

HISTORIC/ARCHITECTURAL SURVEY
OF
OLD FERGUSON WEST
FERGUSON, ST. LOUIS COUNTY, MISSOURI

FINAL REPORT

For the Fiscal Year 2009 Historic Preservation Fund Grant

Project Number 29-09-21831-007

Submitted to the
FERGUSON LANDMARKS COMMISSION
City of Ferguson
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March 30, 2010

This project has been funded with the assistance of a matching grant-in-aid from the State of Missouri, Department of Natural Resources, State Historic Preservation Office, P.O. Box 176, Jefferson City, Missouri 65102, as the authorized representative of the United States Department of the Interior, National Park Service.

The opinions expressed herein are not necessarily those of the State Historic Preservation Office of Missouri.

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ABSTRACT

In 2008, Karen Bode Baxter and Ruth Keenoy completed the *Historic Resources of Ferguson, Missouri* Multiple Properties Documentation Form for the Ferguson Landmarks Commission of the City of Ferguson, Missouri to identify property types and historic contexts under which individual properties and historic districts would be eligible for listing in the National Register of Historic Places. The report accompanying this document to the Ferguson Landmarks Commission recommended the systematic survey of older residential neighborhoods to assess the potential for listing in the National Register of Historic Places. This resulted in the current survey project, updating and expanding upon the 1983 survey of portions of the Old Ferguson West neighborhood. As a result of this project, 190 properties were photographed and evaluated for their architectural and historic significance. Each building has been assessed both for its status, or contribution, to the potential historic district (identified as the Old Ferguson West Historic District) and for its potential for individual listing on the National Register of Historic Places. The neighborhood developed between 1855 and 1959, although a few additional buildings date as late as 1977. Most of the primary resources are private residences (79 of the 162 private residences include separate garages or carriage houses), but the survey area also includes 5 apartment buildings, 2 duplex residences (each with a detached garage), the train depot, a Masonic lodge, a school, 2 churches, 2 lots containing only 3 detached garages (houses demolished), 9 empty lots and 5 parking lots within the neighborhood. Of all of these resources, only 1 is currently listed on the National Register (Central School (NR listed 9/7/84)), but 4 more appear to be individually eligible (3 residences and the Masonic lodge). In addition, of the 174 primary buildings, 151 of the primary resources would be contributing to the proposed historic district, even though the vast majority are not individually eligible. Only 23 would not be contributing to the proposed historic district, mostly due to alterations, although 6 are too new, having been built between 1960 and 1977. There are also 13 garages that appeared to be too new or too altered to be contributing to the district. Each property has been entered separately on a Missouri Historic Inventory Form, within the Access database format developed specifically for Karen Bode Baxter, Preservation Specialist by Sara Bularzik. The database was filed with the City of Ferguson and with the historian for St. Louis County, Esley Hamilton, to provide easy local access to the information about each resource in the context of the district. The results of this project are summarized in this narrative report along with an assessment of the potential for district and individual eligibility. Recommendations are included to guide the commission in making decisions based upon the findings of this survey. Appendices and maps have been utilized to graphically explain the results of the survey, building by building.

BACKGROUND

A. RATIONALE BEHIND HISTORIC PRESERVATION PLANNING ACTIVITIES

The historic preservation movement has changed immensely during the last thirty years. At both the state and national level, attitudes have evolved to recognize both the importance of outstanding buildings as well as more commonplace designs in the development of the visual landscape that makes each community unique. With Missouri's proud legacy of nineteenth century architecture, the architecture of the mid-twentieth century has often been overlooked, but in recent years more efforts have been made to document the styles and traditions that characterized the first half of the twentieth century as well. While the National Register of Historic Places used to be viewed as a roster of a few notable buildings, now it is viewed as an important planning tool designed to help local city officials identify historic resources so that community planning can incorporate the preservation of these resources into the future of the community. At one time, the focus was on individual sites, now communities realize the importance of recognizing an area with numerous resources, some more notable than others, but each dependent upon the others to provide the historic environment and the sense of place that a lone building cannot provide.

Across the nation and across Missouri, community after community has recognized both the tangible economic benefits and the less tangible emotional benefits of historic preservation. Neighborhoods ranging from the large houses of the local elite to the row of working class cottages have found that historic preservation activities can encourage revitalization of deteriorated building stock, preserve or even revive neighborhoods, improve pride of place, decrease crime, and maintain or even increase property values. Many commercial districts have also experienced similar benefits and have enjoyed the additional economic benefits of historic preservation, promoting their historic buildings and districts to draw customers and tourists into their businesses. Historic properties in Missouri have available historic tax credits that help recoup up to 25 percent of the cost of making substantial renovations to historic buildings, including private residences. When combined with federal credits, commercial rehabilitation projects (such as apartment buildings) can recoup up to 45 percent of that cost, making it feasible to reinvest in these older buildings.

While thirty years ago, historic preservation was more often viewed as the effort of a few "hysterians," today it is popularly recognized as a part of the newest major growth area in our nation's economy--the restoration and recycling business sector. Because new building development has been pushed to the brink while old systems have been left to deteriorate, the smart investors are looking to restoration/rehabilitation as a means of saving natural resources as well as a means of making money. No longer is progress equated only with demolition and new construction. New construction is most frequently relegated to the far perimeter of metropolitan areas, often beyond easy commuting distances, and requires significant investment of resources, both in terms of building materials and in creating the infrastructure to support these new buildings (roads, utilities, schools, etc.). Renovating old buildings and adapting them to meet modern standards and uses has become an important means of recycling and maintaining our existing building stock (which saves natural resources), rather than allowing these buildings and their neighborhoods to deteriorate and go to waste. Demolition of local historic buildings is now viewed as a waste of resources as well as a loss for future generations.

No longer do people expect that historic buildings are only found in other places, such as Charleston, Williamsburg, or San Francisco, and local citizens are beginning to recognize that their own community has a physical historical legacy of which they can be equally proud. Increasing numbers prefer to live in older homes; they appreciate the unique architectural features and quality craftsmanship found in older

buildings; and they recognize the value of maintaining historic neighborhoods. School children are learning about their own local history by visiting historic buildings and other projects organized by local preservationists. Historic preservation is recognized as an important element in enhancing the quality of life in communities across the nation.

Neighborhoods have found that the designation of historic districts can serve as an important tool in their community's arsenal of defense against inroads from neighboring blighted areas, to help maintain and enhance property values, and as an incentive to help enhance the quality of life in their community. Recognition as an historic district serves as a marketing tool to attract property owners who appreciate historic buildings and as a signal to potential investors that the neighborhood is committed to its continued viability. Historic designation increases the awareness of the architectural qualities and historic value of properties and enhances the pride of local residents and property owners, encouraging better maintenance of the building stock. In turn, this frequently leads to a greater sense of community pride and involvement by property owners and residents, factors that help reduce crime and enhance the quality of life for the entire neighborhood.

The designation as an historic district also increases the regional awareness of the qualities and character of the neighborhood, where previously the historic district might have been ignored or mistakenly lumped into the image of surrounding blighted areas. Historic designation helps to improve the image of the neighborhood with surrounding businesses, institutions, and governmental agencies that may be planning activities in the area. Businesses and institutions consider quality of life in making decisions about expansion or location, and historic districts are frequently viewed as an asset in these decisions. Governmental agencies recognize the importance of historic districts and try to consider the impact of proposed activities or changes to the infrastructure (such as road construction, location of governmental services, etc.) on historic resources. Both state and federal government agencies use historic designation as a means of prioritizing eligibility for certain programs (especially in the eligibility for financial incentives for renovating buildings). This recognition may attract new businesses or services to the area, encourage reinvestment into the neighborhood and surrounding area, and help maintain the local job base, as well as help protect the neighborhood from institutional apathy or misconceptions that could threaten the continued viability of the district.

B. IMPACT OF PRESERVATION ACTIVITY

Ferguson has a deep commitment to preserving the quality of life that is evident in their city: wonderful green spaces, a preponderance of nicely maintained homes, a number of good neighborhoods, a pride of place and recognition of the importance of the history of their community. This is especially important when taken in the context of Ferguson's location near Lambert Airport in north Saint Louis County, which is characterized by large industrial tracts and nearby suburbs known for their deteriorating slums and crime, as well as the rampant commercial developments along major roads like Florissant Road. Ferguson's leaders realize that preserving their physical assets is an important component in maintaining the quality of life in their community and it is one of the reasons that they have created their Landmarks Commission and initiated systematic preservation planning activities.

Ferguson is positioned to benefit from historic preservation activities, which will serve to enhance the image of the community. Positioned near some of the most blighted and crime ridden areas of north St. Louis County, Ferguson is often erroneously assumed to be in the same condition, which has affected its regional image with prospective residents, businesses, government agencies, and the general public. Most people utilizing Interstate 70 or 270 around Florissant Road and even those who are going to the University of Missouri-St. Louis (which shares the Florissant Road exit on I-70), are generally unaware of this community and its assets. Because many of Ferguson's residential neighborhoods do not differ visually from adjacent neighboring municipalities, for most people it is difficult to visualize the boundaries of the community, much less differentiate Ferguson from surrounding suburbs in St. Louis County. Already, the emerging recognition of the historic architecture and character of Ferguson has begun to focus attention on

this community, especially its historic business district and its historic neighborhoods, which help distinguish it from neighboring communities, most of which do not have these historic assets.

For a number of reasons, the City of Ferguson selected the Old Ferguson West neighborhood as its first objective in providing a systematic survey and historic district designation for all of the historic neighborhoods in their community. Not only is this one of the oldest residential areas in the community, but nearly a third of the properties had already been partially surveyed in 1983, which makes it easier to reach one of their goals—to list historic districts in the National Register of Historic Places. The city realizes that the impact on the community's image and potential development will best be served by getting the actual National Register designations of neighborhoods as quickly as possible. Since less than a third of the properties have previously been surveyed, this new survey provides an important addition to the Missouri Cultural Resources Inventory at the State Historic Preservation Office as well as has a very positive impact of local historic preservation efforts, including the city's efforts to further their preservation planning and review compliance, while ultimately leading to an historic district designation.

This project forms the first step in preparing later nominations of an historic district and individual structures in the survey area. The information gathered during this survey as well as the assessment and historic context given in the final report and on the inventory forms actually comprises the vast majority of the information needed to complete that next step, nomination of the historic district to the National Register of Historic Places. This careful evaluation will also help the Landmarks Commission further encourage preservation planning in the neighborhood by identifying which properties are considered key structures for potential nomination and preservation, as well as each structure's contribution to potential districts. The inventory of buildings logs important property data, describes architectural features, notes specific building histories, and assesses each structure's architectural and historical merits as well as contribution to a potential district. By recording information on properties of questionable historic integrity, it is hoped that the inventory will encourage historic rehabilitation projects which will enhance the appearance of the neighborhood and potentially strengthen the historic district designation. The project has already started to help the Landmarks Commission in its efforts to increase the community's appreciation of its history as well as enhance local efforts to preserve the physical legacy of their past for the future.

While preservation activities and even designation as an historic district do not always result in positive economic benefits, Old Ferguson West will be more likely to benefit because most of its current problems stem from the misperceptions about the neighborhood or lack of tools to encourage homeowners in their efforts to maintain the quality of the housing stock. It already has many of the assets that most communities actively pursuing: community pride, good employment opportunities, transportation connections, quality building stock, well maintained infrastructure, concerned and committed public officials, and quality of life. In addition, the historic tax credits currently available in Missouri will provide their homeowners and landlords (upon completion of the proposed historic district nomination) a very attractive incentive to encourage major upgrades and improvements to the older building stock. The Missouri Historic Tax Credit program has already enhanced property values drastically in other historic neighborhoods in the metropolitan area and led to a construction boom that has visually and physically improved many homes and entire neighborhoods. While not every improvement project will qualify for this program, those that do are often the buildings in the most need of maintenance, which serves to improve the whole neighborhood and to encourage other improvement projects. Since the homes in Old Ferguson West are currently undervalued given the high quality of their construction and their architectural character, historic preservation activities, especially an historic district designation, should help publicize their merits, improve property values and, in turn, increase the attraction of the neighborhood and the entire community to current and future residents.

C. PARTICIPATION IN THE PROJECT

Ferguson has already made a concerted effort to initiate preservation planning activities. In 1983-1984, under the direction and auspices of the St. Louis County Parks and Recreation Department, local volunteers helped Beverly Fleming complete a survey of the original town limits (a square mile), gathering research

on selected properties identified as historically significant. This resulted in the Architectural/Historical Inventory Forms that served as a basis for a narrative report and historical summary of the community prepared by Fleming, *Ferguson, A Community Profile*, and the compiled inventory forms and report have served the Ferguson preservation community for a quarter-century as documentation of some of their historical legacy. In 2006, community leaders successfully completed their application to become a Certified Local Government, which created their local Ferguson Landmarks Commission and outlined their commitment to preservation planning. The following year, the city received a matching grant from the Historic Preservation Fund to develop a Multiple Property Documentation Form outlining the historic contexts and property types under which properties and districts would be eligible for listing in the National Register of Historic Places. They contracted with Karen Bode Baxter, and she partnered with Ruth Keenoy to finish the necessary community survey and research, with their MPDF, *Historic Resources in Ferguson, Missouri*, being approved by the National Register on April 8, 2008. As part of that 2007-08 grant project, City Planner Rosalind Williams, members of the newly created Ferguson Landmarks Commission, and other volunteers they recruited, began conducting a survey update, taking new photographs and noting changes to the historic resources included in Fleming's 1983 survey.

The survey update being conducted by volunteers helped encourage the Ferguson Landmarks Commission and Rosalind Williams to begin their survey process in Old Ferguson West. In 2009, the community applied for another Historic Preservation Fund grant to build upon the MPDF and the 1983 survey by expanding and updating the survey Old Ferguson West. Once notified that Ferguson would receive the Historic Preservation Fund grant in 2009, they solicited proposals from professionals who met the Secretary of the Interior's requirements and who were listed on the state's consultant list as qualified in history or architectural history.

After careful consideration, the Ferguson Landmarks Commission selected Karen Bode Baxter to serve as the consultant on this project. She meets the Secretary of the Interior's Professional Qualifications for both historian and architectural historian, an asset for this current project. She has almost 30 years of experience with historic surveys and National Register of Historic Places nominations, having prepared more than 60 individual building and 16 district nominations in Missouri, Iowa, and Oklahoma, all of which have been listed on the National Register. She had recently completed a survey and district nomination for another north St. Louis County suburb, Pasadena Hills, and she had already worked with the community on the MPDF project. Baxter also has had experience working with volunteers, training them to conduct survey activities. She has worked extensively with property owners, especially in St. Louis, in their efforts to complete historic rehabilitation projects, both on houses and large scale commercial projects, providing technical advice on rehabilitation techniques, working with them to get the properties listed on the National Register, and assisting them with applications for historic tax credits. She had at her disposal, for this project, two other professional historians. Ruth Keenoy also meets the Secretary of the Interior's Professional Qualifications as an historian with more than 15 years of experience, including partnering with Baxter on a several nominations and MPDF submissions, including the previous project for Ferguson. Tim Maloney, an historian and lawyer, has worked for Baxter on surveys, nominations and historic tax credit applications since 1998.

Recognizing the difficulty in gathering adequate volunteers to help complete the additional fieldwork for the survey, Rosalind Williams wrote the grant with the idea that Ferguson's city staff would provide the additional resources needed in conjunction with the professional consultant, Karen Bode Baxter and her associates. As a result, the city staff, led by Rosalind Williams has: prepared all of the mapping needed to conduct the survey as well as the map of the proposed district, taken additional photographs when requested by the consultant, coordinated the public meetings, and proofread the draft inventory forms for typographical errors. City staff also provided the names and contact information for each of the property owners and was responsible for the final compilation, duplication and distribution of the project report and inventory forms.

Baxter organized and carried out the intensive survey project's activities that resulted in the completion of the inventory and this report. She was responsible for coordinating staff members completing various components of the project, organizing the survey activities, interpreting the research materials gathered on the community and on each property, evaluating the eligibility of the properties, and preparing the

inventory documents. It was her responsibility to ensure that all work followed the *Secretary of the Interior's Standards and Guidelines* when completing project activities. On September 17, 2009 she made a presentation at a public meeting with approximately 40 participants, including the Ferguson Landmarks Commission, city officials, and neighborhood residents to outline the scope of the project and solicit cooperation. At that meeting, she addressed the concerns about the benefits and ramifications of completing historic inventories and National Register nominations. She will conduct another public meeting at the end of this project to present the survey results.

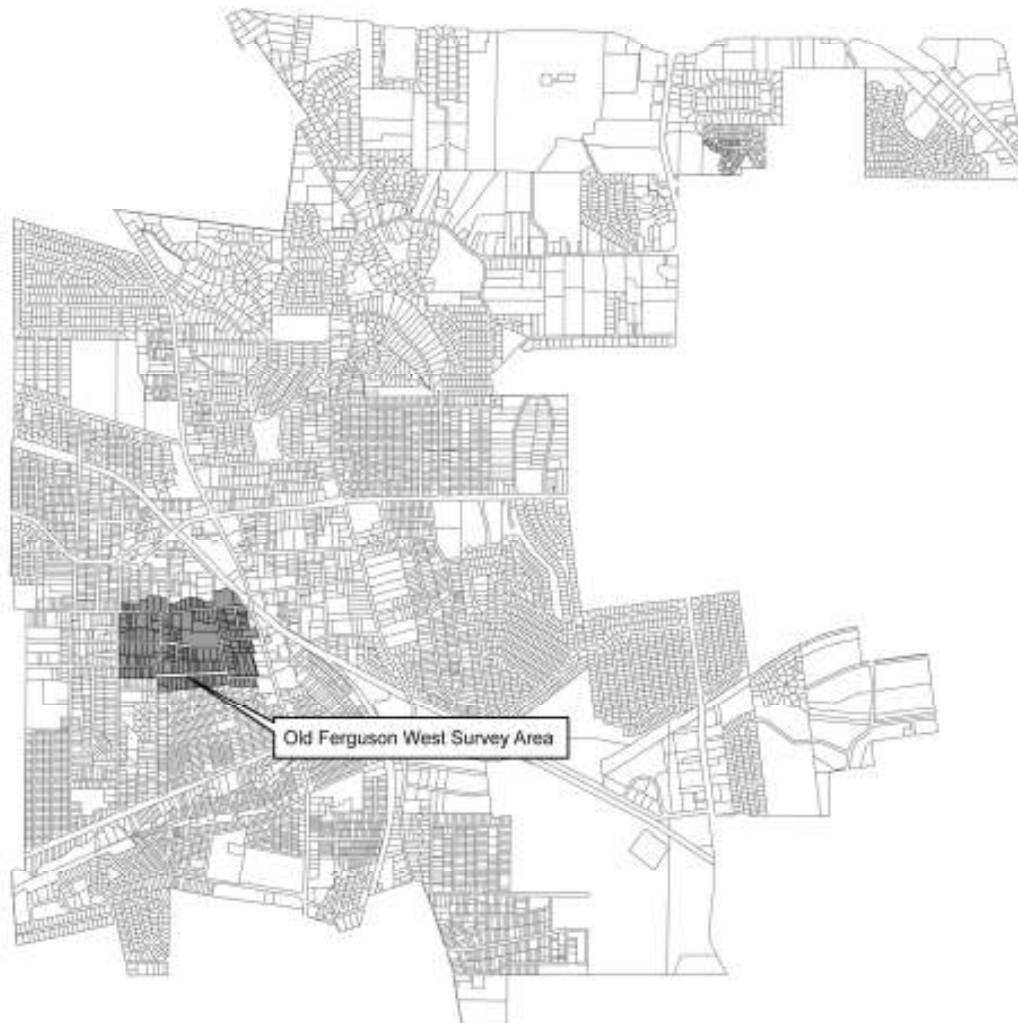
Baxter utilized a team of professionals to help complete the survey. Sheila Findall photographed the buildings and worked with Sara Bularzik to complete the on-site building surveys. Bularzik also developed the ACCESS database for the Architectural/Historical Inventory Forms since the State Historic Preservation Office had revised the form, just after Ferguson began conversion of all the 1983 survey to an ACCESS database based upon the older form. Ruth Keenoy conducted historical research to supplement the MPDF as an historic context for the neighborhood's development, while Tim Maloney researched each of the buildings to determine the construction date and original ownership and developed the short narrative significance statements on each property. Findall helped Bularzik with the initial input of data onto the inventory forms for each building in the ACCESS database, including the basic information for the buildings surveyed in the 1983 survey. Baxter was then responsible for completion of each inventory form, the narrative descriptions, and the assessments about the potential eligibility for listing in the National Register, as well as the compilation of this final report.

In the meantime, the Ferguson Landmarks Commission helped Rosalind Williams coordinate the public hearing held on September 17, 2009, at the beginning of the project, which was held in conjunction with the Old Ferguson West neighborhood association's regularly scheduled meeting to draw an even larger audience to hear Baxter's report on the projected goals and the potential benefits of historic designation for the neighborhood. Several of the commissioners also helped build upon the discussions initiated at this meeting, (which focused attention on the potential benefits of historic designation) by helping with their local Home Fair in March 6 2010, with a half-day workshop for property owners, which showcased the historic architectural styles found in Ferguson, discussed how the preservation of the historic stylistic features and details helped owners maintain and enhance their property's value, provided a detailed discussion of local building material resources for historic home renovations, and examined issues and possibilities for utilizing sustainable materials and practices in the renovation and preservation of their homes. Baxter herself participated, as did Esley Hamilton, historian for St. Louis County, and several members of the Ferguson Landmarks Commission.

If anyone has been left off of this description, it was purely accidental and they should realize that their assistance was just as vital to the success of this project and their omission is regretted.

MAP LOCATING OLD FERGUSON WEST WITHIN CITY

City Of Ferguson



Prepared by City of Ferguson
Planning and Development April 27, 2010

SCOPE OF THE CURRENT SURVEY PROJECT

A. SURVEY AREA

The City of Ferguson was established in northern St. Louis County, Missouri in 1855 as a train station for the North Missouri Railroad. Ferguson grew steadily into a small settlement characterized by its elegant turn-of-the-century homes, churches and brick commercial buildings. Ferguson was ideal for residential development and one of the county's earliest suburbs because it supported a large area of inexpensive land and had direct access to the train. Ferguson was a popular choice for residents seeking refuge from the inner urban/industrial expansion that began to shape St. Louis in the late nineteenth century. This became even more apparent after 1879 when the Wabash Railroad Company acquired the former North Missouri line. The event brought more new residents to Ferguson and increased the town's viability as a commuter suburb of St. Louis, as the Wabash provided frequent passenger trains to and from the city. Ferguson's access to commuter train service, combined with its idyllic setting, made it an ideal place for upper-to-middle class citizens to reside. Ferguson developed as – and remained for a very long time – a peaceful setting, overall; with very little industry (outside of the railroad company, itself) and a limited commercial sector that centered on an intersection of the area's two major transportation connections – Florissant Road and the Wabash (formerly North Missouri) Railroad (the northeast corner of the Old Ferguson West neighborhood). It was also convenient to St. Louis where many worked, shopped, and conducted other daily activities. The population of this once tiny settlement grew to 1,200 in 1894, the year that Ferguson incorporated as a fourth-class city. By the mid-1910s, with the arrival of the automobile, Ferguson's streets were being widened, straightened, and paved as the town made way for the automobile. The community remained a quiet residential suburb, characterized by neighborhoods, such as Old Ferguson West, until 1940 when industrial growth began in and around the City of Ferguson. After 1940, Ferguson was one of a number of St. Louis County municipalities that grew expansively, characterized by its numerous mid-twentieth century subdivisions.

The Old Ferguson West neighborhood still stands as a testament to the residential character of the community prior to the post-1940 expansion. The residential area south and west of the train depot is one of the community's early residential enclaves, mostly located within the southwestern quarter of the original incorporated limits, known as the Mile Square. Now known as the Old Ferguson West neighborhood, it extends south and west from Florissant and Carson Roads as far south as Suburban Avenue (the old streetcar line) and at least west to Harvey. Because of the size of the neighborhood and available resources to conduct an intensive historical survey, the current survey encompassed only the area that appears to be the oldest section, extending from the depot west along Carson Road to Harvey Avenue and south to the homes facing Tiffin Avenue, excluding the commercial development along Florissant Road. Although the old Wabash depot at its northwest corner dates back to 1855, residential construction began after the Civil War, at least as evidenced from the extant buildings, with the earliest built in 1867 and all of the buildings in the neighborhood built after that date. All but 6 were built prior to 1960. The neighborhood still retains most of its original resources, although one of the older homes burned recently, and at least two of the oldest buildings were actually split apart as the neighborhood matured, moved around on their lots, and remodeled as two smaller, more up-to-date homes. A few of the oldest homes were replaced with more modern homes in the early twentieth century.

As a result of this project, 176 properties were photographed and evaluated for their architectural and historic significance. Each building has been assessed both for its status, or contribution, to the potential historic district (identified as the Old Ferguson West Historic District) and for its potential for individual listing on the National Register of Historic Places. The neighborhood developed between 1855 and 1959, although a few additional buildings date as late as 1977. Most of the primary resources are private residences (79 of the 162 private residences include separate garages or carriage houses), but the area also includes 5 apartment buildings, 2 duplex residences (each with a detached garage), the train depot, a Masonic lodge, a school, 2 churches, 2 lots containing 3 detached garages (but missing the historic houses), 9 empty lots and 5 parking lots within the neighborhood. Of all of these resources, only 1 is currently listed

on the National Register (Central School, NR listed 9/7/84), but 4 more appear to be individually eligible (3 residences and the Masonic lodge). In addition, of the 174 primary buildings, 151 of the primary resources would be contributing to the proposed historic district, even though the vast majority are not individually eligible. Only 23 primary buildings would not be contributing to the proposed historic district, either due to alterations or because they are too new.

Most of the residences are frame buildings. The early residences generally reflect the Late Victorian stylistic influences of the late nineteenth century, some Queen Anne style residences and some the vernacular interpretations known as Folk Victorian. The other popular late nineteenth century style was Colonial Revival, which evolved with the neighborhood—in the later stages of its development, homes were the twentieth century Colonial Revival variants (usually Cape Cod, Dutch Colonial or Georgian Revival designs). In the first decades of the twentieth century, Craftsman styles were especially popular. By mid-century, Tudor Revival designs had also gained in popularity. Near the end of the neighborhood's development, especially after World War II, these two styles morphed into the Minimal Traditional style, a lower profile, horizontal house design and even a few homes were built as Ranch houses. The evolution of styles is reflective of the slow development of the neighborhood. Most appear to be more vernacular interpretations of popular styles, rather than commissions by architects and their size is varied, reflective of the middle and upper-middle class character of the community.

The neighborhood is located in north Saint Louis County, sandwiched between I-70 and I-270 west of Florissant Road. Directly to its south is the community of Cool Valley, a neighborhood that is much more distressed than Ferguson. Since Cool Valley is positioned directly north of I-70, Ferguson is often associated with that distressed community. Florissant Road has become a major commercial strip, with a wide variety of smaller commercial enterprises lining the road, but in the section next to Old Ferguson West, Florissant Road retains its early twentieth century character as the commercial business district of Ferguson. Florissant Road still serves as a major arterial road in St. Louis County, with direct access south of I-70 to the University of Missouri-St. Louis. To the east and west are other St. Louis County suburbs, most of which appear to have begun their development later than Ferguson (either in the late 1920s or as late as the early 1950s with the post-war housing boom in north county), primarily because of the nearby industrial development around Lambert International Airport with businesses such as McDonnell-Douglas.

The boundaries of the Old Ferguson West neighborhood extend south and west from Florissant and Carson Roads as far south as Suburban Avenue (the old streetcar line) and at least west to Harvey. This survey only included properties in the oldest section of the neighborhood, with the intent to first nominate this area to the National Register as an historic district. Later, as available resources are available, the survey will be extended to cover the remaining portions of the neighborhood, adding those areas to the National Register historic district as they are surveyed. For now, the boundaries of the survey area extend south and west from Florissant and Carson Roads, along both sides of Carson west to Harvey and south to Tiffin (including properties on both sides of Tiffin), but excluding all properties in the commercial area along Florissant Road, except for the Wabash Depot. The proposed historic district boundaries are slightly more inclusive than the survey boundaries since they incorporate the five additional residences on the north side of Carson Road just east of Harvey as well as the Ferguson Methodist Church, since their development is associated with the residential development of Old Ferguson West. These proposed district boundaries are illustrated on the map included with this report, even though inventory forms and building counts on the accompanying charts/tables do not currently include these six buildings. These boundaries were chosen because they incorporate one of the principal areas that have historically been associated with Ferguson's earliest residential growth and the community's founding in the mid-1850s and because this neighborhood appears to retain much of its historic integrity.

In addition, the railroad viaduct across Florissant Road at Carson Road is a major historic resource for Ferguson, distinguishing this suburb from all others in the region. Its position at the northeast corner of the Old Ferguson West neighborhood helps define one of the major entrances to the neighborhood and serves as a major landmark. As such, even though it was outside the survey area, it should be included in the final historic district nomination.

B. OBJECTIVES

Ferguson's leaders have realized that preserving the physical legacy is an important component in maintaining the quality of life and vitality of their community, since it helps distinguish Ferguson from neighboring communities and focuses upon its unique assets. As the first step in a long-term plan to survey all of the older neighborhoods in the community, the community decided to look first to one of its oldest neighborhoods, one that had already been partially surveyed in 1983, Old Ferguson West. In an effort to identify all of the residential properties and other historic resources as well as the boundaries of the historic district that would potentially be eligible for inclusion on the National Register of Historic Places, Ferguson's Landmarks Commission undertook the current intensive survey of the northern portion of the Old Ferguson West neighborhood. They have plans to continue to survey additional neighborhoods (including the southern section of Old Ferguson West) after the current survey project and district nomination are complete.

The intensive survey of this residential neighborhood in Ferguson encompassed both archival research and field survey under the direction of the architectural historian/historian contracted for this project, Karen Bode Baxter. She and her associates (including historians, Ruth Keenoy and Timothy P. Maloney, and research assistants Sheila Findall and Sara Bularzik) worked with Rosalind Williams, Ferguson's Director of Planning and Development to compile information about each of the properties within survey area, including historical information about each resource, its architectural characteristics, the historical integrity, pertinent ownership information on the property. All 190 properties were recorded in an Access database that is formatted for the Missouri Architectural/Historic Inventory form. Since 14 of the properties were either parking lots or open lots, these were only minimally recorded to clarify their current use, while the other 176 properties were photographed and the information compiled into the Access database. The 90 properties thoroughly recorded in the 1983-84 survey were photographed, but only minimally documented in the database, noting any changes to the property since that 1983 survey.

Baxter then completed the inventory of all 176 properties by evaluating each building on the property for both its architectural and historical significance, determining whether or not the building was eligible for individual listing on the National Register, and determining each one's contribution to the potential a district nomination of Old Ferguson West. Since a potential historic district was identified during this process, information pertinent to a potential historic district listing is incorporated into this final narrative report, describing property types and historical information about the neighborhood.

The survey included 190 total properties:

- ◆ 176 properties with buildings (174 of which have a primary building)
 - 162 private residences
 - 2 duplex residences
 - 5 apartment buildings
 - 1 depot
 - 2 churches (both Zion Lutheran Church buildings)
 - 1 Masonic lodge
 - 1 school (Central School, NR listed 9/7/84)
 - 2 no longer have a house, but contain 3 garages on the 2 properties
- ◆ 84 outbuildings (garages, carriage houses, or small barns)
- ◆ 14 other properties without buildings
 - 9 empty lots (one now legally incorporated into the adjacent property since the house was demolished after the previous survey)
 - 5 parking lots, although the 4 of these parking lots are contiguous (separate legal parcels, but one parking lot)

Baxter completed the final report, which reviews the research design and the survey methodology, summarizes the results of the field survey, provides a list of all properties identified as potentially eligible for National Register designation individually and provides recommendations about the potential for

historic district designation. The report also outlines applicable architectural and historic contexts, based upon the Multiple Property Documentation Form for Ferguson, proposes and delineates district boundaries and provides a selected bibliography. Maps also identify all structures as either contributing or non-contributing to the potential district. Baxter's recommendations suggest future projects for the Ferguson Landmarks Commission based upon the findings of this project.

The intensive survey encompassed archival research, field survey, architectural evaluations, and photography (archival quality black and white photos) of each resource as well as the mapping necessary to determine the historic district potential of the area and to identify individually eligible historic properties. However, the primary focus of the survey project was on:

- ◆ creating an inventory of all the resources
- ◆ gathering specific historical documentation on each building
- ◆ noting physical characteristics of each property
- ◆ assessing each resource's potential for individual eligibility to the National Register of Historic Places
- ◆ evaluating each resource for both its architectural and historical significance
- ◆ determining each resource's contribution to a proposed historic district
- ◆ recording each property separately on Missouri Historic Inventory Forms and creating a computer database of these forms for local and county use

Early in the project, the potential for an historic district became evident. After Ruth Keenoy had completed most of her research on the neighborhood's historical development and after the initial building photography had been completed, Baxter made her initial eligibility assessments. Baxter and Keenoy then met with Rosalind Williams and two members of the SHPO staff, Tiffany Patterson and Michelle Diedrich. They toured the neighborhood, reviewed the photographs and evaluations of potential eligibility and came to the conclusion that the initial survey area could constitute a single historic district nomination. It was also agreed that the nomination would incorporate 5 additional residences at the corner of Harvey and Carson, as well as the Ferguson Methodist Church property at Florissant and Wesley and the railroad viaduct at Carson and Florissant Roads. Such a district could be later supplemented with further surveys and a boundary increase nomination to include other areas associated with Old Ferguson West that are outside the current survey boundaries.

Information pertinent to a potential historic district listing was incorporated into a final narrative report, outlining architectural and historic contexts, describing property types, proposing and delineating district boundaries and providing a selected bibliography, maps, and lists to identify all resources as either contributing or non-contributing resources to the potential historic district. The final report also makes recommendations to the Ferguson Landmarks Commission for its future preservation projects.

With the completion of this survey project, Ferguson Landmarks Commission took the crucial first step in preparing a later nomination of an historic district for Old Ferguson West by collecting most of the necessary information about each property and providing an evaluation of the historical integrity and significance of each property within the survey area. In addition, this report evaluated the potential for historic district designation, precisely identifying proposed district boundaries and incorporating the major components, descriptions, lists, and evaluations of significance utilized in completing a National Register of Historic Places district nomination. For the first time, Ferguson has a thorough evaluation of the eligibility of every resource within this area of the city as well as an identified historic district, a valuable tool with a variety of uses both in preservation planning and community development, and one that can serve as a basis for future preservation projects in the community.

This careful evaluation should help the Ferguson Landmarks Commission further encourage preservation of this historic residential area by identifying which properties are considered key resources for potential nomination individually as well as each resource's contribution to the potential district nomination. By recording information on properties of questionable historic integrity within the proposed district, the

inventory could encourage historic rehabilitation projects that would strengthen a later district nomination. Logging information on newer houses eliminated the need to prepare this information when a district nomination is completed. The project should help the commission in its efforts to increase the community's appreciation of its history as well as enhance local efforts to preserve the physical legacy of Ferguson's past.

The commission intentionally selected the option of utilizing a computerized Access database to generate a Missouri Historic Inventory Form for each property within the intensive survey area. By doing the survey in this manner, it provided an easily accessible format for documenting each property and a method which could be used to simplify the city's planning process by allowing computerized storage (and duplication of the inventory forms upon demand) and ready access to critical eligibility evaluations as needed by various city departments as well as the Ferguson Landmarks Commission. The master copies of the final documents (including the inventory forms, photographs and final report) and digital copies of these documents (as well as all other photographs taken in the survey) will be retained for use by the City of Ferguson. A digital copy of the Access database will be provided to the City of Ferguson so that the information gathered in the earlier survey can be incorporated into the database by local volunteers and city employees as well as expanded to incorporate future surveys. A digital copy of the database and accompanying photographs will also be provided to the St. Louis County Historian, a resource many county residents approach first when trying to learn more about their building's history. A copy of the final report will also be provided to the Saint Louis County Historian. The Missouri State Historic Preservation Office will receive printed copies of the inventory forms, photographs, and the final report on this project, as well as digital copies of the photographs.

B. METHODOLOGY

The research design for this project was based on standard cultural resources survey methods and the consultant's 29 years of experience in historic preservation and surveys in the field. The survey conformed to procedures outlined in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*, the State Historic Preservation Office "Minimum Guidelines for Professional Surveys of Historic Properties," and the Secretary of the Interior's Standards and Guidelines. Evaluations utilized the criteria established in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. The Missouri Architectural/Historic Inventory forms were completed utilizing the Access database developed by Sara Bularzik and following guidelines set by the state. In addition to entering property information from the County Assessor's records for each property, descriptions and historic information for each property, mapping and photographs were incorporated into each of the completed inventory forms as well as the final report. The street facades of all properties were photographed utilizing digital photographs and photo logs prepared according to the state's guidelines. Some of these digital images were used at the public meetings held in conjunction with this project and kept for use in the presentation of a later district nomination before the Missouri Advisory Council on Historic Preservation.

The consultant on this survey, Karen Bode Baxter, meets the "Secretary of the Interior's Professional Qualifications Standards" for both historian and architectural historian and was responsible for the supervision of historical research, interpretation, evaluation of the properties, and the preparation of the final inventory. She worked with a local project coordinator, Rosalind Williams, to ensure that local volunteers and city staff, as well as Baxter's own associates, met the Secretary of the Interior's Standards and Guidelines when completing project activities. Community involvement is important for the success of this survey and, as such, the city staff took on the responsibility for preparing maps of the survey area, providing ownership information on each property, arranging public meetings, and printing the final documents.

The majority of the research was completed by Baxter's associates and completed under her direction. Historical information to help date each building and to identify its original occupants was gathered by Timothy P. Maloney, especially the necessary research in the city directories, historic photos, and property information from the county courthouse. Since Ruth Keenoy had already researched much of Ferguson's

historical development for the MPDF, her research for this survey concentrated on area newspapers and other archival materials to develop an historical overview of the neighborhood's development that is included in this report. While most of the other basic research had already been located during the development of the MPDF, Rosalind Williams provided copies of all the Missouri Architectural/Historical Inventory Forms from the 1983-84 survey, as well as supplemental documentation, usually collected by the Ferguson Landmarks Commission in preparation for Century Home designations. Baxter conducted an orientation session with the Ferguson Landmarks Commission, neighborhood residents, other interested citizens and community leaders to outline the process and solicit cooperation. A second public meeting is scheduled for the conclusion of the project to present the results and recommendations to the community.

Both archival and field work were involved in this architectural and historical survey of the area. Archival work by Baxter and her associates concentrate on collecting pertinent information about the development of the neighborhood and its specific properties from the city government's files, county ownership records, files of local newspapers, maps, and photograph collections. Most of this information was found locally or available on-line. They gathered historical information and any historic photographs of the properties in the neighborhood from the city and county library, the archival collections at the Missouri History Museum, the Western History Collection, the Mercantile Library and the Ferguson Historical Society. In addition, the collections of the State Historical Society of Missouri and the Missouri Cultural Resource Inventory (in the Missouri State Historic Preservation Office) were examined by the consultant for information pertinent to the history of the area and of specific building histories. Sheila Findall was responsible for photographing each building. Using the Secretary of the Interior's *Standards of Identification*, Baxter and her research assistants (Bularzik and Findall) conducted an on-site, exterior inspection of each structure to describe the architectural details and materials on each building, updating and expanding on the field work of volunteers during the preparation of the MPDF. Baxter assessed this information and the photographs to describe each building and to determine its level of architectural significance and historic integrity. Research collected about each property was evaluated by Baxter and Maloney to prepare a short historical overview of each property and to assess each building/structure's historical significance. These evaluations were used as the basis of the final narrative report prepared by Baxter and Keenoy, which evaluated the historic and architectural significance of Ferguson and its likelihood for listing as an historic district on the National Register of Historic Places.

To accomplish the survey goals, both archival and field work from earlier inventory projects were updated and expanded and an analysis made of other pertinent data. The survey consisted of six major components:

- ◆ **ARCHIVAL AND FIELD RESEARCH** to use in evaluating each property's relationship to identified historic contexts, representative property types, and the integrity of the individual buildings as well as the district as a whole
- ◆ **PHOTOGRAPHIC DOCUMENTATION** of each of these buildings in the intensive survey area as well as streetscape views throughout the neighborhood with digital photography
- ◆ **EVALUATION OF EACH PROPERTY** to identify buildings with architectural merit and/or historical significance and to determine each property's individual eligibility to the National Register
- ◆ **IDENTIFICATION OF POTENTIAL HISTORIC DISTRICT** with boundaries identified and each structure evaluated for its contribution to the potential district
- ◆ **RECORDATION OF EACH STRUCTURE** within the intensive survey area utilizing the appropriate Missouri Architectural/Historic Inventory Forms (with all pertinent line items completed, including the evaluations and photographs listed above, except for those previously surveyed which will only have information updated from the 1983-84 survey)
- ◆ **COMPLETION OF A FINAL REPORT** to review the project scope, evaluate of resources, and make recommendations for nominations to the National Register of Historic Places

The work for this project officially began in July 2009 after the preservation consultant, Karen Bode Baxter finalized her contract with the City of Ferguson to complete this survey project. Michelle Diedrich with the assistance of Roger Maserang and Kristin Zapalac in the State Historic Preservation Office, supervised the satisfactory completion of this Historic Preservation Fund grant project, reading the drafts and providing advice to the commission and the consultant as needed.

On September 19, 2009, Baxter conducted a public meeting to review the project and met with neighborhood residents and commission members. She coordinated her work progress with Rosalind Williams, city planner, reviewing the progress of research, requesting and collecting the materials provided by city staff, and providing direction for future survey project activities. Baxter's team, especially Sara Bularzik and Sheila Findall compiled the information gathered by the various team members and the city staff and completed the basic data entry of the Missouri Historic Inventory forms. Baxter evaluated each resource in the survey area, preparing a detailed description and edited the statement of significance (prepared by Tim Maloney) on each of these forms. Then she prepared this final report.

Missouri Architectural/Historic Inventory Forms comprised the majority of this project. Each property within the project area was recorded in the Access database developed for this project by Sara Bularzik with the forms printed from this database. In addition to the information entered on the forms, each property file contains a current black and white photograph. When available, copies of historic documents pertinent to the particular building were stored with the city's copy of the inventory form. The bibliography on a specific inventory form listed resources utilized to complete the current evaluations (which included the city directory research, the assessor's files, the fire insurance maps, some county deed research, and the 1983-84 inventory forms). The city's file copy also includes the digital files of all photographs taken during this survey and during the MPDF survey.

Each Missouri Historic Inventory Form includes the following information for each individual property within the study area and for the proposed historic district as a whole:

- ◆ National Register status and **DETERMINATION OF ELIGIBILITY** both individually and within a potential district's boundaries
- ◆ **HISTORIC NAME** of the property (usually the first owner, or lacking that name, the oldest known name associated with the property)
- ◆ **OTHER NAMES** that have been utilized for the property including current occupants
- ◆ **CURRENT STREET ADDRESS** and any alternative addresses ever found associated with this property
- ◆ **NAMES OF ARCHITECTS, CONTRACTORS, AND BUILDERS** when known for the property as well as biographical information on these individuals
- ◆ National Register's **CLASSIFICATION** of the property, including its **CATEGORIZATION** and evaluation status as **CONTRIBUTING OR NONCONTRIBUTING RESOURCES**
- ◆ The property's **INCLUSION ON PREVIOUS HISTORIC SURVEYS**
- ◆ Historic and current **FUNCTIONS** of the property (i.e., apartment building)
- ◆ **DESCRIPTION** of the original and current physical characteristics of the property
- ◆ **DATE OF CONSTRUCTION** (or the span of years if the exact year is unknown) and **OTHER SIGNIFICANT DATES** in the building's history (such as major renovations or

additions and the dates of occupancy by significant historic persons) as well as discussion of documentation utilized in determining this date

- ◆ **EVALUATION OF THE SIGNIFICANCE** of the property, listing areas of significance, applicable National Register criteria, and a narrative statement of the significance of the property individually and as part of the historic district, including any historical information known about the specific property (such as biographical information on the first or significant occupants)
- ◆ Identification of **AREAS NEEDING ADDITIONAL HISTORICAL RESEARCH** to clarify information known about the specific property
- ◆ **FACTORS AFFECTING THE HISTORIC APPEARANCE** of the resource and its potential eligibility to the National Register
- ◆ **DOCUMENTATION** utilized in dating the building and evaluating its architectural integrity and historical significance

To supplement these individual evaluations, the final project report:

- ◆ **REVIEWS THE RESEARCH DESIGN** utilized in this study
- ◆ **SUMMARIZES THE RESULTS** of the survey area **FOR ARCHITECTURAL AND HISTORICAL SIGNIFICANCE** as required for listing of an historic district on the National Register of Historic Places
- ◆ **REVIEWS THE RESULTS** of the properties in the survey area **FOR THEIR POTENTIAL INDIVIDUAL ELIGIBILITY** to the National Register of Historic Places
- ◆ **EVALUATES THE POTENTIAL FOR AN HISTORIC DISTRICT NOMINATION** to the National Register of Historic Places
- ◆ **LISTS THE CONTRIBUTION TO A POTENTIAL HISTORIC DISTRICT** of each property within the project area
- ◆ **LISTS PROPERTIES** within the project area by date of construction and architectural classification
- ◆ **LISTS THE ARCHITECTS AND BUILDERS** that were identified with the community's development
- ◆ **PROVIDES MAPS** to delineate boundaries of the study area (which is the same as the potential district nomination) as well as to visually identify eligibility status of each building in the proposed district
- ◆ **MAKES RECOMMENDATIONS FOR FUTURE FERGUSON LANDMARKS COMMISSION ACTIVITIES** to educate property owners and the general public about the merits of historic district designation, preservation techniques, and listing on the National Register of Historic Places
- ◆ **ENCOURAGES THE DEVELOPMENT OF HISTORIC REHABILITATION PROJECTS** within the potential historic district

SURVEY RESULTS

A. ANALYSIS TECHNIQUES

For a number of reasons, Old Ferguson West needs to be carefully evaluated for eligibility to the National Register of Historic Places. Beyond the community's desire to utilize historic preservation planning tools to help maintain the quality of life and caliber of the housing stock, it probably contained at least one potential historic district as well as a number of individually eligible buildings. Conducting the intensive survey of Old Ferguson West served as a first step in this planning and it required the assessment of each resource (whether a principal building or outbuilding) for three separate eligibility tests for listing on the National Register of Historic Places:

- ◆ the relationship and contribution of the resource within the collective context of the neighborhood and the historic themes and visual qualities which helped define the area as both unique and significant in the history of Ferguson
- ◆ individual eligibility based upon the architectural significance and integrity of the resource's historic design
- ◆ individual eligibility based upon the history of the resource and its significance in the development of the community

The criteria utilized in these analyses conformed to the standards established in *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* and the *National Register Bulletin: Historic Residential Suburbs*. Each analysis formed a separate step in the process of determining both the potential for an historic district, the status of each resource within the potential district, and the individual eligibility of each resource.

This also utilized a unique combination of the information gathered during the survey:

- ◆ visual evidence of the historic integrity of each resource
- ◆ physical evaluation of the construction and current condition of each building
- ◆ archival research on the history of each resource
- ◆ historical research on the development of Ferguson (as presented in the MPDF)
- ◆ evaluation of the visual qualities and physical associations between the properties

While the determinations of architectural significance relied heavily on the visual and physical evaluation of the individual building, the archival research (especially the historic photographs, fire insurance maps, city directories, land transfer records, and newspapers) proved especially useful in determining the actual date of construction and whether or not alterations had occurred. Visual evidence often provided the first clues about the historical significance of a resource, although the archival research and study of Ferguson's history served as the primary means of determining the history of a particular resource and its relationship with the historical development of the community. Each of these resources had to be carefully evaluated, making comparisons between individual buildings, the neighborhood, and the community as a whole to successfully determine both the contribution of individual buildings within the historic residential district as well as the significance of the district as a whole.

Property Types

The survey included 258 different resources, which represent a variety of property types. These include:

- ◆ 174 primary buildings::

- ◆ 162 single family residences (79 of which have detached garages)
- ◆ 2 duplex residences (both have a detached garage)
- ◆ 5 apartment buildings
- ◆ 1 depot
- ◆ 2 churches
- ◆ 1 Masonic lodge
- ◆ 1 school
- ◆ 16 sites in the form of:
 - ◆ 9 open, undeveloped lots (8 currently, plus 1 former house lot now incorporated into the adjacent residential lot)
 - ◆ 5 separate legal parcels that are developed as parking lots (4 of these are connected as one parking lot)
 - ◆ 2 lots upon which the house is no longer standing (but there are 3 detached garages)
- ◆ 84 secondary buildings (garages, carriage houses)

B. INDIVIDUAL ELIGIBILITY

Because most residences in Old Ferguson West were vernacular interpretations of popular styles, only 4 buildings, just 2.8 percent of all of the principal buildings were identified as individually eligible for the National Register of Historic Places besides Central School which is already listed. The other potentially eligible properties include 3 private residences as well as one institutional building. These are:

- ◆ 316 Carson, a 1912, Prairie School influenced residential design
- ◆ 413 Carson, a distinctive 1930 Tudor Revival residence
- ◆ 101 Tiffin, the 1876 Folk Victorian house that is already a St. Louis County Landmark
- ◆ 25 S. Clark, the 1926 Late Gothic Revival, Ferguson Masonic Lodge.

In evaluating the 258 buildings in Ferguson to determine which ones were individually eligible for the National Register of Historic Places, certain standards had to be maintained.

Identification of the Criteria for Eligibility

The National Register of Historic Places has established 4 different values and criteria for eligibility:

- ◆ Properties significant due to the association with events (Criterion A) or
- ◆ Properties associated with persons important in the history of the community, state, or nation (Criterion B)
- ◆ Properties significant for their design or construction methods (Criterion C)
- ◆ Properties which have the ability to yield important information about prehistory or history (Criterion D)

Usually in residential districts, Criteria A, B and/or C form the basis for determining eligibility of both the district and individual properties—this was the case in Old Ferguson West. In evaluating individual

resources, it is conceivable that they could be eligible solely for one criterion or for several. While the 3 houses are potentially individually eligible buildings under Criterion C for their architectural merits, the Ferguson Masonic Lodge is significant under Criterion A: Social History because of its role in the social life of Ferguson. Although several residences were associated with significant persons in Ferguson (Criterion B), those particular residences had enough alterations to them that they no longer retained enough historic integrity to be individually eligible. Alterations to the depot (which is extremely significant under Criterion A: Transportation; Community Planning and Development) also impacted the individual eligibility of the depot. In each of those cases, the buildings still retain enough integrity to contribute to the historic district, just not enough to be individually eligible. These evaluations of individual eligibility were based upon standards established in the MPDF as well as the National Register's own guidelines.

To be considered individually eligible for the National Register of Historic Places under Criterion A, properties must be associated with events that have made a contribution to the broad patterns of either local, state or national history. The term "event" as defined by the National Register of Historic Places not only applies to specific past occurrences but also to historic trends or pattern of events that made a significant contribution to the development of the community, the state, or the nation. Mere association with historic events or trends is not enough to qualify for eligibility to the National Register of Historic Places under Criterion A. The property's specific association must be significant and the property must also retain its historic integrity, the essential physical features that made up its character or appearance during the period of its association with the event or historic pattern.

Besides retaining the distinctive architectural features from the period associated with the significance of a property, establishing a case for Criterion B requires that the property be associated with a significant person in Ferguson's history, someone who made distinctive contributions to the community's history (such as one of the early developers), not just every leading businessman's residence. In addition, the building must be evaluated to determine whether it is the best representation of that person's significance during the period in which they were making their distinctive contributions for which they are significant. For example, birthplaces are not eligible, because the person did not do anything significant as a baby or child. This requirement would require the identification of all associated properties (such as business enterprises), entailing survey and evaluation of resources outside the project area to verify eligibility under Criterion B. Such potential Criterion B significance was noted on individual inventory forms, but may be conditional upon additional research and evaluation, unless the property was also eligible under Criterion A and C (in other words, the history or architectural significance).

Evaluating the resources in Old Ferguson West for the potential to be nominated individually to the National Register of Historic Places based upon their architectural significance (Criterion C), first required a basic analysis of the architectural characteristics of residential construction in Ferguson and their significance in Old Ferguson West's development. According to the guidelines for eligibility established in the property registration requirements in the MPDF which were based upon those of the National Register of Historic Places, properties could be considered eligible for listing under Criterion C, the category title that "applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork," and such significance need only relate to the local community's architectural heritage, not national or state levels of significance. To be eligible under Criterion C, a property must meet one of the following requirements:

- ◆ Embody distinctive characteristics of a type, period, or method of construction
- ◆ Represent the work of a master
- ◆ Possess high artistic value
- ◆ Represent a significant and distinguishable entity whose components may lack individual distinction

The 3 resources were determined to be individually eligible under Criterion C, in part because of the striking distinction between these properties and the rest of the architecture in the neighborhood. The great variety of other architectural designs in the neighborhood, many of which are quite attractive, could not be easily distinguished as unique or superior to its many neighbors and were not identified as individually

eligible for that reason. While these 3 resources have distinctive design features and are good examples of their styles, their designers are not yet identified, as is true of most buildings in Ferguson.

Few of the properties in Old Ferguson West could be associated with the “work of a master,” meaning a locally significant architect or builder, and of those for which the architect/builder is known, it was difficult to determine if any of these examples were the best local representation of their work since the entire community has yet to be surveyed. It is possible, that with further research, a few other buildings within Old Ferguson West could be identified as individually eligible for their association with a particular builder/architect, especially a few of the Craftsman bungalows built by local builder, John Epple.

More recent buildings, especially those constructed after World War II, usually represent more conservative budgets and less imposing facades, making it difficult to justify individual eligibility. They often lack the distinction in their designs to support individual nomination to the National Register of Historic Places. There are also numerous other equally well or better designed examples of these more recent styles elsewhere in community, making it even more difficult to justify individual eligibility for any one of these recent buildings. As the years pass, this may change, but it is a characteristic not just in Ferguson, but across the nation.

Evaluation of Character Defining Features

Beyond being simply representative of either a distinctive type, method or period of construction, a building must retain enough of the characteristics that made it distinctive to be considered individually eligible for the National Register. Distinctive features in Old Ferguson West’s case usually included:

- ◆ the shape and details at the roof line
- ◆ overall massing of the building as it appears from the street
- ◆ the window patterns (especially the size of framing and the number of panes or lights in each sash of the windows, and the stained or leaded glass designs)
- ◆ treatment of the entries, porches, and garages
- ◆ major decorative elements (such as the detailing of porch columns or fretwork, front door patterns)
- ◆ the wall materials (such as wood siding or decorative masonry patterns)

Many of the buildings in Old Ferguson West retain a great deal of their architectural integrity. Usually, the features most often changed were the porch railings and/or siding. Windows were often changed for modern thermal windows, changing the pattern or size from the originals. In many cases, the original roofing material has been replaced with a simple composition shingle roof, losing the distinctive texture that was part of the original design. In general, individually eligible buildings retain the vast majority of their distinctive features.

If only minor changes had been made to the front facade, the view most evident to the public and the identifying feature of most houses’ architectural design, the building could still retain enough of its architectural integrity to be eligible to the National Register of Historic Places. As a good rule of thumb, buildings can usually be considered eligible to the National Register of Historic Places if the original owner or the builder, or those during its period of significance, would recognize the building from a current photograph. The definition of “minor changes” to the exterior facade varies from building to building because the assessment must be made in the context of the features that made the building distinctive. In general, one or two minor modifications, such as replacing windows with similarly proportioned windows, or removing minimal porch elements (such as steps or brackets), or even an addition that does not change the overall massing of the house would not necessarily impede the eligibility of a residential building as long as the distinctive and dominant features of the building were still intact.

On the other hand, alterations that change the scale, proportion, and major distinctive details of the exterior can seriously impact the architectural integrity of the original design and will impede eligibility to the

National Register of Historic Places. In Old Ferguson West, to varying degrees, alterations had been made to many of the buildings, including: vinyl siding replacing wood clapboards (and in some cases covering the adjacent window trim), new windows without the multi-panes of the originals, porch enclosures or additions (and in one case deletion) that drastically changed the scale and proportions of the original design. Such changes impeded the eligibility of several of the houses in the district, even some that are otherwise significant to the history of the area, an indication of the importance that the visual appearance and architectural integrity have in determining a residential building's ultimate eligibility to the National Register of Historic Places.

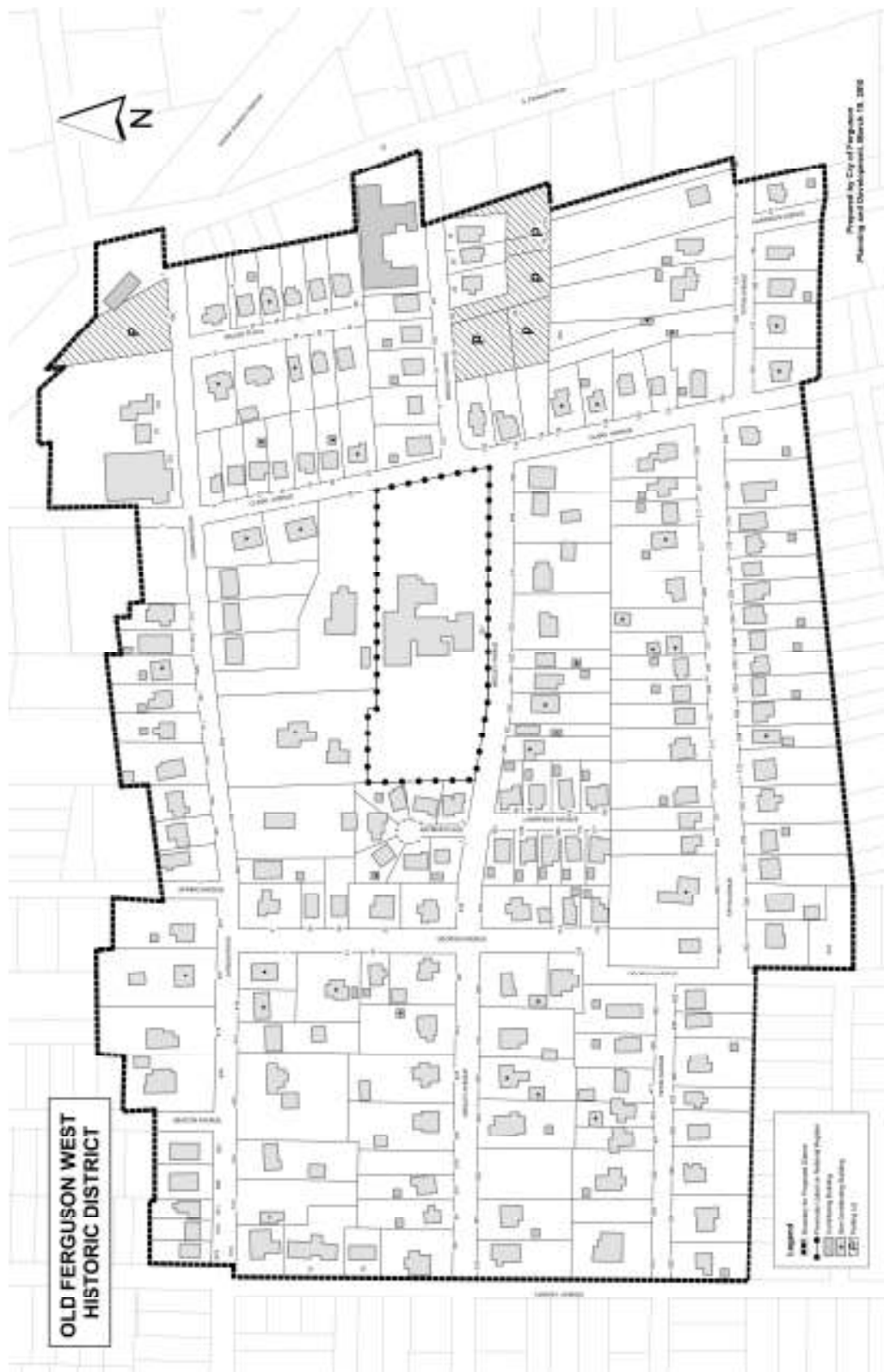
Unlike historic districts, individual eligibility requires that the resource retain a higher degree of historic integrity. In other words, it should have fewer alterations to the exterior made after the period of significance. It should also retain significant interior features as well. In evaluating the resources in this survey, interior features were not examined, but this would be a necessary assessment for individual nominations. Since this interior assessment was outside the scope of the current survey, it is possible that such an assessment could change the determination of eligibility to the National Register.

Because the National Register of Historic Places normally only considers properties older than 50 years of age as eligible for listing (except in very rare instances), alterations that are less than 50 years old have not yet gained historical significance. The decision about which older alterations add to the historic integrity is based upon scholarly research and the judgment about the design quality of the alteration as well. While some more recent alterations may also achieve National Register significance as they reach the critical 50-year point, it will be the enduring quality of the designs that impact that determination. In some cases, these alterations may actually be allowing the building to deteriorate (such as replacement siding or encapsulation of soffits and exterior window framing that could be hiding on-going damage from a moisture problem). In some instances, the simple removal of these more recent elements may expose enough of the historic design to make the building eligible for the National Register of Historic Places.

C. HISTORIC DISTRICT POTENTIAL

The survey determined that Old Ferguson West represents one of the best collections of late-nineteenth and early twentieth century residential designs in Ferguson. It is especially significant in understanding the community's development patterns, especially the transition from a railroad suburb to one dependent upon the automobile for transportation. As one of the early suburbs in the metropolitan St. Louis area, the impact of the railroad, then streetcar line, and finally the automobile on the development of the neighborhood and on the housing design represents an important aspect in the architectural legacy of the neighborhood. The fact that the neighborhood's development straddled these changes in transportation, resulted in a combination of housing styles rather than a neighborhood of just one or two residential styles. The older homes were generally large Late Victorian homes popular with railroad suburbs and those residents who were wanting to move away from the congested areas of the metropolitan area. The more modest designs that followed, especially the Craftsman bungalows, were more popular with the middle income residents (who would often commute by streetcar line or railroad to jobs in the city of St. Louis) and with those building investment/rental properties. Since homes continued to be built throughout the period from 1855-1959, twentieth-century revival styles and the more modern stylistic influences grew in popularity as did the dependence upon the automobile—often incorporating garages into the original design of the residence. It also provides physical evidence of the steady, continuous growth of this part of the metropolitan area, since new homes continued to be built throughout this time period, 1855-1959. Because the National Register recognizes the changes that occur (during the period of significance) as significant to the evaluation, some of the building alterations, rather than their original design, are now significant—for example, the Craftsman bungalow features added to what was originally an early school at 110 S. Clark or the brick, porch, and Craftsman features added to convert a early frame church into a residence at 125 Tiffin).

OLD FERGUSON WEST HISTORIC DISTRICT MAP



Evaluation of Resources within the Proposed Historic District

To be listed on the National Register of Historic Places, a district must represent a significant and distinguishable entity as the Old Ferguson West neighborhood does, although many of a district's individual components may lack individual distinction for their physical design or construction or in their associations with significant events in the area's history. Rather, a district derives its importance from being a unified entity—it is the interrelationship of its resources that conveys a visual sense of an overall historic environment.

As such, the district can comprise features that lack individual distinction and are not considered individually eligible outside the context of a district nomination, along with some individually distinctive features as focal points. Only 5 of the properties within the Old Ferguson West Historic District appear to be individually eligible for listing in the National Register (Central School (NR listed 9/7/84) is already listed on the National Register and 4 others are potentially eligible, see discussion of individual eligibility for the addresses of these properties), including the most prominent architectural designs in the community and two institutional buildings that were important to the early development of Ferguson: Central School and the Ferguson Masonic Lodge. Most properties are not considered individually distinctive, partly because they are less notable architectural designs, but they still contribute to the overall character of the district. Some houses have lost some minor visual integrity or lack significant architectural merit, but most “contribute” to the overall historic environment in the district by increasing the visual impact of the district.

Of the buildings in the district, most are contributing under Criterion C (for the architectural merits). Most of these designs do not have identified architects, which is not uncommon in residential historic districts (either because their names are lost to the recorded history or because they were simply stock plans purchased by the builder or homeowner). A large number were built by John Epple, a local builder, usually in the Craftsman style, and his work is scattered throughout Ferguson. See the discussion on individual eligibility under Criterion C as is an important aspect of the architectural significance of the district.

BUILDINGS WITH IDENTIFIED ARCHITECTS/DESIGNERS AND BUILDERS/CONTRACTORS

ARCHITECTS/DESIGNERS

Lewis Manufacturing Company
24 Miller Place
Elmer Marx
507 Wesley Avenue

Theo Steinmeyer
107 Carson Road
413 Carson Road

BUILDERS/CONTRACTORS

Fred Aude
413 Carson Road
John Epple
107 Carson Road
111 Carson Road
25 Wesley Avenue
103 Wesley Avenue
111 Wesley Avenue
123 Wesley Avenue

John Holtsclaw
316 Carson Road
401 Carson Road
Phil Lehmuth
218 Tiffin Avenue
Elmer Marx
507 Wesley Avenue
Harry Thomas
31 Tiffin Avenue
D. W. Thompson
24 Miller Place

The district is distinguished by a mixture of late-nineteenth and early to mid-twentieth century stylistic designs, or influences, dominated by the Colonial Revival, Queen Anne and Folk Victorian styles in the late-nineteenth century to the Craftsman bungalows and Romantic Revivals popular prior to World War II, especially the Tudor Revival and Colonial Revival variants (Georgian Revival and Dutch Colonial Revival, Cape Cod styles). The Tudor Revival style gained popularity after World War I, in part because of the returning soldiers who had been exposed to these architectural traditions during their stay in Europe. House designs range from more modest cottages to larger, elaborate examples of each of these styles, providing a wide variety of designs, no two of which are identical.

Appendix B: List of All Buildings by Architectural Style itemizes each building by its predominant stylistic influence. The chart below lists the number of buildings by their most obvious stylistic influence (although some reflect the influence of more than one stylistic tradition) and the time period of their occurrence in Old Ferguson West:

BUILDING STYLISTIC INFLUENCES

LATE VICTORIAN

5	Late Victorian	(1898-1909)
9	Folk Victorian	(1876-1909)
4	Queen Anne	(1890-1902)
1	Shingle Style	(1904)

ROMANTIC REVIVALS:

18	Tudor Revival	(1926-1941)
1	Late Gothic Revival	(1926)
	Colonial Revival	
25	Colonial Revival:	(1891-1941)
7	Georgian Revival	(1920-1957))
11	Dutch Colonial Revival	(1906-1930)
8	Cape Cod	(1932-1955)

OTHER PRE-WORLD WAR II STYLES:

1	Prairie	(1912)
35	Craftsman	(1905-1933)

MODERN MOVEMENT

15	Minimal Traditional	(1930-1955)
5	Ranch	(1955-1977)
4	Modernistic	(1957-1966)

MIXED

13	Vernacular	(1855-1934)
12	No Style Listed in 1983 Survey	(1867-1926)

A few buildings may also be contributing under Criterion B (association with significant persons in the history of the community), usually because their original owners were connected with the early development of the community. At least one, the depot, also has significance for its association with the historical development of the community (Criterion A). Appendix A: Master List of All Buildings lists each building in order by address and its assessment as either contributing or noncontributing within the potential district. The individual Missouri Historic Inventory forms explain this evaluation of each building and under which criterion a particular property is significant.

The progression of building construction was scattered throughout the entire neighborhood, not focusing on one area initially, with only one or two buildings per block. As development continued, homes were built closer together, some larger parcels were subdivided, and some larger old homes were physically broken into two, repositioned and rebuilt as two smaller homes. Development in any one area was not concentrated by date, except in a few of the small subdivisions (Miller Place and Raymar Place being the most notable examples), where homes were all built within a year or two of each other.

Most buildings were completed between 1867 and 1959. In examining when each of the 174 principal buildings was finished, it became clear that the neighborhood initially grew slowly but steadily through the 1890s, initially with houses spaced out with one or two per block along the principal streets. Then there was a spike in home construction after 1900 coinciding with the arrival of the streetcar in Ferguson. In the first decade of the new century, 33 of the 174 buildings in the neighborhood were built, nearly 20 percent of the total. Construction slowed in the 1910s, especially during the last half of that decade when no new houses were built, but rose sharply during the 1920s, when 50 buildings were finished. This pace continued, apparently barely curbed by the Great Depression in 1929. During the 1930s, 26 more homes were finished. Only during World War II, when building materials were rationed, did construction stop in the neighborhood, resuming immediately at the end of the war, even though building materials were still in scarce supply. Quite unusually, not only for metropolitan St. Louis but elsewhere in the nation, Old Ferguson West's development continued apparently unabated during the depth of the Depression in the mid-1930s, despite the continued economic hardships. This was due, in part, because of the industrial development in north St. Louis County with industrial development near Lambert Airport, especially with the growth of McDonnell Aircraft (forerunner of McDonnell-Douglas, which became one of the nation's leading aerospace industries). This appears to be in part due to the attraction of Ferguson with its easy access to the railroad and streetcar lines as well as its proximity to the major employers in north St. Louis County. The chart below shows that construction quickly picked up at the end of World War II, even before other areas of St. Louis' metropolitan area could find adequate building materials, filling in remaining empty lots, with more than 11 percent finished between 1945 and 1959.

PERIODS OF CONSTRUCTION

<u>#</u>	<u>%</u>	<u>Years Built</u>
7	4.0	By 1879
7	4.0	1880s
14	8.0	1890s
33	19.0	1900s
5	2.9	1910s
50	28.7	1920s
26	14.9	1930s
6	3.4	1940-41
6	3.4	1945-49
14	8.0	1950s
6	3.4	1960-1977

Residences built by 1959 were evaluated as potentially contributing to the historic district and within the period of significance of the development of Old Ferguson West. Only 6 were finished after 1960, less than 4 percent. In addition, their designs did not continue in the same stylistic traditions, materials, and massing that characterized the historical development of Old Ferguson West. As a result, the period of significance of the proposed historic district has tentatively been identified as 1855 through 1959. Appendix C lists all buildings by date of construction.

Historic districts can also contain resources that do not contribute to the significance of the district, either because they have been so altered that they no longer have historic integrity or they do not fit within the period of significance for the district, but the district as a whole cannot have lost its overall historic integrity as a result. In the case of the Old Ferguson West district, less 14 percent, 23 of the primary buildings, are considered noncontributing to the historic character of the district (and there are 14 lots and 2 other properties which only have garages that are also noncontributing). Only 17 have been identified as noncontributing to the historic district because of alterations to the exterior that appear to have significantly changed the visual character or massing of the original design; the other 6 are simply too new.

However, future alterations to historic residences, whether through unsympathetic additions or renovation techniques, should be carefully considered since it could impact the viability of the district, and thus impact not just that one property's value, but the value of all of the properties in Old Ferguson West. Few buildings in the neighborhood are truly endangered (in imminent threat of collapse/demolition), but one was recently lost by fire and some have serious maintenance issues. There is concern that repairs might not be sympathetic to the historic building's original design. Future major renovation projects might result in reevaluation as noncontributing if renovations are not executed in a sympathetic manner. The Ferguson Landmarks Commission is encouraged to work with any owners considering renovations to try to ensure that renovations are complementary to the historic design and integrity. Then, improvements will maintain their status as contributing buildings in the historic district as well as preserve the endangered buildings so that they would not need to be torn down, but could become an asset to the community once again.

The Old Ferguson West Historic District Map (page 14) helps to better visualize which buildings contribute to the potential district and which would be considered noncontributing properties within the historic district's boundaries. Appendix C: Master List of All Buildings lists each building by address with its contribution to the district (a "no" in the District column means noncontributing).

The table below shows the number of contributing and non-contributing resources, by property type:

<u>NUMBER OF RESOURCES IN THE HISTORIC DISTRICT</u>			
<u>Total of Property Type</u>	<u>Contributing</u>	<u>Non-Contributing</u>	
Primary Buildings			
Single Family Houses	141	21	
Duplexes	2		
Apartment Buildings	3	2	
Institutional Buildings	4		
Depot	1		
Detached garages/carriage houses	71	10	
Detached garages on lots where residence demolished		3	
Sites (parking lots, empty lots)			(14)
TOTALS	222	36	(50)

Note: The current counts do not include the 5 houses, 1 church, or the viaduct recommended for inclusion in the district since they were not included in the survey.

The boundaries of the entire Old Ferguson West neighborhood are defined by major arterial streets: Florissant, Carson, Harvey, and Suburban, but the portion currently surveyed only extends south to Tiffin, another major street in the neighborhood, providing an easily distinguishable entity, because of its visual cohesion and as its overall historic integrity, which make it eligible as a single historic district for listing on the National Register of Historic Places. The boundaries would be the same as that of the survey area, except that the houses on the north side of the 500 block of Carson, the Ferguson Methodist Church and the railroad viaduct on Florissant Road would be added to the historic district's boundaries. Because of the distinctive architectural character and design of many of the houses in this district, representative of residential designs popular in Ferguson during the late nineteenth through the mid-twentieth century, the district would be eligible under Criterion C. The district is also important for its role in the community's development through the three major transportation developments: the railroad, the streetcar, and then the automobile's arrival. (Criterion A: Community Planning and Development).

It appears that the Old Ferguson West Historic District does possess the needed concentration, linkages, continuity of features and significance to meet the requirements established by the National Register of Historic Places for eligibility as historic districts, utilizing the boundaries suggested above and a period of significance extending from 1855 through 1959. In this situation, a single district nomination would incorporate a total of 258 buildings, including all of the 4 individually eligible buildings in the neighborhood (as well as the one listed property). This would include 146 other primary historic resources that are not individually eligible but do contribute to the integrity and significance of the district and it would only include 23 noncontributing primary buildings properties. In addition, there are 84 secondary buildings (detached garages or carriage houses); all but 13 are contributing to the proposed district.

D. HISTORIC CONTEXT FOR OLD FERGUSON WEST

The following pages provide the historic context for Old Ferguson West and illustrate the district's significance under Criterion A for its role in community planning and development and it is significant under Criterion C for its architectural significance.

Early History and Development, Old Ferguson West: 1850 - 1879

The City of Ferguson is located in northern St. Louis County, Missouri, northwest of St. Louis (Independent) City. The survey area, Old Ferguson West, is located in the western sector of the city's original limits, bounded at the north by properties along Carson Road, at the west by Harvey Avenue, at the south by Tiffin Avenue, and at the east by North Florissant Road. Ferguson was established in 1855 as a railroad station for the North Missouri Railroad Company. Ferguson Station (as the settlement was originally known) was named for William B. Ferguson, who sold a parcel to the railroad company in 1855. The station's name, "Ferguson," was later adapted for the town, which was incorporated as a fourth class city in 1894.¹ Old Ferguson West began to take on its present appearance during the late nineteenth century as the population increased and landholders subdivided large tracts for development. Ferguson's original commercial center is situated immediately east of Old Ferguson West, centering on the intersection of the railroad and Florissant Road. The neighborhood's direct access to the railroad, Florissant Road, and commercial interests attracted early developers and residents.

In 1815, Congress passed legislation to provide relief for settlers who suffered losses during the New Madrid earthquakes of 1811-1812. Unsettled land in northern St. Louis County was associated with the New Madrid claims, including the area of Old Ferguson West. Prior to 1850, Old Ferguson West largely consisted of three New Madrid claims distributed to John Dominique; Benjamin Fooy and John Hogan (who held a single tract); and Antoine Gamelin.² By 1850, Marshall Brotherton, a land speculator, had purchased Fooy and Hogan's 294-acre tract. In a similar manner, William B. Ferguson and Samuel Watson acquired Dominique's 649-acre tract. Ferguson and Watson's parcel was embroiled in a claim dispute between Dominique and three other men: Charles A. Lewis, John N.B. Smith, and Hiram Craig. Ferguson and Watson purchased the parcel from Lewis, Smith and Craig prior to the claim's settlement in 1852.³

By the early 1850s, the northern and western sections of Old Ferguson West had been captured by two large landholders – Thomas T. January, who settled in Ferguson in the 1850s; and David T. Shepperd, a

land speculator from Pennsylvania who settled in St. Louis. January sold a portion of his farm to his brother, Derrick January who in turn sold a smaller section of land to Thomas Payne in the early 1860s. Payne's parcel comprised the northern edge of Old Ferguson West. Shepperd's land (in Old Ferguson West) was acquired by Lewis H. Rose prior to 1860. Today this area (associated with Shepperd and January; and later Rose and Payne) includes lots that border the north side of Carson Road between Harvey (west) and Clark (east) Avenues.⁴

The abundant land transactions that occurred in Old Ferguson West prior to 1880 make the neighborhood's earliest years of transition difficult to track. By 1870, William Ferguson (who purchased Samuel Watson's interest) sold all of his holdings west of Florissant Road. Ferguson's parcel in Old Ferguson West was purchased by three individuals: Tillinghast DeVol (1866), William Clark (1867), and Malcolm Miller (1868).⁵ DeVol constructed a home along the south side of Carson Road, and Clark constructed a home on Wesley Road – neither of which stands today.⁶ In 1872, Miller constructed a house near the intersection of Carson Road, Clark Avenue, and Florissant Road. The dwelling stands today at 11 Miller Place.⁷ Also evident by 1870, was the acquisition of Marshall Brotherton's tract by Harrison Tiffin. Tiffin's purchase included a large area "south of Tiffin Avenue as far as the Maline Creek, east of Georgia Avenue and west of North Florissant Road."⁸

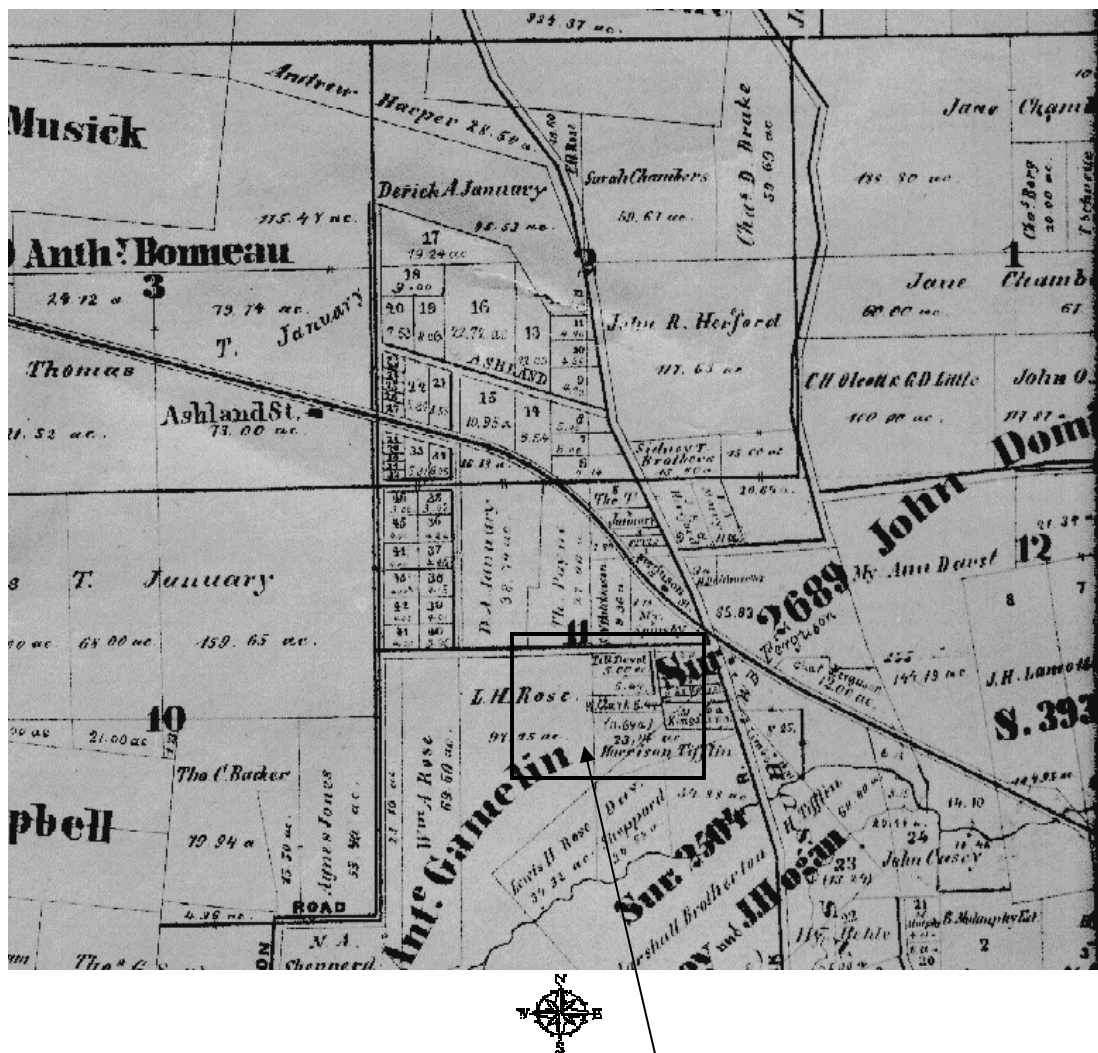


Figure 1. Survey Map of St. Louis County, c. 1870. Old Ferguson West area is situated west of North Florissant Road (Huttawa, c. 1870).

Harrison Tiffin played an important role in the development of Old Ferguson West. He was engaged as a farmer and an agent for St. Louis' Union Stockyards when he moved his family to Ferguson during the mid-1860s.⁹ Shortly thereafter, Tiffin established the city's first community center, Tiffin Hall. Local historians believe that the hall was later "divided into two residences which now stand at that location."¹⁰ These dwellings are probably those located today at 124 and 112 Tiffin Avenue. In 1887, Harrison Tiffin donated land for Ferguson's Methodist Episcopal Church South, constructed by John Niebling. Niebling was a well-known local carpenter and builder who also constructed a house for Tiffin at 121 South Florissant Road.¹¹ Parishioners of the Methodist Episcopal Church South met in Tiffin Hall until the church was completed in 1888. The congregation purchased an additional lot (408 Tiffin Avenue) in 1902 for a parsonage (see Figure 4). The original Methodist Episcopal Church South at 125 Tiffin Avenue, though extensively altered since construction, is extant and used as a dwelling (see Figures 2 and 3). A second Methodist church was constructed in 1912 at 21 Wesley Avenue on a parcel donated by Louis Maull. The 1912 building burned in 1938, at which time it was replaced (on the same parcel) by the present church.¹²

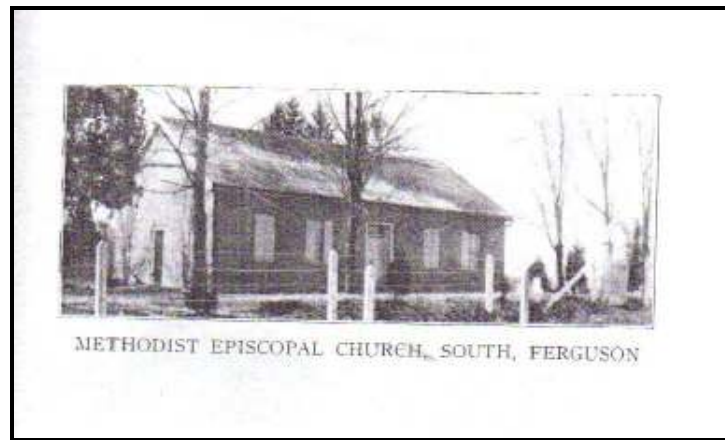


Figure 2. Ferguson's earliest Methodist Episcopal Church, South, constructed in 1888 at 125 Tiffin Avenue. The building is used today as a residence (c. 1910; Source: Thomas, p. 291).



Figure 3. 125 Tiffin Avenue. The dwelling is believed to have originally served as Ferguson's first Methodist Church. It was remodeled as a dwelling in 1912, and exterior brick was added in 1927. View is facing northeast.



Figure 4. 408 Tiffin Avenue. Dwelling is believed to have been constructed ca. 1902 as a parsonage for the Methodist Episcopal Church South at 125 Tiffin Avenue. View is facing southwest.

In addition to its prominence as a residential neighborhood, Old Ferguson West supported Ferguson's earliest school building, erected in 1867 at the southwest corner of Wesley Avenue and North Florissant Road. The school was moved in 1870 to 110 Clark Avenue, where it stands today (see Figure 5). The building remained in use as a school until c. 1880, when Central School – a four-room, two-story brick building – was constructed at the northwest intersection of Wesley and Clark Avenues.¹³ Central School was important to Ferguson not only as an educational facility, but also as a social center, replacing many of the functions formerly supported by Tiffin Hall. The school's upper floor provided space for numerous "plays, dinners, town meetings, and [other] activities."¹⁴ Central School was enlarged in 1895, 1904, 1908, and 1925-27. By the 1930s, the building held 14 rooms and a gymnasium.¹⁵ Central School was individually listed on the National Register of Historic Places in 1984. It is located in the heart of Old Ferguson West at 201 Wesley Avenue and remains in use as an elementary school.



Figure 5. 110 Clark Street was originally a school. The building was renovated as a dwelling c. 1880 and remodeled in the early twentieth-century. View is facing northeast.

Throughout the mid-to-late nineteenth century, Old Ferguson West supported a number of Ferguson's earliest and most prominent residents. Many of these individuals were associated with the North Missouri Railroad; others were investors in northern St. Louis County's land development activities. The train, which served to establish the small community in the mid-1850s, brought tremendous change to Ferguson after 1879 when a merger with the Wabash Railroad Company boosted the settlement's population and stimulated land subdivision and development. This period of time served to establish Old Ferguson West as one of the city's most prominent residential districts.

Old Ferguson West, the Wabash Railroad, and Ferguson as an Incorporated City, 1879 – 1900

In 1879, the North Missouri Railroad was absorbed by the Wabash Railroad Company. The merger increased Ferguson's reputation as a suburban enclave by increasing the frequency of daily commuter trains and creating a number of jobs associated with the new ownership. As a result, Ferguson began to flourish. Many new residents arrived to the city – some worked for the railroad; others established businesses or commuted daily to work in St. Louis. Old Ferguson West, as noted previously, was situated near the junction of the main train depot and North Florissant Road (see Figure 6). This prime location adjoined the neighborhood to the city's early commercial hub. As discussed, the location not only brought early residential development; it led to establishment of churches and schools. The earliest residential subdivision that extended into Old Ferguson West was platted by John Ashbrook in 1886. Ashbrook Place lies primarily outside of Old Ferguson West; however, it encompasses lots for the former Wabash train depot at 1 Carson Road and three dwellings at 1 S. Clark Avenue; 215 and 217 Carson Road.¹⁶



Figure 6. 1 Carson Road – formerly the Wabash train depot. This property lies within Old Ferguson West's earliest subdivision, Ashbrook Place. View is facing north.

The following map and chart help visualize and chronicle the complex numerous subdivisions that were platted in Old Ferguson West.

MAP OF SUBDIVISION PLATS IN OLD FERGUSON WEST



SUBDIVISION PLATS IN OLD FERGUSON WEST

Name of Subdivision	Year Plat Filed	Map Location*
Ashbrook Place	1886	Book 1, pp. 60-61
Ashland's Subdivision of January Farm	1868, 1886	(1868) – Plat Books 18, p. 36; 14, p. 69; 14A, p. 89; 14A, p. 10** (1886) – Book 1, p. 65
Epple Subdivision	1926, 1934	(1926) – Book 20, p. 114; (1934) – Book 31, p. 10
George S. Case Tract	1907	Book 6, p. 31
Grimms	1963	Book 107, p. 63
Harvey Spring Park Addition	1936	Book 30, p. 28
Jala Gardens	1967	Book 123, p. 14
Mauil Subdivision	1910	Book 8, p. 97
Miller Place	1921	Book 12, p. 140
Orchard's Addition	1893	Book 1, p. 118
P.R. Wagner	1908	Book 9, p. 56
Phil E. Green	1891, 1899	(1891) – Book 3, p. 22; Book 4, p. 18; (1899) – Book 1, p. 17S**
Raymar Place	1939	Book 36, p. 18
Reynolds Place	1962	Book 104, p. 100
Spring Avenue Terrace	1960	Book 95, p. 52
Survey 2476	Unknown	Plat Book 1, p. A1**
Survey 2689	Unknown	Plat Book 2, p. D2**
Temple Towers	1956, 1963	Book 78, p. 34; Book 108, p. 29
Tiffin Subdivision	1907, 1911, 1948	(1907) – Book 8, p. 24; (1911) – Book 10, p. 38; (1948) – Book 44, p. 20
Truitt Place	1921	Book 12, p. 148
William A.F. Hain	1921	Book 14, p. 54
Wilson Place	1910	Book 6; p. 60
Winona	1923	Book 15, p. 47

*unless otherwise specified, book numbers refer to Assessor's Number, St. Louis County

**could not locate map at county assessor's or plat subdivision office per information provided by county.

Of note, the following subdivisions were not listed with the County's map collection – R.A. Wagner & Daugherty. The Ann B. Jennings tract, which is mentioned in some resources, is located in Book 1, p. 175.

Ashbrook's plat was soon followed by subdivisions submitted by Phil E. Green in 1891 and 1899, and Malcolm W. Miller (Orchard's Addition) in 1893. Green's subdivisions included lots bordering the north and south sides of Tiffin Avenue. Orchard's Addition was platted immediately north of Green's subdivision, incorporating lots along the south side of Wesley Avenue.¹⁷ An example of early housing constructed in this area is 336 Tiffin Avenue (see Figure 7), constructed in 1898 by Arthur W. Billings.¹⁸ Green's and Miller's subdivisions appear to have been successful – more so than some areas west of Florissant Road that were platted at about the same time. In addition to the neighborhood's direct access to the train depot, a part of this success may be attributed to the neighborhood's early residents. Men like Harrison Tiffin were not merely land speculators, these individuals settled in Ferguson and played active roles in the community, as did their children and any of them lived in Old Ferguson West.



Figure 7. 336 Tiffin Avenue (Phil E. Green Subdivision). View is facing southwest.

The only portion of Old Ferguson West that remained under single ownership by the 1880s was a 62-acre parcel owned by Dr. George Case. Case purchased the tract from the Schopp Family in 1882 – the same parcel owned by Lewis H. Rose during the 1850s-60s.¹⁹ The Case Tract was subdivided over a number of years, beginning in 1887 when George Case sold a half-acre at the southeast intersection of Georgia Avenue and Carson Road to his son, Peter Camden Case. A c. 1887 dwelling constructed for Peter C. Case stands today at 18 Georgia Avenue (see Figure 8). The house originally faced Carson Road and was “turned on the lot” in the 1930s to face Georgia Avenue.²⁰ George Case continued to subdivide land among his heirs. The most recent subdivision of the Case parcel occurred in 1907, bounded roughly by Georgia Avenue (east), Wesley Avenue and Carson Road (north), Tiffin Avenue (south), and Harvey Avenue (west). Streets within the Case Tract were originally named for George Case's daughters, Georgia, Julia (currently Harvey), Eleanor (currently Tiffin), and Delia Hudson Case (originally Hudson; currently Wesley). The subdivision's earliest housing was constructed primarily along Wesley and Tiffin Avenues.²¹



Figure 8. 18 Georgia Avenue (George S. Case Tract). The dwelling is believed to have been constructed for Peter Camden Case, son of George S. Case, c. 1887. View is facing southwest.

In 1894, Ferguson was incorporated as a fourth class city as its population had increased substantially from approximately 185 residents in 1880 to an estimated 1,200 in 1894.²² Ferguson's incorporation spurred a number of city-wide improvements, including the construction of a new railroad bridge across North Florissant Road in 1895 and the erection of an electric plant, which also occurred in 1895.²³ Old Ferguson West remained a popular area for subdivision and development after the city's incorporation. One noteworthy subdivision in Old Ferguson West that occurred after 1894 was associated with Louis Maull. Maull purchased land from the Case Family in 1905 and in 1910, subdividing the area just north of Tiffin's Subdivision. Maull's Subdivision created 8 parcels (possibly 9 – one tract is not numbered on the plat). The lots are situated on both north and south sides of Wesley Avenue, immediately west of Florissant Road and include the lot donated for the 1912 Ferguson Methodist Church (noted earlier). Maull's Subdivision granted public access to Wesley (formerly Blanche) Avenue.²⁴

Another early twentieth-century subdivision in Old Ferguson West was submitted by Peter R. and Ellen Wagner in 1908. Wagner's subdivision abutted the western edge of Orchard's Addition, creating 13 lots south of Carson Road. It appears that much of Wagner's subdivision "disappeared" in later years when the area was re-platted as Eppler's Subdivision (1926, 1934) and Raymar Place (1939). Today, only one parcel, 316 Carson Road (see Figure 9), remains associated with the name "Wagner." It is unclear as to why St. Louis County records tag this single lot as the "R.A. Wagner Subdivision" rather than the P.R. Wagner Subdivision.²⁵



Figure 9. 316 Carson Road is the sole parcel in Old Ferguson West that remains associated with P.R. Wagner's subdivision, platted in 1908. View is facing southeast.

In 1900, Ferguson was selected as the terminus of St. Louis County's longest streetcar route, the Kirkwood-Ferguson line, which extended a distance of approximately fifty miles. Though the streetcar's arrival in Ferguson failed to impact the city's growth as significantly as the railroad, it did strengthen Ferguson's prominence as a commuter suburb. The streetcar extended through Ferguson's commercial corridor adjacent to Florissant Road, terminating as a loop near the Wabash depot on Carson Road. The streetcar indirectly boosted subdivision planning and enhanced the residential character of Old Ferguson West.²⁶

Modern Transportation, Post-War Expansion and Suburban Boom 1900 - 1960

The arrival of Ferguson's streetcar in 1900, though momentous, failed to impact the city as significantly as city officials desired. This was due largely to the failure of the St. Louis and Suburban Railway Company to complete many of the construction and improvement projects initially proffered.²⁷ Despite the setback, streetcars made an impressive impact on Ferguson. Passengers reached an estimated three million by 1907, and approximately 20 new businesses opened in Ferguson during the 1910s.²⁸ "By 1925, the Kirkwood-Ferguson [line] was carrying 4 and a half million passengers" but the numbers faded rapidly once the automobile made its appearance.²⁹ Ferguson was slower to embrace the automobile than most other communities – this was due to the city's lack of early paved roads. Though commuter trains and streetcars remained popular in Ferguson well into the 1940s, the automobile ultimately reshaped the city.³⁰

Old Ferguson West witnessed a number of subdivision plats during the early 1900s, including Miller Place (1921), Eppler's Subdivision (1926 and 1934), Harvey Spring Park Addition (1936), and Raymar Place (1939). As mentioned previously, Miller Place holds an 1870's dwelling constructed for Malcolm W. Miller. Miller died in 1911; his five-acre parcel was subdivided in 1921 (prior to his wife Lavinia's death in 1922). Miller Place created 28 lots, each measuring roughly 50-by-150 feet. Miller Place extends south of Carson Road, terminating at the northern boundary of 25 Wesley Avenue. The dwellings that border Miller Place (with the exception of 11 Miller Place) were constructed shortly after the subdivision was platted³¹ (see example of Miller Place houses in Figure 10)



Figure 10. 20 Miller Place is an example of twentieth-century housing constructed in the subdivision during the 1920s. View is facing southeast.

Raymar Place, platted in 1939, is another twentieth-century subdivision in Old Ferguson West. Raymar Place extends north from Wesley Avenue and terminates as a cul de sac immediately south of 4 Raymar Place. The neighborhood has seven quadrilateral shaped lots of varied sizes that border the central outlet. Hazel P. King submitted the plat, identifying herself in the plat documents as a “single and unmarried” woman and identifying the small subdivision as an exclusive private place, providing easements for public utilities.³² The dwellings that flank Raymar Place were constructed in the early-to-mid 1940s. All of the houses are modest in size and appearance, reflecting their post-World War II era of construction (see representative house in Figure 11).



Figure 11. 7 Raymar Place. The dwelling appears to be one of the subdivision’s earliest homes, constructed c. 1941. View is facing southeast.

Though single-family housing dominated the character of Old Ferguson West after 1900, the neighborhood also supported an early twentieth-century church and Masonic lodge. In 1909, the Zion Lutheran Church established its congregation and began holding services “in the cherry orchard of a Mr. Rodenberg, who lived on Harvey Avenue.”³³ Soon afterward, a dwelling at 123 Carson Road (formerly owned by the Reed family) was purchased and church services continued here until the dwelling burned in 1926. During the 1910s, services were conducted in German, and the church sponsored a “day school.”³⁴ In March 1927, a new church was dedicated by the congregation.³⁵ This church, now addressed as 107 Carson Road (see Figure 12) and an associated parsonage (c. 1927, now addressed as 111 Carson Road (see Figure 13) remain standing today. A modern church and elementary school, constructed in 1957, are located west of the original church and parsonage.



Figure 12. The former Zion Methodist Church, currently in use as a child care center, was built in 1927. View is facing northwest.



Figure 13. 111 Carson Road was constructed c. 1927 as a parsonage for Zion Methodist Church. View is facing northwest.

Ferguson's Masonic Lodge was organized in 1889, but the organization did not construct a building until the mid-1920s. Prior to that time, meetings were held in Bindbeutel's Hall on Florissant Road. A building fund established in 1920 raised sufficient funds to purchase property at 25 Clark Avenue (see Figure 14), situated immediately north of Central School. John Epple Construction Company (a local Ferguson contractor) was engaged to construct the hall that was designed by Henry C. Grimm. Construction began in Spring 1926, and the building was dedicated on October 26 of that year. In addition to its function as a Masonic lodge, the building was utilized as an early movie theater. The lodge was also used during World War II as a nursery for working women with children.³⁶ As is true for most public buildings in Old Ferguson West, the Masonic lodge served a role of social and community support.



Figure 14. Masonic Lodge, 25 Clark Avenue. View is facing southwest.

Though most buildings in Old Ferguson West were constructed prior to 1960, the study area does include pockets of 1950s-60s era housing. This is significant because after World War II, Ferguson experienced its most rapid period of growth. Population statistics for Ferguson (noted below) reflect the national trend. After the second World War, the United States experienced its “most dramatic stage of suburbanization,” triggered by “increased automobile ownership, advances in building technology, and the Baby Boom.”³⁷ Low-cost housing and long-term mortgages encouraged many to purchase homes; and industrial expansion in and around Ferguson further cemented the community's status as a bedroom suburb. By 1960, no less than four major employers served northern St. Louis County, including Universal Match Corporation (in Ferguson, 1926-1983), Emerson Electric Company (in Ferguson, 1940 – present), St. Louis Ordinance Plant (1941-1953), and McDonnell-Douglas (1939 – present). Ferguson's population more than doubled during the 1940s-50s. Census statistics estimate that the city supported a population of 5,724 in 1940; 11,573 in 1950; and 22,149 in 1960.³⁸ Old Ferguson West, solidly established by 1950, was soon subdivided to its full capacity.



Figure 15. 2 Spring Avenue. Example of the neighborhood's early 1950s-era housing. View is facing northeast.

One new subdivision plat was submitted for Old Ferguson West during the 1950s, and most vacant lots in existing subdivisions were quickly developed for housing. In 1956, the southwest corner of Clark Avenue and Carson Road was platted as Temple Towers (formerly Wilson Place, platted in 1910). This area holds the neighborhood's only collection of multi-family housing (see Figure 16). It is clear that the incorporation of apartment buildings in Old Ferguson West was necessary to provide housing for the rapid influx of residents arriving after World War II. Three apartment buildings at 210, 216, and 222 Carson Road were built in the Temple Towers Subdivision during the 1950s. The subdivision was expanded south along the west side of Clark Avenue in 1963, at which time two additional apartment buildings were constructed at 3 and 7 Clark Avenue.³⁹



Figure 16. 216-210 Carson Road. Apartment buildings (1950s) in Temple Towers Subdivision. View is facing southeast.

Old Ferguson West also supports two 1960s subdivisions, Grimm's (1963) and Jala Gardens (1967). Formerly associated with the Case Tract, Grimm's Subdivision was platted by Edna Grimm at the southwestern intersection of Carson Road and Georgia Avenue. In 1963, the subdivision held an existing 1950s-era dwelling at 414 Carson Road (extant), probably occupied by Edna Grimm. Three additional lots were created east of 414 Carson Road. These lots feature 1960s-era housing at 410 Carson Road; 1 and 17 Georgia Avenue. Jala Gardens is situated at the northwestern intersection of Carson Road and Beacon Avenue. Two of the four lots associated with the subdivision extend into Old Ferguson West at 501 and 505 Carson Avenue.⁴⁰



Figure 17. 414 Carson Road, Grimm's Subdivision. View is facing southwest.

Old Ferguson West is one of Ferguson's most intact and best representations of the city's residential development. Today, the neighborhood holds a vast and eclectic collection of late-nineteenth, early-twentieth, and mid-twentieth century housing. The houses, churches, schools, and public buildings in the neighborhood richly illustrate Ferguson's growth and progress since its establishment as a railroad settlement in 1855. Old Ferguson West is an outstanding neighborhood, featuring a number of noteworthy architectural styles and building patterns that as a whole, well represent the community's history, development, and overall distinctive character.

End Notes

¹Ruth Keenoy and Karen Bode Baxter, “Historic Resources in Ferguson, Missouri,” Multiple Property Documentation Form (2008), E:3, 9.

²E. Dupré, *Atlas of the City and County of St. Louis by Congressional Townships . . .* (St. Louis: Self-published, 1838; reprint 1985), 35-37.

³Ibid, 36; Beverly Ann Fleming, “Ferguson: A Community Profile” (St. Louis: St. Louis County Department of Parks and Recreation, 1984), 4-6.

⁴Fleming, 9; Julius Huttawa, *Atlas of St. Louis County* (St. Louis: Self-published, [1870]).

⁵Berkley Kalin, “A History of Ferguson, Missouri, 1855 – 1819” (St. Louis University Master’s Thesis, 1960), 85.

⁶Fleming, 9.

⁷Fleming, 9-10; Irene Sanford Smith, *Ferguson: A City and Its People* (Ferguson, MO: [Ferguson Historical Society], 1976), 120.

⁸Kalin, 85.

⁹Smith, 134.

¹⁰Kalin, 40-41.

¹¹Smith, 124.

¹²Fleming, 28-30; Kalin, 41.

¹³Smith, 75.

¹⁴Ibid, 37.

¹⁵Keenoy and Baxter, E:33-34.

¹⁶St. Louis County Assessor’s Office, Real Estate Subdivision Plats (Clayton, MO). Ashbrook Place – Book 1, 60-61.

¹⁷St. Louis County Assessor’s Office. Green’s Subdivisions – Book 3, 22; Book 4, 18 and Orchard’s Addition – Book 1, 118.

¹⁸Fleming, 26.

¹⁹Ibid, 27.

²⁰Ibid, 28.

²¹Ibid; St. Louis County Assessor’s Office. George S. Case Tract – Book 6, 31.

²²Keenoy and Baxter, E:9.

²³Kalin, 121.

²⁴St. Louis County Assessor’s Office. Maull Subdivision – Book 8, 97.

²⁵Ibid. P.R. Wagner – Book 9, 56.

²⁶Keenoy and Baxter, E:27.

²⁷Ibid, E:28.

²⁸Ibid.

²⁹Tim Fox, *Where We Live: A Guide to St. Louis Communities* (St. Louis: St. Louis County Department of Parks and Recreation, 1984), 5.

³⁰Keenoy and Baxter, E:29.

³¹Smith, 120; St. Louis County Assessor's Office. Miller Place – Book 12, 140.

³²St. Louis County Assessor's Office. Raymar Place – Book 36, 18.

³³Kalin, 43.

³⁴Keenoy and Baxter, E:40-41.

³⁵Kalin, 43-44.

³⁶“Masonic Temple,” Unpublished history at Ferguson Historical Society (2001), pages not numbered.

³⁷David L. Ames and Laura Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: United States Department of the Interior, 2002), 1:8.

³⁸Keenoy and Baxter, E:12-13.

³⁹St. Louis County Assessor's Office. Temple Towers – Book 78, 34 and Book 108, 29.

⁴⁰Ibid. Grimms – Book 107, 63 and Jala Gardens – Book 123, 14.

RECOMMENDATIONS

The final section of this report provides recommendations to increase the likelihood that the Ferguson Landmarks Commission will be able to successfully list the Old Ferguson West in the National Register of Historic Places.

A. PUBLIC EDUCATION

As the Ferguson Landmarks Commission proceeds with the process of preparing an historic district nomination to the National Register of Historic Places for the community, it needs to undertake a two-prong public education effort. Since listing properties on the National Register of Historic Places requires the owner's consent (and a district can only be listed if a majority of owners support its listing, or at least do not object formally to the district designation), it is vital that the Ferguson Landmarks Commission develop a strategy to increase the public's awareness of the National Register of Historic Places and what that actually means for a property owner and for the community.

First, it was evident to both the consultants that both property owners and the general public still have misconceptions of the impact, benefits, and restrictions for property owners when their buildings are listed on the National Register. While the Ferguson Landmarks Commission obviously would want to be enthusiastic about the potential nominations, it needs to also be open and honest in discussing the public's concerns, most of which are simply misconceptions.

- ◆ Most of the community still does not understand the potential benefits both in community pride and to the local economy that could result from having a National Register historic district designation.
- ◆ Homeowners do not realize the value that historic designation adds to the property or that historic district status tends to enhance property values and lower crime in the neighborhood.
- ◆ Property owners fear government interference with their control of their own property even though the National Register of Historic Places listing does *not* automatically restrict private owners' property rights, and actually provides some protection from government actions (such as highway construction, installation of cell towers in the neighborhood, etc.).
- ◆ While property owners are concerned about government restrictions, the only potential restrictions are additional design review requirements, which are not automatic with National Register listing—it requires passage by the local government of a designation as a local historic district as well the creation of the design review requirements. The specific design review requirements would be fashioned based upon community consensus and would certainly not be passed by the Ferguson City Council without public review and support.
- ◆ In residential areas, property owners often fear that listing on the National Register will mean increased traffic from tourists, but some tourist traffic (like the self-guided walking tour already available in a pamphlet about Old Ferguson West) only helps improve the regional image of the community and it is doubtful that the volume of traffic would ever increase so significantly that it would become a problem for residents.

- ◆ Residents worry that listing on the National Register would mean that they would have to open their homes to anyone who wanted to see the inside of the house, and while this rumor persists around the nation, it simply is *not* true—private property is still private property in the United States and no one has to provide public access to the interior of the home or to their grounds.
- ◆ Some people worry that listing on the National Register will require them to “restore” their home, or to make changes they were not planning to make, but that is not so.
- ◆ Property owners are unaware of the significant financial assistance in the form of historic tax credits (25 percent of the rehabilitation costs) that are available in Missouri and can provide the equity (and cash) needed when the homeowner decides to undertake a substantial rehabilitation of an historic building, something that could be especially helpful to the property owners who have deferred maintenance or need to update systems.

While a majority of residents still seem to enthusiastically support the concept of the district nomination, misinformation and negative rumors have a way of spreading quickly. It is extremely rare that there is substantial opposition to a residential district nomination in Missouri. From the consultant’s experience, communities which do not undertake a public awareness campaign either have difficulties getting a majority of the owners to actively support listing or they do not utilize the actual listing on the National Register of Historic Places to their best advantage.

The City of Ferguson and the Ferguson Landmarks Commission have already started this process by helping host a workshop for homeowners at a House Fair this spring, providing information on what stylistic details are important to the historic integrity and the value of their homes, providing local resources for materials and contractors that specialize in historic home renovations, as well as discussing the issues of sustainable design while maintaining the historic integrity of their homes. The public meetings for the survey grant project also helped with this process of familiarizing property owners with the National Register. Encouraging local participation in St. Louis County Historian’s walking tour of Old Ferguson West and discussions at the neighborhood association meetings are other means of helping focus attention on the positive aspects of preservation activities through increased awareness, knowledge and pride in the community’s architectural heritage. Hopefully, the upcoming public meeting with the information provided by the consultant, Karen Bode Baxter, will help clarify these owners’ understanding of the National Register. To further increase the awareness of the significance of individual homes, copies of the individual Missouri Historic Inventory form will be provided to any property owner who requests it. Another meeting with the property owners is already being planned, for sometime in the early fall of 2010, at the beginning of the nomination grant project, which will also help.

However, the Ferguson Landmarks Commission needs to actually develop a strategy that addresses not only what salient points need to be communicated to property owners, but it also needs to develop a calendar for the activities to be incorporated into the campaign and identify which individuals will be responsible for which part of the project. It is especially critical that the message be consistent, repetitive, and frequent if it is to be effective in changing the attitudes or improving the understanding of the merits of the National Register of Historic Places and of preservation’s possibilities for Ferguson. Given the local newspaper that is published regularly and distributed freely, that could be one avenue for disseminating information about different aspects of the issue. More workshops or programs just for property owners could address their particular concerns, such as training programs on doing home repairs and improvements using accepted preservation techniques or explaining the *Secretary of the Interior’s Standards for Rehabilitation* and how these might be interpreted when developing design review requirements. Even a workshop on how homeowners and landlords could prepare their own historic tax credit application could help garner support for historic preservation projects and a National Register historic district listing.

B. NOMINATION TO THE NATIONAL REGISTER

While there are 4 buildings individually eligible for (and the 1 already listed in) the National Register of Historic Places, the recommendation of this report is for the Ferguson Landmarks Commission to proceed with the steps necessary to complete a district nomination, not individual nominations. This is certainly the most expedient means for listing all of the eligible resources on the National Register of Historic Places and the community has already been awarded another Historic Preservation Fund grant to complete a district nomination.

Within a district nomination, individual properties do not have to be addressed in the same detail as with individual nominations and they require less specific information and documentation on each individual property, saving on both consultant and volunteer time. Yet the result is the same, the property is listed on the National Register of Historic Places. Given the extent of research completed with this current survey, little additional research would be needed on individual building histories to complete a district nomination, but much more documentation would be required for individual nominations of these same buildings, a very costly and time consuming process. In addition, individual nominations require documentation of the integrity of interior spaces, something not covered in the historic survey and not required with a district nomination.

A district listing provides the same benefits to less distinctive resources deemed contributing but not individually eligible (the vast majority of buildings in Ferguson) as it does to those few identified as individually eligible for the National Register of Historic Places, a decided benefit when trying to encourage historic preservation activities among property owners. Property owners of contributing buildings that are not individually eligible can be encouraged by their inclusion to undertake improvements or maintenance with sensitivity to the historic integrity of the building. Property owners of contributing buildings, like individually eligible buildings, would be eligible to apply for historic tax credits. It is also much more effective when trying to improve Ferguson's image to reference an historic district, rather than simply individual historic resources.

C. OTHER SUGGESTED PROJECTS

During the course of this survey project, the consultant, Karen Bode Baxter, had conversations with city staff and some commission members and it became apparent that the commission could use some additional direction on future projects, outside the scope of this current survey project. Baxter recommends the commission undertake some long-range planning activities, ones that set new goals for the commission and help identify activities to accomplish those goals. The commission has been very active in the past with educational projects and the survey project, which are all laudable accomplishments and are activities that should be continued. Such planning can help a commission, with its limited financial resources and limited number of volunteers, to set priorities for all of its activities so that it can methodically enhance the image of preservation in the community and improve the awareness of the wealth Ferguson has in its historic buildings and the unique heritage they represent.

In addition, Baxter realizes that while the commission members are very dedicated, like all commissioners, they could benefit from more training. While they have been trying to take advantage of the many training programs offered by the State Historic Preservation Office and Missouri Preservation, for which they should be commended, Baxter recommends that they continue to attend as many training programs as possible and continue incorporating information into their commission members' training manuals. In addition to commission members, city officials (especially the building inspectors and city planning staff) should be notified of various opportunities for training and encouraged to expand their understanding of preservation by attending pertinent workshops.

The Ferguson Landmarks Commission and the City of Ferguson should be commended for their accomplishments evidenced by the community's increasing appreciation for historic preservation. They should also be commended for completing this survey project, which was a significant first step in providing a thorough historical survey of the entire community.

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MASTER LIST OF ALL BUILDINGS

Attached is the Access database printout table of all of the buildings in the survey area.

The list was organized by address

The second column lists the original use (residence, apartment, etc.) and in this community this use has rarely changed. Blank boxes usually indicate a parking lot or vacant lot. Check inventory form for details.

The third column identifies the date of construction as was determined based upon the research.

The fourth column identifies whether or not the building is contributing in the district (A checked box means that it is contributing, Unchecked box means that it is non-contributing in the historic district).

The fifth column identifies the major stylistic influence.

LIST OF ALL BUILDINGS BY ARCHITECTURAL STYLE

Attached is the Access database printout table of all of the buildings in the survey area that is organized in alphabetical order by the primary stylistic influence.

The first column lists the street address.

The second column lists the stylistic influence.

The third column lists the date of construction.

The fourth column identifies the original use of the building (residence, apartment, etc.).

The fifth column identifies whether or not the building is contributing in the district (A checked box means that it is contributing, Unchecked box means that it is non-contributing in the historic district).

LIST OF ALL BUILDINGS BY DATE OF CONSTRUCTION

Attached is the Access database printout table of all of the buildings in the survey area that is organized by the identified date of construction. It should be noted that in a few cases, the only way to estimate the date was by the county assessor's estimate or the span of years between city directory publication, which is not precisely accurate. Additional research will be needed to verify some dates, a process which will be completed when the historic district nomination is prepared.

The first column lists the street address.

The second column lists the estimated date of construction.

The third column identifies the predominant stylistic influence.

The fourth column identifies whether or not the building is contributing in the district (A checked box means that it is contributing, Unchecked box means that it is non-contributing in the historic district).