

WEBSTER PARK
A COMMUNITY PROFILE
by Ann Morris

A Community Profile

© 1982

St. Louis County Department of Parks and Recreation
Division of Recreation and Cultural Services



INTRODUCTION

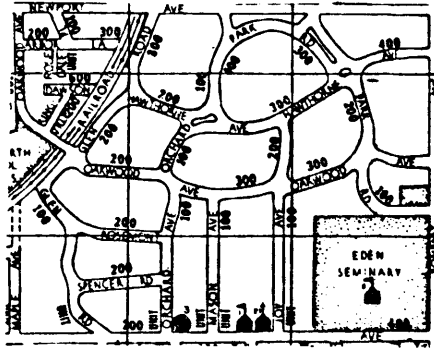
This is a survey of a community in St. Louis County undertaken by the History Section of the St. Louis County Department of Parks and Recreation to formulate a comprehensive inventory of its historically and architecturally significant buildings and to sketch a cultural profile of its residents. It is hoped that this information will be of value to city planners for identifying and protecting historic resources and for making decisions pertaining to land use. It is hoped that the survey will help residents appreciate more the importance of their historic buildings and cultural resources.

We chose the community of Webster Groves for our initial survey for several reasons. It is a typical older suburb, having served commuters of St. Louis since the end of the Civil War. Older communities, within the inner ring of suburbs around a Central Business District, can be subject to decay or abandonment as highways and new homes are built further out from the Central Business District. These inner ring suburbs must be recognized as a valuable resource as the conservation of other resources; energy, fuel and farm land, becomes imperative. We chose Webster because its building stock contains examples of many styles of architecture and needed to be inventoried before preservation priorities could be recommended. The History Section of the St. Louis County Department of Parks and Recreation had already done a preliminary inventory of the oldest homes in Webster and had nominated the buildings of the Edgewood Children's Center (the old Webster College for Boys), Eden Theological Seminary and Webster College to the National Register of Historic Places.

Webster Groves has been studied before by sociologists from Washington University because of its stability during years of transition and by CBS Television because of its outstanding schools and unusual teenagers. Others have studied Webster's history, government services, and cultural resources, making a comprehensive survey of the community easy and interesting.

Another reason for choosing Webster Groves for this survey was the interest and cooperation of the community. The active historical society was willing to supply volunteer help and at the city hall the mayor, the city manager, the building commissioner and the city clerk were all very cooperative and interested in the project.

Finally it is hoped that the five commercial areas might benefit from this survey. Merchants of a business district may wish to use information from this survey to seek certification as a local historic district thereby reaping tax benefits for restoration. Or a commercial area may receive more business as a result of having been recognized as part of an older community whose unique character makes it a resource for a whole region, affecting that region's quality of life.



WEBSTER PARK

HIGHWAY 94

Webster Park is a provincial paradise. It is a large, older subdivision of upper income families in the central part of Webster Groves established by the Webster Real Estate Company in 1891. The Webster Real Estate Company hired Elias A. Long, a landscape architect from Buffalo, New York, to lay out the streets and parks following the natural contours of the hills. A brochure published by the Webster Real Estate Company in 1892 to promote Webster Park describes the physical surroundings as follows:

The land is gently undulating naturally affording the two indispensable requisites for pleasant and healthful homes, namely: commanding building sites and excellent drainage. The low land has been utilized for drives, which sweep around through the entire tract in graceful and ample curves, forming at numerous points of junction artistically shaped little parks.¹

The present 160 acres contain 210 large, deep lots and many large, beautiful homes. Elias Long left some of the original trees and planted many young elms, maples, poplars, spruces, lindens and willows so that now the huge old trees are a heritage and an asset everywhere in the Park.

HISTORY

Jesse Skinner remembered hunting in the thickets of the Payne Tract in the 1880's. The Payne Tract was about 200 acres to the north of Lockwood Avenue and to the west of Bompert Avenue with the Missouri Pacific Railroad following the ridge across the northwest corner. It was wooded, rolling hills with creeks appearing after a heavy rain.²

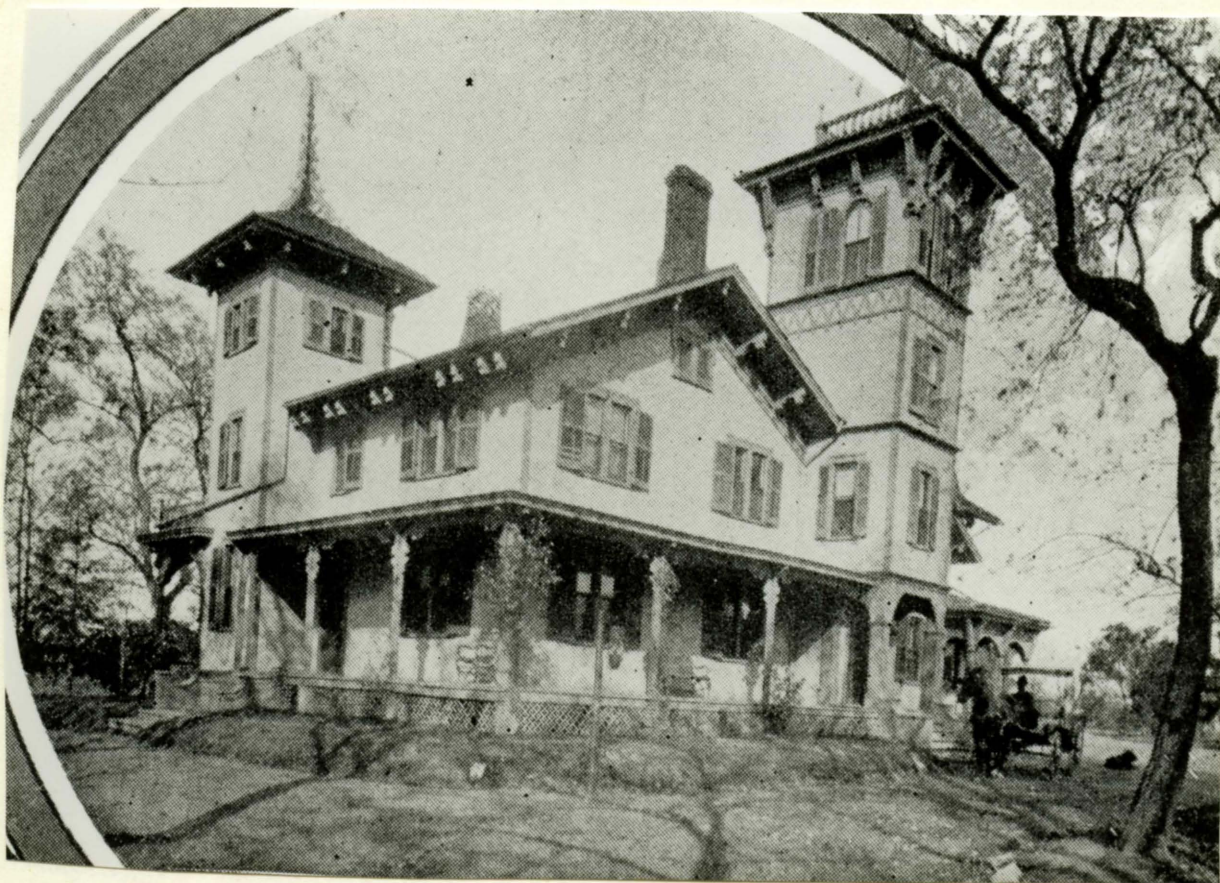


Lockwood Avenue looking west in the 1880's. The Payne Tract is on the right and on the left is the home of Rudolph Widman, an ornithologist.

Thomas Jefferson Payne bought 400 arpens from John B. Sarpy for \$4500 in 1839.³ He subdivided the land in 1860 into the Glen Park Subdivision and granted a 100 year lease on the southern four acres of Lot 2 to Frederick E. Robinson. Robinson's land was later leased and then owned by the Mills family.⁴ The Mills daughters ran a private school after the turn of the century and their second home still stands at 19 E. Lockwood.⁵

In 1865 Payne sold lots 6 and 7 of Glen Park to Darwin and Emma Mason and in 1867 Mason bought lots 4 and 5. Mason built the large home on lot 5 that was later known as the Reber home and he laid out a large orchard of apples, peaches, plums and cherries on lot 4 on the west. In 1875 Samuel H. White bought lots 4 and 5 with the big house at auction. Mary Elizabeth Reese, the sister of William Tecumseh Sherman, bought the 40 acres in 1884, and sold them

to her daughter, Margaret Reber, in 1887.⁶ The property faced Lockwood with Bompert on the east side. The Reber home was a large, frame, Italianate building with two towers. The Whites and then the Rebers raised cows, chickens, grapes and corn but because she was a widow, Margaret Reber sold lot 4, the 20 acres that was the orchard, to Edward Joy soon after she got it. Joy created the Edward Joy Subdivision in 1889,⁸ and Margaret Reber kept lot 5 with a black man to help her run her farm until the house burned around 1900 and Eden Seminary bought the 20 acres in 1925.⁹



The Reber home on Lockwood at Bompert, the present site of Eden Theological Seminary.

The rest of Glen Park was owned by the Payne family until 1891. Thomas Jefferson Payne had been quite successful. When he died in 1867 he owned a home on Chestnut St., land in Carondelet, land in St. Charles County, land in Illinois, land in Arkansas, railroad stock, and many notes (I.O.U.'s). His three sons; Benjamin Howard, Thomas Jefferson and Edward Howard; brought suit against his second wife, Narcissa Jane, because as executrix of Payne's estate she would not sell any of the land and give the sons their share. She also kept Mr. Payne's gold watch. The case was finally settled in 1870 with the Supreme Court of Missouri partitioning the lands.¹⁰

Benjamin Howard's family inherited the Payne Tract in Webster and Robert H. Payne, one of Benjamin's five children, bought out the interests of the rest of the family. Robert Payne died in 1889, without having married or made a will. In 1891 the Webster Real Estate Company bought all of lots 1, 2, 3, 6, 8 and 9 of the Glen Park Subdivision from the probate court for \$65,364.61. Payne relatives sued the court but lost.¹¹

The Webster Real Estate Company was incorporated in 1891 "to buy, sell, lease, subdivide and improve real estate, to erect buildings and to borrow and loan money on real estate."¹² Its board of directors were leaders in Webster Groves: James B. Case, president of Lincoln Trust Co.; Lucian R. Blackmer, president of Blackmer and Post Pipe Co.; H.L. Wilson, attorney; B.F. Webster, attorney; J.S. Kendrick, manager of the Equitable Life Insurance Co.; J.P. Dawson, attorney; James F. Allen, Allen and Mooney, Stenographers; Charles A. Baker, Graham Paper Co.; C.M. Skinner, president of Buxton and Skinner Stationery Co.; J.P. Helfenstein, treasurer of Plant Seed Co.; R. Ghiselin, capitalist; and M.W. Warren, president of M.W. Warren Coke Co.¹³ They created Webster Park in 1892 to be an exclusive, desirable, residential neighborhood by laying out large

lots of 100 to 150 feet by 250 feet and putting restrictions on the deeds: one dwelling house per lot and each house must be a minimum of two stories and cost at least \$3,000.00.¹⁴ Deed restrictions were a way of insuring the character and property values of a neighborhood before the inception of zoning. The Webster Real Estate Company published a thirty-two page booklet titled Webster, Queen of the Suburbs to advertise the advantages of Webster Park.



Brown shingle house on Joy Avenue built in 1889 for L.W. Stebbins. This house belonged to the Charles L. Martin family from 1901 until it burned to the ground in 1940.

The earliest houses in the area were in the Edward Joy Subdivision. L.W. Stebbins built a large, 2½ story, shingle home with a very steep gable, on the east side of Joy Ave. in 1889.¹⁵ Stebbin sold it to J.W. Stockbridge,

a ticket broker, in 1894 and Stockbridge sold it to Charles L. Martin, the president of Crunden Martin Woodenware Company, in 1901.¹⁶ The Martins lived in the house until it burned to the ground in 1940.¹⁷ An interesting home has been made from the Martin's carriage house at 30 Joy Ave.¹⁸ The other early home was built for Jennie Booth Jaeger on Joy Ave. in 1890.¹⁹

In 1892 the first homes were built in the Park: those of George Andrews on Orchard, Charles Avery on Hawthorne, and Walter Krausnick on Bompert.²⁰

Also in 1892 the Missouri Pacific Railroad built a 1½ story, frame station on the northwest corner of Oakwood and Glen Rd. It had a flaired hip roof and broad eaves.²¹



Webster Park Station on the Missouri Pacific Railroad at Orchard Avenue. The east room was used as a locker room for the Algonquin Golf Club from 1903 to 1904.

In 1893 the board members of the Webster Real Estate Company decided to straighten Orchard Avenue and take the public park out of the center of Block E to increase the sales of Webster Park lots.²² Justin Kendrick and Charles Skinner bought all of Block E and each built a big house facing Hawthorne. They were close friends having lived a block from each other, Kendrick on the northeast corner of Elm and Swon and Skinner on the northeast corner of Maple and Swon. Skinner's big frame Queen Anne style house at the top of Joy Ave. and Kendrick's large shingle style house to the west were architectural and social focal points in the park until the 1930's when the Kendrick home burned to the ground and the Skinner home was torn down. Webster Park children of every generation have sledded down "Skinner's Hill", Hawthorne down to Park Road. The kids call it that today, fifty years after the Skinners left.²³



Home of Justin Kendrick on Hawthorne, built in 1893. It burned to the ground in the 1930's.

In 1895, Holy Redeemer built a large, stone, Gothic Revival church on

Lockwood at Joy Avenue in Edward Joy's Subdivision. Holy Redeemer Parish was founded in 1886 and erected a little frame church on Lockwood at Selma in 1887. The second pastor of the parish, Reverend P.J. Kane, hired the architectural firm of Barnett, Haynes and Barnett to design the Gothic church.²⁴ Barnett, Haynes and Barnett later designed Webster College in 1915, and Eden Theological Seminary in 1925, both in Webster Groves.²⁵ Father Kane was a well known figure in Webster Park, ringing his church bells when there was a fire and then rushing to help his neighbors pull furniture out of the burning building.²⁶ The Gothic stone church was replaced by the modern church by A.F. and Arthur Stauder in 1962.²⁷

The board of the Webster Real Estate Company felt that the lots in Webster Park were selling too slowly so in 1897 they printed a new advertising booklet²⁸ and they had a large frame house built on Glen Road at Spencer. This house may have been rented until the Milnes bought it in 1905. Also in 1897 Charles Waterhouse built a house on Rosemont and William Biggers built a house on Oakwood.²⁹

In 1898 the Kroegers and Jennamens built houses on Oakwood. In 1899 the Wiers and the Jarvises built homes on Oakwood. In 1900 six more houses were built, including three on Rosemont.



Two homes on Rosemont built in 1900. The house on the left is 229 Rosemont and was built by Walter Scholz. The one on the right is 235 Rosemont and was built by Charles A. Baker.

In 1901 six houses were built including Arthur Deacon's large, stone, Tudor Revival house at Hawthorne and Joy.³⁰ Deacon was a partner in the Lambert Pharmaceutical Company and the president of the Lambert, Deacon, Hull Printing Co. A friend of Deacon's, Samuel Sherer, later the director of the St. Louis Art Museum, designed Deacon's home and carriage house although he was not an architect.³¹

In 1902 six new houses were built. Eugene Booth built a house next to his aunt, Jenny Jaeger, on Joy. A great grandson of Thomas Jefferson Payne built a house on Oakwood. And Kent Jarvis built a second house on Oakwood, selling his first. Jarvis was the son-in-law of James Case, the president of the Webster Real Estate Company, and Jarvis was the resident agent for the Webster Real Estate Co. Also in 1902 William Rumsey built a large, 2½ story, frame and half timber house with a stone tower in one corner, on Oakwood behind Arthur Deacon. Rumsey was the president of Rumsey and Sikemeier Plumbing Supply Company and he had married Louise Kendrick, Justin's niece.³²

Only thirty of the 210 lots in Webster Park had been sold by 1903 and some of the residents of Webster Park and Webster Groves realized what an ideal setting the rolling hills and grassy fields of Webster Park were for a golf course. The directors of the Webster Real Estate Company thought a golf course would help sell property. They made arrangements with the Missouri Pacific Railroad to use the east room of the Webster Park Station as a locker room and they laid out nine holes with the help of George Andrews, who had built the first home in the Park. After the first year one of the incorporators decided to build a house on the golf course and the Algonquin Golf Club had to find a new location.



Park Road looking south to Hawthorne. A golfer is climbing "Skinner's Hill".

Arthur Deacon, the first president of the Algonquin Golf Club, loaned the club the money to purchase Samuel Jackson's farm west of the Missouri Pacific tracks at the west end of Jackson Road. Algonquin turned Jackson's strawberry fields into a nine hole golf course with a rough clapboard clubhouse on the site of the present clubhouse. Residents of Webster Park continued to make up a majority of the membership of Algonquin even after the move. It was convenient to take the train from the Webster Park station to a station at the end of Jackson Road or to use the Lockwood Avenue streetcar. Bart Adams of Webster Park won the first championship tournament played in St. Louis.³³

Webster Park entered a boom period. Forty-six new houses were built from 1904 to 1910. Twenty-seven houses were built from 1910 to 1920.³⁴ And seventy-three houses were built in the 1920's.³⁵ Residents of the Park were successful

businessmen and professionals. They were often related. Many children who grew up in the Park raised their own families there. Kendrick children built three houses in the Park; Skinners built four; Martin built a house for his son; the Adams's daughter married Porter Henry and built two houses in the Park; the Bemis's daughter lived across the street from her parents; the Koenigs built two houses for children, and in the 1950's the Nooneys built two houses for their children. The Andrews's, Garretts's and Martin's daughters each took over her childhood home. And many young people married neighbors from the Park. Jesse Skinner married Ester Watson; a Hurley married a Muckerman; Charles Baker's sister-in-law married a Bettis; Charles Waterhouse's daughter married a Lindsay; and Harris Armstrong married Louise McClelland.³⁶ Brothers and business associates moved to the Park. The children all knew each other, roamed the fields together, climbed the fruit trees and the Reber's virgin pines (from which one could see St. Louis), rode ponies and horses, played tennis and walked to school together.³⁷ Children who needed to make up school because of illness or who wanted to go to Mary Institute or Smith Academy, later called Country Day, attended the Mills sisters' private school on Lockwood.³⁸ In the Twenties Country Day filled half a bus with boys from Webster Park; but only a small percentage of Webster Park kids went to private schools because the Webster public schools were so good.³⁹

Many of the big houses had carriage houses with facilities for the horses and surries on the first floor and living quarters for the servants on the second floor. Families often had a housekeeper or a cook living in the house and a gardener and his family living in the carriage house. These employees had grown up on farms or were immigrants and for them living with a large family was a convenient transition to urban life. They developed stronger relationships than we might suppose, staying on to care for an employer in his old age or providing companionship for a young person who didn't marry.⁴⁰

Families in Webster Park had surrys or carriages to go to Webster, to church, to visit friends, or so that their son could meet them at the station. Horses and carriages were a luxury not often found outside of Webster Park for, after all, groceries were delivered and the doctor made house calls. Some people could afford to keep horses just for the love of them. The Kendricks had a race horse; and as carriage houses became garages, Frances Martin boarded her horses at Henry Schultz's Livery and Feed Store on Marshall and North Gore.⁴¹

Holy Redeemer built its red brick school on Lockwood in 1910.⁴² And in 1915 Webster Park suffered its only scandal with Charles Baker's son, Herbert, a fire insurance salesman, was arrested for arson. He had "promoted" the burning of some heavily insured commercial property in the city. Herbert Baker later sold real estate in Seattle.⁴³

But mainly life in Webster Park was idyllic. When King Kauffman bought the Rumsey house at 417 Oakwood in the Twenties he turned the third story ballroom into a movie theater. He was a director of the Lowe's Amusement Company and he showed silent movies to the kids of Webster Park every Sunday evening.⁴⁴ There were several tennis courts in Webster Park. The Scholzes on upper Rosemont, on top of the hill west of Glen Road, had a neighborhood picnic on their tennis court every Sunday night.⁴⁵ When Chris Muckerman lived in the Rumsey-Kauffman house, he had garden parties for the whole St. Louis Browns baseball team because his brother, Richard, owned the team.⁴⁶

In the early 1920's the residents of Webster Park dedicated their private streets to public use so that the city of Webster would spread cinders on them when it snowed and repair the pot holes. Cars were becoming more important.⁴⁷

In 1924 Eden Theological Seminary purchased lot 5 of the Glen Park Subdivision, the old Reber place, and hired Tom Barnett, of Barnett, Haynes and Barnett, to design the beautiful Gothic campus. The seminary was founded in 1850 in Marthasville, Mo. to train ministers for German Evangelical and Reformed Churches on the frontier.

In 1885 it moved to Wellston, Missouri near the Eden railroad station, from which it took its name. In 1924 Eden Seminary sold its old building to the Normandy School District for a high school and move to more rural surroundings in Webster. Eden Seminary has had outstanding theologians as graduates and as faculty including Reinholdt and Richard Niebuhr; and it was Samuel Press, the president of Eden Seminary, who first suggested the merger of the Evangelical and Reformed churches with the Congregational Churches in 1936. The merger forming the United Church of Christ finally occurred in 1957.⁴⁸ Several members of the Eden faculty have built homes or lived in Webster Park.

The Depression did not hit Webster Park hard. Most residents in the Park owned their own companies rather than paper fortunes based on stocks. However, only eight new houses were built between 1930 and 1940; and only five houses were built between 1940 and 1950.⁴⁹ When the Skinner family tried to sell their big home in the Thirties no one could afford it so instead of letting it deteriorate, the Skinners tore it down.⁵⁰



Home of Charles Skinner on Hawthorne, built in 1893, torn down in the 1930's.

In the late 1930's and early 1940's several residents of Webster Park gained local or national prominence. The Flourney's daughter went to Hollywood where she dated Howard Hughs, starred in two movies and married a movie star named Robert Graves.⁵¹

Forrest Donnell, Webster's city attorney, was elected governor of Missouri in 1940. The Democratic machine tried to prevent him from being inaugurated by having the Speaker of the Missouri House refuse to declare him the winner as the Missouri Constitution required. Donnell took the case to the Supreme Court and the state treasurer announced he would freeze state funds until the state had a governor. Donnell was finally inaugurated six weeks late. He went on to become a U.S. Senator in 1944.⁵²

In 1941, John Biggers, who had grown up on Oakwood, replaced Avril Harriman as President Roosevelt's trouble shooter in England.⁵³ Jasper Blackburn, the inventor who lived on Hawthorne, sold his company to create ITT-Blackburn and his wife donated the land for Blackburn Park in Webster.⁵⁴

In the late 1940's William Crowds, of Oakwood Ave., was president of the Jefferson National Expansion Memorial Association and was instrumental in the choice of Eero Saarinen's design of the Arch as the national monument to westward expansion.⁵⁵

In 1948 Holy Redeemer built a brick dormitory on the corner of Joy and Lockwood for the Dominican Sisters who taught at the school.⁵⁶ And in 1951, lot 21 of Block N in Webster Park, the corner of Orchard and Lockwood, was purchased for the Webster Groves Public Library.⁵⁷ Residents in the Park did not want a public building within their boundaries. They dreaded the traffic. They dreaded another change. So they created the Webster Park Improvement Association to oppose the site of the library. The library prevailed and the Webster Park Improvement Association continues to this day. Its present, pleasant

purposes are to maintain and beautify the parks in Webster Park, to publish a directory of residents and to bring problems such as traffic hazards to the attention of the city council. Each block elects a trustee to represent it at Association meetings.⁵⁸

In the 1950's eighteen new houses were built in the Park, many of them modern, some Wrightian.⁵⁹ But the most extraordinary occurrence of the Fifties or Sixties was Phyllis Diller's rise to fame from her traditional Webster Park home on Mason Avenue. Everything has seemed quiet since then including the St. Louis Artist Guild's move to the large brick and stucco craftsman style house at Lockwood and Orchard in 1974. The Artists' Guild uses the building for meetings and exhibits.

WEBSTER PARK TODAY

Today the average value of a home in Webster Park is \$120,000.00. This means that a family would need an annual income of at least \$60,000.00 to purchase a house in the Park. The majority of the home owners in Webster Park are business executives, lawyers, doctors, college professors and teachers. Many residents are retired. And there are several artists and a member of the St. Louis Symphony living in the Park.⁶⁰

There are not nearly as many children living in Webster Park as there once were. Families are smaller and in Webster Park families tend to be older than they used to be. Retired people remain and young couples find houses in the Park are expensive.

Children in Webster Park used to attend two elementary schools. Children living south of Oakwood went to Bristol and those living north of Oakwood went to Avery. Then in 1975, in an effort to integrate all of the Webster schools, the school board assigned all of the children in Webster Park to Douglass School.

Previously Douglass had all Black students. Many exciting, experimental programs happened at Douglass and an aura of prestige developed around Douglass School.

In 1978, because of declining enrollment throughout the district and rising costs, the school board had to close three schools. Douglass was closed and all of the children from Webster Park now go to Steiger. Steiger is a large, new school in an integrated neighborhood and it has no aura, no glamour. As a result, a majority of the children in Webster Park go to private schools. Because of this, the school board plans to try experimental programs at Steiger.⁶¹

Ninety years and four generations after the first homes were built, the Park contains so many houses that the residents don't all know each other anymore. Life is more complicated and there isn't an aunt or grandfather living around the corner. But some of the streets or blocks celebrate a smaller neighborhood spirit. Residents of Spencer Road close their street and have a party on Bastille Day; and the neighbors in the northeast corners of Webster Park get together in the boulevard park in the middle of Park Road on the Fourth of July to roast a pig with an apple in its mouth.⁶²

I asked Jerry Fugate, the president of the Webster Park Improvement Association and a member of the school board, how he would characterize Webster Groves and Webster Park. He said, "Conservative. Traditional. There are a lot more politically liberal people in Webster Groves than you would think; but people in Webster and especially in the Park are trying to conserve traditions, a way of life. And that's not all bad.

"The longer I live in this community the fewer flaws I can see. And that's not good."

PRESERVATION OBSERVATIONS

There is no commercial property in Webster Park; it is all zoned residential.⁶³

Therefore, there are no properties that can benefit from tax credits for preservation and there is little need to create an historic district in the Park. Preservation in Webster Park, as in most residential neighborhoods, must be accomplished by individual private homeowners.

The greatest contribution that can be made toward private preservation is to make property owners aware of their historic and architectural heritage. In Webster Park the variety and quality of architectural styles are an important resource to the whole community.



Homes of Justin Kendrick and Charles Skinner, ...gone with the halcyon days of old.

FOOTNOTES

1. Webster, Queen of the Suburbs. Webster Groves. Webster Park.; McCormick-Kilgen-Rule; 1892; p. 19.
2. Tape Recording of Jesse Skinner; 1975; in Webster Groves Historical Society Oral History Collection.
3. St. Louis City Recorder of Deeds Book.
4. Abstract for property in Webster Park at Webster Groves Historical Society Archives.
5. Conversation with Mrs. Stephanie Jarvis McGinley.
6. Abstract for property in Webster Park.
7. Tape Recording of Bud Fritschle; 1977; in Webster Groves Historical Society Oral History Collection.
8. Abstract for property in Webster Park.
9. Tape Recording of Bud Fritschle.
10. Will of Thomas Jefferson Payne at Probate File Room, St. Louis Civil Court Building.
11. Abstract for property in Webster Park.
12. Ibid.
13. Views and Reviews of Webster Park; Webster Real Estate Co.; 1897.
14. Webster, Queen of the Suburbs. Webster Groves. Webster Park, p. 19.
15. Webster, Queen of the Suburbs; p. 13; (notes in the margin by Edith Baker Giduz).
16. Real Estate Tax Assessments for the City of Webster Groves; 1901.
17. Webster, Queen of the Suburbs; p. 13.
Also: Webster Groves Building Permits for Joy Ave.
18. Conversation with C. Landon Martin.
19. St. Louis County Recorder of Deeds, Direct Index; 1890; Edward Joy.
20. St. Louis County Recorder of Deeds, Direct Index; 1892; Webster Real Estate Company.
21. Webster, Queen of the Suburbs; p. 19.
Also: Views and Reviews of Webster Park; cover.
22. St. Louis County Plat Book 6; p. 13.

23. Conversation with Edward Etheredge's son.
24. "First Holy Redeemer Parish Church Erected In 1887, Was Frame Structure"; Webster News Times Article in Pamphlet File at Webster Groves Public Library.
25. Morris, Ann; Webster College-Eden Theological Seminary Collegiate District Nomination to the National Register of Historic Places; 1981.
26. Webster, Queen of the Suburbs; p. 16; (notes in margin by Edith Baker Giduz).
27. Start, Clarissa; Webster Groves; Webster Groves, 1976; p. 86.
28. Views and Reviews of Webster Park.
29. Real Estate Tax Assessments for the City of Webster Groves, 1897.
30. Real Estate Tax Assessments for the City of Webster Groves, 1898, 1899, 1900 and 1901.
31. Conversation with Mimi Stiritz of Landmarks Association.
32. Real Estate Tax Assessments for the City of Webster Groves, 1902.
Also: Leonard, John; The Book of St. Louisans, St. Louis; 1906.
33. Thompson, Collins; Warren Walter M.; and Henry, J. Porter; Historical Sketches of Algonquin Golf Club; St. Louis; 1953; pp. 4-5 and 10-11.
34. Real Estate Tax Assessments for the City of Webster Groves; Volumes 1904-1910.
Real Estate Tax Assessments for the City of Webster Groves; Volumes 1910-1920.
35. Webster Groves Building Permits.
36. Conversations with Mrs. Ralph Metcalf.
37. Tape Recording of Bud Fritschle.
38. Conversation with Mrs. Stephanie Jarvis McGinley.
39. Conversation with C. Landon Martin.
40. Ibid.
41. Conversation with Mrs. Ralph Metcalf.
Also: Tape Recording of Bud Fritschle.
42. "Holy Redeemer School, Some Highlights in its History;" from Holy Redeemer Church office.
43. "Charles A. Baker"; Kate Moody Collection at Missouri Historical Society.
44. Tape Recording of Bud Frischle.

45. Conversation with Mrs. Harris Armstrong.
46. Conversation with Mrs. Robert Shauman.
Also: History of the St. Louis Browns Pamphlet at the Webster Groves Public Library.
47. Conversation with Mrs. Gerald Miller, Webster Groves City Clerk.
48. Morris.
49. Webster Groves Building Permits.
Also: Conversation with Mrs. Ralph Metcalf.
50. Ibid.
51. "Flournoy"; Kate Moody Collection at the Missouri Historical Society.
52. Lindecke, Fred; "Trying to Steal the Governorship"; St. Louis Post Dispatch; Dec. 27, 1981.
53. "Biggers"; Kate Moody Collection at the Missouri Historical Society.
54. Conversation with Mrs. Ralph Metcalf.
55. Ibid.
Also: Gill, McCune; The St. Louis Story; St. Louis, 1952.
56. Conversation with C. Landon Martin.
57. Start, Clarissa, p. 152.
58. Conversation with Gerald Fugate, president of the Webster Park Improvement Association.
59. Webster Groves Building Permits.
60. Conversation with Gerald Fugate.
61. Conversation with Gerald Fugate, member of the Webster Groves School Board.
62. Conversation with Gerald Fugate.
63. Conversation with Mrs. Gerald Miller, Webster Groves City Clerk.