



# A New Century In Old Orchard

HISTORIC WALKING TOUR

THIRD IN A SERIES

Established by the  
Webster Groves Historical Society and the  
City of Webster Groves, Missouri

The Webster Groves Historical Society gratefully acknowledges Webster University whose support helped to make this Webster Walk a reality for Webster Groves citizens and visitors, both today and for many years to come:

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### Before You Begin Your Walk

Old Orchard draws its name from the apple and peach orchards that lined the Indian trail to the Big Bend in the Meramec River in the mid-19th century. Captain Richard J. Lockwood, his brother-in-law George Robinson, Squire William Ayres, the Payne brothers, Dr. William Brown and John Murdock had large orchards, tended by slaves, through what would become Old Orchard, Webster Park, Tuxedo Park and Shrewsbury. In the spring the blossoms transformed the orchards into fairyland, and in the fall the orchards smelled like cider.

In 1884 the Frisco Railroad laid tracks through the area and built a commuter station in the middle of the Lockwood property. Captain Charles Rodgers, general manager of the Frisco Railroad, wanted to name the station Lockwood, because he and Lockwood had been friends on the Mississippi River during the golden era of steamboats. But there were other stations in Missouri named Lockwood, so Rodgers asked the Lockwood family to help him name the station. The Lockwoods suggested "Old Orchard."

Lockwood's sons were successful businessmen and envisioned a suburban village near the station. They subdivided their mother's 80 acres, calling it Angelica Lockwood's Farm, and built a livery stable, a grocery store, a laundry and a small hotel on Old Orchard Avenue, near the station.

George Robinson had already established the Old Orchard School on Big Bend in 1866 for his children and the Lockwood children, two years before the Webster School began. The Tuxedo Park School joined the Old Orchard School District in 1890. That same year a new brick Old Orchard School was built on Big Bend Road, and the old frame school became the Village Hall. The Old Orchard School District merged with the Webster Groves School District in 1901. By 1909 the population of Old Orchard had outgrown the Old Orchard School, and a new school was built on Page Avenue. During this same period, the Sisters of Loretto began the school that would grow into Webster University, still based in Old Orchard today.

The City of Webster Groves incorporated in 1896, and in 1897 Webster Groves annexed Old Orchard. Residents of Old Orchard did not want to be taxed for the paved streets, sidewalks, water lines, gas lines and sewers that were laid in central Webster first, so for the next 20 years they tried to secede.

Also in 1897 the Manchester Streetcar Line began operating from Maplewood, over the Edgebrook Bridge, along Summit Avenue and west on Lockwood Avenue to Kirkwood. It provided convenient transportation for shopping in Maplewood and commuting to work downtown.

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The streetcar continued to be important through World Wars I and II, when few residents owned automobiles. It stopped running in 1949.

The Old Orchard Business District bustled with the activity of a tinsmith's shop, a blacksmith's shop, a hardware store, the Hess Grocery and Levy's Dry Goods. The Old Orchard Pharmacy began as a cigar store and was a local institution until the 1980s. It housed the Old Orchard Post Office. Old Orchard State Bank merged with the Webster Groves Trust Company during the Depression to avoid going under. Bopp Brothers owned a livery stable on Old Orchard Avenue next to the Old Orchard Volunteer Fire Department and a garage on Big Bend that became a Studebaker dealership.

The Wolfsbergers ran a grocery store and meat market on Old Orchard. Holekamp Lumber occupied the old hotel near the Old Orchard Station, and its lumber yard spread out across the railroad tracks. Fred Knickman delivered ice and coal from his large tin building next to the tracks at Old Orchard and Garden Avenue. A laundry, a real estate office, a shoe repair shop and several confectioneries occupied small frame buildings in between. The northwest side of Big Bend remained undeveloped until brick commercial buildings went up in the 1920s.

Today Old Orchard tells the story of the suburban movement that marked the turn of the 19th century. As large farms were subdivided into housing plats, "spec" homes were built to attract families here from the city of St. Louis. Railroad tracks and then streetcar lines further encouraged commuting, and soon a thriving business district, schools and churches were built to serve the growing population. The Victorian era passed, and the new century ushered in radically new schools of thought in architecture. This new Modernism introduced the Craftsman and Prairie styles and was executed in the form of the Bungalow and American Foursquare. The American Foursquare in particular, with its efficient, economical and adaptable design, became the perfect fit for the smaller lots of the new suburban landscape and came to symbolize America's suburban movement. As you walk through Old Orchard, you can clearly see evidence of this transition in American history, captured for us today in the businesses, educational institutions and well-tended homes of this quaint and distinctive community.

Sites on the Historic Webster Walks have been selected for their architectural or historical value, and they are identified in this book by the names of the people or businesses that originally occupied them. Distinguished sites have been awarded bronze medallions which are embedded in the sidewalks in front of those sites. Your guidebook notes the sites as follows:

- Ⓜ Medallion, distinguished site
- Ⓐ Architectural significance
- Ⓜ Historical significance

## Key Architectural Styles in Old Orchard



Queen Anne



American Foursquare



Italianate



Dutch Colonial Revival



Colonial Revival



Bungalow



Spanish Colonial Revival



Craftsman



Georgian



Federal



Greek Revival



Shingle Style



Victorian Vernacular



Tudor Revival

## Old Orchard Walk

This Historic Webster Walk is a 2.4-mile tour through the commercial, educational and residential areas of Old Orchard. The entire walk is paved and covers flat to gently sloping terrain.

Begin your walk at the southern end of the Old Orchard Center parking lot at the southwest corner of Lockwood and South Old Orchard avenues. Cross Old Orchard Avenue to Frisco Avenue. At the far edge of the parking lot is a concrete foundation that marks the origins of the Old Orchard business district.

### H Frisco Avenue and Railroad Tracks

**Old Orchard Station (1884, concrete foundation)**

The St. Louis and San Francisco Railroad laid its tracks through this area in 1884 and built a commuter station here, in the middle of Captain Richard J. Lockwood's orchards. Captain Charles Rodgers, general manager of the Frisco Railroad, wanted to name the station Lockwood, but there were other stations in Missouri named Lockwood, so the family suggested "Old Orchard." Lockwood's grown sons envisioned a suburban village near the station, and they subdivided their mother's 80 acres, calling it Angelica Lockwood's Farm.

The Frisco Railroad built a board-and-batten commuter station where the old concrete foundation is now. There was a siding spur across the tracks for the Hawkins Willis Lime Company. The station was torn down in the 1950s.

*Go back to Old Orchard Avenue; turn right and walk toward Lockwood Avenue. Along this street, the Lockwood sons built a livery stable, a grocery store, a laundry and a hotel. Then, as now, Old Orchard had a thriving business district.*

### M Triangular park at Lockwood, Big Bend, and South Old Orchard avenues

**Lockwood's Gazebo (2000, Victorian Gazebo)**

The Lockwood family owned 80 acres, running from Laclede Station Road to Edgar Road and bordered on the north by Lockwood Avenue. On the land they built a home, several outbuildings, gardens, a vineyard, a large orchard and a pond. The pond was in front of the caretaker's house at the intersection of Big Bend and Lockwood. The Lockwoods built a gazebo over the edge of the pond, and many children fished from the gazebo in the summer and skated on the pond in the winter. When the roads were oiled, the fish in the pond died, and the pond was filled in. The City of Webster Groves recreated the Lockwood Gazebo in Gazebo Park in the 1970s and replaced it in 2000.

*Turn left on Lockwood Avenue. Take the first left on Loretto Center Drive, marked by the large brick sign of the Sisters of Loretto - Nerinx Hall. Follow the drive around to the right and go behind the Loretto Center to the circle drive, just past another gazebo. To your left you'll see the Richard J. Lockwood House. Walk around the house to the left to view its stately façade.*

### M 590 East Lockwood Ave.

**Richard J. Lockwood House (1853, Italianate)**

Captain Richard J. Lockwood came to St. Louis from Delaware in 1836 and got a job as a clerk on a river boat. After several successful years as captain of his own steamboats, Lockwood established a ship chandlery on the St. Louis levee in 1842, selling special supplies for boats. In 1850 Lockwood purchased 80 acres on Big Bend Road from Pierre Chouteau, Jr. The following year he married Angelica Peale Robinson, sister of George Robinson, a St. Louis merchant. In 1853 the Lockwoods built this large white frame Italianate house. It served as a retreat from their winter residence on Locust Street and the cholera epidemics of summer. The Lockwoods had five sons, two daughters, plus a son by Richard's first wife who had died. In 1884 Lockwood's sons subdivided the property and built several commercial buildings on South Old Orchard Avenue. They kept "Summer House" until 1924 when they sold it to the Sisters of Loretto for Nerinx Hall High School.

*Surrounding the Lockwood house today is the campus of Nerinx Hall High School, named for Father Charles Nerinckx whose statue stands in this courtyard.*

### H 530 East Lockwood Ave.

**Nerinx Hall High School (1953, 1983 Modern)**

Father Charles Nerinckx established the Order of Loretto in Kentucky in 1812 to educate poor children and slaves. The Sisters of Loretto came here to teach the children of Holy Redeemer Parish in 1898. They taught the boys at the church and the girls in a large home purchased from Benjamin Webster. They withdrew from teaching the boys in 1909 and established the Loretto College and Academy for girls in 1916. In 1924 the high school moved to the old Lockwood mansion and took the name of Nerinx Hall. Classes were held in the Lockwood mansion until the main school building was built in 1953. Additions were made in 1961, 1966, 1973 and 1977. A new gymnasium was built in 1984, after a fire destroyed the old one. Nerinx Hall High School is still a private girls' school taught by the Sisters of Loretto.

*Return to the street and turn left. Turn left again when you reach the driveway for 8260 Big Bend Blvd. As you walk up the drive, you are entering the campus of Webster University, which began as the Loretto Seminary in 1898. Several architecturally significant homes have been converted for use as university facilities; they provide textbook examples of three important architectural styles of the early 20th century.*

● **8260 Big Bend Blvd.**

**William T. Dooley House** (1933, *Colonial Revival*)

In 1933 architect Beverly Nelson, designed this Colonial Revival house after tearing down a frame house that had been built here for Frank Below in 1908. Nelson designed this house for William T. and Cornelia Dooley. Dooley was the secretary of the Lewis-Howe Company, makers of Nature's Remedy and Tums. Cornelia was the daughter of James H. Howe, president of the Lewis-Howe Company; and her father lived next door, at 8270 Big Bend.

Beverly Tucker Nelson, the architect, was the product of three prominent old Virginia families. He practiced architecture in Tulsa, Okla., from 1916 to 1926, when he came to St. Louis. Here he designed Colonial Revival houses for wealthy St. Louisans and the Williamsburg-style buildings that used to characterize downtown Clayton, Mo. During World War II he became an architect for the U. S. State Department. Note the use of multi-pane windows, quoinwork at the corners and the brick beltwork that delineates the two stories of the home. These features typify the Colonial Revival style.

*Walk to your right to the large home with the red terra-cotta tiled roof.*

**8270 Big Bend Blvd.**

● **James H. Howe House** (1908, *Craftsman*)

Architect Charles Holloway designed this house, one of the most outstanding examples of Craftsman architecture in the St. Louis area. Like many of the houses illustrated in Gustav Stickley's magazine, *The Craftsman*, this house has an earth-tone stucco finish and a gently sloping roof with broad eaves and exposed rafters. The house also has beautiful Art Nouveau details, such as stylized wrought iron vines on the east side and stained-glass windows on the west.

James Harvey Howe was born in 1873, and after his parents died, he was raised by an uncle, A. H. Lewis, in Bolivar, Mo. Lewis, a chemist and pharmacist, owned the A. H. Lewis Medicine Company, makers of Nature's Remedy. Howe became a registered pharmacist at the age of 19 and went to work for his uncle. He married Nellie Acuff of Bolivar in 1895.

Lewis and Howe moved the business to St. Louis in 1901. Lewis died in 1928, and Howe changed the name of the company to the Lewis-Howe Company. In 1930 the company introduced Tums. Frank Below, who lived next door from 1908 through the 1920s, remembered terrible smells emanating from the medicines that James Howe concocted in his basement.

When Webster University purchased the Howe house in 1989, the house was renovated with extra care to preserve and complement its Craftsman and Art Nouveau details.

*Continue to your right through the campus to the massive Tudor Revival home topped by tall, medieval, clustered brick chimneys.*

● **8282 Big Bend Blvd.**

**Frank C. Thompson House** (1910, *Tudor Revival*)

The Thompson House, now owned by Webster University, was built in 1910 for Frank and Mattie Thompson. James P. Jamieson of the Philadelphia architectural firm of Cope and Stewardson designed the classic Tudor Revival house with decorative half-timbering, a steeply pitched slate roof, pendants in the points of the gables and leaded casement windows.

Jamieson also designed the Quadrangle of Washington University for Cope and Stewardson. In 1912 Jamieson opened his own practice in St. Louis and continued to design outstanding homes, including the one at 315 West Swon Avenue, until his death in 1941.

Frank Thompson owned the Carondelet Foundry, and he and his wife, Mattie, had no children. They called their house "Arbor Lodge" because they had beautiful gardens extending all the way to Garden Avenue. The Thompsons were active members of Emmanuel Episcopal Church, and they established a summer camp for children. Mattie died in 1939, and Frank Thompson died in 1941. Thompson left his estate to the Episcopal Church. Arbor Lodge was to be used by the Episcopal bishop and was not to be sold.

Bishop William Scarlett, head of the Episcopal Diocese of Missouri, lived at Arbor Lodge with his wife from 1941 until he retired in 1952. Eleanor Roosevelt spent a weekend at Arbor Lodge with the Scarletts when she came to St. Louis to see the plans for the Jefferson National Expansion Memorial. On March 14, 1949, she wrote about her visit in "My Day," her syndicated column that appeared in the *St. Louis Post Dispatch*.

After Bishop Scarlett retired, the Episcopal Diocese used the Thompson House as a retreat. In 1960 Webster College wanted to acquire Thompson House, and since it could not be sold, Bishop George Cadigan traded it to the Catholic Church for a large retreat house in West St. Louis County. Today Webster University uses it as the Music School.

*Return to Big Bend Boulevard and take Bompert Avenue north, past the large stone church.*

● **9 South Bompert Ave.**

**Emmanuel Episcopal Church** (1866, *Gothic Revival*)

In 1857 Richard and Angelica Lockwood set aside land for an Episcopal church like the one of Angelica's childhood in Shepherdstown, W.Va. A depression and the Civil War intervened, but as soon as the war was over, the Lockwoods hired Henry Isaacs to build their Gothic Revival church with pointed arches, lancet windows and stone buttresses. Isaacs had studied architecture under Richard Upjohn of New York, and he built many fine homes and commercial buildings in St. Louis.

When Emmanuel was constructed in 1866, Jeanie Lockwood, who was seven or eight years old at the time, was the same height as the metal cross on top of the steeple. The oldest stained glass memorial window in the church, depicting a crown and a cross with thorns, is a memorial to Maurice Blaine, a friend of the Lockwood boys. He often came out to hunt with the Lockwood boys. On August 27, 1866, when he was only sixteen, he tripped going up the porch steps and his gun discharged, killing him. Three of the memorial windows from the 1950s and 1960s were made by the great St. Louis stained glass artist, Emil Frei.

At the turn of the century Emmanuel Episcopal Church had an outstanding music program under the direction of William Jenkins, father of Hollywood composer Gordon Jenkins. The combined adult choir and boys choir sang at a monthly Evensong to a packed house.

Emmanuel Episcopal Church had major additions to its building in 1890, 1906, 1915, 1933, 1947, 1952, and finally in 1965 the new sanctuary was added. The little original church is nestled at the back of the present sanctuary, on the Lockwood Avenue side.

*Continue north on Bompert to Lockwood Avenue and turn left. On your left is more of the Webster University campus. Walk up the circle drive to take a closer look at these National Historic Register buildings.*

#### **M** 470 East Lockwood Ave.

**Webster University** (1915, 1926, Collegiate Gothic)  
Webster University traces its beginnings to the Sisters of Loretto who still operate Nerinx Hall High School today. After the Sisters of Loretto moved their high school to the old Lockwood mansion in 1924, this school changed its name from Loretto College and Academy to Webster College. In 1926 architect Henry Hess designed Loretto Hall, the building on the left, as a dormitory for the women's college.

The building to the right was designed by architect George D. Barnett. This Collegiate Gothic administration and classroom building included a chapel on the back. Webster College became secular and coeducational in 1967, and the chapel became the Winifred Moore Auditorium. Webster College changed its name to Webster University in 1983.

*As you return to Lockwood Avenue, you will see Eden Theological Seminary across the street. Walk onto the campus through the brick entryway. Follow the drive and then the sidewalk into the heart of the campus.*

#### **M** 473 East Lockwood Ave.

**Eden Theological Seminary** (1925, 1968, Collegiate Gothic)  
This seminary began in Marthasville, Mo., in 1850, as the German Evangelical Missouri College. In 1883 it moved to Wellston, where the students had better access to transportation, libraries and German Evangelical churches. The railroad stop near the new seminary in Wellston was named Eden, and since the students spoke of making the trip to Eden, it was not long before they began calling their seminary Eden.

In 1968 Eden Seminary and Webster College put their libraries together and hired architect William P. Wenzler to design the modern library to your left. He took inspiration from the trees on campus, especially the colonnade of trees through which graduates processed on graduation day, and designed poured concrete piers, which resemble trees, to support the interior. Their dramatic silhouettes are most obvious at night, when the library is lit from inside.

*Follow the sidewalk to the ornate administration building of Eden Seminary, with its 100-foot tower.*

In 1925 architect Tom Barnett designed the romantic Collegiate Gothic campus on the 20-acre Reber Estate in Webster Groves. He modeled the 100-foot tower of the administration building after the beautiful Magdalen Tower at Oxford. It has become a landmark, seen above the trees for miles around. Outstanding graduates from Eden Seminary in Webster Groves include Reinhold Niebuhr, who wrote and spoke about social abuses and the poor from his church in Detroit, and his brother, Richard Niebuhr, who served as the dean of the Yale Divinity School.

*Follow the sidewalk through the brick colonnade to your right. As you cross the parking lot to Bompert Avenue, you are walking out of the academic area of Old Orchard and into residential neighborhoods which were laid out and largely financed and built by three generations of the Joy family: Edward Joy, his son, Justin Joy, and his grandson, Wilford P. Joy.*

*In 1886 Edward Joy purchased land from the Lockwoods for a lumber yard, across the tracks from the station. Joy had moved his family and his lumber business to the St. Louis riverfront from Burlington, Iowa, in 1875. He and his sons, Justin and James, shipped lumber down the Mississippi River from Eau Claire, Wis., sometimes on steamboats and sometimes on rafts.*

*Justin Joy purchased the old Hyman Levin mansion with its 27 acres on the north side of Big Bend and Lockwood. He bought more land between Big Bend, Bompert and Newport, and in 1888 he subdivided the land to create Old Orchard Park. Edward and Justin laid out adjacent subdivisions: Joy's Subdivision, Fairview Park, Crown Point, Joy Place and Joy's Second Addition. They advertised in the papers for families to take the train or the streetcar to Old Orchard and have a horse-drawn carriage ride to find a lot for a home. Then Justin Joy would provide the lumber and build their houses. He built many fanciful, frame Queen Anne houses with towers, turrets, bay windows, fishscale shingles and carved sunbursts, in the Old Orchard subdivisions that his father financed. Edward Joy's house still stands at 513 East Lockwood Ave.*

As you reach Bompert Avenue, pause a moment and look to your right. At the corner of Lake and Bompert avenues, you will see one of the many Craftsman homes built by Wilford P. Joy, grandson of Edward Joy and son of Justin Joy. Wilford Joy further subdivided his grandfather's property and built all Craftsman houses on Lake Avenue in 1909. He used magazine plans for Craftsman houses, and he seems to have exaggerated the significant details such as the broad eaves, the exposed rafters and the large windows with many small panes over one large pane. His houses were known for their built-in bookcases and cupboards. You may wish to walk down to Lake Avenue for a closer look before continuing left, or north, on Bompert Avenue.

**M 50 Bompert Ave.**

**Florence E. Page House (1902, Queen Anne)**

Henry Langly Page had this Queen Anne house built for his wife, Florence, as a copy of a house on Skinker Avenue in St. Louis. Henry Page worked for the Carlton Dry Goods Company as an adjuster. He traveled by train to small stores all over the Midwest, advising store managers about administrative efficiency. Florence Page died in 1922 and three weeks later Henry Page died on a train. This house probably began life as an American Foursquare, but over time gained Queen Anne adaptations as the hipped roof was converted with a gabled dormer and pilastered columns and a wing were added.

**A 60 Bompert Ave.**

**David Moore House (1907, Victorian Vernacular)**

This Victorian Vernacular house was built for David Moore, a real estate broker. It is distinguished by classical Greek Revival elements, including a full cornice, entablature, a bulls-eye window and a gable facing the street with a partial frieze band.

**H 102 Bompert Ave.**

**Corinne C. Smith House (1906, American Foursquare)**

Al T. Smith sold real estate in Webster Groves from a small cabin on the northeast corner of Lockwood Avenue and Summit Avenue. Sometimes the Manchester Streetcar went too fast coming down the hill on Lockwood and jumped the track as it turned the corner onto Summit Avenue, crashing into Al Smith's Real Estate office. After this happened several times, Al Smith moved his real estate office to South Old Orchard Avenue, near the Frisco station.

*Continue north on Bompert Avenue to the corner of Sunnyside Avenue. Look to the left across Bompert Avenue to the large house on the southwest corner of Bompert and Oakwood avenues.*

**H 490 Oakwood Ave.**

**Hannah Jarvis House (1903, Craftsman)**

Kent and Hannah Jarvis built this house in 1903, after living in the house next door at 480 Oakwood Ave., which they built in 1899. Jarvis was a real estate broker, the resident agent for McCormick-Kilgen-Rule Real Estate Company, sales agents for Webster Park. Hannah was the daughter of James B. Case, a banker and one of the developers of Webster Park. Hannah Jarvis introduced the Scottish game of golf to Webster Park, which helped spur its development in the late 1800s.

Turn right on Sunnyside Avenue. Along this street and throughout Old Orchard, you will find many homes built in the American Foursquare style. This style is generally characterized as a structure with cubic form (balanced and symmetrical), with a hipped roof, dormers and a full-width front porch. Until recently, Foursquare was not recognized as an architectural type. This is because of the multitude of styles to which it was adapted; for example, the American Foursquare is often embellished with Queen Anne or Greek Revival details.

The American Foursquare home became a national standard for the suburban lifestyle at the turn of the 19th century, coinciding with the migration to suburbia and largely replacing the fussier Victorian styles in new construction. Easy and economical to build, the Foursquare structure was an efficient answer to the suburban lot, resulting in a large house on a small lot. Like Webster Park to the west, Old Orchard was a textbook example of the new "bedroom community." As a result, it's not surprising that Foursquare is the dominant form in the residential areas of Old Orchard.

*Here, along Sunnyside Avenue, are four strong examples of the American Foursquare, all in a row:*

**A 530 Sunnyside Ave.**

**Andrew Deacon House (1907, American Foursquare)**

Andrew Deacon was the foreman of the Missouri Pacific Railroad Repair Shop, located downtown, off of Chouteau Avenue, behind St. Louis University Hospital.

**A 538 Sunnyside Ave.**

**Nannie Hager House (1907, American Foursquare)**

The Hager men — father Charles and his two sons — commuted into St. Louis together where one was a bookkeeper for the New St. James Hotel and two of them were clerks.

**A 542 Sunnyside Ave.**

**H.J. Burley (1908, American Foursquare)**

This American Foursquare was home to H.J. Burley and his wife, Ida.

**A 546 Sunnyside Ave.**

**Joseph Lintzenrich House (1907, American Foursquare)**

Lintzenrich was a slate and tile roofing contractor.

**M 553 Sunnyside Ave.**

**Edward Joy House (1908, Craftsman)**

In contrast to the American Foursquare style, this home features a heavily piered front porch, bungalow-style windows and wide overhanging eaves of the Craftsman movement. This is one of the many houses in the Old Orchard and Tuxedo Park area built by master real estate promoters Edward and Justin Joy.

*Continue on Sunnyside Avenue across Summit Avenue.*

**A 603 Sunnyside Ave.**

**Benjamin A. Truchon House** (1909, *American Foursquare*)  
Benjamin A. Truchon drove a laundry wagon. He also built the identical house next door at 601 Sunnyside Ave. Note the austere front porch entablatures and straight Doric columns.

**M 608 Sunnyside Ave.**

**Josephine Stepan House** (1899, *Queen Anne*)  
The Stepan were from Austria. They met in St. Louis and married in 1890 when Florian was 24 and Josephine was 57. A spring behind their house produced mineral water which they bottled and sold as Old Orchard Mineral Spring Water at the 1904 World's Fair. They built a small store on the corner of Sunnyside and Summit, next to the Manchester Streetcar line, where they sold their spring water and groceries. Mrs. Stepan died in 1940 at the age of 107. The streetcar stopped running in 1949, and the store on Summit was converted to a house in 1952.

**A 617 Sunnyside Ave.**

**M. Lillian Winfield House** (1891, *Queen Anne*)  
M. Lillian Winfield was a widow when she had Justin Joy build this Queen Anne house with its characteristic irregular massing, extreme roofline and turret.

**A 627 Sunnyside Ave.**

**Lincoln M. Stearns House** (1894, *Eastlake Victorian Vernacular*)  
This Victorian Vernacular house with fishscale shingles and Eastlake decorations was built for Lincoln M. Stearns, a buyer for the St. Louis Art Metal Company, makers of file cases and metal shelving. Note the turned columns supporting the front porch. Watch for this same distinctive façade design on other homes on your walk.

*Turn left on North Old Orchard Avenue.*

**A 210 North Old Orchard Ave.**

**Isaiah Forbes House** (1899, *Queen Anne*)  
This Queen Anne house was built in 1899 for Isaiah Forbes, a clerk at the Simmons Hardware Company. Its roofline is reminiscent of the New England saltbox style, and it is distinguished by a fanciful front porch.

*At the bottom of the hill, turn left on Oakwood Avenue. Justin Joy's Old Orchard building career stretched from the late 1880s well into the 1900s, and he adopted his building styles to reflect the changing architectural tastes of the times. The next three homes were all built by Justin Joy; note how the Queen Anne detailing gives way to the later Craftsman influence.*

**M 641 Oakwood Ave.**

**William J. Dunn House** (1890, *Queen Anne*)  
Justin Joy built this Queen Anne house with a large stained glass window on the front for William J. Dunn, a printer for the *St. Louis Globe Democrat*.

**M 638 Oakwood Ave.**

**Justin E. Joy House** (1909, *Craftsman*)  
Justin Joy built this Craftsman house on speculation for his Home Place Realty Company.

**M 635 Oakwood Ave.**

**Thomas B. Holmes House** (1890, *Queen Anne*)  
This Queen Anne house was built by Justin Joy for Thomas and Ella Holmes; he was a salesman for the J. Kennard & Sons Carpet Company.

*Also in this block between Old Orchard and Fairlawn are several Victorian Vernacular homes distinguished by their Eastlake features, including geometric ornamentation and heavy brackets. Look at 642, 632, 628 and 618 Oakwood Ave. These homes were built between 1892 and 1902, most likely by the same builder. 642 Oakwood Ave. was built for George Hutchinson, a clerk, in 1892. 632 Oakwood Ave. was built for Fred Hess who owned a grocery store on Log Cabin Lane in 1902. 628 Oakwood Ave. was built for Arthur Graves in 1892. 618 Oakwood Ave. was built for Monta Payne in 1900; interestingly, it is a replica of the house behind it at 627 Sunnyside Ave.*

*Now go to the corner of Oakwood and Fairlawn avenues and look at the house on the northwest corner.*

**M 625 Oakwood Ave.**

**Clara Coggeshall House** (1890, *Queen Anne*)  
This is a signature example of Queen Anne architecture with great detailing, a beautiful turret finial and steep roof structure. Justin Joy built this house for Carroll H. and Clara Coggeshall; he was a clerk for the U. S. Customs Office.

*Turn right on Fairlawn Avenue.*

**A 307 Fairlawn Ave.**

**Fenton J. Frey House** (1922, *Craftsman Bungalow*)  
This is a strong example of a bungalow with Craftsman details. A bungalow is a 1-1/2 story honeymoon cottage with a broad, gently sloping, gable roof that reaches down over a veranda across the front. Heavy, tapered, square columns support the roof of the veranda. Architects only count the stories that have windows under the eaves as full stories. A story that has dormer windows is considered a half story.

The Craftsman details on this house include the broad, overhanging eaves with exposed rafters and the large windows with single panes on the bottom and many smaller panes on top. Craftsman architecture was designed to promote an appreciation for family life and natural materials like wood. This house has a fireplace and custom-crafted, built-in bookcases.

*Turn right at Amelia Avenue.*



**M 640 Amelia Ave.**

**Old Orchard Congregational Church**

*(1897, Shingle Style Queen Anne Church)*

In 1890 members of the Congregational Church of Webster Groves, who lived in Old Orchard and wanted a shorter walk on Sundays, organized the Old Orchard Congregational Church. They built this beautiful Shingle Style Queen Anne church in 1897. Active members of the Old Orchard Congregational Church included Edward and Justin Joy and their families and William Twining, an elderly Congregational minister who lived on Laclede Station Road. Twining had been the pastor of the Congregational church in Lowell, Mass., and a professor at Wabash College in Indiana. When he moved to St. Louis in 1863 he participated in the Temperance Movement and the Underground Railroad. Twining preached frequently at the Old Orchard Congregational Church. The church received a pipe organ from Andrew Carnegie in 1904. The Old Orchard Congregational Church disbanded in the 1970s, and the building was purchased by the Old Orchard Presbyterian Church in 1981.

*As you continue down Amelia Avenue, note the eclectic mix of architectural styles within just one block.*

**A 644 Amelia Ave.**

**John E. Sheridan House** *(1909, Queen Anne)*

This Queen Anne house, with its fishscale detailing and modified Palladian window and sunburst in the gable, was built for John E. Sheridan, a clerk.

**I 647 Amelia Ave.**

**Mary E. Quick House** *(1909, Queen Anne)*

Mary Quick was a widow. Her husband, W. J., had been a clerk. Their son, Parnell Quick, was a contractor who built many houses in Webster Groves after the turn of the century. He was the best customer of the Holekamp Lumber Company on South Old Orchard Avenue.

**A 653 Amelia Ave.**

**Max A. Wittmann House** *(1909, Shingle Style)*

This Shingle Style house with a gambrel roof and an unusual inset dormer was built for Max Wittmann, a salesman.

**A 668 Amelia Ave.**

**Frederick Luehrs House** *(1907, American Foursquare)*

This American Foursquare house was built for Frederick Luehrs, a contractor who specialized in hardwood floors. Note its unusual octagonal faceted columns.

*Turn right at Spring Avenue.*

**M 306 Spring Ave.**

**Samuel M. Hutton House** *(1890, Victorian Vernacular Farmhouse)*

Justin Joy built this Victorian Vernacular house with fishscale shingles and a decorative sunburst in the gable for Samuel Hutton, the head telegrapher for the Frisco Railroad at Union Station. Sutton saw an ad in the paper for a free ride on the Frisco to visit Old Orchard and buy a new home. He took his family to Old Orchard, and Mr. Joy met them at the train and drove them around in his carriage. The roads were dirt and the sidewalks were boardwalks. The Huttons bought a lot, and Joy built their house, similar to three other houses on this side of Spring Avenue. The Huttons' daughter was born the year they moved into their new house, and they named her Joy, after Mr. Joy. She was 8 years old when the first Manchester Streetcar came down Summit Avenue.

**M 232 Spring Ave.**

**Fred A. Smith House** *(1899, Victorian Vernacular farmhouse)*

This Victorian Vernacular house with fishscale shingles was built by Justin Joy for Fred A. Smith, a clerk at a marble company. This house and the two similar houses at 306 and 224 Spring Ave. were among the houses built by Edward Joy and his son, Justin, as they began to promote the Old Orchard Park Subdivision.

**M 224 Spring Ave.**

**Samuel H. Jones House** *(1889, Victorian Vernacular farmhouse)*

Justin Joy built this Queen Anne Vernacular house with fishscale shingles and a sunburst in the gable for Samuel Jones in 1889. Jones was a clerk with the H. T. Simon-Gregory Dry Goods Company. This is the third of three houses built by Edward and Justin Joy when they first established their new suburban development. The three houses were originally right next door to each other on larger lots; later subdivision of these lots resulted in the houses now in between them.

**A 220 Spring Ave.**

**Eliza Ryan House** *(1890, Eastlake Victorian Vernacular)*

Justin Joy built this Victorian Vernacular house with fishscale shingles and a decorative carved wooden flower panel on the front for Edward and Eliza Ryan. Edward Ryan was a printer for the Slawson Printing Company. Note the similarities between this home and the Joy-built homes at 627 Sunnyside Ave. and 642 Oakwood Ave.

*Bear left on Oakwood Avenue and follow it up the hill.*

**M 680 Oakwood Ave.**

**Bettie K. Spurlock House** *(1902, Queen Anne)*

Thomas Spurlock was the manager of the Anchor Wrecking Company. The Spurlocks rented rooms to people who came to visit the 1904 World's Fair in St. Louis. During the 1940s Nicholas Boorzhinsky, an engineer with Maloney Electric Company, owned the house. His wife, Madam Boorzhinsky, a ballerina from the Russian Ballet, taught ballet in the third-floor ballroom.

In the 1970s Ted Larkin, set designer for the Loretto Hilton Repertory Theater, lived here and used the third-floor ballroom as his studio.

**685 Oakwood Ave.**

**Frank H. Below House (1891, Queen Anne)**

This Queen Anne house with fishscale shingles was built for Frank and Helen Below; he was the treasurer for the Simmons Hardware Company in St. Louis. The Belows had a son and a daughter and many relatives who also lived in Old Orchard. Frank Below and his family moved to Chicago in 1905 for one year, and when they came back they built a house on Big Bend next to James Howe, a pharmacist who invented Tums in his basement.

*When you reach the commercial district at Big Bend Boulevard, turn right.*

**Log Cabin Lane**

For a short time, Log Cabin Lane was the site of President Ulysses Grant's home. Edward Joy moved Grant's log cabin to this location in 1891 from the Dent farm in what is now Grantwood Village, Mo. Joy used the cabin as a real estate office and tourist attraction to promote the sale of new homes and lots in Old Orchard. It was also used as a post office. In 1904 the Blanke Coffee Company purchased the cabin and moved it to the World's Fair grounds. After the fair, August Busch purchased the cabin and moved it to his farm in Grantwood Village, adjacent to its original location.

On Log Cabin Lane, near the railroad tracks, Herman Franke owned a tinsmith's shop. When the city of Webster Groves annexed Old Orchard in 1897, residents of Old Orchard tried to secede and Franke was arrested for refusing to pay his merchant's license in protest.

**8103-8121 Big Bend Blvd.**

**William S. O'Malley Building**

*(1925, Terra Cotta Tile Vernacular Commercial)*

Dr. William S. O'Malley, a physician, lived on Sunnyside in Old Orchard and built this building so that he could move his office out of his house. The southern part of the building was a Piggley Wiggley Grocery Store. The narrow shop with the bracketed overhang was originally a gangway for produce being delivered to the grocery store. It became a barbershop, and in the 1930s national domino championship competitions were held in the back room. Note the original gas-lit barber pole. The doctor's office on the corner became a succession of ice cream shops.

**8110 Big Bend Blvd.**

**Levy's Dry Goods Store (1911, Vernacular, Cast Iron Storefront)**

In 1908 the Theodore Appel Real Estate Company subdivided the property on the east side of Big Bend into lots small enough to encourage the development of the business district. This two-story vernacular commercial building with the cast iron storefront was built for Al Levy in 1911. It is a textbook example of the commercial buildings of the early 20th century, constructed of brick and topped with a flat roof. The Levys moved to Old Orchard soon after they were married. They started a dry goods business in a small frame building, one block north of here, and Mrs. Levy stocked the shelves with some of her wedding gifts. They moved into this building in 1911 and lived upstairs. The Levys bought odd lots of dry goods: clothing, linens, household goods, bolts of fabric and notions. Children loved Mrs. Levy's large barrels full of buttons.

**8122-8136 Big Bend Blvd.**

**W.P. Winter Building (1926, Vernacular Commercial Building)**

In 1923 the City of Webster Groves passed one of the first zoning ordinances in St. Louis County. The ordinance limited commercial development to areas that were already commercial. Thus, Big Bend Boulevard and South Old Orchard Avenue were the only streets zoned commercial in Old Orchard, so properties on these streets became valuable for commercial development.

In 1926 Peter Winter, an electrician, built this brick vernacular commercial building for his electric shop, and in 1927 Paul Gableman, a plumber, added onto it for his plumbing business. The roofline's parapets are capped with tiles and the brickwork panels feature cartouches, or scrollwork panels.

**8150 Big Bend Blvd.**

**Old Orchard Pharmacy (1908, Vernacular, Cast Iron Storefront)**

This vernacular commercial building was built for Eugene Muhleman in 1908. Muhleman lived at the corner of Big Bend and South Old Orchard. He rented the building to Mr. Williamson and Dr. Townsend who started the Old Orchard Pharmacy. In 1918 Mr. Hassel, a roofing contractor, stopped in to buy a cigar and asked how business was going. Dr. Townsend said, "Terrible!" So Mr. Hassel wrote a check and bought the business. He persuaded Albert Lischen, a pharmacist from Maplewood, to run the business for half interest. They hired Ben Gnagy, another pharmacist, and in 1924 they hired Lawrence Taylor right out of the St. Louis College of Pharmacy. The pharmacists made their own medicines, including cough syrup and Dr. Goodrich's Cold Medicine. They took calls at night, and they delivered. Each partner took charge of a retail department and competed to see who could make the best displays and sell the most. They had a soda fountain and made their own ice cream, including fresh strawberry, peach and butter brickle. Children and families loved it, especially on summer evenings.

During the Depression Al Lischen served on the board of the Old Orchard State Bank with Carl Holekamp. The bank failed in 1932, and Lischen, Holekamp, and others met in the basement of the Old Orchard Pharmacy in the middle of the night to transfer the remaining assets of the Old Orchard State Bank to the Webster Groves Trust Company, merging the two so that no customer lost money.

**A 8157-8161 Big Bend Blvd.**

**Louis Goldberg Building**

*(1930, Tapestry Brick Vernacular Commercial)*

This vernacular commercial building with the beautiful tapestry brickwork was built for Louis Goldberg in 1930. It was an A&P Grocery Store even though there was a Kroger's Grocery Store next door. To view its beautifully adorned roofline, be sure to look back at the building after you cross Big Bend Boulevard.

*At South Old Orchard Avenue, turn left. As you return to the parking lot, note the large shed-like building ahead of you on the left side of the street.*

**H 34 South Old Orchard Ave.**

**Holekamp Lumber Company (1957, Modern, Shed Roof)**

Carl Holekamp came to Old Orchard in 1906. He worked for the Hawkins Willis Lime Company and roomed above a grocery store. In 1908 he incorporated the Holekamp Lumber Company across the tracks from the Old Orchard Station, where the lime company had been. It was a family business with his father, Robert, financing the new company; his brother Richard serving as vice president; his brother Fred as secretary; and his brother J. R. as treasurer. After the tornado of 1927, the Holekamps set up an office in the center of the devastated area in St. Louis to sell lumber and materials to replace the roofs blown off in the storm.

Carl Holekamp served as the mayor of Webster Groves from 1919 to 1921. In the 1920s he helped to organize the Merchants' Association, the Merchant's Credit Association and the Webster Groves Lions' Club.

The Holekamp Lumber Yard burned to the ground in August of 1941. The Holekamps decided to wait until spring to rebuild, but World War II began, and they could not rebuild until the war was over. They used an old hotel on this site as an office until 1957 when they built this modern building. When Interstate 44 was built in 1970, it took three of the Holekamp Lumber Yards: one in St. Louis City on Fyler Avenue, one further west at Gray Summit and this one in Old Orchard.



**Thank you for taking a walk through Webster Groves history.**

*The Historic Webster Walk Series has been created to provide residents and visitors with a look inside the unique character of Webster Groves, Mo. The walks and guidebooks are designed so that individuals, schools, scouts and other groups can tailor the walks to their own pace and particular interests.*

*Additional Webster Walks are available, each one focusing on a specific neighborhood. If you would like to make a tax-deductible contribution to support this important project, please make your check payable to the Webster Groves Historical Society and mail it to 1155 S. Rock Hill Road, Webster Groves, Mo. 63119.*

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