Kirkwood, involved macadamizing the parts of the present Argonne and Kirkwood Roads that lay within the city limits at that time.<sup>3</sup>

It appears that the house on Harrison was not the Ways' primary residence, however. Edward's Annual Directories indicate that James W. Way resided in the city of St. Louis from 1865-1867, although he did move to Kirkwood permanently at a later date. Thus the modest size of the original portion of the house can be attributed to its probable early function as a summer retreat or part time country house for the Way family.

It does appear that the next owner, William B. Swan, resided at this house full-time. Edward's Annual Directory of 1867 shows that he did indeed live in Kirkwood, where he was an employee of H. W. Leffingwell and Company. Hiram Leffingwell was a real estate speculator, who along with Richard S. Elliot, formed the Kirkwood Association in 1852. (See MPS cover document "Historic Resources of Kirkwood, Missouri.") As an employee of a real estate company, William Swan was able to take advantage of opportune investments in the field of real estate. During 1867, he bought several other Kirkwood properties, in addition to properties in St. Louis City and County. Of the Kirkwood properties that were owned by Swan, this was the only one known to have a building on it. The house is shown on the 1878 Atlas map of the town, with the owner's name given as Ellen Swan.

Over the years, the residence at 305 N. Harrison has been known as the "Swan Cottage", and it is under that name that it was awarded local landmark status by the City of Kirkwood. It is likely that the Swans added the first rear addition to the house, to accommodate its function as their full-time residence. There is also a street in Kirkwood named after William Swan; Swan Avenue is located north of the business district, about six blocks north of the house.

Swan sold the house and property to G. C. Hammond on June 5, 1878. Hammond built a larger residence on the northern end of the property, and probably did not use this building as his primary residence. The 1909 Atlas map of Kirkwood shows that Hammond still owned the property then and that there were three buildings on the lot, which still consisted of the original 3.3 acre parcel.

By the time property was mapped for the 1928 Sanborn map of Kirkwood, the original lot had been divided into three parcels, one for each of the houses found there. The lot for the Way house

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<sup>2</sup> St. Louis County Deed Records.

<sup>3</sup> June Wilkinson Dahl, A History of Kirkwood: 1851-1965, (Kirkwood, Missouri: Kirkwood Historical Society, 1965) p. 59.

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was close to its current size at that time. Kirkwood Landmark records show that the property was owned by local optician William Hoeman and his family from the 1920s until the 1970s. It would have been under Hoeman ownership that the final rear addition was added; it appears to date to around the 1930s, and is not shown on the 1928 Sanborn.

The Way house appears today much as it did when it was serving as a country retreat for Mr. and Mrs. Way. The simple Greek Revival styling of the house reflects Kirkwood's earliest period of architectural development, and the house gains further significance from its association with early community leaders. It is highly intact and one of very few houses in left Kirkwood with Greek Revival detailing. △

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BIBLIOGRAPHY

Dahl, June Wilkinson. A History of Kirkwood, Missouri: 1861-1965. Kirkwood, MO.: The Kirkwood Historical Society, 1965.

Edward's Annual Directory of St. Louis. 1865-1867.

Johnson, Berkeley E. Atlas of St. Louis County. Clayton, MO: C. B. Black, 1893.

Northwest Publishing Company. Plat Book of St. Louis County. Des Moines: IA, Northwest Publishing Company, 1909.

Pitzman, Julius. Atlas of St. Louis City and County, 1878. Philadelphia: A. B. Holcombe and Co., 1878.

Sanborn Fire Insurance Company, Map of Kirkwood, 1926.

St. Louis County Deed Records. Recorder of Deeds Office, Clayton, MO.

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**St. Louis County, Missouri**  
**Historic Resources of Kirkwood, Missouri**

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**Verbal Boundary Description**

The South 100 feet of the East 150 feet of Block 8 of the Town of Kirkwood, in St. Louis County, Missouri according to the plat thereof recorded in Plat Book 8 page 58 of the St. Louis City (formerly County) records, together with all improvement thereon known and numbered as 305 North Harrison, having a total acreage of 0.344 acres.

**Boundary Justification**

The original lot has been subdivided and redeveloped over the years; the current property boundaries encompass all of the land historically associated with the house that retains integrity from the period of significance.

**Photographs**

The following information is the same for all photographs:  
Way, James and Mary, House  
305 N. Harrison St.  
Kirkwood, St. Louis County, MO

1-2, taken by Debbie Sheals, 406 West Broadway, Columbia, MO 65203; date: 2002  
3-5, taken by Linda Stockman, 139 South Kirkwood Rd, Kirkwood, MO, 63122; date: 1990

Negatives on file with the City of Kirkwood Dept of Planing and Development, 139 South Kirkwood Road, Kirkwood, MO 63122, 314-822-5808.

**List of Photographs**

See photo key for indication of camera angles.

1. Facade, east elevation.
2. Southeast corner.
3. Northeast corner.
4. West (rear) elevation.
5. Interior, front hall, looking east.

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Way, James W. and Mary, House  
St. Louis County, Missouri  
Historic Resources of Kirkwood, Missouri

### 11. Form Prepared By

Name Linda Stockman  
organization Kirkwood Landmark Commission date 1990  
street & number 139 South Kirkwood Road telephone (314) 822-5808  
city or town Kirkwood state Missouri zip code 63122

Name Deon K. Wolfenbarger  
organization Three Gables Preservation date 1992  
street & number 9550 N.E. Cookingham Drive telephone (816) 792-1275  
city or town Kansas City state Missouri zip code 64157

Name Debbie Sheals  
organization Independent Contractor date May, 2002  
street & number 406 West Broadway telephone 573-874-3779  
city or town Columbia state Missouri zip code 65203











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