

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Maplewood Commercial Historic District at Manchester and Sutton

other names/site number N/A

### 2. Location

street & number Roughly Bounded by Manchester, Marietta, Marshall and Sutton

[N/A] not for publication

city or town Maplewood

[N/A] vicinity

state Missouri code MO county St. Louis code 189 zip code 63143

### 3. State/Federal Agency Certification

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

*Mark A. Miles*

*01 NOV 2006*

Signature of certifying official/Title Mark A. Miles/ Deputy SHPO

Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain):

Signature of the Keeper

Date of Action

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
21	3	buildings
0	0	sites
0	0	structures
0	0	objects
21	3	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: business

COMMERCE/TRADE: professional

RELIGION: religious facility

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: professional

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: business

Architectural Classification

(Enter categories from instructions)

LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY REVIVALS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Materials

(Enter categories from instructions)

foundation STONE: limestone

CONCRETE

walls Brick

Stucco

Marble

roof Asphalt

Terra Cotta

other \_\_\_\_\_

Narrative Description

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

SEE ATTACHED

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

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

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

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

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

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

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

circa 1895 -1950

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sites, William M

Becker, Gerhardt

Patterson, George

Barnett, T.P.

Gebhardt, Julius

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey #

recorded by Historic American Engineering

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository:

Record #



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## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

**Maplewood Commercial Historic District  
at Manchester & Sutton  
Maplewood, St. Louis County, MO**

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### SUMMARY:

The Maplewood Commercial Historic District is located in Maplewood, St. Louis County, Missouri (population of 9,228) and includes portions of the town's historic commercial area. The district contains 20 contributing commercial buildings and 1 contributing church and 3 non-contributing buildings. It is roughly bounded on the east by Marshall, the north by Manchester Road, the south by Marietta and the west boundary is Sutton. (See Figure 1-Boundary Map) The buildings are representative examples of Maplewood's early commercial architectural design ca. 1895 -1950. The buildings are primarily constructed of brick and can be categorized as one and two-part commercial blocks. The contributing church is located at the east end of the commercial district and is a representative example of Gothic Revival architecture. Many of the contributing buildings were designed by locally prominent architects and have distinctive design elements in terra cotta and brick. Although there have been some alterations, they generally have been confined to interiors and first floor storefronts. The integrity of the upper façade details have been retained and enough overall density remains to convey a good sense of the streetscape and retain the historic setting, design and character. The district portrays a thriving early twentieth century business district and demonstrates the important role historic commercial buildings play in Maplewood.

### **Setting:**

The Maplewood Commercial Historic District is located in one of the earliest platted sections of the Maplewood commercial area. The district is characterized by primarily brick buildings set at a zero lot line with four foot sidewalks and reflect general trends in the architectural and commercial development of Maplewood in the early twentieth century. Manchester Road, a busy two lane thoroughfare runs parallel to the north district boundary with new construction directly across Manchester. Decorative metal lampposts with scenic landscaping add to the character of the district. Residential development surrounds the south and east boundaries of the district.

### **Individual Property Physical and Architectural Descriptions-**

These descriptions are based upon research from several different sources, fire insurance maps, building permits and city directories. The individual site descriptions list each of the resources information as follows:

- 1) Street number
- 2) Historic name
- 3) Date of construction
- 4) Architect or contractor

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### 5) Corresponding photographs

This is followed by the narrative description, which may include brief histories of the buildings and or their historic businesses and alterations or integrity issues. Properties within the Maplewood Commercial Historic District are designated as (C) for contributing or (NC) for non-contributing. Unless otherwise noted, the historic information provided on individual buildings comes from the Sanborn Fire Insurance Maps, 1909, 1928, 1951 and 1980. Detailed histories are from Maplewood Historic Survey District 1982 and Historic Inventory by St. Louis Co. Historic Buildings Commission, 1982.

### Individual Property Descriptions:

#### 7303 Marietta- Maplewood Baptist Church, 1926-27-architect unknown- Photos 1, 2, 3

Maplewood Baptist Church has been a prominent cornerstone for the Marietta and Marshall Avenue intersection since its construction in 1926. The building includes an original sanctuary with integrated classrooms that shows the influence of the Gothic Revival style in its original architectural design. It has a front facing gabled roof and a parapet on the façade and a fourteen room addition on the south elevation (circa 1944). The parapet extends above the roofline with a centered triangular arch, and a decorative terra cotta capstone flanked by brick and terra cotta piers on each side. The main façade has a centered recessed arch entrance with a set of wooden red double doors. The stone blocks of the portal have exaggerated joint lines with a terra cotta shield carved with the initials MB and decorative arrow shaped moldings (pointing the way to heaven) in the frieze. A large arched colored glass window outlined in a stone crenellation pattern rises above the primary entrance. It is divided into fifteen panes with a terra cotta hood molding. One either side of the main entrance is a single recessed arch window with the same white terra cotta trim. Above each of these windows near the top of the wall, are niches with white terra cotta quoins. The west and east elevations have symmetrically placed diamond pane stain glass windows in the second, third, fourth, fifth and sixth bays. Each window is divided into three cinquefoil sections with a series of stepped decorative stain glass moldings above. In 1952 a rectangular shaped education building was built off the east and rear elevation. The visibility of this wing is primarily on Marietta. There is a parking lot directly west of it and the rear of buildings fronting Manchester to the north.

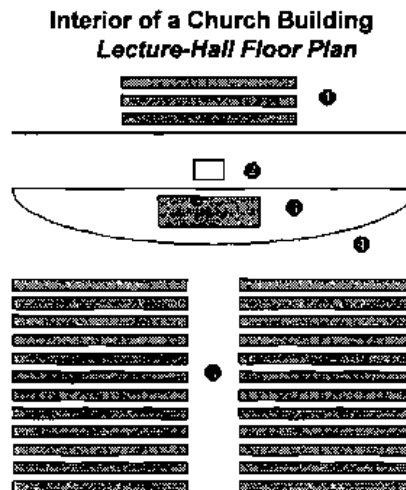
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The interior of the church is laid out in the Lecture-Hall Floor Plan (see below). The entire room is called the sanctuary. During the service, worship leaders, lay and clergy, are seated between the choir and the ambo, facing the congregation. The ministers and choir members face the congregation at all times. This floor plan is used by most religious groups that originated within the United States during the nineteenth century.<sup>1</sup>



1. Choir.
2. Ambo, often incorrectly called a pulpit.
3. Communion table.
4. Railing, often called the altar, with provisions for kneeling.
5. Congregation.

It originated with Puritans and Quakers in England, when they were required by law to attend the Church of England. They conducted their own supplementary meetings after church in lecture halls. After the requirement for attending the Church of England ended, the lecture-hall layout persisted. The historic integrity of the building remains much as it did in the early 1900s with the exception of some minor changes on the façade and the additions. Maplewood Baptist Church continues to retain its setting, location, design, feeling, historical character and association. C

<sup>1</sup> Church Architecture. Dixon Arts Guild, Inc. 2005. <<http://www.churcharchitecture.net>.

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7310 Manchester- Union Dairy, ca. 1904, architect unknown- Photo 4-

Constructed in 1904, this building was originally two stores. The Union Dairy managed by C.J. Gierse occupied the building until 1920. It is a two-story four-bay brick structure with a stone foundation and flat roof. The storefront has been altered with large plate glass windows and the brick has been covered with vitrolite panels likely circa 1940. However, the second story continues to retain its historic character and architectural integrity. The window fenestration is intact with double hung windows, stone sills and relieving arches. Decorative pilasters flank each end and dentil molding is intact at the roofline. C

7312 Manchester – circa 1926, architect unknown- Photo 4, 5 –

Originally, the area where this building sits was an alley between the adjoining buildings. Around 1926, the current building was constructed. It is a narrow, one-story brick building with a flat roof and concrete foundation. It has a recessed entrance with decorative terra cotta details. A half circle terra cotta motif is centered on the roof parapet. Few alterations have been made to this building and it retains a high degree of integrity. C

7314 Manchester- 1904, Prusansky's Maplewood Dry Goods and Zigler Bros.  
Hardware –architect unknown Photos 4, 5 -

This two-story brick commercial building was constructed for Charles Baker in 1904. It is a two-part commercial block design with 3 bays across the second story. Double hung windows are centered in each bay. A white terra cotta band extends across the façade below and above the windows. The cornice also has a decorative terra band. The recessed storefront entry is centered on the façade and flanked by windows. The building has had few changes and is historically and architecturally intact. C

7316-18 Manchester- circa 1915, Knights of Columbus Building, architect unknown  
Photos 6 & 7-

Constructed circa 1915, this is a two-story commercial building with two storefronts on each end and an off-centered entrance that leads to the second floor. The exterior walls are brick with a flat roof, decorative parapet and a stepped roofline on the east and west elevations. A decorative terra cotta hood molding is located above the center entrance with windows directly above that simulates an oriel window. The window fenestration of the second floor is symmetrical with decorative terra cotta details and brick pilasters. The original windows on the second floor were multi-pane casement

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windows. Changes to the façade include the installation of vitrolite panels over the transom of the storefront and the replacement of two second story windows. These changes do not detract from the buildings overall historic integrity or character. C

7320 Manchester- 1910 & 1916, Maplewood Lyric Theater, architects- Gerhart Becker and T.P. Barnett (1916 changes)- Photo 6 & 7-

This building was originally constructed as the Maplewood Lyric Theater. In 1916, it was converted into a hardware store. It is a one story commercial brick building with a recessed entryway flanked by storefront windows with transoms. It has a stepped roofline on the west elevation and decoratively shaped parapet with terra cotta tile coping. A terra cotta frieze with modillion course extends across the façade and wraps around the west elevation. Two low relief terra cotta panels are located below the frieze. The original storefront was altered after 1982, but the building continues to retain both its architectural and historical integrity. C

7324 Manchester- circa 1904, builder- Julius Gebhardt, Photo 8-

Constructed in 1904 by Julius Gebhardt, this is a brick two-part commercial block. It has a flat roof and simple façade. The second story has a centered single window divided into three sections. The storefront has large windows and an entrance on the west end. Glazed tile was added to the lower storefront in the 1940s by the Singer Sewing Machine Company and recently has been painted leaving about two foot at of the original glazed brick at ground level exposed. C

7326 Manchester- 1905, builder-William Sites, Photo 8 -

This building has a two-story portion on west half consisting of two bays with recessed multi-pane windows on the second floor and a recessed storefront entry. It has a one-story addition which was added in 1927. The brick façade was covered with pebble stucco at an unknown time. NC

7328 Manchester- circa 1904, architect unknown, Photo 9 -

Constructed circa 1904, this building is a two-part commercial block with brick exterior walls, concrete foundation and a flat tar roof. It has two double hung windows symmetrically placed on the second floor with decorative brick molding above them. The lower storefront has a recessed centered entrance flanked by storefront windows. Wood cladding was placed over the original brick on the lower storefront but the building continues to retain its upper façade features and historical character. C

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### 7336-7338 Manchester- circa 1925- Lester Shop-architect unknown, Photo 10 –

This two-part commercial block building features a decorative shaped parapet with terra cotta detailing and a flat roof. The second story has a pair of three-over-one windows in the first and third bay and three symmetrically spaced like windows in the second bay. A terra cotta band runs horizontally above the windows and stone sills accent each one. The first floor is divided into two storefronts with recessed entrances and large metal-framed storefront windows. Some alterations have been done to the storefront but it does not detract from the historical character of the building. C

### 7342 Manchester- circa 1900- architect unknown, Photo 10-

Constructed around 1900, this is a brick two-part commercial block that historically housed William Klein's rug business until 1922. It has a flat roof with a shaped parapet and brick moldings. Historically, each corner of the roof was adorned by a projecting square post with a terra cotta top but only the west end post survives. The storefront entrance is off center with windows across the façade. Some alterations were done to the lower storefront but the building continues to retain its upper façade details and integrity. C

### 7344 Manchester- 1922- The London Shop- builder, Charles Wolfsberger- Photo 11-

Constructed in 1922, this two-story building was occupied by the London Shop for over 50 years. It is a two-part commercial block building with brick exterior walls, concrete foundation and a flat roof with decorative terra cotta tiles on the shaped parapet wall. The original parapet has been slightly altered, flattening the center peak and shallow rise. The eastern one-third appears to have been reconstructed with brick since the 1982 survey. The lower store front has two entrances to separate stores and has had some alterations over time with different businesses. The size of the west end storefront glass has been reduced with a wood painted trim underneath. There were some interior alterations made in 1926 but the building continues to retain its historical character. C

### 7350 Manchester- circa 1916- Marshall Realty Co. and Newberry's Department Store- builder, William C. Sites- Photo 9 –

This two-story brick building is rectangular in shape with brick exterior walls, stone foundation and a flat roof with a parapet wall. Historically, it was built for the Mary C. Marshall Realty Company and late in the 1950s was occupied by the Newberry

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Department Store. The front was covered with glazed tile at that time and recently portions of it have been removed revealing the original brick. There is a recessed panel area in the upper portion of the façade that has green glazed brick. The lower storefront has a recessed entrance flanked by windows. The second story has four double hung windows symmetrically spaced. The building continues to retain its historical character throughout its features on the upper façade. **C**

7352-7358-7358 1/2 Manchester- circa 1915-1925- builder, William C. Sites – Photo 12-

Constructed circa 1916, this one-story brick building has two storefront entries with large glass display windows. Sometime in the 1950s pink vitrolite panels were placed over the brick façade but recently they were removed revealing the original storefront. Under the covering on the east 2/3 of the upper façade the white glazed tile is missing and framing with red brick were revealed. The white glazed brick is still present along the shaped parapet on the west 1/3 of the façade. The historic character of the building is still evident even though it is much need of repair. **C**

7360-66 Manchester- circa 1915-architect unknown, Photo 13-

Constructed of brick, this building consists of three storefronts. The storefront on the east end has had stucco panels placed over the brick but the corbelling and terra cotta coping are still intact at the roofline. The lower storefronts have glass display windows with brick underneath them and centered entrance doors. The remaining two storefronts have original brick that has been painted. The original brick corbelling and an terra cotta coping is intact. The building continues to portray a commercial feel and contributes to the district through its remaining features and commercial history. **C**

7368 Manchester- circa 1905- architect unknown, Photo 14-

Constructed in 1905, this one-story commercial block building has a centered entrance with glass display windows with brick underneath. The upper façade has had stucco panels applied to its façade, covering the historic architectural features of the original building. **NC**

7370-74 Manchester- circa 1905- Marshall Building – architect unknown, Photo 14-

Constructed in 1905, this building is actually three buildings that have been modified to give the appearance of one building. These changes occurred in 1920, 1932 and then in 1970. It is a brick two-story commercial building with a concrete and rubble

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**Maplewood Commercial Historic District  
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foundation and a flat roof. The two-story portion located at the corner at Sutton and Manchester is slightly taller than the rest of the building. It has twelve window openings on the second floor of the west elevation with stairways at the rear leading to the second floor. The first floor storefront has continuous windows extending across all three facades and the window fenestration of second story is symmetrical. The transom areas have been covered with painted panels above the storefront windows. A frieze with dentil molding extends horizontally across the entire façade and a terra cotta coping is at the roofline. This building has had modifications done to the exterior façade but it continues to contribute to the district through its commercial history, mass, and prominent location. C

### 2708 Sutton- circa 1925- architect unknown- Photo 15-

Constructed of brick with a stone foundation, this one-story commercial block building has a recessed entry centered on the façade. It is flanked by large storefront windows and has flat roof with a shaped parapet wall with terra cotta tiles. C

### 2710 Sutton- circa 1916- builder, William M. Sites- Photo 16-

Constructed in 1916, this one-story commercial block building has brick exterior walls, stone foundation and a flat roof. It has a slightly projecting terra cotta frieze and terra cotta coping at the roofline. The original storefront had metal-framed windows. Recently, the metal was replaced with oak window frames and two entrances symmetrically spaced with multi-paned glass oak doors with side light panels and transoms. The design of the lower storefront is very similar to the original layout although newly reconstructed. This building retains both its historical and architectural integrity. C

### 2712-14 Sutton- circa 1925- architect unknown, Photo 17-

This is a two-story commercial block building with brick exterior walls, a concrete foundation and flat roof. It is a rectangular shape and is located on the corner of Marietta and Sutton. It consists of three bays on the façade with double hung windows on the second floor and a recessed entrance on the southwest corner. The south elevation has irregular window fenestration and a stepped roofline. The first floor storefront has been changed over the years but the building continues to retain its historical character. C

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**Maplewood Commercial Historic District  
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2716-2718 Sutton -- circa 1929- Kraus Bakery- architect unknown, Photo 18-

A two-story brick structure with concrete foundation and flat roof. On the south and north elevations it has stepped roofline with terra cotta tile coping. The window fenestration is symmetrical with double hung windows. It has three bays and a projecting gable peak that extends the full width of the façade. The window fenestration on the second floor of the façade has three double hung windows symmetrically spaced. The windows on the second floor were originally Craftsman-era with multiple vertical panes over a single pane. The windows in the first and third bay are flanked by two-over-one side windows. The lower storefront has two entrances located at the northwest corner and one of the façade. There have been some modifications to the lower storefront but they do not detract from the building's significance. **C**

2720 Sutton- circa 1926- architect, Gerhardt Becker- Photo 19-

Constructed of red brick, this one-story rectangular shaped building has a flat roof with a concrete foundation. The storefront entrance is recessed and flanked by sets of large windows with transoms. There have been some changes with the storefront windows since 1982 adding additional divides in both the display windows and the transom area. The roofline has a projecting cornice line with terra cotta coping and decorative brick moldings and remains as it did when constructed. This building continues to retain its architectural and historical integrity. **C**

2724-28 Sutton- circa 1920- architect unknown, Photo 20-

The storefront of this one-part commercial block is divided into four bays by original cast iron pillars. The second bay from the south contains a recessed entrance. The adjacent bay (to the north) also contains entry doors. All storefront bays contain modern infill with display windows divided into three vertical lights by thick wood posts. The transoms have been infilled with wood panels. The upper façade has three projecting brick posts with terra cotta caps symmetrical placed at the roofline. Recessed brick moldings complement the entablature portion of the façade. There have changes to the storefront but the building still holds integrity in its upper façade details and its historic character. **C**

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**District**  
**Sutton**

**Maplewood Commercial Historic  
at Manchester &**

**Maplewood, St. Louis County, MO**

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2736 Sutton- circa 1895- Congregational Church of the Covenant-architect unknown,  
Photo 21-

The Congregational Church of the Covenant is an example of Romanesque Revival architecture. It sits at the end of district boundary. The cornerstone was laid on August 1, 1895 and some of its earliest members were prominent citizens of Maplewood. It is a two and a half story frame structure with a tower, stone foundation and cross-gable roof. The original cedar shake shingles have been covered with regular shingles and the side elevations covered with stone sometime in the 1950s or 60s. The spire has been removed from the tower. The building continues to reflect its Romanesque Revival architecture through its steep slope rooflines and the geometrically shaped tower with crenellations. The date that the stone covering was added to the church cannot be determined. It is a major alteration to the building therefore making it non-contributing to the district. **NC**

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**Maplewood Commercial Historic District  
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### SUMMARY:

The Maplewood Commercial Historic District roughly along Sutton and Manchester in Maplewood, St. Louis County, Missouri is locally significant under Criterion A and C in the areas of Commerce and Architecture. Platted in 1885, Maplewood subdivision boomed residentially and commercially after the construction of the Manchester streetcar line and its associated Sutton Loop in 1896. Over the next 50 years Maplewood grew to be the third largest city in the county providing a locally significant destination retail center and commercial district not only for the citizens of Maplewood, but also drawing shoppers from neighboring suburbs and the western edge of the city of St. Louis. The area bordering the line along Manchester and Sutton became the city's primary commercial area and the period between 1895 and 1930 saw the construction of all 21 of the districts contributing buildings. The 20 contributing commercial buildings reflect traditional commercial design and are primarily one and two-part commercial blocks. Though typical in form, the buildings also reflect popular architectural styles from the turn of the century. Architectural features reflective of Spanish Revival, Colonial Revival and Craftsman design can be seen on the facades of the buildings. The district also includes two revival style churches (one of which is considered contributing). The period of significance for the district is c. 1895, the date of construction for the earliest building through 1950 when the population of Maplewood peaked. After this date, the popularity of cars drew residential and commercial development away from the city's streetcar suburbs into suburbs further west of the city.

### ELABORATION:

Charles Gratiot who came to America from Switzerland in 1752 was a prominent St. Louis merchant who married into one of St. Louis's founding families. Being quite the businessman, Gratiot sought to acquire as much land as possible from the Spanish Government, and in 1798 he was granted a tract of about three miles square which included present day Maplewood.<sup>1</sup>



MR. AND MRS. JAMES C. SUTTON, SR.

Courtesy of St. Louis County  
History Book

The beginnings of Maplewood can be attributed to a prosperous blacksmith named James C. Sutton who purchased 334 acres from Gratiot's heirs for a dollar and twelve and half cents per acre in 1826. James Sutton and his brother, John, were very successful in their blacksmith business which was located at Second and

<sup>1</sup> City of Maplewood. "Your Community Profile". City of Maplewood, 2000.  
[www.cityofmaplewood.com/html{23 June 2005}](http://www.cityofmaplewood.com/html{23 June 2005}).

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Spruce Streets in the city of St. Louis. They were also well known in St. Louis and the county for their skills in iron manufacturing and the introduction of iron nails, iron tires, locks and iron and steel pointed plows. Upon his newly acquired land, James Sutton built a log cabin for his family. Around 1835, he built a stone house on "The Road to Jefferson City by Manchester" which was later given the address 7453 Manchester. The establishment of Manchester Road in 1826 was a result of the designation of the new state capital, Jefferson City and the need to have access to the Missouri River and St. Louis by land. It became a lifeline to small communities around it and extended St. Louis's Market Street, a primary road to transport produce to the riverfront. Sutton built a blacksmith shop at the corner of Manchester and Big Bend Road which eventually developed into Maplewood's first commercial district on Manchester Road.<sup>2</sup> In 1848, he added an additional 51 acres to his plot but paid a much higher price for it, \$7.50 per acre due to the rising popularity and accessibility of Manchester Road.<sup>3</sup> Its importance continued when the electric street car routes were built upon it to reach the outlying communities.<sup>4</sup>

In 1877, James Sutton died and divided his estate among his nine children. The original Sutton Family farm eventually became subdivisions bearing the names: Sutton, Maple Lawn, Ellendale Home Place, Lohmeyer Heights, Frazer Park, John L. Sutton Subdivision, Shields Subdivision, Greenwood, Ellendale and Maplewood. His daughter, Mary C. Marshall, was first to sell her tract to two St. Louis real estate men, Louis H. Tontrup and Theophile Papin in 1890. Originally planned as a residential suburban community, they plotted the land into blocks, named their subdivision *Maplewood* and planted maple trees along the streets.

Residential lots were advertised for sale by PAPIN & TONTRUP, Agents and R.H. Cornell, Manger.<sup>5</sup> They boasted:

*"Maplewood: a beautiful subdivision on the Manchester Electric Railway To 6<sup>th</sup> and Locust Streets for a five-cent fare. The GEM of the Western Suburbs. High and healthy locations, NATURAL DRAINAGE, Telford streets, granitoid walks, sewers, etc."*

<sup>2</sup> McCune Gill. *The St. Louis Story*. (St. Louis: Historical Records Association, 1952) p.284.

<sup>3</sup> H. G. Hertlich. *History of Old Roads, Pioneer and Early Communities of St. Louis County* (Clayton, Missouri: Watchman Advocate, 1935) p. 23-24.

<sup>4</sup> *History & Profile*. City of Ballwin. March, 2006. <http://www.ballwin.mo.us/history.html>

<sup>5</sup> James Neal Prim. *Lion of the Valley*. (St. Louis: Pruett Publishing Co., 1981) p.321.

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### Maplewood Commercial Historic District at Manchester and Sutton Maplewood, St. Louis County, MO

Other residential areas were being developed on tracts of land surrounding the Maplewood Subdivision. Prominent individuals such as Charles S. Rannells owned land to the west of Sutton's to Hanley Road. He named his settlement Laclede after Pierre Laclede Ligest, founder of St. Louis. In 1853, the Pacific railroad built Laclede station at the River des Peres providing accommodation for trains between St. Louis and Kirkwood. To the north of Sutton's property, the Gay family settled its tract calling it East Laclede. It was developed by the Brown Real Estate Company as Zephyr Heights.

There are two separate commercial districts that developed in Maplewood around the turn of the century, the commercial district at Manchester and Sutton and a secondary district which centered around Greenwood Boulevard at the Sutton Railroad Depot. The Greenwood commercial area paralleled the south side of the Missouri Pacific railroad tracks and provided local services primarily to area residents.<sup>6</sup> One of the primary differences between it and the Manchester commercial area was the focus on servicing the local customer base of south Maplewood. Business owners operated businesses offering daily commodity based services such as grocery stores, barbershops, bakeries and hardware stores while the Manchester Commercial District catered to metropolitan shoppers.

The differences in the two commercial districts can partially be attributed to the two types of transportation modes in Maplewood. Transportation to these developing areas in the county was primarily by train prior to the arrival of the electric streetcar. By the early 1890s, the Missouri Pacific railroad had stations located at Ellendale, Sutton and Laclede.<sup>7</sup> This contributed greatly to the growth and development of the Greenwood commercial district but the arrival of the electric streetcar line in 1896 was one of the major contributors to the success of the commercial district on Manchester and boosted the popularity and economy of Maplewood. Ultimately, it led to the decline of the smaller commercial district on Greenwood.



Figure 2.2 Postcard of the streetcar loop at Sutton with a restaurant in the background circa 1918. Photo courtesy of the Maplewood Public Library.

<sup>6</sup> Thomas L. William. *A History of St. Louis County, Missouri, Vol. 1*, (Saint Louis: S.J. Clarke Publishing Company, 1911), pg. 323

<sup>7</sup> Railroads. Terminal Railroad Association of St. Louis History & Technology Society, Inc. Issue 30. Summer, 1994.

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**Maplewood Commercial Historic District  
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In 1859, St. Louis's first street cars began to operate on the downtown streets of the city. The Missouri Railway Company ran horse-drawn cars on rails located between Fourth Street and Tenth Streets. By 1881, the company owned more than eight and a half miles of track along Market and Olive Streets. Total trackage for all companies in operation in St. Louis was around 119.6 miles with 2280 horses and mules and 496 cars. The early street car industry employed over 1000 workers and serviced more than 19.6 million passengers. The horse-drawn car soon evolved into an acceptable but



*From a screen on the Grand Boulevard, Maplewood, ca. 1885. The car is a horse-drawn model, like many in St. Louis. It is on the track and there are other cars on the street. The car is a horse-drawn model, like many in St. Louis. It is on the track and there are other cars on the street. The car is a horse-drawn model, like many in St. Louis. It is on the track and there are other cars on the street.*

short-lived steam powered street car around 1885.<sup>8</sup> An earlier attempt at the introduction of steam powered cars failed due to the excessive noise production of the cars.

By the late 19<sup>th</sup> century and early 20<sup>th</sup> century, the electric streetcar was introduced in St. Louis and it took the lead in transportation for the city and the county. The street car led to the development of several inner streetcar suburbs and was a catalyst not only in St. Louis but nationally for the growth and substantial economic independence of many urban neighborhoods. In the early 1890s, the

Cabanne neighborhood flourished as a result of the streetcar line that opened in 1875 as a steam railroad and ran northwest to Florissant. In 1886, it became a cable car line extension from downtown and in 1890 became a part of the St. Louis and Suburban electric railway.<sup>9</sup>

In 1896, the St. Louis and Suburban Railway developed a line to reach the urban suburb of Maplewood looping at Sutton and Maple Street. The St. Louis Meramec Railroad Company began operating a trolley, the "Manchester Line" which ran from downtown St. Louis to the Sutton Loop. (See Figure 1) "The City Limits Line" was built in 1921 on Yale Avenue and ran a north/south route.



*Looking north on Sutton in Maplewood, January 1911. Car 1011, approaching the camera, is picking up Kirkwood passengers car 1016, with its back to the camera, getting up the street to Manchester, where it will turn right and go downtown.*

<sup>8</sup> Ibid. Primm.

<sup>9</sup> Andrew Young. *Streets & Streetcars of St. Louis*. (St. Louis: Archway Publishing), 2002.

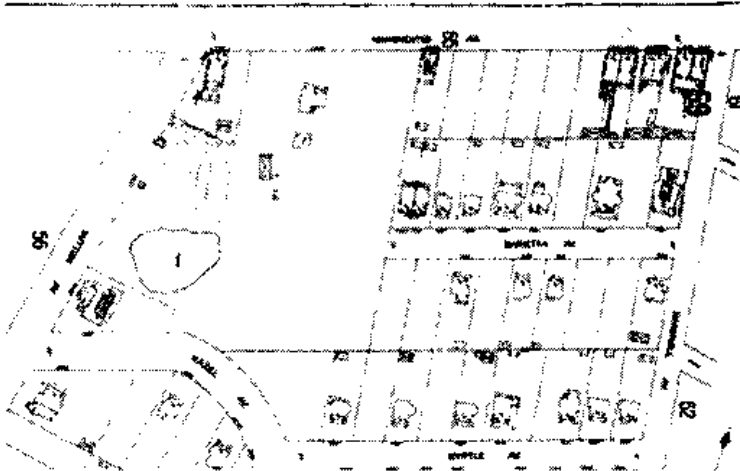
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**Maplewood Commercial Historic District  
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Through its connection with the city by the streetcar, the City of Maplewood began to grow rapidly and became an accessible and accommodating place to shop, live and work. In 1903, as shown on the Sanborn Map (Figure 1) the commercial development



1903 Sanborn Map-Figure 1

was scattered among the lots on Manchester primarily to the east close to Marshall Avenue. The buildings primarily were two-story block stores. A few residences were beginning to crop up on Marietta and southward but the majority of the Mary C. Marshall estate was still undeveloped at this time. As Maplewood's popularity arose, the lots began to fill up with stores, banks and libraries to along Manchester Avenue and Sutton Avenue.

By 1909, the commercial district at Manchester and Sutton was becoming a thriving commercial area as shown on the 1909 plat map. The "accommodation" trains of the Manchester Line offered an easy commute to the city from the rural suburbs resulting in significant growth in Maplewood's population base.

By about 1910, the community as a whole was beginning to organize and create a new commercial, social and cultural atmosphere for its citizens. The 1910 Census listed a population of 4,976 residents. The population increased 33% between 1910 and 1920 and it increased 70% between 1920 and 1930 giving a total population in 1930 of 12,657. Maplewood's population peaked in 1950 at 13,416. This was a faster rate of growth than its neighboring community of Webster Groves who increased only 25% between 1910 and 1930. Richmond Heights could only boast of a total population of 2,126 in 1920 and Brentwood didn't establish as a city until 1919 with a population of 7,613.<sup>10</sup> Maplewood was the third largest city in the county of St. Louis from 1910 to 1930.

<sup>10</sup> Fourteenth Census of the United States, 1920 Vols. 20-25.

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**Maplewood Commercial Historic District  
at Manchester and Sutton  
Maplewood, St. Louis County, MO**



Circa 1904  
Courtesy of Maplewood Historical Society

The citizens of Maplewood soon realized that in order to continue to grow and offer the most modern facilities to its citizens and businesses that incorporation of the city was a necessity. Incorporation would give the city, the ability to tax for modern sewer systems, street and lighting improvements and to implement fire and police protection. The city of Maplewood incorporated as a fourth class city on May 21, 1908.<sup>11</sup> The name Maplewood was chosen because it was the first subdivision developed in the area.<sup>12</sup>



Plat Map of 1909-Figure 2

<sup>11</sup> Nancy Vitale and Beth Wrigley, "Maplewood: A Community Perspective," Unpublished Paper, December 2, 1980, Maplewood Public Library, pg. 2.

<sup>12</sup> A History of Maplewood. Maplewood Chamber of Commerce. March 2006.  
<http://www.maplewoodchamber.com>

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### Maplewood Commercial Historic District at Manchester and Sutton Maplewood, St. Louis County, MO

Maplewood creators also boasted of the fresh, clean air. The coal-fired industries of the city of St. Louis had taken over downtown and air pollution was at a height in the early twentieth century. Middle class citizens and the wealthy took advantage of the easy access to "fresh" Maplewood by rail or street car and escaped the city. By 1909, the Boos Directory of St. Louis County had a wide variety of every profession and occupation listed: architects, artists, auditors, financial professionals, builders, carpenters, grocers, insurance men, jewelers and lawyers. Health professionals and educational instructors were also among the citizens of Maplewood. On Manchester and Sutton alone, there was a bank, barbershop, blacksmith, cigar store, druggist, three dry goods establishments, four grocers, two meat markets, three plumbing shops, a tailor, two tinnerns, and one saloon.



1926 Sanborn Map  
Figure 3

By the 1912, Maplewood was becoming a popular shopping center that offered not only local service businesses but also many "destination" type businesses such as jewelers, cigar dealers and specialty furniture shops. These types of businesses drew shoppers from the city to specifically patronize their shops. Manchester and Sutton had thirty-two destination businesses and forty-two local service businesses in 1912<sup>13</sup> and by 1915 these figures grew to thirty-seven and fifty-nine.<sup>14</sup> Businesses such as, Kroger grocery store, Western Auto, Union Dairy Company were located at 7312 Manchester throughout the period of significance.

<sup>13</sup> "Directory of Maplewood, 1912". (St. Louis: J. Lethem, 1912).

<sup>14</sup> "Directory of Maplewood, 1915". (St. Louis: J. Lethem, 1915).

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The building at 7364 Manchester was occupied by William Lutz Jewelry in 1915. Mr. Lutz was a patriotic American citizen who left his business in 1917 to join the Army during the war. This did not affect the vitality of his business and he returned to business as usual in the summer of 1919. By 1915, the building at 7368-7374 Manchester was occupied by Zerman Department Store and Reliable Drugs. By 1926, almost every lot was occupied by a commercial or retail store, professional office or residence. (See Figure 3) In 1930, Woolworths occupied 7366-7368 Manchester. Wiles-Chipman Lumber Company and Goldie's Department Store located on the north side of Manchester were also a large part of the commercial district of Maplewood.

Not only did businessmen flock to the area but so did the churches and religious congregations. The Maplewood Baptist Church organized by 1889 and became chartered with 22 members in November of 1892. It is one of the earliest protestant congregations during its development as a city. The congregation continued to grow and outgrow its structures through the 1950s. The current building, constructed in 1926-27, features intact and elaborate terra cotta ornamentation and a Gothic Revival influence. It is a representative example of Gothic Revival architecture in Maplewood.



Original Maplewood Baptist Church- circa 1900  
Courtesy of Maplewood Historical Society



Circa 1900  
Courtesy of Maplewood Historical Society

Another early congregation was the Congregational Church of the Covenant which was organized by Reverend E.L. Love in April of 1893. The cornerstone of the church located at the corner of Hazel and Sutton was laid on August 1, 1895.<sup>15</sup> Other congregations were also formed in Maplewood such as the Christ Evangelical Church in 1890 and the Maplewood United Methodist Church in 1902.

<sup>15</sup> *Historic Inventory by St. Louis County Historic Buildings Commission, #21J240194, 3-1-192.*

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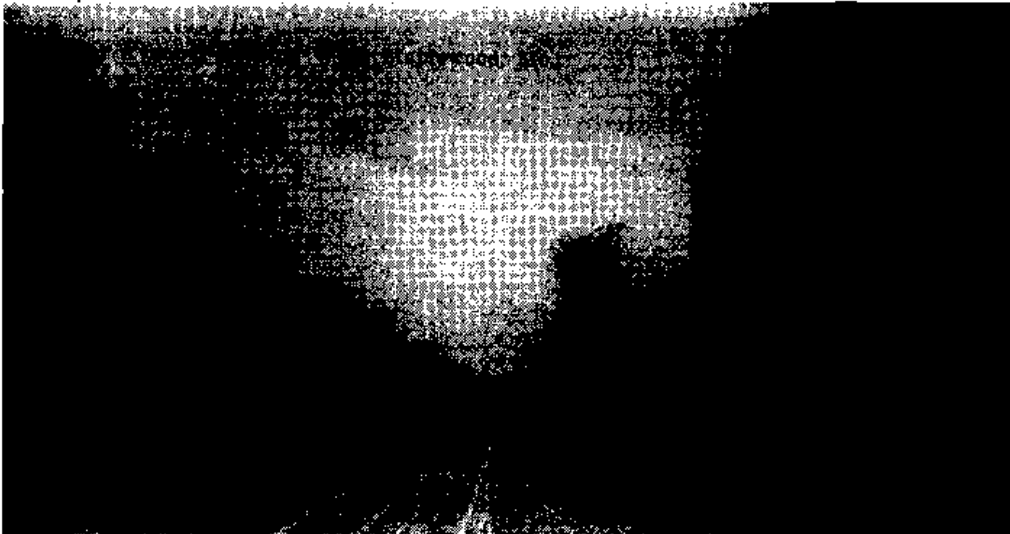
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**Maplewood Commercial Historic District  
at Manchester and Sutton  
Maplewood, St. Louis County, MO**

The survey of Maplewood completed in 1982 by Rosemary Davidson identified some of the earliest buildings within the business district as wood frame that were replaced in the teens with brick. The two-part commercial block was the most common form and is the most common building type in the district used for small commercial areas from the 1850s through the 1950s. The primary distinguishing characteristic of this style was a distinct horizontal division of the lower storefront with the upper zones clearly defining the difference in function. It was most commonly used for two to four story buildings and was easily adapted or converted to a full commercial function. Around the turn of the century, the two-part commercial block form was fairly simple with a sense of symmetry. In the mid 1910s, new construction methods and affluent architectural trends began to evolve the facades of commercial areas.<sup>16</sup> This trend is reflected in Maplewood in the 1920s, when many of these early two-part commercial block buildings had "face lifts" to their façades.

Along Sutton, many of the buildings reflect the Craftsman architectural style. This was also a popular residential style for Maplewood in the 1920s producing intact neighborhoods of Craftsman Bungalows and American Four-square homes. Another popular trend evident along Manchester is the application of vitrolite panels over the original façade or in the transom areas. This trend became popular in the 1930s and 1940s; vitrolite is a structural glass veneer that is a highly polished, opaque glass usually applied as panels directly to a building. In many small town business districts these panels were used to update an older façade. Several of Maplewood's buildings have vitrolite panels.



Circa 1910  
Photo Courtesy of Maplewood Historical Society

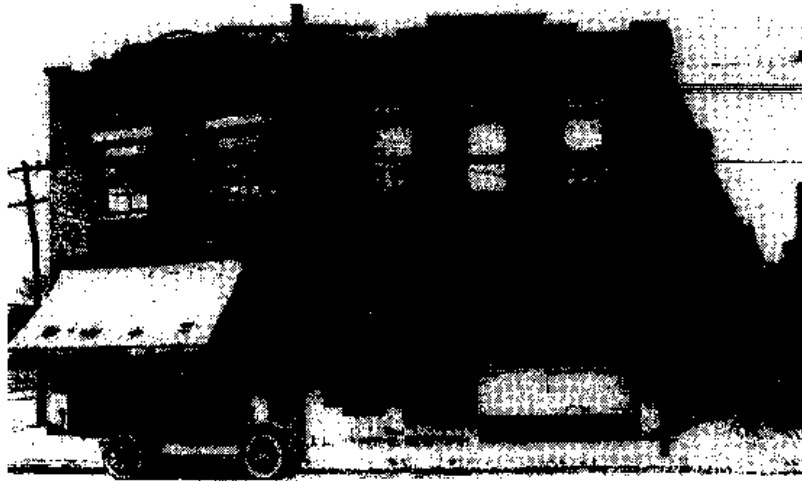
<sup>16</sup> Richard Longstreth. *The Buildings of Main Street*. (Walnut Creek, CA: AltatMira Press. 2000).

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**Maplewood Commercial Historic District  
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7341 & 7343 Manchester  
Circa 1924  
Courtesy of Maplewood Historical Society

Although many of the lower storefronts have changed over time the buildings still maintain their one and two-part commercial block form. The commercial area continued to grow and prosper through the next couple of decades. Then, as with many of the inner suburb areas, the commercial downfall of Maplewood began. A number of factors contributed to this downward economic trend, the first being the discontinuation of the electric streetcar in 1949 which cutoff the easy access to and from downtown for patrons. The popularity of the automobile softened the immediate effects of the end of the Manchester Line but ultimately, led to the decline of the commercial area. In the 1960s and 70s, newly constructed modern developments attracted people from the inner suburbs creating a westward movement to new, more attractive shopping centers and newer residential communities. More and more people were automobile owners and distance was less of a concern. The 7300-7308 blocks of Manchester were once occupied by Peeler's Drug Store and C.B. Grumley Grocery. In 1976 these buildings were torn down for new development which as of today still has not occurred. The numbering system of buildings has been confused over the years by alleyways between buildings being in-filled with small buildings and the late development of the tract of land in the Mary Marshall Estate.<sup>17</sup>

<sup>17</sup> Rosemary Davidson. *Maplewood Survey District, A Community Profile*. (St. Louis County Department of Parks and Recreation, 1982.)

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**Maplewood Commercial Historic District  
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The final tragedy to befall Maplewood was the tragic fire that destroyed the popular Goldie's Department Store in 1966. The store was located on the north side of Manchester and was a vital part of Maplewood's commercial economy and attraction.



August 9, 1966

Courtesy of Maplewood Historic Society

Today, there has been revitalization to the Maplewood Commercial Area and the community. The city, business owners and citizens have a desire to build on its past commercial history. It views its business area as an active and important part of not only its history but its future. The businesses and churches are examples of a community that values its historic buildings. Although some of the buildings have had changes to their lower storefronts, the upper facades and the district as a whole continue to reflect their rich history and function much as they did during the period of significance.

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Maplewood Commercial Historic District  
At Manchester & Sutton  
Maplewood, St. Louis County, MO

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## National Register of Historic Places Continuation Sheet

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Manchester and Sutton  
Maplewood, St. Louis County, MO

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### Geographical Data

#### Verbal Boundary Description:

The Maplewood Commercial District at Manchester and Sutton is roughly bounded by Manchester, Marshall, Marietta and Sutton. The boundaries encompass all of the south side of the 7300 block of Manchester and the east side of the 2700 block of Sutton. In addition, the boundaries include lot 13 of block 1 of the Manchester subdivision, addressed as 7303 Marietta. The boundaries follow the lot lines of these properties and include only the parcels of land historically associated with the nominated buildings.

#### Boundary Justification:

The current district boundaries encompass the south side of the 7300 block of Manchester, 7300 block of Marietta and the east side of the 2700 block of Sutton. The east boundary was determined by new construction outside the period of significance. The south boundary was determined by a prominent residential area on the south side of Marietta. The North side of Manchester is occupied by a large parking lot and grocery store. The west boundary determines the area historically associated with the earliest commercial district of Maplewood. There are some properties with non-contributing material on the west side of Sutton or they have a more prominent industrial significance.

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## National Register of Historic Places Continuation Sheet

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Manchester and Sutton  
Maplewood, St. Louis County, MO**

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### Photographs:

The following information is the same for all photographs:

Maplewood Commercial Historic District at Manchester & Sutton  
Maplewood, (St. Louis County), Missouri  
Melinda R. Winchester  
October 2005  
Negatives on file with-

Melinda R. Winchester  
Lafser & Associates  
2285 County Road 316  
Jackson, Mo 63755

### Photo Descriptions:

- Photo 1- Maplewood Baptist Church  
View facing north
- Photo 2- Maplewood Baptist Church  
View facing west
- Photos 3- Maplewood Baptist Church  
Interior sanctuary
- Photo 4 & 5- 7310-7314 Manchester  
View facing southeast
- Photos 6- 7316-7320 Manchester  
View facing southeast
- Photo 7- 7320 Manchester  
View facing south
- Photo 8- 7324-7326 Manchester  
View facing south
- Photo 9- 7328 & 7350-54 Manchester  
View facing southeast
- Photo 10- 7336-7342- Manchester  
View facing south

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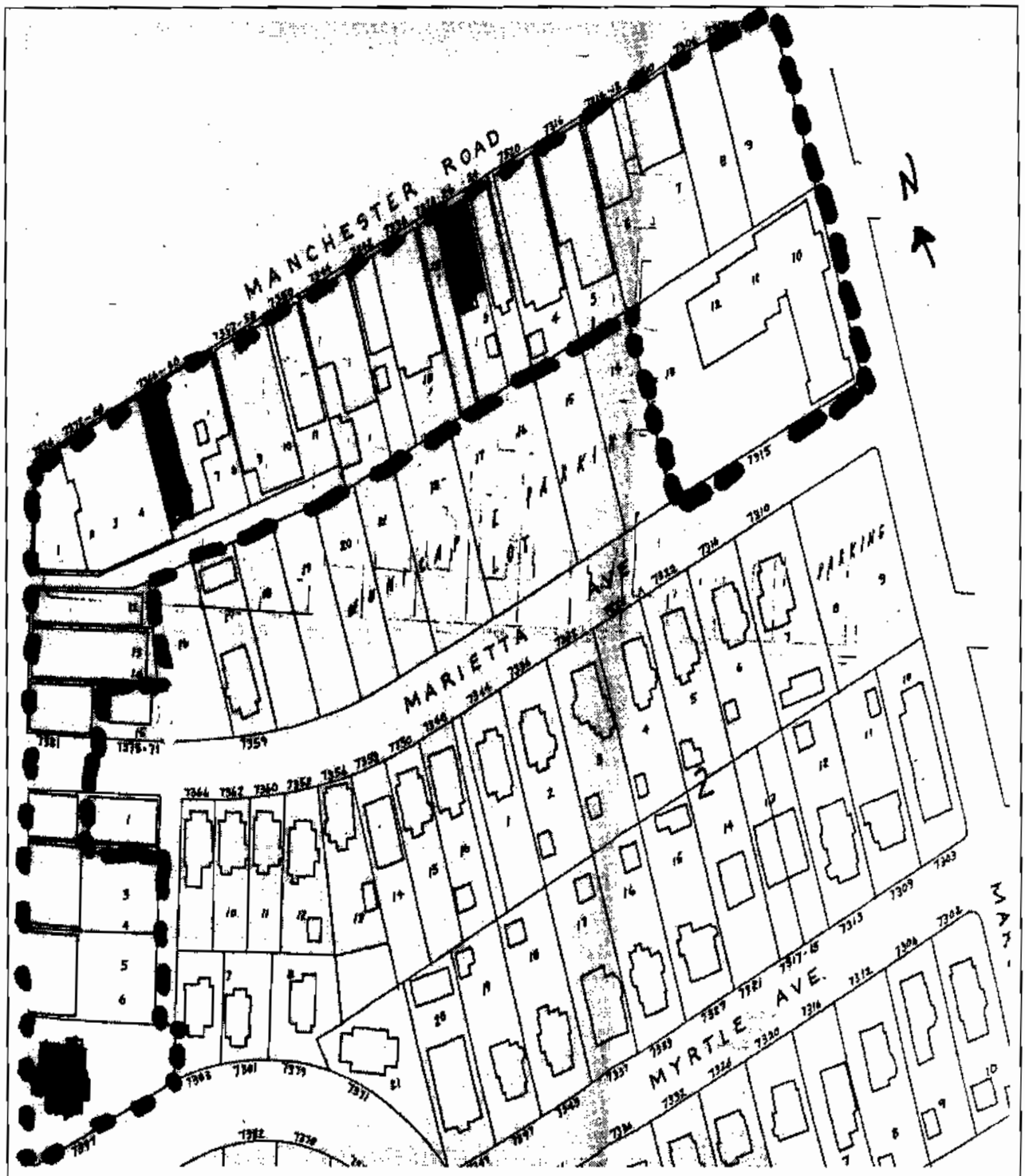
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Manchester and Sutton  
Maplewood, St. Louis County, MO**

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- Photo 11- 7344 Manchester  
View facing south
- Photo #12- 7356-7358 Manchester  
View facing south
- Photo #13- 7362-7368 Manchester  
View facing southeast
- Photo #14- 7370-7374 Manchester  
View facing southwest
- Photo #15- 2708 Sutton  
View facing southeast
- Photo #16- 2710 Sutton  
View facing northeast
- Photo #17- 2712-14 Sutton  
View facing northeast
- Photo #18- 2716-2718 Sutton  
View facing southeast
- Photo #19- 2720 Sutton  
View facing southeast
- Photo #20- 2724-2728 Sutton  
View facing southeast
- Photo #21- Evangel Temple  
2736 Sutton  
View facing northeast

**Maplewood Historic District**  
**St. Louis County, MO**  
**Date: 12-2005**



**KEY:**  
----- District Boundary  
■ Non-Contributing Property

Courtesy of Maplewood Survey District, 1982



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



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