

THE HISTORY OF

SHAW NEIGHBORHOOD

SAINT LOUIS, MISSOURI

The first settlements in the St. Louis area were made by mound-building indigenous peoples of the Mississippian culture, followed by other migrating tribal groups such as the Illini, Missouri, and Osage. French explorers arrived in the late 17th century, followed by the Spanish. In 1764, a fur trading company led by Pierre Laclède and Auguste Chouteau established the settlement of St. Louis.¹ The land now known as the Shaw neighborhood originated as a part of the Prairie des Noyers, named for the Joseph Marcheteau Denoyer family, who were one of the "1st 30" families to settle St. Louis with Auguste Chouteau in 1769.² The Prairie des Noyers common field was composed of a series of strips of varying widths, measured in arpens, and was modeled after the French Canadian custom of allocating or conceding lands. These prairies were the sites of the first cultivated fields, served as natural grass pastures and hayfields, were the source of fire and fence wood, and became the place to hunt game and collect strawberries and other native fruits. The Prairie des Noyers eastern border is now Grand Avenue and the field encompassed most of the present Shaw area.³

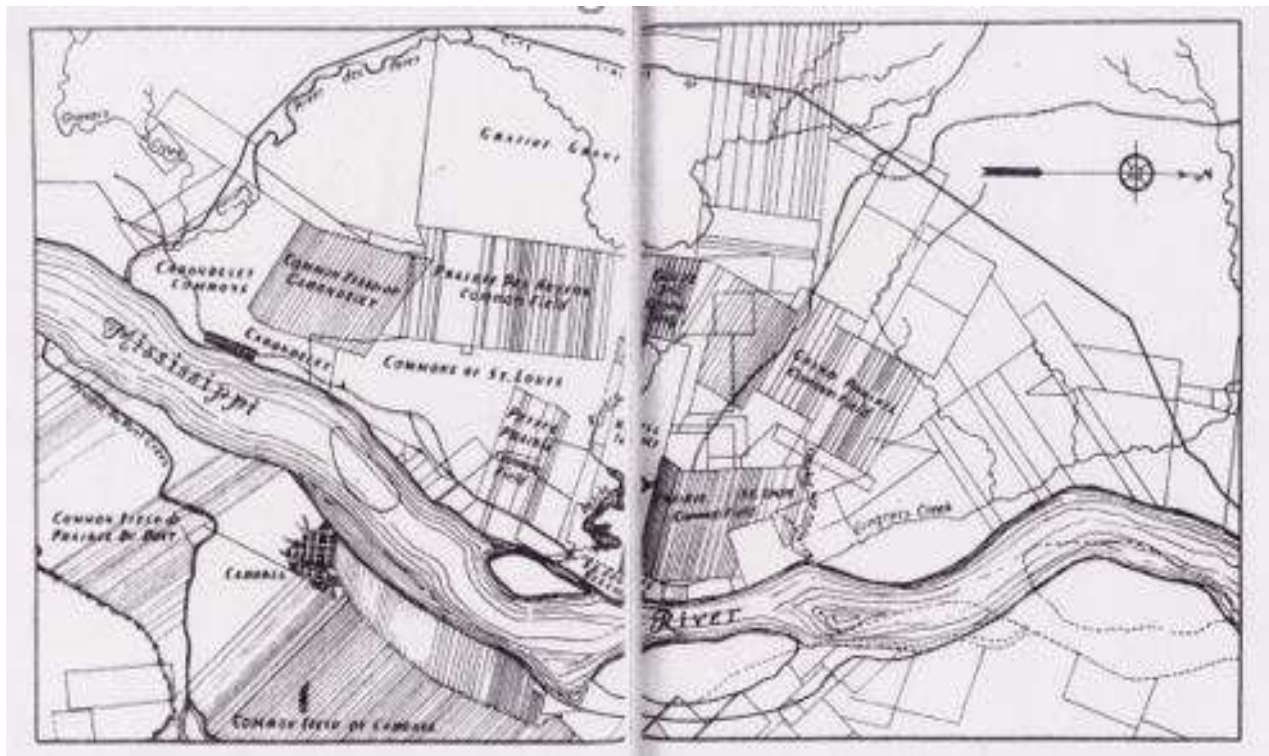


Figure 1: Peterson, Charles E. Colonial St. Louis: Building a Creole Capital. Saint Louis: Missouri Historical Society, 1949.

After the United States' acquisition of the Louisiana Purchase in 1804 and the subsequent colonization of the area by Anglo-Americans, confirmations in the common fields were secured by various prominent St. Louis families, who later sold their tracts to land speculators.⁴ Large sections in the present Shaw area were acquired by Major William Christy, who sold them in 1816 to William Chambers.⁵ About 1860, these tracts were willed to Chambers' daughter, Mary Lawrence Tyler.⁶

Henry Shaw, from whose country estate Tower Grove Park takes its name, arrived in St. Louis from England in 1819. At that time the town was becoming an outfitting point for the West and Shaw shrewdly invested in the hardware business. He also saw the advantage of river shipping rather than laborious overland routes, especially in transshipment of sugar from New Orleans. Shaw accumulated a fortune before he was forty, retired from business and traveled widely. On a trip to England, he was impressed by the Royal Botanic Garden at Kew and later determined to establish a botanical garden in his adopted City. Accordingly, the Missouri Botanical Garden was founded and laid out on Shaw's land, adjacent to his country home in 1858. A museum to house his library and herbarium was completed in 1859, followed by an arboretum, green houses and formal gardens. The area east of the Gardens, owned by Mary Tyler, remained largely rural until she sold it through Samuel Scott to Western Investment & Improvement Company (WII Co) in 1888.⁷⁸⁹¹⁰

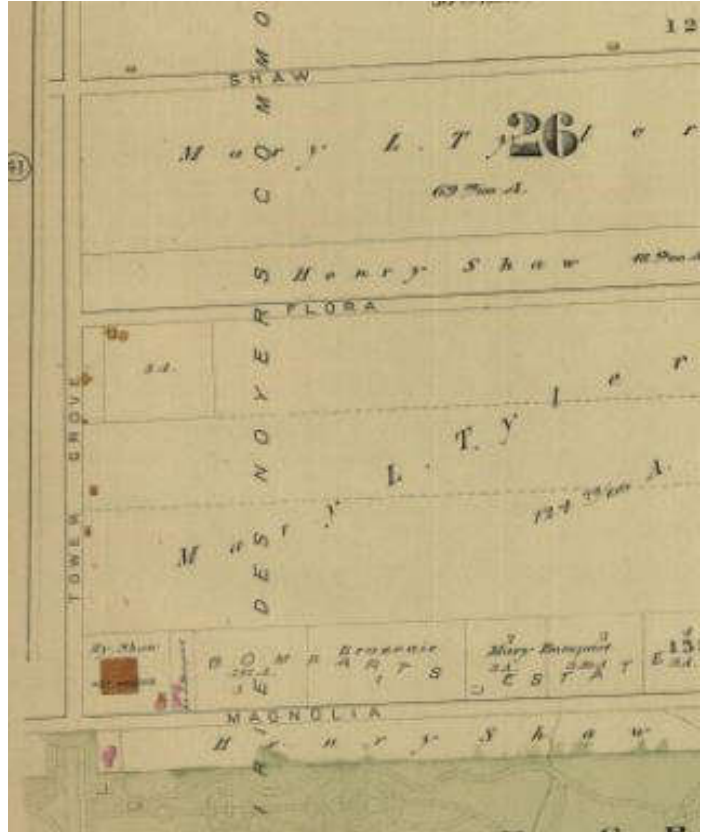


Figure 2: 1883 Hopkins Atlas showing Tyler Place

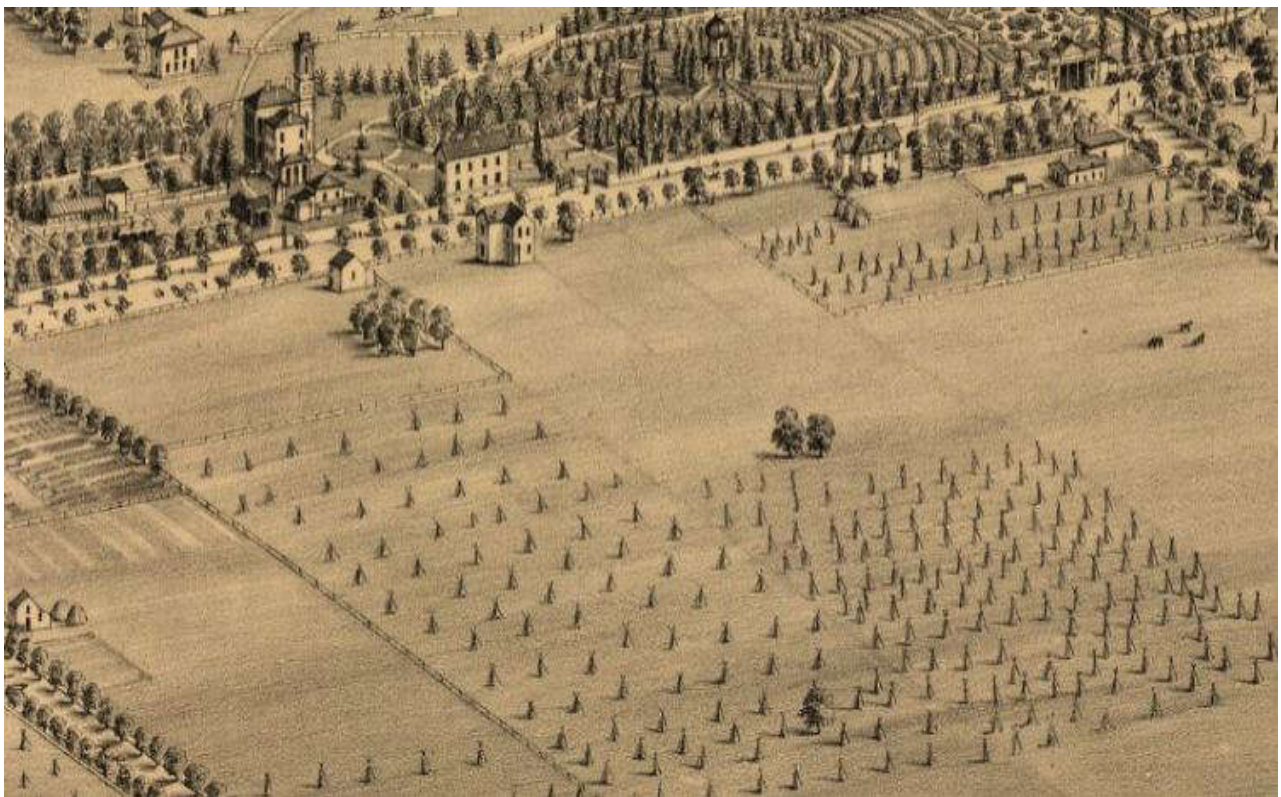


Figure 3: Compton & Dry showing Tower Grove Ave along top, Flora Place on upper right and Magnolia on lower left; Tower Grove House on top left is roughly where Shenandoah Ave intersects

¹¹ The real catalyst for development of Western Investment & Improvement Company's land came with the opening of the Grand Avenue Viaduct in 1889. With the south side long isolated from the central city by the Mill Creek Valley, property owners had to travel east to Jefferson Avenue to cross the railroad tracks. This isolation limited interest in the Tyler Place property to wealthy families that could afford the leisurely commute. With the completion of the Grand Avenue Viaduct and the subsequent extension of the streetcar lines, the commute was within reach of the average wage earner.¹²

MAMMOTH AUCTION SALE
IN LOTS AND BLOCKS OF
57,000 FEET
IN
TYLER PLACE
MONDAY and TUESDAY, June 9 and 10
ON THE PREMISES,
TO PAY INDEBTEDNESS.

FOR RESIDENCE SITES THERE IS NO OTHER MORE BETTER SITUATED PROPERTY IN ST. LOUIS.

"WHO'LL START 'ER?"

SALE ABSOLUTE AND WITHOUT LIMIT OR RESERVE.

SHAW'S GARDEN
 Open To-Day.
 (TRY THEM) THAT FLICK.

UNQUALIFIED TERMS
 Are attached to the sale of this property. Deposits cash advance is, or falls due and for cash at 2 P.M. day. Take the
 This is absolutely Perfect
 or to suit, and no other terms attached.

AS A SPECULATION
 The sale of this valuable and beautiful block will be followed by the erection of the grandest of buildings in the city. Each lot will be cleared for sale at the property at least \$50 per acre within six months.

AS AN INVESTMENT
 \$100 in cash, a \$200 in as good as a 10 per cent bond.

AN EXCELLENT FINANCIAL ARRANGEMENT.
 In the method of certain financial arrangements in this. The same gives for deferred payments and the price of whatever desired, interest being suspended until day of sale to that of payment only.

**THESE SPECULATORS, BUILDING AMBITION, TRADE-
 DISLIKE, SICKNESS, DEPRESSION AND HEAVY UNPAID TAXES,
 OPERATIONAL TO MAKE DISPOSAL AT A VERY LOW PRICE, WHICH
 IS FOUND TO BE THE BEST AND MOST PROFITABLE IN THE CITY.**

RESTRICTIONS.
 To which cash will be required in advance, which includes a building like 10 feet back of the street, and suitable the amount to pay for a few more feet back.

For further particulars apply to
HAMMETT - ANDERSON - WADE,
 2235 N. EIGHTH ST.

Samuel F. & T. A. Scott were the real estate brokers who managed the sale of WII Co.'s land. According to a period advertisement, they introduced a precedent by "offering at public auction an addition comprising (240 acres) of beautiful residence property known as Tyler Place".¹³¹⁴ Most of the property of Tyler place was sold at auction on June 9 and 10, 1890 with over 46,000 frontage feet selling for a total of \$1.4 million.¹⁵

When the St. Louis Commons were surveyed in the 1836, what is now Shenandoah Avenue was the fourth lane running east and west. In the 1850s, when the Commons were platted into city blocks and lots, it was decided to generally name the east west streets for Indian tribes or rivers. Shenandoah is named for a river in western Virginia.¹⁶

_____ was built as a set of 5 speculative houses _____ by John G. Zimmerer in 1895.¹⁷ He and his brother George formed the Grand Realty Company with offices at 2213 S. Grand and were active in building and real estate in the immediate area during the turn of the century.¹⁸

[redacted] was sold to Katherina Potyka on 18 November 1897 for \$4500.¹⁹ Katherina was a recent widow, her husband Carl having died in June of 1896 while visiting Berlin Germany. She was listed as living at 4121 Shenandoah when she married Theo Rudolph Kreiger in September 1898 but was renting the house later that year. There was again a marriage registered in Clayton, MO between Katherina Potyka and Carl Hase on 15 November 1899 - Katherina was listed as 'single'. On 6 February 1900, Kate Potyka, recently separated from her husband, took carbolic acid and died, as detailed in this article from the Post Dispatch:

Katherina Potyka's estate was probated and the papers contained inventories of her property and income from the rent of [redacted] [enclosed].²⁰

In 1900, John B Heverling, a collector for Keyes Farm & Dairy, was listed as renting at [redacted] along with his wife Hannah, adult children Charles, an electrician, Ida, a bookkeeper for Keyes Farm & Dairy, Nellie, William, a coal weigher, and Francis.²¹ In 1901, youngest daughter Francis (Fannie) eloped to Alton Illinois and married Louis Borgess.²²

WANTED TO BE ROMANTIC.
Mr. Borgess and Miss Heverling
Married in Alton.

With no objections to their marriage, but just to be romantic, Louis M. Borgess, secretary of the Lumbermen's Exchange, and Miss Fannie C. Heverling of No. 4121 Shenandoah avenue, slipped away to Alton Wednesday morning and were married. The young people returned to St. Louis later in the day and prepared to take up their permanent residence at Mr. Borgess's boarding place on West Morgan street.

Each party to the life contract is two years past the minimum age limit for entering such state. Mr. Borgess has no father, and his mother is not in the city. Miss Heverling lives with her parents, who have not in any manner opposed the match.

After Katherina Potyka's estate had cleared, William Heverling purchased [redacted] from the heirs in 1902.²³

In 1905, John Heverling invented an improved method for a streetcar roadbed as noted in this Post-Dispatch article.²⁴

FOUND DEAD IN HER ROOM
Mrs. Kate Potyka Is Supposed to Have
Committed Suicide by Taking
Carbolic Acid.

Mrs. Kate Potyka, aged 43 years, was found dead Wednesday at noon at her home on the third floor of 1618 Menard street. It is supposed she committed suicide by taking a dose of carbolic acid.

The body was found by Mrs. Jake Georgus of 1619 Menard street. Not seeing Mrs. Potyka about the house all morning Mrs. Georgus went to her rooms. In the dining room she found Mrs. Potyka lying on a couch. She had apparently placed a pillow under her head and laid down to die after taking the dose.

The supposed reason for the act of Mrs. Potyka is domestic troubles. Three months ago she separated from her husband. Since then she had been living alone.

The woman is supposed to have some property. On her person was found a receipt for a warranty deed and \$5 in money.

A week ago Mrs. Potyka told Mrs. Nort, one of her neighbors, that if anything happened to her Mrs. Nort was to have the contents of her rooms. This was the only statement made by her which indicated that she contemplated suicide.

The whereabouts of the husband of the woman is not known to the neighbors. She has a brother living somewhere on South Seventh street, but his name is not known.

WOULD BUILD NOISLESS
STREET CAR ROADBED

St. Louisan Believes He Has Perfected a System That Is
Frost-Proof and Durable, Doing Away With Wooden Ties.

J. H. Heverling, [redacted] avenue, formerly connected with local street railway companies in the construction and operating departments, believes he has perfected a system of building roadbeds that is far ahead of any present method.

Mr. Heverling's idea is to do away entirely with wooden ties. He would have the rails—which would all be grooved rails on city lines—rest upon I-beams of the same width as the bottom of the rails. The rail and I-beam would be riveted together. From rail to rail, four feet apart, bars would help maintain the rigidity of the construction.

However, the chief element of rigidity is the concrete bed in which the rails are laid. The concrete lies in a trench 14 inches deep about the rails and 6 inches deep between the rails.

The inventor believes that he can build an absolutely rigid, noiseless and frost-proof roadbed by this method.

The Heverlings continued to reside at [redacted] as listed in the 1910 census. John Heverling, a coal yard watchman, wife Hannah, single daughters Ida and Nellie, now in their 40s, single son William, coal company clerk, daughter Fannie Borgess, her husband Louis, president of a lumber company, and their daughter Virginia.²⁵

Mother Hannah Heverling passed away 14 May 1910.²⁶ [death certificate enclosed]

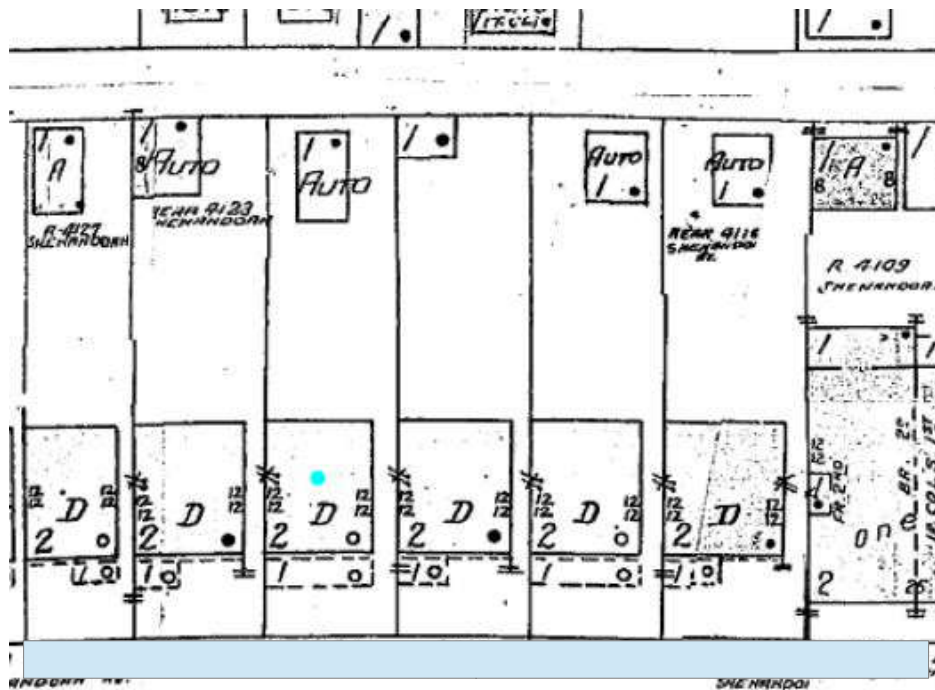


Figure 4: Sanborn Fire Insurance Map showing location of 4121 Shenandoah

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Widower John continued to reside at [redacted] with his extended family. In 1920, son William, coal company solicitor, daughter Ida, daughter Fannie Borgess, her husband Louis, lumber company secretary, and their daughter Virginia, were listed in the census.²⁸ In 1922, William and John Heverling transferred the property to Ida and Nellie Heverling, and widower John moved into the Memorial Home at 2609 S. Grand, while William moved out of the residence as well. By 1923 daughter Fannie and her husband Louis Borgess were living on Pershing Avenue, where their married daughter Virginia and her husband Chester Gausman also resided.²⁹

John B Heverling passed away 31 Dec 1928.³⁰ [death certificate enclosed]

<p>JOHN B. HEVERLING FUNERAL</p> <p>Funeral services for John B. Heverling, whose inventions stimulated the progress of the cooper- age industry, were held today at</p>	<p>Memorial Home, 2609 South Grand boulevard, where he died Monday of the infirmities of age.</p> <p>He invented the first veneer cut- ter and the first keg stave dressing machine in this country. Coming to</p>	<p>St. Louis 50 years ago from Green- ville, O., he founded a tight-barrel plant in this city. He was 86 years old and retired 20 years ago. He is survived by a son, and three daughters.</p>
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After selling the property to Elizabeth Goddard in 1928, sisters Ida and Nellie Heverling moved to Pasadena, California, where their sister Fannie and her husband Louis Borgess also moved.³¹ The Heverling family had lived at [REDACTED] for nearly 30 years.³²

In 1930, John Goddard, a baking company watchman, his wife Elizabeth, their son John Jr, an office equipment salesman, son Vernon, a grocery clerk, daughter Violet, and two lodgers Martha Weisenborn, a bookkeeper, and Ellis Miller, a railroad worker, lived at [REDACTED].³³

In 1940, John and Elizabeth Goddard still resided at [REDACTED] along with their daughter Amanda, a public school trades teacher, son Vernon, a filling station attendant, and three boarders, Findley Logan, a brewery stenographer, Rose Keen, a nurse, and David Hoagland, a plumbing supply company watchman.³⁴

Elizabeth Goddard passed away 1 Feb 1941.³⁵ Widower John Goddard passed away the following year.³⁶ [death certificates enclosed] The estate went into probate and [REDACTED] was sold to Ruth Gist then turned to Gertrude Heining, daughter of Elizabeth and John Goddard, who lived down the block at 4148 Shenandoah.^{37 38} Gertrude and Walter Heining resided at [REDACTED] until 1951, when she sold it to Rollie Bollinger.³⁹ The property had been in the hands of the Goddard family for around 23 years.⁴⁰

Rollie Bollinger altered the dwelling to house two families and then rented [REDACTED] out to various tenants.⁴¹ He sold the property to Warren Pinkney in 1959, who continued to use the residence as a two-family, while living with his wife Ina in one unit for a time.⁴² The property was repaired and rented out for several more years, then Warren Pinkney sold it to Max Walter, Glen Walter, Betty Birkle, Dorothy Hughs and Chi-Yu Kao in

- 1 Primm, James N. *Lion of the Valley: St. Louis, Missouri, 1764-1980*. Missouri Historical Soc. P, 1998.
- 2 *Chouteau-Papin Papers*, Marcheteau family records. Missouri Historical Society.
- 3 Map St. Louis, 1812, #2. Plat of the survey of the boundary lines of the town of St. Louis. *Made by the General Land Office at the request of Edward Bates, US Attorney General*.
- 4 American State Papers, vol. 3, 1815-1824, Public Lands - Claims in Louisiana and Missouri.
- 5 Wayman, Norbury L. *History of St. Louis Neighborhoods*. St. Louis CDA. 1981.
- 6 Missouri Historical Society Bulletin, vol. XV, p 314-315.
- 7 *Shaw's Garden Historical District*, National Register of Historic Places - U. S. Dept. of the Interior, 2012.
- 8 Wayman, Norbury L. *History of St. Louis Neighborhoods*. St. Louis Community Development Agency, 1978, www.stlouis-mo.gov/archive/neighborhood-histories-norbury-wayman/index.htm.
- 9 Compton, Richard J, and Dry, Camille. "Plate 63" *Pictorial St. Louis: The Great Metropolis of the Mississippi Valley: a Topographical Survey Drawn in Perspective A.d. 1875*. Compton & Co, 1876. Library of Congress Geography and Map Division. lccn.loc.gov/rc01001392 .
- 10 Pitzman, Julius. "Page 14" *Pitzman's new atlas of the city and county of St Louis, Missouri*. map. State Historical Society of Missouri. A.B. Holcombe & Co. Philadelphia, PA., 1878, digital.shsmo.org/cdm/ref/collection/plat/id/6679.
- 11 Compton, Richard J, and Dry, Camille. *Pictorial St. Louis: The Great Metropolis of the Mississippi Valley: a Topographical Survey Drawn in Perspective A.D. 1875*. Plate 57. Compton & Co, 1876.
- 12 *Where We Live: A Guide to St. Louis Communities*. Missouri Historical Society Press. 1995.
- 13 The City of Saint Louis and it's Resources - The Star Sayings 1893.
- 14 Frank Leslie's Illustrated Newspaper, February 8, 1890.
- 15 *Where We Live: A Guide to St. Louis Communities*. Missouri Historical Society Press. 1995.
- 16 Holt and Pearson. *St. Louis Street Index*. St. Louis Public Library. 1994.
- 17 *Architectural Survey of the Shaw Historic District*. Landmarks Association of St Louis for the CDA. March 1985.
- 18 "Zimmerer." various searches. *St. Louis Post Dispatch*, newspapers.com.
- 19 St. Louis City Deed Records. Assessor's Office. St. Louis City Hall.
- 20 *Probate Case File No 22542-25580, 12 Feb 1900, Katherina Potyka*. Probate Case Files, 1876-1901; Missouri. Probate Court (St. Louis City). Ancestry.com.
- 21 1900 US Census. *St Louis Ward 24, St Louis (Independent City), Missouri*; Page: 24; Enumeration District: 0357. Ancestry.com
- 22 *St. Louis Republic*, 21 Mar 1901, p. 8. newspapers.com.
- 23 St. Louis City Deed Records. Assessor's Office. St. Louis City Hall.
- 24 *St. Louis Post Dispatch*, 6 Jul 1905, p. 23. newspapers.com.
- 25 1910 US Census. *St Louis Ward 13, Saint Louis City, Missouri*; Roll: T624_817; Page: 11A; Enumeration District: 0214; FHL microfilm: 1374830. Ancestry.com.
- 26 *Hannah Heverling, Certificate of Death*. 14 May 1910. Missouri State Archives.
- 27 "St. Louis, Missouri Vol 9 1903 - Mar 1951, #24" *Sanborn Maps for Missouri*, Sanborn Fire Insurance Map Company, 1981, *University of Missouri Digital Library*. digital.library.umsystem.edu.
- 28 1920 US Census. *St Louis Ward 13, St Louis (Independent City), Missouri*; Roll: T625_951; Page: 5B; Enumeration District: 267 . Ancestry.com.
- 29 *City Directories for St. Louis City*. Gould Directory Co., 1923, *Fold3.com*.
- 30 *John B Heverling, Certificate of Death*. 31 Dec 1928. Missouri State Archives.
- 31 1930 US Census. *Pasadena, Los Angeles, California*; Page: 9A; Enumeration District: 1223. Ancestry.com.
- 32 St. Louis City Deed Records. Assessor's Office. St. Louis City Hall.
- 33 1930 US Census. *St Louis, St. Louis (Independent City), Missouri*; Page: 22B; Enumeration District: 0026. Ancestry.com.
- 34 1940 US Census. *St Louis, St Louis City, Missouri*; Roll: m-t0627-02196; Page: 7B; Enumeration District: 96-360. Ancestry.com.
- 35 *Elizabeth Goddard, Certificate of Death*. 1 Feb 1941. Missouri State Archives.
- 36 *John Goddard, Certificate of Death*. 8 Jul 1942. Missouri State Archives.
- 37 St. Louis City Deed Records. Assessor's Office. St. Louis City Hall.
- 38 1940 US Census. *St Louis, St Louis City, Missouri*; Roll: m-t0627-02196; Page: 1B; Enumeration District: 96-360. Ancestry.com
- 39 "1945" *U.S. City Directories, 1821-1989*. Ancestry.com.
- 40 St. Louis City Deed Records. Assessor's Office. St. Louis City Hall.

41 "1955". *U.S. City Directories, 1821-1989. Ancestry.com.*

42 "1959" *U.S. City Directories, 1821-1989. Ancestry.com.*

43 St. Louis City Deed Records. Assessor's Office. St. Louis City Hall.

44 "Microfilm Roll 86." *St. Louis City Active Building Permits. Records Retention. St. Louis City Hall.*

45 St. Louis City Deed Records. Assessor's Office. St. Louis City Hall.

46 *U.S. Public Records Index, 1950-1993, Volume 1. Ancestry.com.*

47 St. Louis City Deed Records. Assessor's Office. St. Louis City Hall.