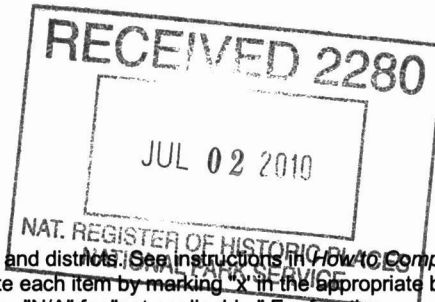


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National Park Service

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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 Affton High School

other name/site number W. F. Gaunt Ninth Grade Center

2. Location

street & number 8520 Mackenzie Road not for publication

city or town Affton vicinity

state Missouri code MO county St. Louis code 189 zip code 63123

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

30 June 2010

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

for
Edson H. Beall

8.12.10

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

Number of contributing resources previously listed in the National Register

n/a

0

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

EDUCATION/school

VACANT
WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival

foundation STONE/Limestone
walls BRICK
roof STONE/Slate
other

Narrative Description

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

See continuation sheet(s) for Section No. 7

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National Register of Historic Places Continuation Sheet

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Affton High School
St. Louis County, MO

SUMMARY

The Affton High School building is located at 8520 Mackenzie Road in the unincorporated community of Affton, St. Louis County, Missouri. The building is approximately two miles north of Gravois Road, which intersects Mackenzie Road. The building faces west, toward MacKenzie Road, and is associated with the residential suburb of Affton (as noted) which is situated southwest of the City of St. Louis. The two story, brick, Tudor Revival school has a linear facade that parallels the east side of Mackenzie Road. When constructed in 1937, the building had a T-shaped plan created by the primary (linear) classroom wing and a rear (east elevation) cross wing that held the school's combination gymnasium/auditorium (see Figures 10-11). In 1941, the primary (classroom) wing was enlarged by a south addition that imitated the original linear wing in both appearance and width (see Figures 12-13). This was followed in 1959 by the addition of a rear modern wing, which eliminated the building's original T-plan and roughly created the building's present-day H-shaped plan (see Figures 3-6). The 1959 wing is a modern contrast to the Tudor Revival design of the older (1937 and 1941) sections of the building. The Affton High School building is located immediately south of Old Redeemer Cemetery. It is surrounded by neighborhoods of 1940s-1950s era modest frame Ranch style houses. West of the school is a large, flat grassed lawn, surrounded by chain link fences that served as original school grounds. This area retains baseball backstops and diamonds. Paved driveways flank each end of the school (north and south ends) and connect to a paved lot immediately west of the school. The landscape slopes steeply downhill toward the south. The building's west (front) lawn levels against a stepped, rock faced, ashlar limestone retaining wall situated near the south driveway. A semi-circular driveway merges with the north driveway at the north end of the school building.

EXTERIOR FEATURES

West (Primary) Elevation

The two story, red and brown brick, gray slate roofed school building is basically a rectangular plan, reflective of the central, linear hallway. Although the façade is primarily side gabled, it is divided by three large cross gabled bays that are slightly shorter than the main roof ridge, including the ones at each end of the building (See Photo Nos. 1 and 2). Between each of these tall gabled bays are six additional window bays and a small, shallow, hipped dormer. This divides the facade into fifteen vertical window bays while the side elevations are divided into five vertical window bays. The central and end bays on the façade are broader and have four sashed windows on each level while all other window openings on the façade and on other elevations contain paired sashed windows. Window sills are smooth limestone and most lintels are simple soldier course rows of brick. The building has a rock-faced, ashlar limestone raised foundation with a sloped, smooth limestone cap.

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**Affton High School
St. Louis County, MO**

Although the north portion was built in 1937 and the south in 1941, it is extremely difficult to identify the actual transition between the two halves of the façade since the materials are a close match, except that the central gabled bay was originally the cross gabled south end of the building. The earlier, 1937 north section of the façade has additional detailing on the entry bays with their two smaller gabled bays positioned inside of the taller cross gabled bays.

Cut limestone highlights the facade as scalloped, shaped lintels in the 3 main gabled bays on the façade, and as the two 1937 entry surrounds. These limestone entry surrounds incorporate a simple entablature with a frieze panel (that has been modified by bolting on stone panels to cover what were the original recessed name panels). The limestone flanking the doorways extends above the cornice of the entablatures to form quoining around the second floor windows.

Each of the three primary cross gabled bays features false half-timbered stucco panels between the windows of the first and second floors with a wood frame that is continuous with both sides of the windows, extending to the shaped second floor lintels and creating a slightly projecting, two story window bay within these three cross gabled bays. Half-timbered stucco clads the gable ends in the narrower entry bays and the walls of the two hipped dormers on the façade. Small, four light, hexagonal windows are positioned in the north and central cross gables above the window bays, with a round inset, spoked stone frieze in the same position in the south cross gable.

Below the central gabled bay (what was originally the south end of the building) is a poured concrete stairway leading down to a basement level, cafeteria entry, completed in 1941. Concrete curbing and retaining walls (below grade) create a T-shaped opening that is surrounded by simple pipe railings. At the base are two concrete wall planters. The entry has paired half light wood doors (with no panels) flanked by windows (which have replacement aluminum windows).

North Elevation

Although the north and south elevations are treated similarly, with five vertical bays divided symmetrically by a short gabled bay, each elevation has some distinctive features. In the central bay of the north elevation is a smooth limestone, paired entry door surround similar to those on the façade, but the limestone does not extend above the entablature and frieze (See Photo No. 2). The first floor on either side of this north entry does not have any window openings; rather the wall is finished with a large rectangular brick patterning.

South Elevation

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**Affton High School
St. Louis County, MO**

On the south elevation, the slope of the land exposes almost the entire basement level with its rock faced foundation walls and there is no door opening on this elevation (See Photo No. 1). The small section of the main gable ends, visible on each of the side elevations, are clad in wood weatherboard siding.

East (Rear) Elevation

Like the façade, the rear elevation has three, slightly shorter crossed gabled bays but these are treated much simpler with two sets of paired windows on each floor, with hexagonal windows (inset round frieze in the south bay) matching the façade gable ends (See Photo Nos. 4 and 5). The north half of the rear elevation has a flat roofed, tall one story auditorium wing that extends between the central and northern cross gable. A slightly shorter, flat roofed addition now extends across the central gabled bay that appears to have been added with the 1941 classroom addition. There are no windows visible on this end of the north elevation, but from the interior there are small, original, wooden vertically lit clerestory windows above the roof height of the auditorium. At the south end there are two bays of paired windows vertically aligned under a cross gable. Between this gable, the south half, like the façade, has six intermediate window bays, vertically aligned with paired, sashed windows, except for the fourth bay from the center which contains a stairwell and rear entry. Since the grade slopes downhill toward the south, the rusticated limestone foundation of the basement level is completely exposed at the south end where there is a doorway into what was probably originally a shop classroom. A small flat roofed, brick entry vestibule projects out from the rear entry, with the stone extending above on the main wall half-way up the first floor. Above is a tall rectangular window opening that provides natural light into the stairwell inside.

The auditorium wing is original to the 1937 school construction and is basically rectangular in shape without windows on the north elevation, although it appears to have had window openings on the east side that have been bricked in or modified with glass blocks. Since the boiler room is below this area, there is a large square, brick chimney that extends up next to the north gabled bay. Apparently early on since it has similar interior glazed wall detailing, the south section of the auditorium was added, but it has a slightly lower roofline and high, clerestory windows on its south wall separated by flat brick buttress-like piers.

To create an L-shaped extension from the main building, north of the auditorium there is a shorter one story, flat roofed addition completed in 1959 and design by William B. Ittner's architectural firm. It has a poured concrete foundation and parapet caps. A rhythmic series of aluminum framed sashed windows extends along the south half of the east wall while the north half is divided into two banks of aluminum framed curtain walls. Both the north and south elevations are simple brick walls, except that the north elevation has an aluminum framed

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**Affton High School
St. Louis County, MO**

doorway while the south end has a steel door. The interior of the L created by the connection of the auditorium with this 1959 wing serves as a raised loading dock.

INTERIOR FEATURES

The interior configuration is basically linear, with a hallway flanked by classrooms extending from the north end vestibule to a large, transomed, double doorway that opens into the classroom that comprises the entire south end. This pattern is repeated on the second floor, with large classrooms and double doorways at each end of the hall (See Photo Nos. 7 and 9). Both hallways were originally punctuated by banks of lockers, which have been removed, leaving the niches intact. The first floor of the north end is split by the vestibule of that entry which retains its original tiled wainscot walls and the original wood trimmed transom opening. The doorway connects to the hall. The exterior doorway has replacement aluminum framing around the doors and transom; the interior doors and transom have been removed. To the east of this entry are restrooms and to the west (front) are the offices. Directly beyond the vestibule is the access into the auditorium wing and a short flight of stairs to the stage.

Detailing is generally consistent throughout the building. Midway down the hall on both levels is the evidence of the original masonry south wall before the 1941 extension; this large header opening has been trimmed with painted wood panels and the same mitered-corner, backband trim used on major, double door, doorways in the building (the teacher's lounge on the first floor and the large classrooms at each end of the hall). The distinction between the north (1937) and south (1941) sections of the building is evident in the use of different colors on the glazed block walls. For example, the north (1937) end of the building has dark mustard colored tiles, whereas the south end (1941 addition) has tiled walls colored pale yellow with a brown cap tile. The tiles are patterned to create a wainscoting effect. This tile pattern is used throughout the building's hallways and in most classrooms. The halls are lined with the half-light, two paneled wood doors to classrooms which are inset into the plaster walls, without millwork trim. Most common area floors are simply poured concrete, part of the structural frame for the building, but many of them have been overlaid with tiles. In the west half, a few classroom floors are maple. Window openings have plaster returns rather than trim, and despite the replacement aluminum windows, the north half retains the original mullions between window sashes as well as the wooden stools and aprons. The south section retains the original bullnose tile interior sills and the wooden mullions.

Originally there were three stairways, but the middle façade entry area has been converted to a freight elevator, probably added when the school district sold the building to the WAC Industries. The other two stairways are still intact, both doglegged concrete staircases with plaster half-wall railings that are capped by a simple wood rail (modified to meet current code

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Affton High School
St. Louis County, MO

requirements by adding square tube railings on top). The north stairway is located at the front entry near the north end of the façade in what was probably an open area connecting the entry to the hall, but the vestibule to the front doorway is now enclosed as a closet. The other stairway is located on the opposite (rear) wall, about halfway down the south half of the building (See Photo No. 8). This stairway is accessed on both the first and second floor through paired steel doors with small square lights. It connects to the exterior (one half flight down from the first floor) via a pair of multipaned, French doors into a small anteroom on the rear of the building that has brick walls on the interior and another set of French doors facing south, leading outside. This south stairway also connects to the basement level.

The auditorium wing has a level floor with high ceilings and glazed block walls, reflecting its original dual purpose as a combination auditorium and gymnasium (See Photo No. 6). There is a small stage, elevated along the north end with a simple ribbed surround to the stage. The stage floor is still wood and the rigging is still intact. At some point, probably 1941, the auditorium/gymnasium was enlarged, on the south side, but it has a lower ceiling height creating a clerestory of windows on the original wall above. This extension area has small office partitions as well as loading dock entries, but it continues the glazed block walls (in a lighter color). The northeast corner of the auditorium connects to a secondary exit and to the hallway in the 1959 wing, which is a simple series of classrooms with acoustical tile ceilings with exposed box ductwork and concrete block walls.

Although the boiler room is located under the 1937 section, the finished basement only extends from the middle bays to the southern end of the building (primarily under the 1941 section). Flanking the landing at the base of the south stairway are two doorways, one leading south into a large room that appears to have been the shop classroom originally and the other opening north into the cafeteria (See Photo No. 11). While the shop has plaster walls, the cafeteria has walls primarily made of the same glazed blocks used in the south hallways, which confirms that the cafeteria was finished when the 1941 addition was completed, although it is positioned under the 1937 section of the building (in the original 1936 plans, this area was unexcavated).

ALTERATIONS AND INTEGRITY ISSUES

While the building retains most of its original exterior features, including the original roofing, half timbered stucco, and brick and limestone walls—all of which are in good condition—the window sashes have been replaced with aluminum framed units and the brickmold clad with aluminum. The south end cross gabled bay has had a half light steel door inserted into an opening cut through the foundation (utilizing one of the original sashed window openings) and physical evidence indicates this is a later modification. The entry doors have generally been replaced within their openings, usually as paired aluminum framed doors, but the basement level

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**Affton High School
St. Louis County, MO**

entry on the façade (into the cafeteria) appear to be original as does the paired French door entry on the rear vestibule. The two façade entries (north and middle entries) are sealed and landscaping extended across these openings, although they still visually read as entry doors. Basement level windows (the basement is primarily below the 1941 section) are replacements as is the tall rear stairwell window opening since they are filled with glass blocks. Since glass block was in use by this time, it is difficult to identify when this alteration occurred. The south half of the rear elevation has a series of metal framed sheds that have been added recently, but these only have a tenuous connection to the building and do not appear to be permanent alterations.

The interior retains its original floor plan and most of the original room configurations, although a couple of the partitions between classrooms have been removed. The central entry was eliminated and the area utilized for an elevator shaft. Other modifications are minimal. When aluminum windows were installed, the interior window openings were not modified, retaining the original stools and apron treatment as well as the wooden mullions between the paired windows. Drywall partitions have been added for offices and closets within some classrooms and entry areas on the first floor. Small acoustical ceiling tiles are attached directly to the original finished plaster ceilings. Long banks of fluorescent light fixtures have been added. Lockers have been removed from the hallways, evident by niches that remain intact. Blackboards have also been removed, as have interior vestibule doors on the north end entry. Thin plywood panels have been screwed over the lower half of some original classroom doors. None of these alterations change the basic character defining features of the interior. The building retains its long linear hallways, original plaster and glazed tile walls, and wood half light doors. Other original features are the building's simple stairways, tiled and maple strip floors, and large open spaces visible in the auditorium/gymnasium, cafeteria, and end wing classrooms.

The 1959 addition on the rear does not visually impact the primary street elevation of the building since it is tucked behind the original building. It was built after the high school quit utilizing the building, outside the period of significance for the building.

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.

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

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 Record # _____

Areas of Significance

(enter categories from instructions)

EDUCATION _____

POLITICS/GOVERNMENT _____

ARCHITECTURE _____

Period of Significance

1936-1955 _____

Significant Dates

1937 _____

1941 _____

Significant Persons

(Complete if Criterion B is marked above)

n/a _____

Cultural Affiliation

n/a _____

Architect/Builder

Bonsack and Pearce, Inc. _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

See continuation sheet(s) for Section No. 9

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National Register of Historic Places Continuation Sheet

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Affton High School
St. Louis County, MO

SUMMARY

Affton High School is located at 8520 Mackenzie Road in Affton, St. Louis County, Missouri. The two-story Tudor Revival style brick building was designed in 1935 by the St. Louis architectural firm of Bonsack & Pearce, Inc. and constructed in 1936-1937 using funds provided by the Public Works Administration (PWA). The building is locally significant. It meets National Register of Historic Places (NRHP) Criterion A: Education for its role as an early twentieth-century high school. The building was Affton's first high school and remained in use as such until 1955, when student population growth required the construction of a new high school. Additionally, the building meets Criterion A: Politics/Government for its association with the PWA, which provided funding for the construction of schools statewide during the 1930s. Affton Senior High School also meets NRHP Criterion C: Architecture. The building is an excellent example of an early twentieth-century high school that incorporated space for specialized classroom instruction. The building's design lent itself to be easily expanded and/or altered as the school's needs changed, with a major addition finished in 1941 that is barely discernable because of the continuity of the design. The period of significance extends from 1936, when the building's construction began, and extends through 1955, when the new (current) Affton High School opened at 8309 Mackenzie Road. After that time, a small classroom addition was added to the back of the building and the school remained in use through 1978 as a public junior-high school and ninth-grade educational facility. Significant dates that relate to the building's construction include 1937, when initial construction was completed; and 1941, when an addition was made to the south end of the building's primary wing.

HISTORY OF THE AFFTON SCHOOL DISTRICT, 1855 – 1971

Affton, Missouri, is an unincorporated community in southern St. Louis County. The area is bounded at the northeast by St. Louis (Independent City), and by the unincorporated St. Louis County communities of Bayless (east), Mehlville (south), Lindbergh (west), and Webster Groves (northwest) (see Figure 14). Affton's settlement began during the 1820s when Kenneth MacKenzie, a Scottish fur trader, settled in St. Louis and purchased a 3,000-acre tract from Gregoire Sarpy. Sarpy was an early French settler who had acquired much of the area encompassing southern and western St. Louis County through a late eighteenth-century Spanish land grant. MacKenzie's acquisition encompassed the area that is roughly bounded today by Hazel Avenue (north), the River des Peres (east), Gravois Road (south), and Laclede Station Road (west).¹

¹ School District of Affton, *The Channel: 125th Anniversary 1857 - 1982* (Affton, MO: [Self-Published], April 1983), 4. Affton's high school yearbook for 1938-1939 indicates that the school opened in 1938; however, Affton

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**Affton High School
St. Louis County, MO**

In 1842, MacKenzie subdivided his holdings into 40 tracts. This was followed in 1850 by the purchase of 476 acres (of MacKenzie's subdivision) by Louis Auguste Benoist, a wealthy St. Louis banker. Benoist constructed a large stone "country residence" known as "Oakland," on the parcel that today is used by the Affton Historical Society (NRL 1969).² Most of Mackenzie's remaining subdivision was purchased by German immigrants, who moved into Missouri in response to war and political upheaval taking place in Europe during the 1830s-40s.³ One such immigrant, Johan Georg Aff, for whom Affton was named, settled in southern St. Louis County.

Johan G. Aff was born in Germany in 1832 and immigrated to St. Louis in c. 1848-1858 (sources vary on the exact year). Initially, Aff worked as a "coachman," but soon began working on a farm on Weber Road, near present-day Affton. In 1860, Aff opened a grocery in Gordonville, Missouri (Cape Girardeau County). He sold the store and moved back to St. Louis in 1862, where he opened a market at Gravois Road and Cherokee Street. In 1871, Aff sold the St. Louis grocery and acquired a farmstead in the community that would soon adopt his name.⁴ Here Aff opened a grocery and saloon. The small community that grew up around Aff's businesses became known as "Aff's Town" and eventually "Affton."⁵ Aff served as the community's first postmaster and remained in Affton until 1882, when he sold the saloon and grocery to Jacob Schneeberger. At that time, Aff and his wife, Maria Loesch Aff (also a German immigrant), gave their farm to a son, John George Aff. Johan and Maria purchased another farm on Tesson Road that they deeded to another son, Henry Peter Aff, in 1900. The Affs moved to Sappington where they lived until their deaths in 1910 (Maria) and 1913 (Johan).⁶

School District histories state that the building was completed (and the first class graduated from the building) in 1937.

² Patricia Holmes, "Louis Auguste Benoist House," *National Register of Historic Places Inventory – Nomination Form* (1969), 8:1.

³ School District of Affton, 5; Robert E. Hannon, *St. Louis: Its Neighborhoods and Neighbors, Landmarks and Milestones* (St. Louis: St. Louis Regional Commerce and Growth Association, 1986), 197.

⁴ Walter B. Stevens (ed), *Centennial History of Missouri*, Volume V (St. Louis: The S.J. Clarke Publishing Company, 1921), 527. One source (Falk, p. 22) states that Aff moved to St. Louis in 1858; another (Hannon, p. 197) indicates that in 1858, Aff was working on the farm on Weber Road. Stevens' history also states that Aff arrived to Missouri in 1848.

⁵ "Dr. Helen M. Aff-Drum Longtime Pediatrician, Expert on Tuberculosis," *St. Louis Post-Dispatch* (7 September 1907), Available at: http://goliath.ecnext.com/coms2/gi_0199-8661120/Dr-Helen-M-Aff-Drum.html (Access date: 25 February 2010).

⁶ Stevens, 527; Lee Walker Falk, *Making Our Mark: 150 Years of Affton Schools 1855 – 2005* (Virginia Beach, VA: The Donning Company, 2005), 27; Missouri State Board of Health, Bureau of Vital Statistics. Death certificate database, Available at: <http://www.sos.mo.gov/archives/resources/deathcertificates/> (Access date: 20 February 2010). It is unclear as to which of the Aff sons was the eldest. Local histories state that John was the eldest; death certificates indicate otherwise. John Aff's birth date is recorded as October 18, 1869 (St. Louis) and Henry Aff's is recorded as October 20, 1867 (Sappington) on these documents.

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**Affton High School
St. Louis County, MO**

Affton became a small, but thriving, hamlet by the mid-1800s. In 1855, the community established its first school district, “No. 1 of School Township No. 2 . . . [on] a parcel of land [purchased October 24, 1855] from Joseph Gartside and his wife, Martha, for the sum of \$200.”⁷ A building was constructed on the two-acre parcel in 1857 at (present day) 8701 Mackenzie Road. The “one room structure built of native stone,” known as McKenzie School, was Affton’s first public school.⁸ When the building opened in 1857, 12 students were enrolled. This number grew slowly and over the following two decades, the school served an average population of 20 students per year. Affton remained a small village but grew somewhat during the 1870s when another influx of German settlers arrived, and a few new businesses opened along Gravois Road, which extends east/west through the heart of Affton.⁹

Gravois Road played an important role in the area’s settlement. Sarpy constructed a stone mill on the River des Peres near the route’s crossing sometime prior to 1804. By the early 1800s, Gravois Road extended to a ferry crossing at the Meramec River, approximately six miles southwest of Affton.¹⁰ In 1839, the Missouri State Legislature adopted the route as a state highway. This was followed in 1847 by the road’s macadamized resurfacing – it was one of the first in the county to be paved.¹¹ The route was also the county’s first to be paved with concrete in 1914. This project was funded in large part by the Busch Family (of the famous beer company, Anheuser Busch) to provide access to the family’s farm west of Affton (formerly owned by President Ulysses S. Grant) from the brewery in downtown St. Louis. Affton’s growth was directly stimulated by Gravois Road’s use as a farm-to-market route. Prior to the 1860s, Gravois was the only main thoroughfare in St. Louis County that did not require tolls. The road served as Affton’s primary artery to/from St. Louis.¹²

St. Louis County and City governments split into two separate entities in 1876. This was followed in 1877 by the establishment of St. Louis County’s public school district. At that time, Affton’s solitary school became associated with St. Louis County’s School District 1, Township 44, Range 6.¹³ Affton’s student enrollment continued to increase slowly but steadily; and by the late 1880s citizens were prompted to construct a new two-room school building. The new building opened in 1891, again called McKenzie School. It was situated on the parcel associated

⁷ School District of Affton, 10.

⁸ Ibid.

⁹ Falk, 26.

¹⁰ Hannon, 197; Henry Gustav Hertich, *History of Old Roads, Pioneer Settlers and Early Communities of St. Louis County* (Clayton, MO: St. Louis County Historical Society, 1935), 28.

¹¹ Hertich, 28.

¹² School District of Affton, 8.

¹³ Hertich, 28.

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**Affton High School
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with the older stone school. The first school building remained in use as a community hall until 1896, when it was demolished. The stones from the former school were sold to raise money for an iron fence that surrounded the school property.¹⁴ The new McKenzie School provided instruction for Grades 1-8. Students who wished to receive diplomas for completing eighth grade were required to complete examinations (which lasted for four days) at the St. Louis County Courthouse in Clayton.¹⁵ St. Louis County did not construct any high schools until 1896; therefore students seeking high school training attended Central High School in St. Louis City.¹⁶

Very little changed in terms of Affton's school district building campaign until after World War I. The county restructured its district numbering system in 1910, at which time Affton's McKenzie School was identified as a rural school, District Number 47.¹⁷ By that time, the school lot on Mackenzie Road held its third building, a brick four-room school constructed in 1905-1907. The brick school was constructed primarily due to damage of the former frame building during a fire in 1905. The four-room brick building outgrew its capacity by 1927; and four additional rooms were added to the existing structure. In 1930, McKenzie School began to offer high school classes in the basement of the building. The following year, Affton constructed a second elementary building, Heege School, which though vacant remains standing today at 8001 Mackenzie Road.¹⁸ In 1931, Affton incorporated and McKenzie School was transferred from rural to township district status. Though Affton dissolved its incorporation in 1935, it retained a separate non-rural school district.¹⁹ In 1935, Affton began to prepare for construction of its first public high school building, Affton High School, which opened in 1937.²⁰

Today, Affton School District retains the 1905 McKenzie School at 8701 Mackenzie Road. This building currently houses the school's district central office. Heege School, located at 8001 McKenzie Road was remodeled in 1931, 1945, and 1953; closed in the late 1970s; and was utilized for non-school purposes afterward. As noted, the building is currently vacant. Affton High School was used as the community's sole high school until 1955 when a new high school was constructed at 8309 Mackenzie Road. The new high school has been remodeled several times and remains in use as Affton Senior High School. Additional public school buildings associated with the Affton School District include Reavis Elementary School at 9700 Mackenzie Road, constructed in 1948 – 1949 (sold by the district in 1982); Mesnier Elementary School at

¹⁴ Ibid, 27-28.

¹⁵ Falk, 28-29.

¹⁶ Esley Hamilton and Mary Webb, "Historic Buildings Survey: Schools Built Before 1941 in Saint Louis County" (1991), 5.

¹⁷ Falk, 38.

¹⁸ School District of Affton, 11-12.

¹⁹ Falk, 56-57.

²⁰ School District of Affton, 12.

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6930 Weber Road, constructed in 1957 – 1958; Mackenzie Junior High School (currently Rogers Middle School) at 7550 Laclede Station Road, constructed in 1961; and Gotsch Middle School at 8348 S. Laclede Station Road, constructed in 1966 – 1968.²¹

In 1971, Affton experienced its “largest enrollment in the history of the Affton School District” when it supported 4,452 students and seven schools. Enrollment numbers dipped slightly after that time but began once again to rise steadily after 1986. Although the Affton School District has been in existence for 150 years, most of its growth was experienced within the past 50 years. Twentieth-century growth has been spurred by the community’s transition from a rural to town district in 1931, the addition of two adjacent school districts during the 1940s, and post World War II suburban expansion.²²

ST. LOUIS COUNTY SCHOOLS, 1877 – 1945

The “great divorce” of St. Louis’ city and county governments in 1876 initiated the development of St. Louis County’s school district system, organized in 1877. Prior to that time, the city and county shared a public school system established in 1838 when two public elementary schools opened in St. Louis – the “South School” at Spruce and Fourth Streets; and the “North School” at Broadway and Cherry.²³ Missouri’s state constitution, drafted in 1820, provided no funding for public schools.²⁴ The City of St. Louis provided funding for public school construction through the sale and use of its commons area that surrounded the city. St. Louis’ board of school trustees, however, “had much trouble” investing the money due either to mishandling and/or failure to utilize the funds efficiently.²⁵ In either case, very little funding was secured to fund the city’s early public schools.

In 1875, Missouri adopted a new state constitution, which was amended in 1877 to provide free public school access to all Missourians between the ages of six and twenty. Under the state’s public schools mandate, communities that failed to provide public education for at least three months per year did not receive money from the state for schools. Although Missouri’s educational access extended to African-American children, the regulation stipulated that

²¹ Falk, 40, 73-76, 100-106.

²² Ibid, 88, 114; School District of Affton, 12.

²³ James Neal Primm, *Lion of the Valley St. Louis, Missouri* (Boulder, CO: Pruett Publishing Company, 1981), 332; Dena Lange, “A History of St. Louis: The City Surrounded by the United States,” *Public School Messenger, Volume II* (St. Louis, MO: St. Louis Public Schools, 1931), 93.

²⁴ Claude A. Phillips, *A History of Education in Missouri: The Essential Facts Concerning the History and Organization of Missouri’s Schools* (Jefferson City, MO: Self-published, 1911), 7.

²⁵ Phillips, 220.

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“separate schools” would be provided.²⁶ St. Louis County does not appear to have held any African-American schools until 1915 when Elmwood School (currently associated with the Ritenour School District) was constructed.²⁷ Affton never held any African-American schools because the community was entirely Caucasian in make-up prior to 1954, when the Supreme Court ruled against school segregation in *Brown v. Board of Education*. As recently as 2000, census statistics reported less than one percent (0.97 percent) of Affton’s residents as African-American.²⁸

In 1877, St. Louis County supported 82 school districts; 4 were “town districts” that included Bridgeton, St. Ferdinand (currently Florissant), Kirkwood, and Webster Groves. The remaining county districts were rural.²⁹ No attempt to consolidate the county’s districts occurred until 1911, and the measure was largely unsuccessful. The “large number of small and . . . independent school districts, in combination with taxation limits imposed by the state and local governments, exposed ‘great weaknesses’ in the state’s public school system” by the turn of the twentieth-century.³⁰ Though St. Louis County was unable to pass a significant consolidation program in 1911, it did reorganize its districts at about the same time, in 1910. The 1910 reorganization created what became known as “six-man districts,” rural districts that merged to raise their standing to village or city district status. After 1910, St. Louis County held 75 rural and 15 village/city (a total of 89) school districts.³¹

Conspicuously absent from St. Louis County’s early districts were public high schools. Missouri’s first public high school was Central School in St. Louis, established in 1853. Initially, the school was located in an existing building, constructed as Benton School in 1842. Benton School was St. Louis’ third public elementary facility, located on Sixth Street between Locust and Chestnut. The building was used as a high school until funds were secured to construct a new building in 1856 at Fifteenth and Olive. Central High School’s 1856 building was an imposing three-story Gothic style school that housed, in addition to classrooms, a library, museum, and an “astronomical observatory, one hundred and six feet high.”³² Central School

²⁶ *Provisions of the Constitution of the State of Missouri, Affecting the Public School System of the State* (Jefferson City, MO: 1877), 1-2.

²⁷ Hamilton and Webb, 4.

²⁸ St. Louis County, “Affton Community Profile,” Available at: <http://www.co.st-louis.mo.us/plan/comp-plans/affton/Section%20II-%20%20Community%20Profile.pdf> (Access date: 28 February 2010), 7.

²⁹ Hamilton and Webb, 3.

³⁰ Edwin Joseph Benton, “A History of Public Education in Missouri, 1760 – 1964” (St. Louis University, Ph.D. Dissertation, Department of Education, 1965), 79.

³¹ Hamilton and Webb, 4; Thomas, 127.

³² Dena Lange, *A Century of Achievement in the St. Louis Public High Schools, 1853 – 1953* (St. Louis: St. Louis Public Schools, 1953), 7-13.

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remained the area's sole public high school building when the city and county governments diverged in 1876. In 1896, Kirkwood established St. Louis County's first high school; followed in 1897 by Webster Groves. Ferguson also opened a high school in 1896 but it was (initially) a two-year program; whereas Kirkwood and Webster Groves offered four-year high school programs.³³

In 1903, Missouri began to accredit its high schools using a classification system based on the length of high school programs, as well as the number of state approved teachers employed.³⁴ Under the state's accreditation standards, public high schools were divided into first-, second-, and third-class status. First-class high schools provided four-year programs and employed at least three state-approved high school teachers. Additionally, first-class high schools were required to remain open for at least nine months each year. Second- and third-class schools held less restrictions in terms of attendance (two- and three-years respectively), annual duration (nine- and eight-months per year), and state-approved teachers (minimum of two teachers for second class schools; one teacher for third-class schools). All accredited high schools, regardless of their status, were required to teach courses in English, math, science, and history. By 1910, St. Louis County supported six accredited four-year high schools: Kirkwood, Webster Groves, Ferguson, Maplewood, Clayton, and Wellston.³⁵

During the 1910s, a number of federal and state reforms began to impact high school education in Missouri. In 1915-1916, Missouri's State Superintendent conducted a study assessing the benefits of a junior high-school program, as concerns had been raised that a learning gap existed between elementary and high school students in most schools. Additionally, in 1918, the United States Bureau of Education began to publish information concerning the benefits of vocational education in high schools.³⁶ Societal concerns such as these began to shape the modern high school curriculum and gave rise to the number of modern school buildings constructed in the state after 1910. Also increasingly important in Missouri's modern school planning by the 1910s were military training programs (in response to World War I), athletics for boys and girls, evening school programs for adults and immigrants, and establishment of safe and sanitary school facilities. These factors re-shaped the public school curriculum in Missouri and prompted a modern school building movement that emerged during the 1910s.³⁷

³³ Hamilton and Webb, 5.

³⁴ Phillips, 69.

³⁵ William L. Thomas, *History of St. Louis County, Missouri, Volume I* (St. Louis: The S.J. Clarke Publishing Company, 1911), 120-121.

³⁶ James Wilford Underwood, "A History of Secondary School Accreditation in the State of Missouri," (Thesis, Ed.D. University of Missouri – Columbia, 1987), 274-277.

³⁷ Lange (1952), 69-75.

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St. Louis County constructed at least 46 schools during the years 1910 – 1929; reflective of the modern public school movement (see Table 1). The period that followed, consisted of the Great Depression (1929-1939) and New Deal eras (1932-1939), the latter of which is associated with Affton High School's construction in 1936-1937. The 1920s and 1930s witnessed the addition of a large number of public schools in Missouri. The 1920s was a decade of great prosperity, which prompted communities to build new schools. Missouri's schools constructed in the 1930s, however; were largely funded by Franklin D. Roosevelt's New Deal administration. More than 30 public schools were constructed in St. Louis County during the 1930s; at least six were high school buildings. Most were funded through New Deal programs such as the PWA.³⁸

MISSOURI'S NEW DEAL ERA SCHOOLS

Affton High School's construction (1936-1937) was funded through the Public Works Administration (PWA). The PWA was a federal New Deal era program created in 1933 under the National Industrial Recovery Act (NIRA). The PWA was designed to "encourage national industrial recovery, to foster fair competition, and to provide for the construction of certain useful public works."³⁹ The agency not only provided loans and grants to state, city, and county governments, but also offered loans to private corporations. The PWA (at least initially) acted as a regulatory agency; the projects themselves were completed by governmental and private individuals.⁴⁰ Although the overall goals and intentions of the PWA were altered throughout its existence, and many argue its effectiveness; the agency played an integral role in President Franklin D. Roosevelt's economic recovery program known as the New Deal. The PWA was absorbed by the Federal Works Agency in 1939 and officially dissolved in 1943.⁴¹

The PWA funded both federal and non-federal projects. Federal projects normally employed government architects, engineers, and employees; whereas non-federal projects employed private agencies and individuals. Examples of federal PWA projects include post offices, courthouses, state capitols, and other government-related facilities. Non-federal PWA projects included (in

³⁸ Hamilton and Webb, 7.

³⁹ Harold Ickes, *Back to Work: The Story of PWA* (New York: The MacMillan Company, 1935), 20.

⁴⁰ C.W. Short and R. Stanley-Brown, *Public Buildings: A Survey of Architecture of Projects Constructed by Federal and Other Governmental Bodies Between the Years 1933 and 1939 with the Assistance of the Public Works Administration* (Washington, D.C.: Federal Works Agency, 1939), vi-ix; William L. Wunder, "Public Works Administration: The Good and Bad of the New Deal Work Relief Agency," *Suite 101, Modern United States History* (13 January 2010) Available at: http://modern-us-history.suite101.com/article.cfm/public_works_administration (Access date: 24 February 2010).

⁴¹ Jonathan Murray, "Public Works Administration," *North Carolina History Project*, Available at: <http://www.northcarolinahistory.org/encyclopedia/286/entry> (Access date: 24 February 2010); National Archives, "Records of the Public Works Administration," Available at: <http://www.archives.gov/research/guide-fed-records/groups/135.html> (Access date: 24 February 2010).

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addition to transportation and infrastructure-related projects) buildings such as libraries, museums, schools, and hospitals.⁴² Initially, the PWA focused solely on the construction and improvement of roads.⁴³ This was effective for a number of reasons. In addition to opening rural areas to tourism and boosting economic opportunities, good roads were integral to the development of schools.⁴⁴ In St. Louis City and County, the PWA provided loans and grants of more than 72 million dollars by 1936.⁴⁵ It is believed that the PWA (1933-1939) and the Works Progress Administration (WPA) (1939-1942) were responsible for the construction of most of Missouri's schools during the 1930s.⁴⁶ "By the end of 1940, 361 PWA construction projects had been completed in Missouri, with a total expenditure of over 40 million dollars."⁴⁷

Part of the PWA's role in school construction was to consolidate small, inefficient schools into larger facilities that provided modern amenities. Schools constructed with PWA funding were typically designed to support studies in art, science, music, recreation, and vocational types of activities.⁴⁸ Dedicated space for individual studies was standard in high school design by the 1910s when industrial arts, vocational skills, and home economics training were considered essential for junior-senior high school curriculums. Specialized instruction for subjects such as wood working, electrical repair, drawing, sculpture, typewriting, and chemistry required adequate lighting, ventilation, and space so that students could learn effectively.⁴⁹ On average, 75 percent of PWA schools held auditorium/gymnasium space (either separately or combined); and most PWA high schools held libraries, science and/or chemistry labs. A smaller percentage of schools were designed with specialized space for art, industrial sciences, and music. An estimated one-third of PWA schools were elementary; the remaining were high schools, junior high schools, and combination junior-senior high schools.⁵⁰ Affton High School is a classic example of a typical PWA-funded high school. The building was designed with specialized areas for typewriting, bookkeeping, and study hall. The building's plan incorporated a combination auditorium/gymnasium and a large science laboratory.⁵¹

⁴² Short and Stanley-Brown, ii, xxiii.

⁴³ Ickes, 21-23; Carroll Van West, *Tennessee's New Deal Landscapes* (Knoxville: The University of Tennessee Press, 2001), 15.

⁴⁴ Ickes, 81.

⁴⁵ Cynthia Hill Longwisch, Lynn Josse, and Steve E. Mitchell, "Stowe Teachers College," *National Register of Historic Places Registration Form* (1995), 8:5.

⁴⁶ Paul E. Parker, *A Portrait of Missouri, 1935 - 1943: Photographs from the Farm Security Administration* (Columbia, MO: The University of Missouri Press, [2002]), 6.

⁴⁷ Debbie Sheals, "Washington School," *National Register of Historic Places Registration Form* (1994), 8:9.

⁴⁸ Short and Stanley-Brown, xviii-xix.

⁴⁹ William C. Bruce, *High School Buildings* (Milwaukee, WI: The Bruce Publishing Company, 1919), 7-12.

⁵⁰ Short and Stanley-Brown, xviii-xix.

⁵¹ Bonsack and Pearce, Inc., "High School, Affton, St. Louis County, MO," Building Plans/Blueprints (1935).

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Missouri's PWA schools utilized "native materials" such as "granite, marble, limestone, cement, brick, and some lumber," as clearly illustrated in the design of Affton High School.⁵² The use of native materials was a common thread in New Deal projects – it was not unique to any single agency. The intention was to provide local labor and economic stimulation. In utilizing local companies for building supplies such as wood, stone, and brick, construction projects employed yet another layer of the industry and put private sectors back to work.

Missouri was located in the PWA's Region 4, which also included Iowa, Minnesota, Montana, North Dakota, South Dakota, Nebraska, and Wyoming. When the PWA reviewed Region 4 for its architectural school design contributions during the late 1930s, the agency reported "little advance" with the exception of "Missouri, where many of the public buildings are outstandingly successful."⁵³ This was due in large part to the early development of modern public schools in Missouri – particularly in St. Louis where William B. Ittner, one of the nation's best known school architects, served as Commissioner of School Buildings for the City's Board of Education in 1897 – 1910.⁵⁴

Additional St. Louis County schools that have been documented as PWA projects are Forder School (1934 – Mehlville District), Hancock High School (1934 – Hancock Place District), and Bayless High School (1935 – Bayless District).⁵⁵ More than 25 additional schools in St. Louis County (constructed 1933-1939) may have been funded by the PWA, but these have yet to be fully documented as such (see Table 1).

AFFTON HIGH SCHOOL, HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

Affton High School meets NRHP Criterion A: Education and Politics/Government for its role as Affton's first high school (Education) and as a PWA-funded building (Politics/Government). Additionally, the building meets Criterion C: Architecture, as an excellent example of an early twentieth-century Tudor Revival style public high school, designed by the architectural firm of Bonsack and Pearce, Inc. The company emerged (during the 1930s) as one of the area's most highly recognized firms specializing in school architecture.⁵⁶ Affton High School clearly illustrates the significance of school reforms that took place in Missouri and St. Louis County during the early 1900s.

⁵² Ibid.

⁵³ Short and Stanley-Brown, xii.

⁵⁴ Albert Nelson Marquis, *The Book of St. Louisans* (Chicago: A.N. Marquis & Company, 1912), 309.

⁵⁵ Short and Stanley-Brown, 225.

⁵⁶ Hamilton and Webb, 7.

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Affton's modern school district began to emerge after the turn of the twentieth-century as the area's population increased, and the county began to initiate school consolidations. In 1931, Affton was large enough to incorporate, supporting a population of approximately 800 citizens.⁵⁷ At this time, the school district added a superintendent (1933) and began plans to construct a high school (1935) to support its growing student population. Affton High School was constructed in 1936-1937 at 8520 Mackenzie Road, less than one-half mile southeast of the McKenzie School at 8701 Mackenzie Road (which had incorporated the community's first high school program in 1930). Affton High School was funded through PWA Project No. 6638, and the local architectural firm of Bonsack and Pearce was selected to design the new building.⁵⁸

Bonsack and Pearce was a well-known St. Louis architectural company that began to emerge during the 1930s as a firm that specialized in school building architecture. During the 1930s, as privately funded construction projects rapidly disappeared, many architectural agencies turned to New Deal projects to remain viable.⁵⁹ Such was the case of Bonsack and Pearce, which designed a number of New Deal-funded schools across the state. Examples, in addition to Affton's High School, include Hancock High School in Lemay (1934), Lee Elementary School in Columbia (1934), Washington School in Monroe City (1937), Osage Hills School in Kirkwood (1938), and Ste. Genevieve High School in Ste. Genevieve (c. 1935).⁶⁰ Bonsack and Pearce evolved from a contracting/ architectural firm established by Frederick C. Bonsack, II (1859 – 1917) in 1880. In 1892, Bonsack shifted his focus strictly to architecture and began to design both commercial and residential properties. His most encompassing commission was that of Granite City, Illinois – an industrial company town established by Bonsack's in-laws (Frederick G. and William F. Niedringhaus), for which Bonsack designed factories, residences, and a high school. Bonsack's son, Frederick Charles Bonsack, III (1893-1956), joined the firm during the 1910s. Following his father's death in 1917, Bonsack (III) began a partnership with Harvey J. Pearce (1889-1955). Afterward, the firm was known as Bonsack and Pearce.⁶¹

In 1921, Harvey Pearce's brother, Robert L. Pearce, joined the team as a draftsman. It is believed that Robert's work was responsible for most of the firm's school commissions secured during the 1930s. Many of these commissions were funded through the PWA. Robert Pearce was born in St. Louis in 1896 and worked as a draftsman, architect, and engineer until his death at age 87 (in

⁵⁷ School District of Affton, 8.

⁵⁸ Ibid, 12-13; Bonsack and Pearce, Building Plans.

⁵⁹ Hamilton and Webb, 7.

⁶⁰ Sheals, 8:10.

⁶¹ Carolyn Hewes Toft, "Frederick C. Bonsack, AIA (1859 – 1917)," Landmarks Association of St. Louis, Inc., St. Louis Architects Database, Available at: <http://www.landmarks-stl.org/architects/> (Access date: 3 February 2010); Missouri State Board of Health – Death certificate database.

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1983).⁶² He began working for Bonsack and Pearce when his brother, Harvey, hired him as an "office boy with a salary of exactly nothing."⁶³ Robert left St. Louis to train as a draftsman at the Toronto office of Kivas Tully, a renowned Irish architect/civil engineer who lived and worked in Canada from 1844 until his death in 1905.⁶⁴ Pearce returned to the United States during the early 1900s. He began working for Union Electric as a draftsman (1915-1921) and during that time, resided both in St. Louis and Milwaukee. Afterward, Robert worked as a draftsman for Bonsack and Pearce. He also attended evening classes to secure certification as a structural engineer.⁶⁵

As noted by Robert Pearce in 1955, much of the company's success stemmed from its PWA projects secured during the 1930s. With the exception of "three years during World War II," the firm remained in constant demand, particularly for its school building designs.⁶⁶ Robert Pearce had twin sons, Richard and David, who continued to operate the firm after his demise in 1983. The company reorganized after 1956 as Pearce and Pearce. By the 1980s, the company was known as the Pearce Corporation.⁶⁷

Bonsack and Pearce's design for Affton High School incorporated strong elements of the Tudor Revival style, which was popular in early twentieth-century school architecture. Often the style was combined with elements of the Gothic Revival style and referred to as Collegiate Gothic Revival architecture.⁶⁸ Also frequent, particularly in St. Louis, was the style's combination with classical and Craftsman elements, creating a conglomeration described as "Jacobethan."⁶⁹ In the example of Affton High School, however; neither of these situations occurs. The building exhibits strong Tudor Revival details without combining other architectural influences. This is evident in the building's half-timbered façade and gable fields, patterned brick, as well as multi-light windows and doors (replaced in recent decades). Originally, the school (the north end of the existing building) was designed to incorporate two large front-facing gabled blocks at either end

⁶² "Robert L. Pearce dies; school architect," *St. Louis Globe-Democrat* (2 December 1983), AIA files St. Louis Public Library.

⁶³ David W. Pearce, "Robert L. Pearce," *St. Louis Construction Record* (4 September 1955), AIA files St. Louis Public Library.

⁶⁴ Stephen A. Otto, "Kivas Tully" *Dictionary of Canadian Biography Online* Available at: <http://www.biographi.ca/009004-119.01-e.php?BioId=41230> (Access date: 23 February 2010).

⁶⁵ David W. Pearce, AIA files.

⁶⁶ Ibid; Ted Schafers, "Pearce plugs building costs by planning," *St. Louis Globe-Democrat* (25-26 May 1974, Business & Financial Section), 7C.

⁶⁷ Toft; "David and Richard Pearce," *Alumni News*, Washington University (Summer 1987), AIA files St. Louis Public Library.

⁶⁸ James Stevens Curl, "Tudor Revival," *A Dictionary of Architecture and Landscape* (2000). Available at: <http://www.encyclopedia.com/doc/1O1-TudorRevival.html> (Access date: 23 February 2010).

⁶⁹ Cynthia Longwisch, "St. Louis, Missouri, Public Schools of William B. Ittner," *National Register of Historic Places Multiple Property Documentation Form* (1992), E:11.

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of the façade. Extending along the façade between the corner gabled ends were two smaller front-gable bays, each of which held paired multi-light doors (first story). Above the doors were paired triple-hung multi-light windows (second story). The center of the façade (originally) consisted of four bays of paired double-hung windows.⁷⁰

Affton High School was designed (as were most PWA schools) so that additions could be easily completed as the school's needs changed. One year following the school's opening in 1937, it enrolled 183 students for Grades 9 through 12. Twenty-eight of the school's 1938-1939 student body members were seniors – a striking contrast to the district's first high school class of seven students, which graduated in 1934 from McKenzie School.⁷¹ By 1939, Affton High School's student population had grown sufficiently to support nine full-time teachers (vs. only one high school teacher in 1932) and a 26-course curriculum.⁷² By 1940, the school had become "too small," and an addition was completed in 1941 at the south end of the building. The addition mimicked the building's original 1935 style/plan and almost doubled the building's original space.⁷³ The following year (1942), a junior high school curriculum for seventh and eighth grades was added. In 1943, the district annexed Washington Park, "the remaining portion of . . . School District No. 48."⁷⁴ By 1944, Affton High School employed 15 teachers, including the principal, Walter F. Gaunt (who also taught, as was standard practice at that time).⁷⁵ With the exception of the building's window and door replacements that occurred sometime after 1955, it retains its overall 1941 plan and design, including an interior combined auditorium/gymnasium, typical of PWA schools that served smaller communities.

The era following World War II produced St. Louis County's most aggressive period of school consolidations. The county's "need for high school education was one of the primary motivations" for the reorganization that peaked during the mid-to-late 1950s.⁷⁶ Affton's junior and senior high school numbers increased so significantly during the 1940s that by the end of the decade, Affton High School was no longer sufficient to house both senior- and junior-high students. A new high school building was approved in 1953 and constructed at 8309 Mackenzie

⁷⁰ Bonsack and Pearce, Inc. Building Plans, 1935.

⁷¹ Rufus G. Russell, *Statistical Information Relating to the Public Schools in Saint Louis County Missouri, School Year 1914-1915 to School Year 1938-1939, Inclusive* (Clayton, MO: St. Louis County, 1940), 11.

⁷² School District of Affton, 12-13.

⁷³ School District of Affton, 13; Bonsack and Pearce, 1935.

⁷⁴ School District of Affton, 13. Falk's history of Affton's School District indicates (p. 75) that Henry P. Hess designed Affton High School. It is possible that he designed the 1941 addition or may have been employed by Bonsack and Pearce; this has yet to be verified.

⁷⁵ [St. Louis County, Mo., Superintendent of Schools], *List of Names of Teachers Employed in the Public Schools of St. Louis County Missouri* (St. Louis County, MO: Self-Published), 1945.

⁷⁶ Hamilton and Webb, 5-6.

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Road on property acquired in 1943 (ten acres), 1949 (eight acres) and 1954 (three acres). The new Affton High School building opened in 1955, at which time the original high school was designated as a junior high facility for Grades 7-8.

Affton's school district population burgeoned after World War II. With a number of new "subdivisions being built, new families moving into the district, and the annexation of the Village of St. George (in 1948) into the Affton School District, enrollment had grown to 1,783 by the 1949 to 1950 school year."⁷⁷ By 1955, the district supported an estimated 3,200 students. Within three years of its opening, the new high school building was deemed insufficient to house all of the district's high school students attending Grades 9-12. In 1959, work began on additions to the new high school and ninth-grade students were transferred to the former Affton High School. Seventh and eighth grade classes transferred to a new building, Mesnier School, which opened at 6930 Weber Road in 1958. In 1961, the original Affton High School was renamed as the W.F. Gaunt Ninth Grade Center. The building remained in use as such until 1978.⁷⁸ Affton's rapid-paced growth continued until 1971, when the school district recorded the largest student population in its history - 4,452 students; 1,198 of these students attended ninth grade classes in the original Affton High School building.⁷⁹ Although the original Affton High School was sold by the district after 1978, the building continues to physically exhibit its original form, function, use and integrity as a high school. After 1978, Affton High School continued to be utilized as an alternative community educational facility. Most recently the building has been utilized as the Sanders Work Activity Center, a vocational rehabilitation center for mentally challenged citizens.

⁷⁷ Falk, 61.

⁷⁸ Falk, 83-86, 102.

⁷⁹ Ibid, 88.

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**Affton High School
St. Louis County, MO**

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**Affton High School
St. Louis County, MO**

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**Affton High School
St. Louis County, MO**

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10. Geographical Data

Acreage of Property 4.88 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 7/3/3/3/5/0 4/2/7/1/0/7/5
Zone Easting Northing

2 / / / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Ruth Keenoy, Karen Bode Baxter, and Timothy P. Maloney

organization Karen Bode Baxter, Preservation Specialist date June 18, 2010

street & number 5811 Delor St. telephone 314-353-0593

city or town St. Louis state MO zip code 63109

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title W.A.C. Industries Incorporated

street & number 8520 Mackenzie telephone _____

city or town Affton state MO zip code 63123

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Section number 10 Page 25

Affton High School
St. Louis County, MO

Verbal Boundary Description

Part of lot 3 of the subdivision of lots 65 and 74 of the Mackenzie subdivision in U. S. Survey 1953 township 44 north, range 6 east, made by commissioners in partition of the estates of Catherine Neier and Casper Neier, being cause No. 3603 of the circuit court of St. Louis County, Missouri, according to the report of said commissioners recorded in book 69 page 489 of the S. Louis County records, and described as: beginning at an old stone at the northeast corner of said lot 3; thence along the eastern line of said lot 3 south 6 degrees 58 minutes west 345.03 feet to a stone; thence leaving said lot line and running north 83 degrees 2 minutes west 629.45 feet to an iron pipe in the east line of the Mackenzie road, 60 feet wide; thence along said east line north 6 degrees 22 minutes east, 345.05 feet to an iron pipe in the northern line of said lot3; thence along the northern line of said lot 3, south 83 degrees 02 minutes east, 633.04 feet to the place of beginning, according to survey thereof executed by Elbring Surveying Company in May 1935.

Verbal Boundary Justification

These boundaries incorporate all of the property that has been historically associated with the building and the historic Affton High School.

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Section number Add'l Page 26

**Affton High School
St. Louis County, MO**

Photo Log

Photographer: Sheila Findall
January 2010

Negatives with Karen Bode Baxter, 5811 Delor Street, St. Louis, MO 63109

Photo #1: Exterior, west façade and south elevation facing northeast

Photo #2: Exterior, west façade and north elevation facing southeast

Photo #3: Exterior, north end of west façade facing east

Photo #4: Exterior, north and east elevations facing southwest

Photo #5: Exterior, east elevation facing northwest

Photo #6: Interior, first floor, auditorium/gymnasium, from southwest corner looking northeast

Photo #7: Interior, first floor, hall, from south end looking northeast

Photo #8: Interior, first floor, south stairs, from southwest corner looking northeast

Photo #9: Interior, second floor, hall, from north end looking south

Photo #10: Interior, second floor, north room, from northeast corner looking southwest

Photo #11: Interior, basement, cafeteria, from northwest corner looking southeast

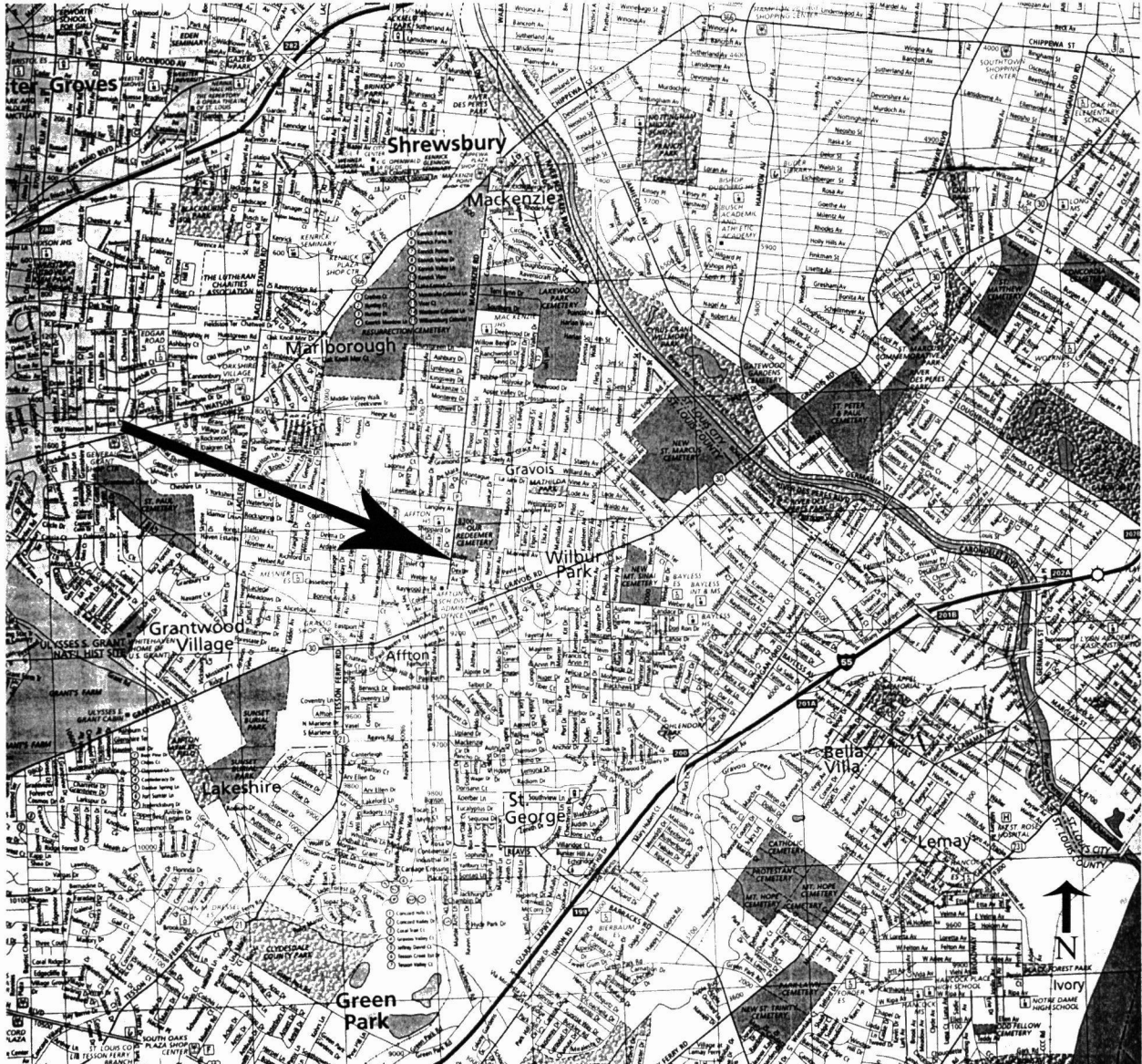
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National Park Service

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Affton High School
St. Louis County, MO

Figure 1. Map of St. Louis County, locating property.



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**Affton High School
St. Louis County, MO**

Figure 2. 1938 Sanborn Fire Insurance Map



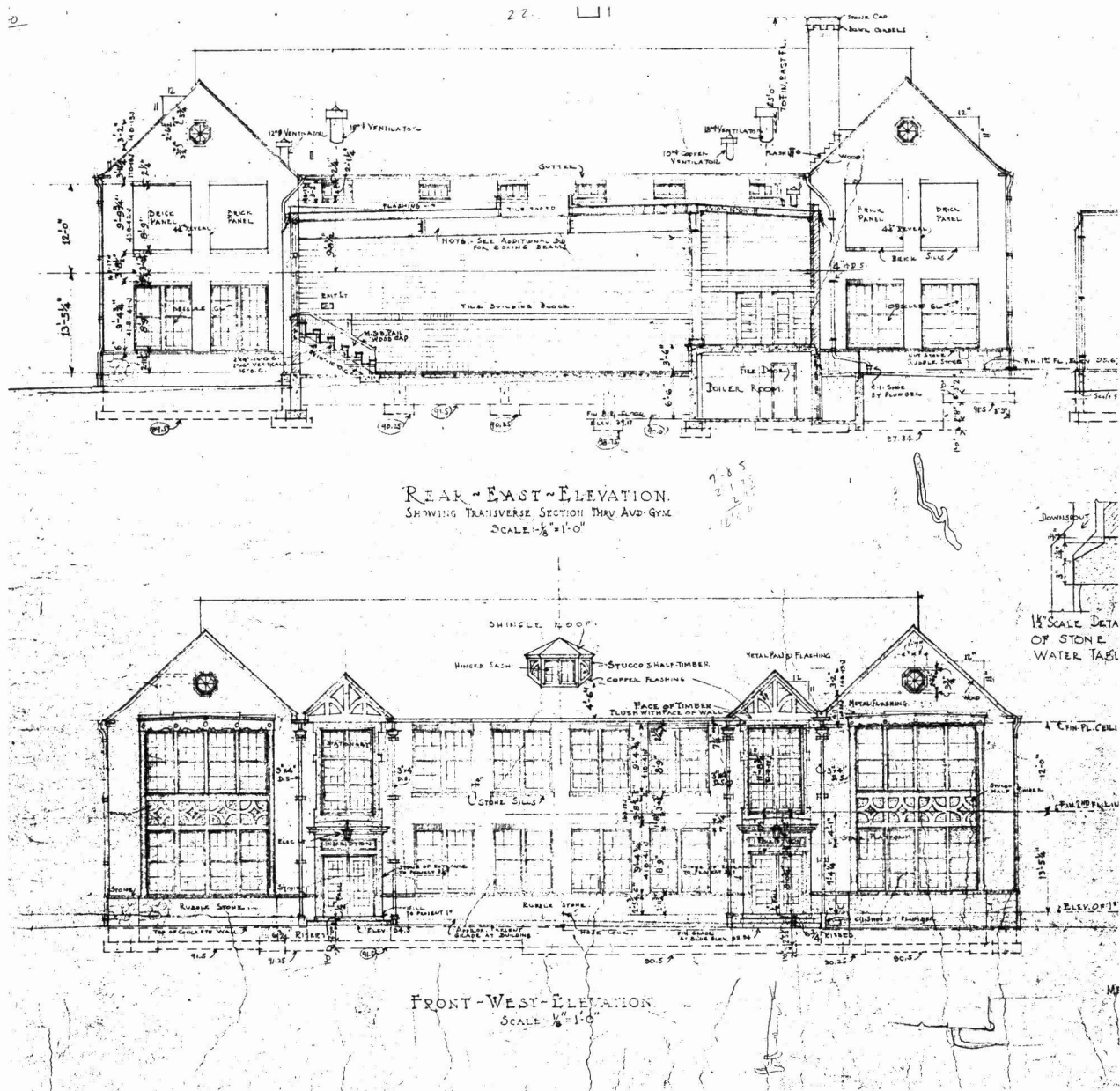
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Affton High School
St. Louis County, MO

Figure 3. Bonsack and Pearce, Inc., West and East Elevations, 1936.



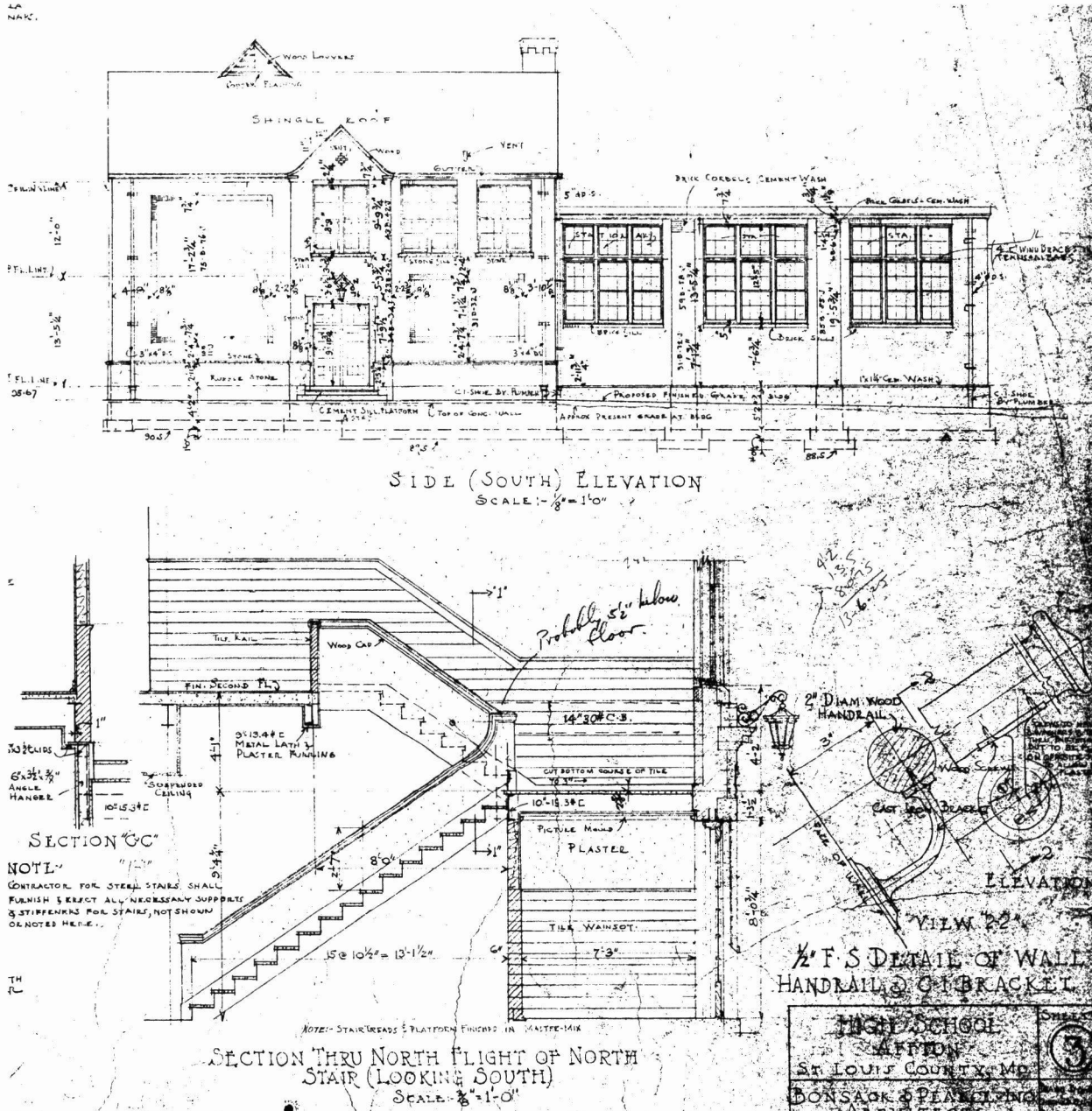
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Affton High School
St. Louis County, MO

Figure 4. Bonsack and Pearce, Inc., South Elevation and North Stairs, 1936



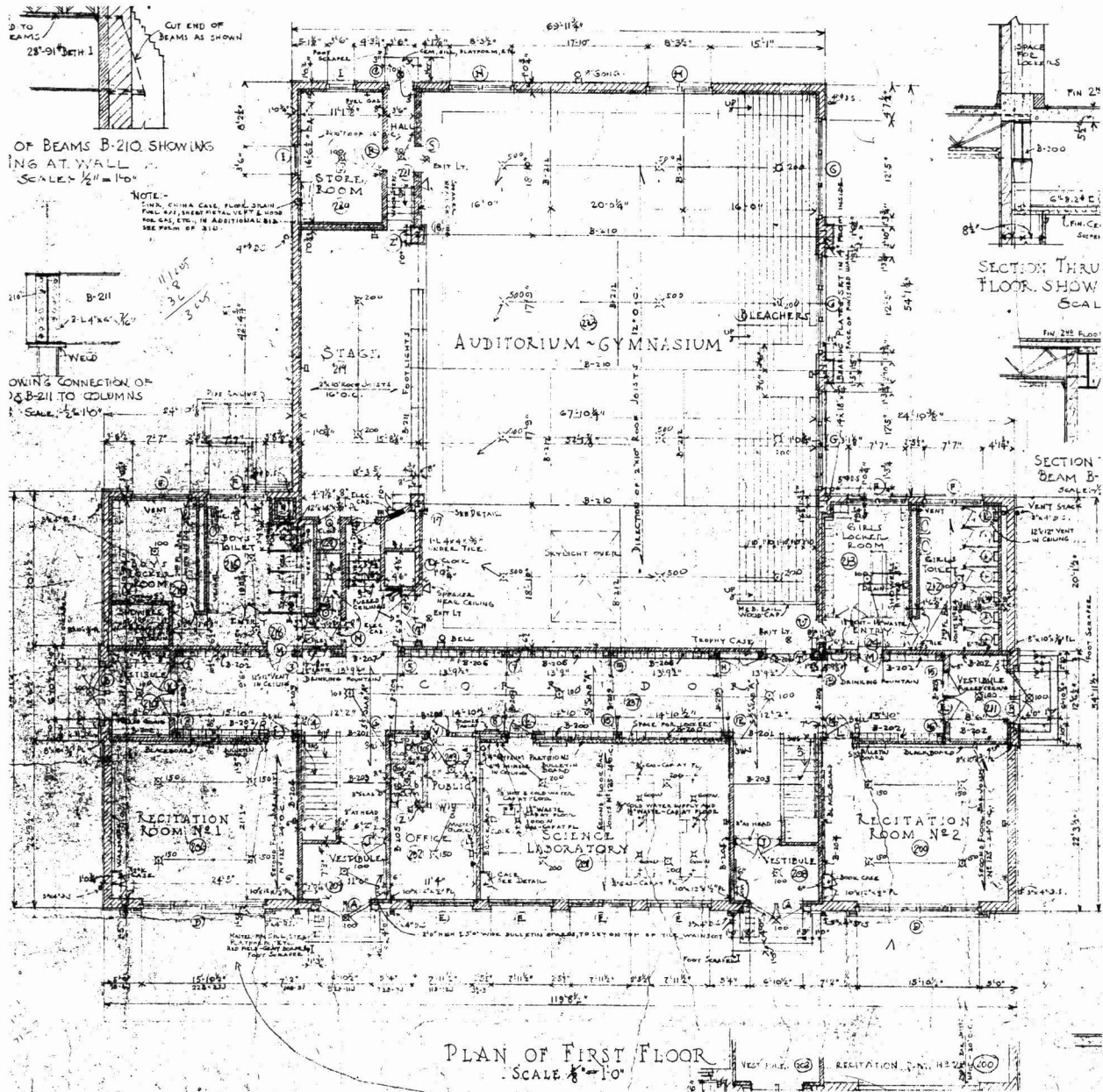
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Afton High School
St. Louis County, MO

Figure 5. Bonsack and Pearce, Inc., First Floor Plan, 1936.



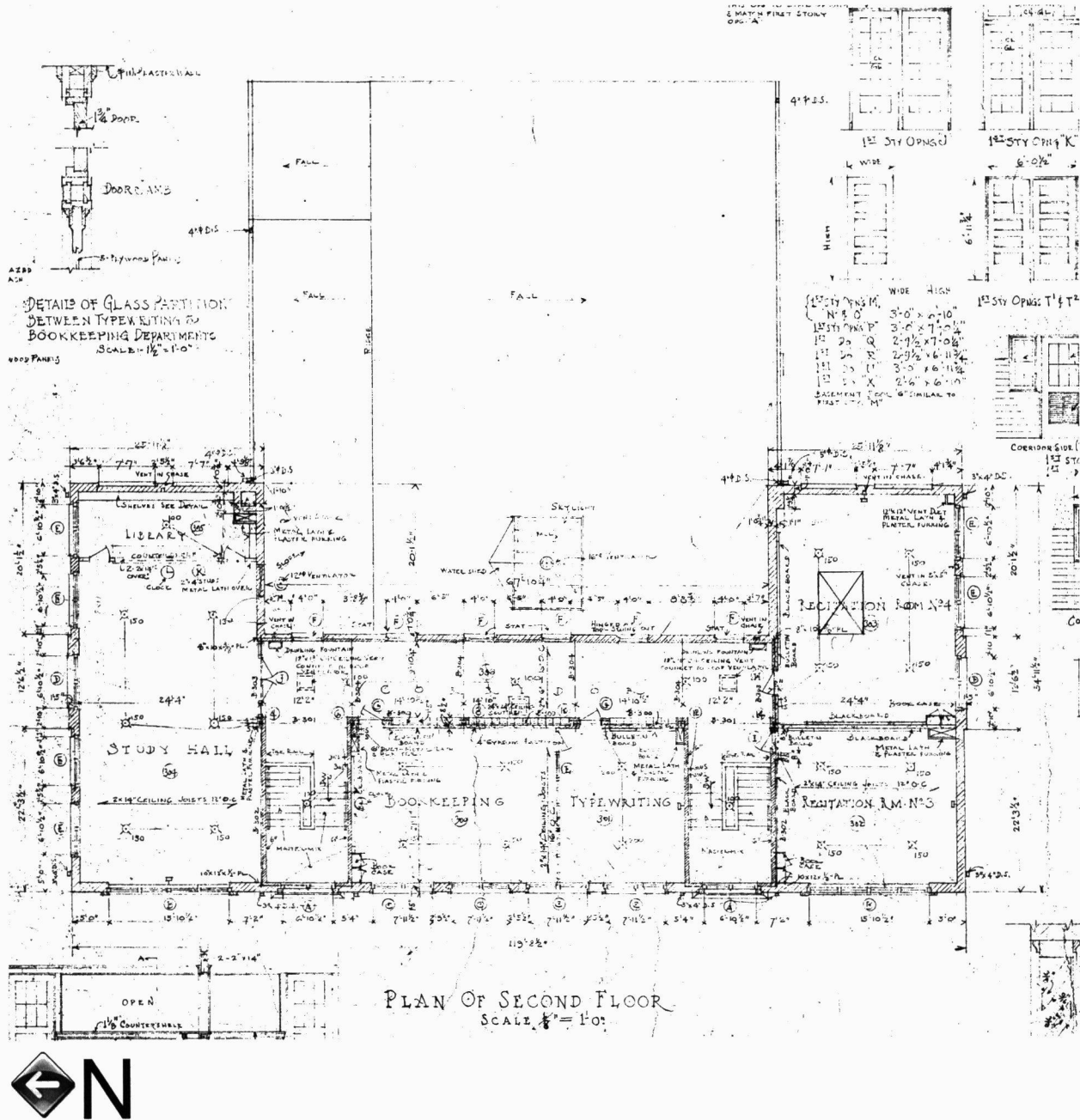
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**Affton High School
St. Louis County, MO**

Figure 6. Bonsack and Pearce, Inc., Second Floor Plan, 1936.



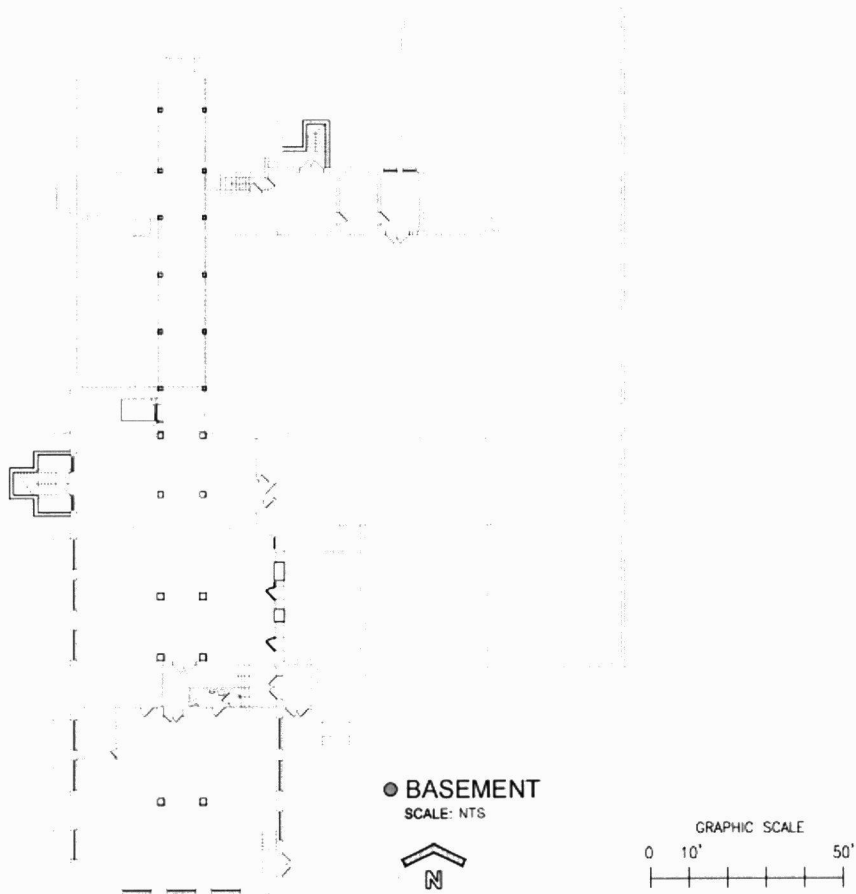
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Affton High School
St. Louis County, MO

Figure 7. Basement Floor Plan, courtesy of St. Louis Design Alliance.



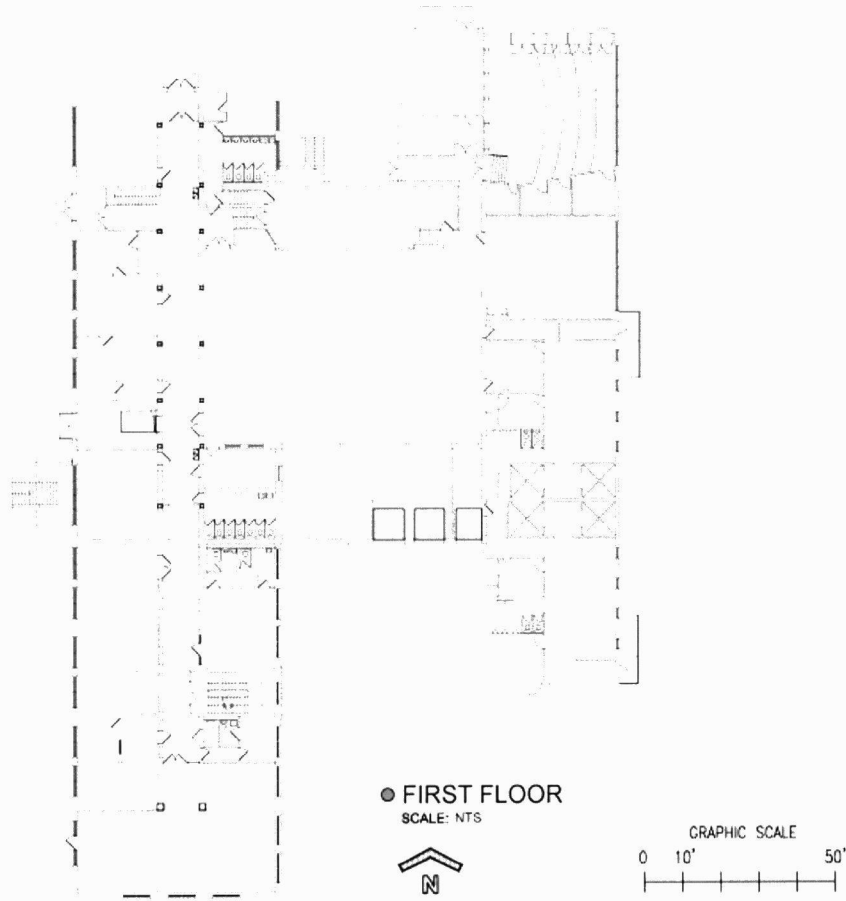
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Affton High School
St. Louis County, MO

Figure 8. First Floor Plan, courtesy of St. Louis Design Alliance.



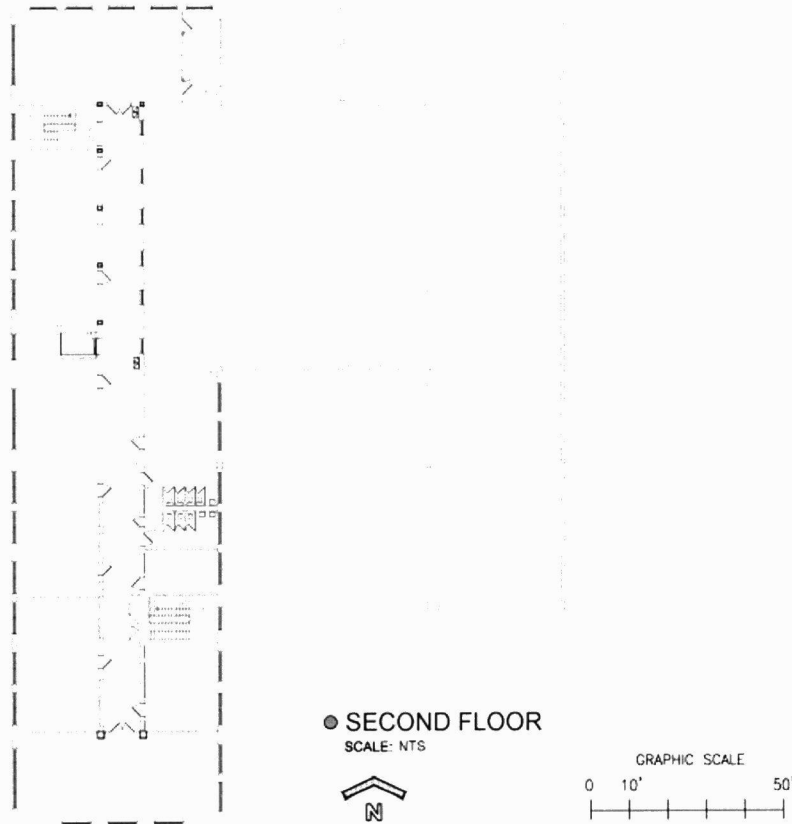
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**Affton High School
St. Louis County, MO**

Figure 9. Second Floor Plan, courtesy of St. Louis Design Alliance.



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Affton High School
St. Louis County, MO

Figure 10. Courtesy of Affton High School. *Afhiscan* 1938.



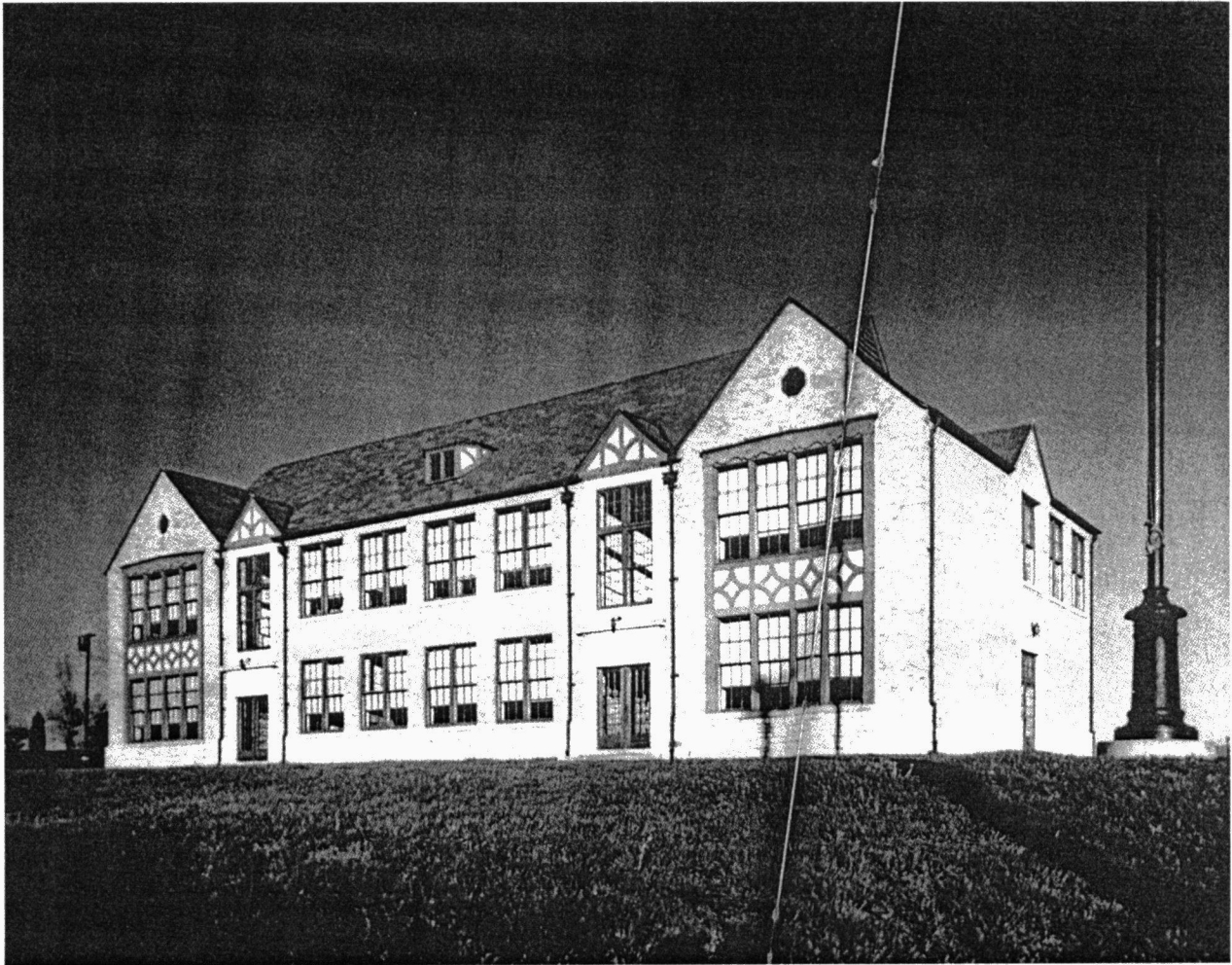
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Affton High School
St. Louis County, MO

Figure 11. Courtesy of Affton High School. *Afhiscan* 1942.



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**Affton High School
St. Louis County, MO**

Figure 12. Courtesy of Affton High School. *Afhiscan* 1943.



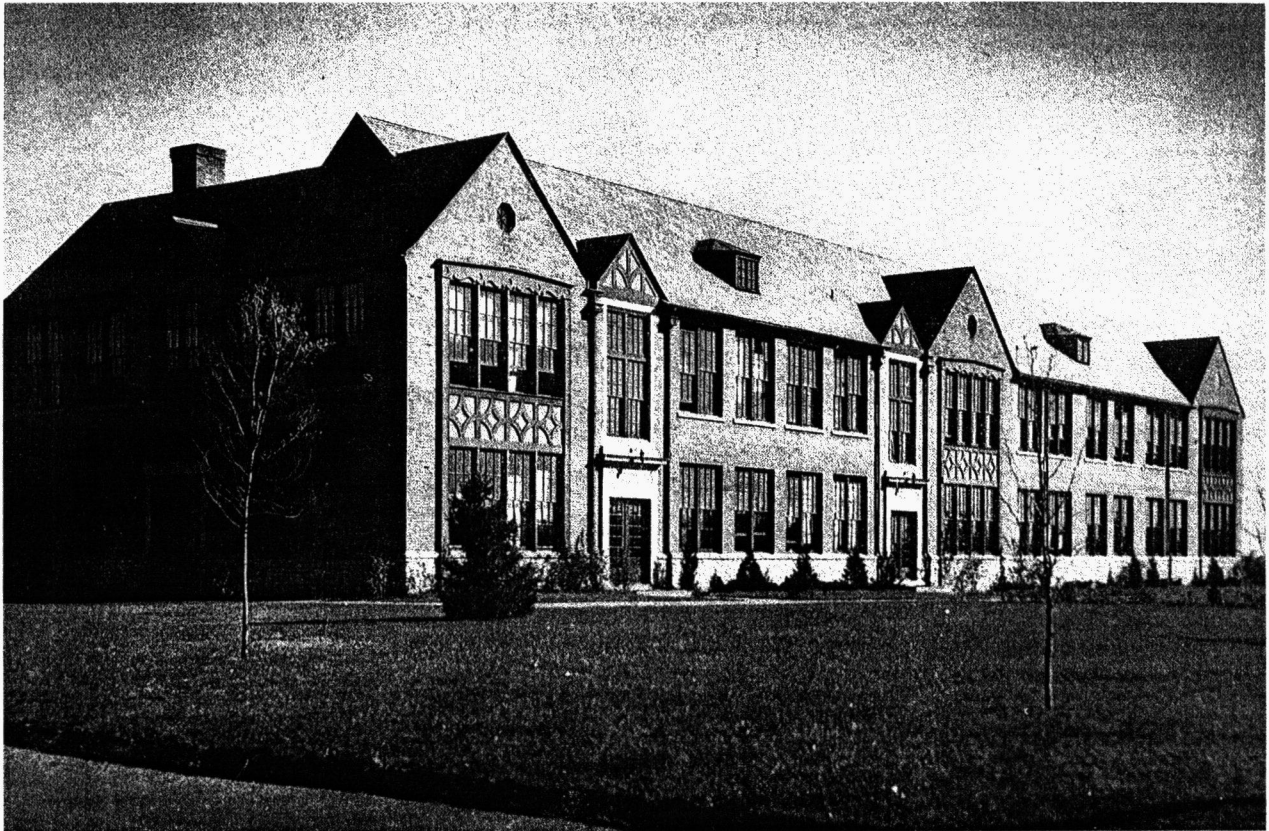
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Affton High School
St. Louis County, MO

Figure 13. Courtesy of Affton High School. *Afhiscan* 1944.



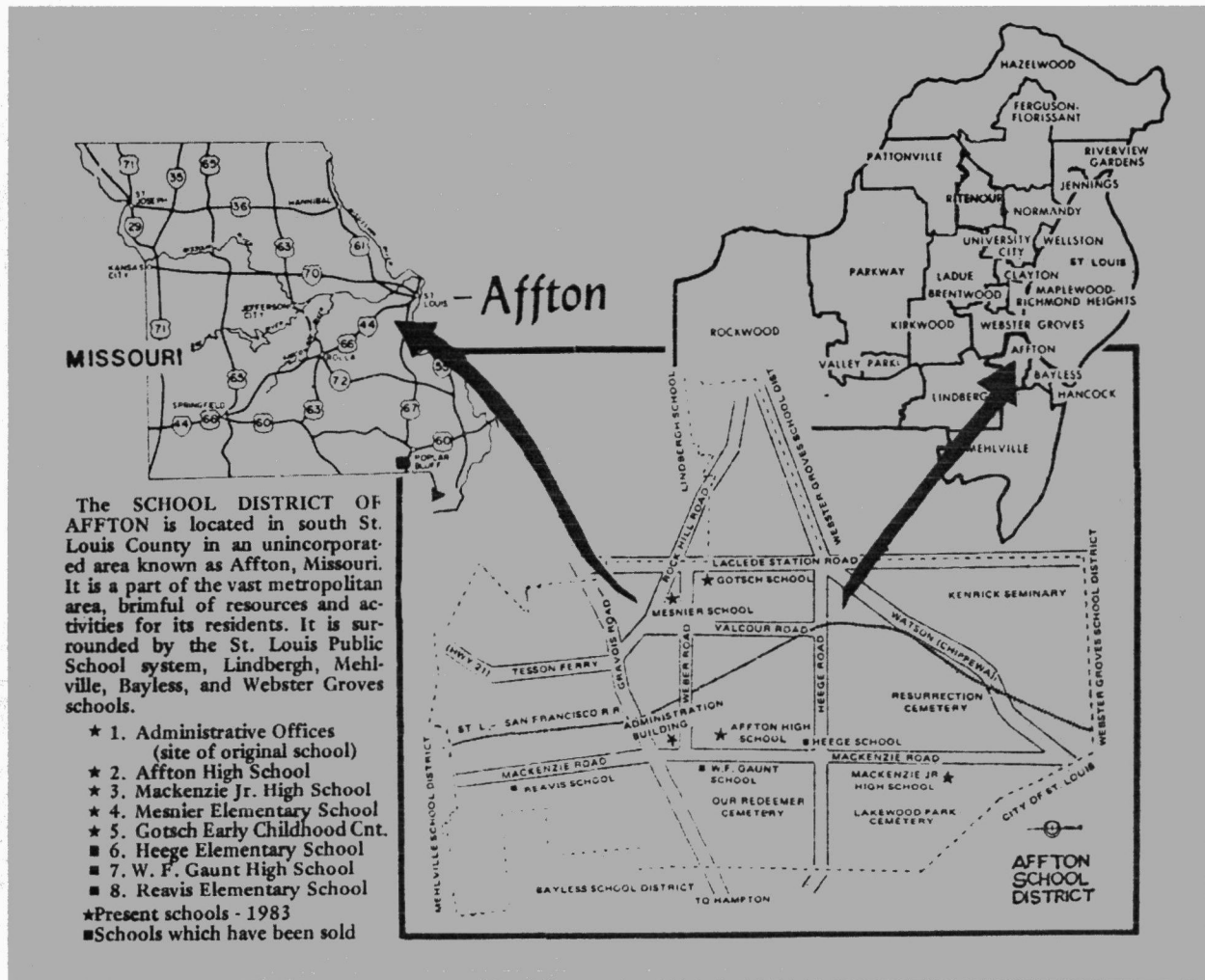
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**Affton High School
St. Louis County, MO**

Figure 14. Map illustrating Affton, including location and schools in 1983 (Source: School District of Affton, *The Channel*, rear cover – 1983).



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Section number Add'l Page 41

**Affton High School
St. Louis County, MO**

Table 1. St. Louis County Schools Constructed 1852 – 1941

Year	School Name	Municipality / Vicinity	Address
1852	Elm Grove School	Hazelwood	450 Brookes Lane
1859	Cold Water School	Florissant	15955 New Halls Ferry Road
1859c.	Melrose School	Wildwood	18820 Melrose Road
1860	Brown School	Florissant	19710 Old Jamestown Road
1870	Alt School	Ballwin	255 Reinke Road
1870	Prigge/Larimore School	Spanish Lake	12125 Larimore Road
1870	Hyatt School	Florissant	1920 Shackelford Road
1871	Orrville School	Frontenac	554 Old Eatherton Road
1871	Wright School	Frontenac	10301 Clayton Road
1871	Glencoe School	Glencoe	2125 Rue de la Salle Drive
1878	Central School*	Ferguson	201 Wesley
1884	Moore School	Town & Country	1614 Mason Road
1885c.	Luxemburg School	Lemay	242 Dammert Road
1890c.	Bellefontaine School	Chesterfield	(demolished) Conway Road
1890c.	Ruwwe School	Ellisville	800 Old State Road
1892	Adams School	Town & Country	1 Jenifer Lane
1896	Selma School	Webster Groves	210 Chestnut Avenue
1897	Old Lake School	Creve Coeur	Coeur de Ville Drive
1897	Normandy/Roosevelt School	Normandy	7629 Natural Bridge Road
1900	Old Ballwin School	Ballwin	110 Elm Avenue
1900	Lincoln School	Pagedale	6815 Robbins Avenue
1900c.	Bonhomme School	Chesterfield	18455 Olive Street Road
1902	Kinloch School	Berkeley	5924 Hancock Avenue
1903	Hancock School No. 1	Lemay	9415 Gentry Avenue
1906	McKenzie School	Affton	8701 Mackenzie Road
1906	Chaney School	Richmond Heights	(demolished) Princeton Place
1906	McKinley School	Velda Village	2100 Lucas & Hunt Road
1907	Manchester School	Manchester	107 Henry Avenue
1907	Harrison School	Vinita Park	8121 Albin Road
1907	Overland School	Overland	2420 Woodson Road
1908	Benton School	Valley Park	318 Benton Street
1909	Oak Ridge School	Chesterfield	2654 Valley Road
1909	Lockwood/Old Orchard School	Webster Groves	426 Page Avenue
1909	Bristol School	Webster Groves	20 Gray Avenue

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**Affton High School
St. Louis County, MO**

Year	School Name	Municipality / Vicinity	Address
1909	University City High School	University City	725 Kingsland Avenue
c. 1910	Garrett School	Hazelwood	12747 Missouri Bottom Road
c. 1910	Smith School	Wildwood	1425 Smith School Road
1911	Bartmer School	University City	6605-07 Bartmer Avenue
1911	Goodall School	Webster Groves	539 Colebrook
1912	Old Ward I School	Affton (Bayless District)	5100 Heege Road
1913	Hancock School No. 2	Lemay	8808 South Grand Avenue
1913	Delmar School	University City	711 Kingsland Avenue
1915	Home Heights School	St. John	3238 Marshall Road
1915	Elmwood Park School	Ritenour	9707 Chicago Heights Blvd.
1915	Avery School	Webster Groves	909 N. Bompert Avenue
1916	Allenton School	Eureka	Wengler Road
1918	Crescent School	Eureka	447 Lewis Road
1919	Pershing School	University City	6761 Bartmer Avenue
1920c.	Pond School	Wildwood	17109 Manchester Road
1921	Kirkwood High School	Kirkwood	700 S. Kirkwood Road
1922	Old Bayless School	Affton-Lemay (Bayless District)	4520 Weber Road
1922	St. John School	Lemay	3701 Will Avenue
1924	Turner School*	Kirkwood	245 Saratoga Street
1924	Webster Groves High School	Webster Groves	16 Selma Avenue
1924	Flynn Park School	University City	7220 Waterman Avenue
1924c.	Chesterfield School	Chesterfield	16758 Wild Horse Creek Road
1925	New Lake School	Chesterfield	(demolished) Olive Boulevard
1925	Price School*	Ladue	1035 Price School Lane
1925	L'Ouverture School	Brentwood	(demolished) Rose Avenue
1925	Midland School	Charlack	(demolished) Forest Avenue
1925c.	Moline School	Florissant	1860 Chambers Road
1926	Hancock Jr. High School	Lemay	9405-23 S. Broadway Street
1926	West Richmond School	Richmond Heights	1313 Boland Place
1926	Bel-Nor School	Normandy	3101 Nordic Drive
1926	Science Hill School	Bellefontaine Neighbors	903 Chambers Road
1926	Riverview School	Riverview Gardens	362 Fork Drive
1926	Jennings High School	Jennings	8831 Cozens Avenue

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**Affton High School
St. Louis County, MO**

Year	School Name	Municipality / Vicinity	Address
1927	Sappington School	Sappington	11011 Gravois Road
1927	Brentwood High School	Brentwood	2221 High School Drive
1927	Twillman School	Spanish Lake	(demolished) Bellefontaine Rd.
1928	Marvin School	St. John	3510 Woodson Road
1928	Black Jack School	Black Jack	4655 Parker Road
1929	Central School	Olivette	9137 Old Bonhomme Road
1929	Point School	Oakville	6790 Telegraph Road
1929	Hancock School No. 3	Lemay	243 West Ripa
1929	Keysor School	Kirkwood	725 North Geyer
1929	Glenridge School	Clayton	7447 Wellington Way
1929	New Overland School	Overland	2318 Woodson Road
1929	Robinson School	Kirkwood	803 Couch Avenue
1929	Maplewood High School	Maplewood	7539 Manchester Road
1929	Normandy High School	Normandy	6701 St. Charles Rock Road
1930	Rott School*	Sunset Hills	9455 Rott Road
1930	Vogt School*	Ferguson	200 Church Street
1930	Washington School	Normandy	1730 N. Hanley Road
1930	University City High School*	University City	7401 Balson Avenue
1931	Heege School	Affton	8001 Mackenzie Road
1931	Maryland School	Clayton	7501 Maryland Avenue
1931	Woodland School	Jennings	8420 Sunbury Avenue
1931	Nathaniel Hawthorne School	University City	1351 North Hanley Road
1932	Washington School	Mehlville	(demolished) Butler Hill Road
1932	Old Ellisville School	Ellisville	14 Weis Avenue
1932	Jackson Park School*	University City	7400 Balson Avenue
1933	Fairview High School	Jennings	7053 Emma Avenue
1933	Washington Park School	Webster Groves	145 E. Old Watson Road
1933	New Lincoln School	Richmond Heights	(demolished) Thomas Avenue
1934	Forder School	Lemay	523 W. Ripa Avenue
1934	Mark Twain School	Brentwood	8636 Litzsinger Road
1934	Hancock High School	Lemay	233 W. Ripa Avenue
1935	Wright School	Frontenac	10601 Clayton Road
1935	Bayless High School	Bayless	4530 Weber Road
1936	Jennings Elementary School	Jennings	8850 Cozens Avenue
1936	Des Peres School	Des Peres	(demolished) Manchester &

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**Affton High School
St. Louis County, MO**

Year	School Name	Municipality / Vicinity	Address
			Lindemann
1936	Affton High School	Affton	8520 Mackenzie Road
1936	Iveland School	Overland	1836 Dyer Avenue
1937	Barretts School		1780 Carman Road
1937	Berkeley Junior High School	Berkeley	6033 Caroline Avenue
1937	Jefferson School	Pasadena Hills	4315 Cardwell Drive
1937	Garfield School	Pine Lawn	6506 Wright Way
1937	Valley Park School	Valley Park	356 Meramec Station Road
1938	Osage Hills School*	Kirkwood	1132 S. Glenwood Road
1938	New Ballwin School	Ballwin	400 Jefferson Avenue
1938	Concord School		10305 Concord School Road
1938	North Glendale School	Glendale	765 Sappington Road
1938	Ellisville School	Ellisville	1426 Froesel Drive
1938	Reed School	Ladue	9060 Ladue Road
1939	Buder School	Overland	10350 Baltimore Avenue
1939	Grant School	Webster Groves	393 W. Old Watson Road
1939	Frazier School	Brentwood	1801 Parkridge Avenue
1939	Old Ferguson High School*	Ferguson	701 January Avenue
1939	Mehlville High School	Mehlville	3100 Lemay Ferry Road
1939c.	Vandover School	Fenton	1600 Vandover Road
1940	Jennings High School	Jennings	8880 Clifton Avenue
1941	Maryland Heights School	Maryland Heights	115 Harding Avenue

Note: Most of the schools identified in Table 1 are extant; yet most also have been extensively altered since their construction. Those noted with an asterisk are listed in (or have been identified as eligible for listing in) the National Register of Historic Places. The table was primarily using the information provided by St. Louis County's 1991 survey of pre-World War II era public schools conducted by Esley Hamilton and Mary Webb.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Affton High School

MULTIPLE
NAME:

STATE & COUNTY: MISSOURI, St. Louis

DATE RECEIVED: 7/02/10 DATE OF PENDING LIST: 7/28/10
DATE OF 16TH DAY: 8/12/10 DATE OF 45TH DAY: 8/16/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000551

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8-12-10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Affton High School
St Louis County, Mo
Photo No. 1



Affton High School
St Louis County, MO
Photo No. 2



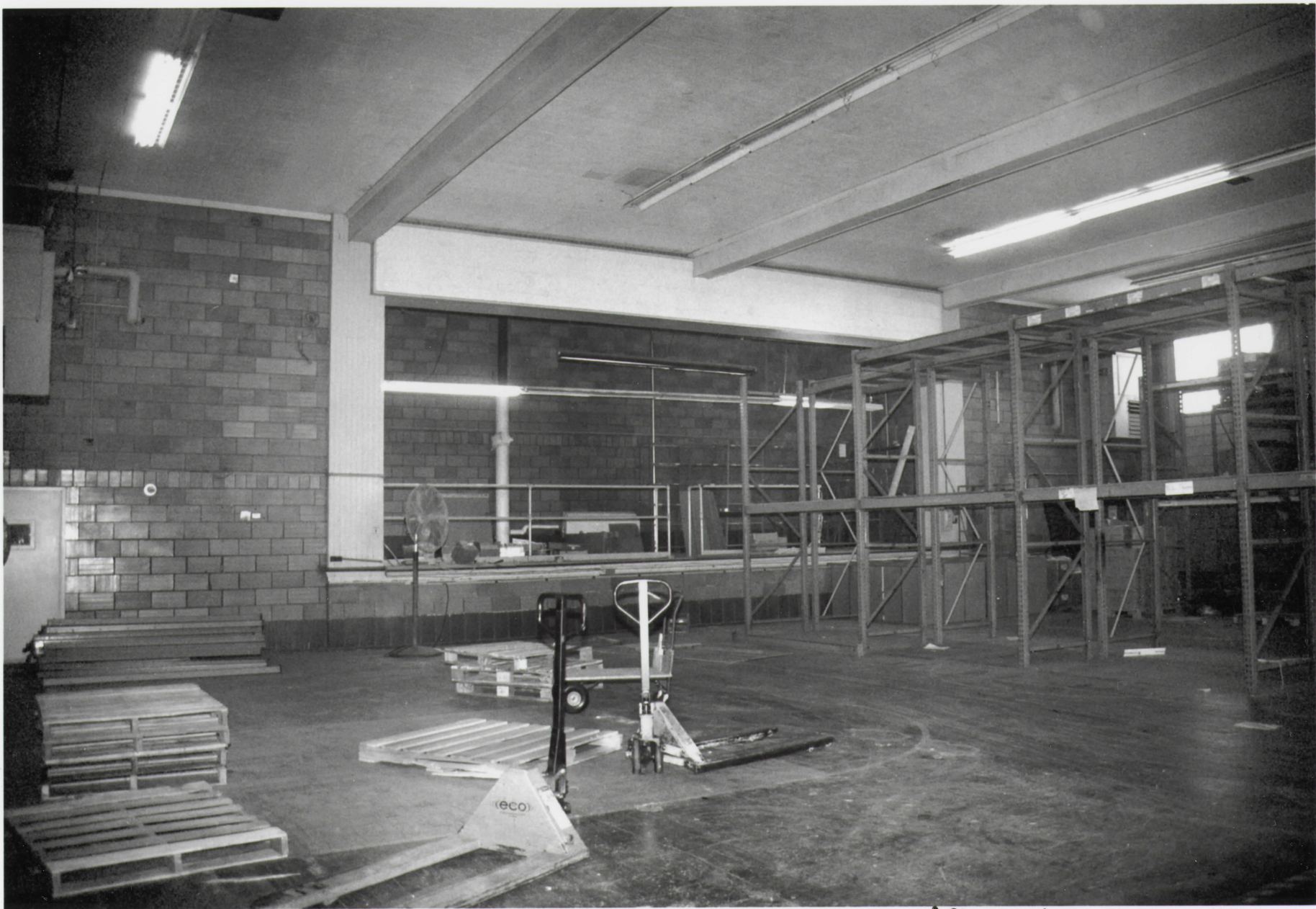
Afton High School
St Louis County, MO
Photo No. 3



Affton High School
St. Louis County, MO
Photo No. 4



Affton High School
St Louis County, MO
Photo No. 5



Affton High School
St Louis County, mo
Photo No. 6



Afton High School
St Louis County, Mo
Photo No. 7

Afton High School
St Louis County, MO
Photo No. 8



Afton High School
St Louis County, MO
Photo No. 9

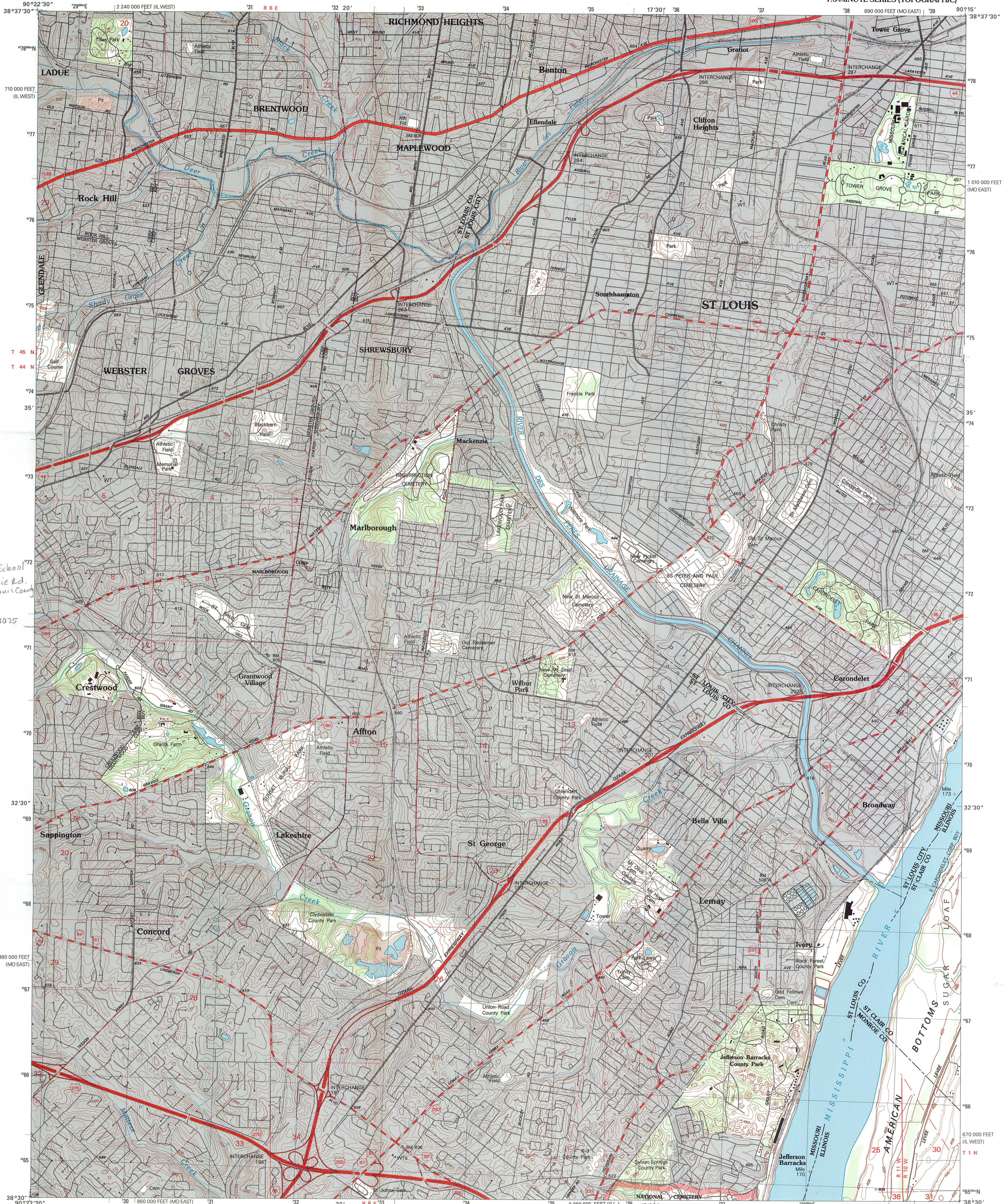




Affton High School
St. Louis County, Mo
Photo No. 10

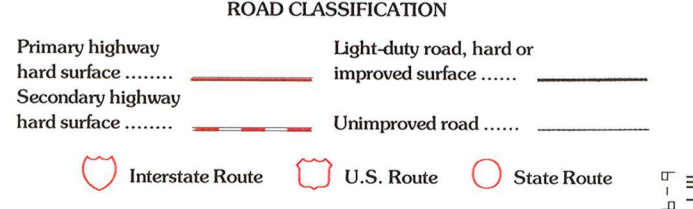
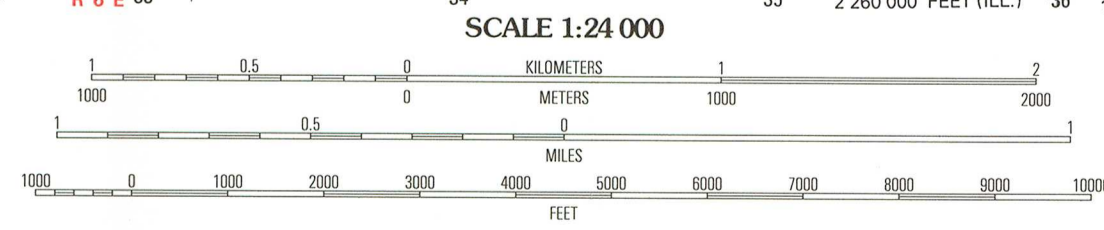
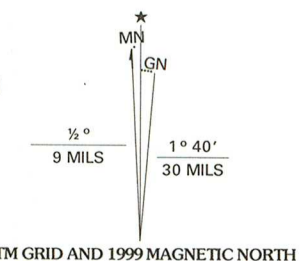


Afton High School
St Louis County, Mo
Photo No. 11



Affton High School
8520 Mackenzie Rd.
Affton, St. Louis County
MO
15 733350 4271075

Produced by the United States Geological Survey
Topography compiled 1952. Planimetry derived from imagery taken 1993 and other sources. Photinspected using imagery taken 1998; no major culture or drainage changes observed. PLSS and survey control current as of 1953. Boundaries, other than corporate, verified 1999
North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 15 10 000-foot ticks: Missouri (east zone) and Illinois (west zone) Coordinate Systems of 1983
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
There may be private inholdings within the boundaries of the National or State reservations shown on this map



CONTOUR INTERVAL 10 FEET
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048
THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
AND DIVISION OF GEOLOGY AND LAND SURVEY
MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
AND ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

1	2	3
4	5	6
7	8	

WEBSTER GROVES, MO-IL
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