
ARCHITECTURAL/HISTORICAL REPORT

Proposed Landmark Preservation District – Waterworks

Saint Charles, Missouri

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This district is mostly residential in character but includes three historically-industrial properties. 1106 S. Main Street, built about 1857, was a sawmill and later a slaughterhouse. The sawmill and its owner was connected with the Booneslick Road. The adjoining City waterworks building was constructed in 1935. The Wepprich Winery and Wine Garden remain in use as a restaurant. A lime kiln chimney formerly located here was also a prominent local landmark for many years.

1019 S. Main Street (private residence): A two-story, Colonial Revival, Four Square with a full-width front porch. Although the 1905 county atlas doesn't show this house, the 1906 city directory lists George H. Wallenbrock as the householder. (*St. Charles County Atlas, 1905; Hackman's City Directory, 1906.*)

1039 S. Main Street (private residence): A one-story, frame residence in the Craftsman architectural style, dating most probably to the 1920's.

1103 S. Main Street (private residence): This circa 1872 house is one story with two units wide and one unit deep. It has a side-gabled roof, corbeled brick cornice, and double front doors. The porch is an obvious later addition.

1106 S. Main Street (oil company): This one-story limestone building has been the subject of considerable historical speculation. An historical marker on the building says that it was William Eckert's cooperage built in 1799. The idea of this being the oldest building in both St. Charles City and County should have raised considerable interest. Until now, however, few authentic facts have been known on its early history. 1106 S. Main Street was actually constructed about 1856 by Peter Hausam, a St. Charles City Councilmember who was later elected Mayor. Among other things, the sawmill manufactured planks, most likely for the plank road.

Edna McElhiney Olson's 1967 publication *Historical Saint Charles, Missouri* provides the following information on 1106 S. Main Street:

"This building was a well known [sic] Barrel Factory, called a Cooperage. It was built in 1799 by William Eckert. It was made of uncut rocks – any shape – any size, taken from the Missouri River bank. The beams are white oak, cut from the logs that floated down the River. The rocks are set in the crudest of mortar. The building is 30 feet wide and 100 feet long. The beams are 30 feet long. On the main floor is a lovely old fire place [sic]. Near the building was a lake used to soak the huge barrels. Emmons Abstract No. 3872 tells the history of this building. Next it became the Hausen [sic] Saw Mill [sic]. In 1912 it became the Schnedler Slaughter House [sic]. In 1921 it was sold to the Gravel and Building Company. In 1944 it was sold to the City Service Company. In 1953 it was sold to the Gulf Oil Corporation who still conduct [sic] their business there today. Today this building has a complete new front so to appreciate the beauty of this old building that was built in 1799, drive around to the back which was originally the front of the building."

William Eckert was in fact connected with this property but not until 40 years later than 1799. In July

1839, the Trustees of the Town of St. Charles granted to William Eckert a 999 year lease of Lots 1 & 2 of Block 1, St. Charles Commons. The annual rent for 1839 was \$1.28. [St. Charles County Recorder of Deeds Office, Deed Book W, pp. 16-17; St. Charles Commons Rent Book, 1839. City Clerk's Office, City of Saint Charles, Missouri.] These parcels included what is now roughly bounded by the Missouri River, Barbour Street, Fifth Street and Thomas Avenue. Thus it included what is now 1106 S. Main Street. Eckert died about 1847, and his property was auctioned at the courthouse. In June 1849, Henry Benne, a Prussian-born farmer, bought Eckert's rights to Lots 1 & 2 for \$100. It seems unlikely that the stone building existed at that time. Not only was \$100 too low for industrial property, Benne was a farmer of modest means, not a manufacturer. [Recorder of Deeds, Deed Book W, pages 16-17; U.S. Census of Population, 1850. St. Charles County, MO; U.S. Census of Population, 1860. St. Charles County, MO]

The succeeding property owner is a much more likely candidate for its construction. In December 1855, Henry and Marie Benne sold the portion of their property now known as 1106 S. Main Street to Peter Hausam for \$200. [Recorder of Deeds Office, Deed Book D-2, p. 457] The property included 200 feet of frontage along the east side of Stillhouse Road (now S. Main Street), extended east to the Missouri River, and was bounded on the north by Barbour Street.

About 1856, Peter Hausam and John E. Stonebraker established the Hausam & Stonebraker Saw and Planing Mill on S. Main Street. [National Historical Company, *History of St. Charles, Montgomery, and Warren Counties, Missouri* (St. Louis: National Historical Company, 1885) 342; Sutherland & McEvoy, comps. *The Missouri State Gazetteer and Business Directory* (St. Louis: Sutherland & McEvoy, 1860) 234] Timber was cut from surrounding properties owned or leased by Hausam, including about half of the adjoining island in the Missouri River. Logs were hauled by oxen from the river bottom to the steam-powered mill. Before the Civil War, the mill reportedly specialized in walnut lumber. [*History of St. Charles, Montgomery, and Warren Counties, Missouri*, 432-433] This was most likely produced for the furniture and cabinetry trade. If Olson correctly places "Hausen Saw Mill" at 1106 S. Main Street, then the long limestone structure there must have been the mill.

A native of Bavaria, Peter Hausam was a prominent local businessman and property owner. His real estate holdings were valued in 1870 at more than \$22,000, a small fortune at that time. He also served on the St. Charles City Council in 1855-1856 and 1859-1860 and was elected Mayor in 1862 and 1863. His house, built in 1858, remains standing at 1018 S. Main Street, less than a block away from the sawmill. [U.S. Census of Population, 1870. Saint Charles County, MO; City of Saint Charles, MO. *Ordinances of the City of St. Charles, State of Missouri, of a General, Public and Permanent Nature...* (St. Charles: City of St. Charles, 1861) 141-143; *History of St. Charles, Montgomery, and Warren Counties, Missouri*, 342]

Peter Hausam's main business was actually a lime kiln and rock quarry he owned. The kiln was located directly across the street from the sawmill near the corner of S. Main and Barbour Street. The massive limestone kiln would be a prominent local landmark for years to come. Hausam having owned a quarry would explain why the sawmill building was constructed of limestone. It would also most probably place the building's construction date after the quarry was founded. Given the information at hand, it seems reasonable to assume that the stone building at 1106 S. Main Street was built for Hausam no earlier than 1856.

Olson informs us that the lime kiln was built by David McNair in 1800. [Edna McElhiney Olson and Richard G. Sperandio, *McElhiney's Guidebook: Historic St. Charles, Missouri* (St. Charles: McElhiney Publishing Co., 1992) 109] Again we should instead look to Peter Hausam for its construction. In August 1857, Hausam purchased a lot from Edward Hall which included most of the west side of the 1100 block of S. Main Street. [Recorder of Deeds, Deed Book H-2, pp. 19-20] Later deeds locate the kiln here, but we

know that the kiln was in operation by 1860. [Sutherland & McEvoy, comps. *The Missouri State Gazetteer and Business Directory* (St. Louis: Sutherland & McEvoy, 1860) 234] The 1870 U.S. Census of Industry provides the following information on Hausam's lime kiln and quarry:

<i>Capital invested:</i>	\$1,500 for kiln and \$500 for quarry
<i>Power:</i>	hand powered
<i>Number of employees:</i>	2 at kiln, 2 at quarry
<i>Yearly wages:</i>	\$150 at kiln, \$164 at quarry
<i>Months of operation:</i>	4 months per year for both kiln and quarry
<i>Materials:</i>	limestone, 867 [measurement], \$867; wood, 350 cords, \$1,677
<i>Products:</i>	lime, 4,337 pounds, \$5,100; macadamizing rock [for streets], \$1,545; building rock, \$1,000; rock for lime, \$867

Although Peter Hausam owned the sawmill property and nearby timberland, his brother, Jacob Hausam, managed the mill's day-to-day operation. The 1860 and 1870 U.S. censuses list Peter's profession as "lime burner" and "manufacturing lime" and listed Jacob as "sawyer" and "sawmiller". [U.S. Census of Population, 1860. Saint Charles County, MO; U.S. Census of Population, 1870. Saint Charles County, MO]

Establishment of the sawmill coincided with a state-wide craze to build plank roads. In 1851, the state chartered the St. Charles and Western Plank Road Company, authorized to construct a road from St. Charles to Warrenton. [North Todd Gentry, "Plank Roads in Missouri", *Missouri Historical Review*, (April 1937): 275-276] The road commenced a thousand feet west of the sawmill at the present corner of Boone's Lick Road and S. Fourth Street. [Record of Council Proceedings, Book C, p. 287. City Clerk's Office. City of St. Charles] In fact in 1864 Peter Hausam would purchase the plank road from the ailing St. Charles and Western Plank Road Company. He kept it for only a year before selling it to St. Charles County for \$385. [Gentry, "Plank Roads in Missouri", 275-276] It seems reasonable to assume that Hausam's sawmill provided planks for construction and maintenance of the plank road.

John Stonebraker had left the sawmill business in 1861 to begin a career in banking. Sometime following his departure, Jacob Hausam partnered with Adam Boellner in operation of the sawmill. Boellner, likewise a Bavarian native, lived nearby with his family. The 1870 U.S. Census of Industry provides the following information on the Hausam & Boellner Saw & Planing Mill.

<i>Capital invested:</i>	\$3,000
<i>Power:</i>	steam (12 horsepower) and engine (1 horsepower)
<i>Equipment:</i>	1 lathe, 1 saw
<i>Number of employees:</i>	2, plus self-employment
<i>Yearly wages:</i>	\$2,000 per year, plus self-employment
<i>Months of operation:</i>	4 months per year for employees, 4 months per year for self-employment
<i>Materials:</i>	coal \$200, logs \$800, lumber \$2,400 (300 wft), logs \$30
<i>Products:</i>	plank 80,000 ft., \$2,400; jobbing [not specified]; planing 300,000 ft., \$3,600

How much longer the sawmill operated is unknown, but it must have closed during the

1870's. Neither Peter nor Jacob Hausam are listed in the 1880 U.S. census. By the turn of the century, the building was being used as William Schnedler's slaughterhouse. [R. E. Hackman's *St. Charles City Directory* (Quincy, Illinois: R.E. Hackman, 1906)]

1200 S. Main Street (city waterworks): This two-story, brick structure was built in 1935 as the city water purification plant. The entranceway is in the Art Deco architectural style, featuring glazed terra cotta tiles for decoration. The terra cotta panel over the doorway is especially noteworthy and remains intact. The building is flanked on each side by two concrete settling tanks. Interior walls are tile. This structure is possibly the most important landmark in the proposed district. This water plant building replaced one built in the late 1800s located immediately to the north. It was demolished in 1998.

1201 S. Main Street (private residence): This wood-frame, Victorian home was probably built in the 1890s. Its significant features include Queen Anne detailing on porch trim and patterned wood shingles under the eaves. The 1905 City map has a home located here owned by George Amrein. Hackman's 1906 City Directory lists the address as 1215 S. Main Street.

1203 S. Main Street (private residence): This wood-frame, Craftsman style home was constructed sometime between 1929 and 1935. A concrete garage was built in front of the home at street level and existed by 1935.

1219 S. Main Street (St. Charles Vintage House Restaurant & Wine Garden): This restaurant, wine garden, and former winery has been a St. Charles landmark for more than a hundred years. The brick home here built into the hillside overlooking the Missouri River was originally a residence. It was later converted to a residential/commercial complex, complete with wine cellar and wine production and storage facilities. Austrian-born Michael Wepprich began growing grapes on the hillside here in 1887. In 1900, he began offering his locally-produced wine to the public when he and his family opened Mike's Summer Garden. The 1917 Sanborn Fire Insurance Map notes a total capacity of 8,000 per year. The front portion of the building included fermenting and pressing rooms. The rear portion a wine hall on the first floor and a stock room in the basement. Following Prohibition, his son, Emil Wepprich continued the tradition by obtaining the first liquor license issued by the State of Missouri. As the price of land increased in later years, the land was periodically sold off and developed for houses. By 1960, grapes were no longer produced on the premises, but wine making continued. Although wine is longer produced on the premises, St. Charles Vintage House Restaurant & Wine Garden continues with fine German food and wine. In the 1950s, an attached garage was built in front of the north wing and obscures a portion of the historic building. A two-story, board and batten winery building, with a concrete foundation, is located behind the main building.

CONCLUSIONS

Based on the criteria provided by Section 156.405(B), the proposed district qualifies for both historical and architectural significance based on the following:

- (1) *Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country;*
- (2) *Its location as a site of a significant local, county, state or national event; No significant events are known to have occurred in this district.*
- (3) *Its identification with a person or persons who significantly contributed to the development of the community, county, state or country. Association of buildings and sites with Peter Hausam and David McNair allow for qualification.*
- (4) *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous material. The Art Deco waterworks plant, vernacular classicism of 1103 S. Main (a very typical local building style in 19th century St. Charles), vernacular stone building at Colonial Revival of 1019 S. Main, and winery complex of 1219 S. Main Street all would qualify under this criteria.*
- (8) *Its unique location or singular physical characteristics that make it an established or familiar visual feature of the neighborhood, community or city. Both the waterworks and wine garden properties are important visual landmarks in the proposed districts.*
- (9) *Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses; accessory buildings such as summer kitchens, smokehouses, or barns; schools; churches; public buildings; institutional offices; or other commercial structures, with a high level of integrity or architectural significance. The wine production building at 1219 S. Main is a unique structure with good integrity.*
- (10) *The fact that it has yielded, or may be likely to yield information important in history. 1106 S. Main could likely yield information on very early industry in St. Charles. It is probably one of the oldest buildings in the city, and much yet is to be learned about it. Archaeological excavation and dendrochronologic dating of interior beams could reveal more about its history.*