

# HISTORY OF WINDSOR ACRES

## Pre-Development Era (Before 1940)

This section was researched by Gina Mikel. Information was obtained from a variety of sources including courthouse records, St. Louis Post-Dispatch archives, Ancestry.com, and FamilySearch.org.

**Prehistory:** It was likely, but not known, that the general area was hunting grounds. The land in this area was said to have been covered with Indian mounds and sink holes, which were leveled and filled, respectively, as the land began to be farmed. There remains one Indian mound near Lindbergh High School. It was used as a cemetery as well, and a land owner reserved it "in perpetuity". The Minnie Ha Ha Park area was something of a hub for the Mound Builders. In Sunset Hills where the Tapawingo subdivision is located, burial mound findings included a "long nosed god mask". A handful of these have been located in the US and seem to symbolize locations of trade routes of the Mound Builders. They were, perhaps, mining at the head of the Meramec River, loading the rock onto canoes, and floating it to Fenton/Sunset Hills to be carried across land to Cahokia.

**Settlement:** By the time white settlers came to the area, no tribes were thought to be permanently located in the area. The Missouri tribe had been decimated by and/or absorbed into the Osage, who developed strong ties with the Chouteaus. Tribes that had been pushed west by settlers further east were transiently located in the area.

The early French and Spanish settlers established a pattern that would later be repeated by the beer barons -- living in St. Louis city but holding land near the Meramec River at Sunset Hills/Fenton. These included Jean Gabriel Cerre, father-in-law of Auguste Chouteau, and Pierre Chouteau. Both held interest or owned mines farther south and likely followed the pattern of the Mound Builders, transporting the mined rock via the Meramec to Fenton and then over land to St. Louis. They also operated salt licks in the area.

About 1787, Pyesa, father of Black Hawk, was killed by the Cherokee at the "Big Bend" in the Meramec River (now Meramec Bottoms). Pyesa and Black Hawk were Sauk, an Algonquin tribe originally from the east.

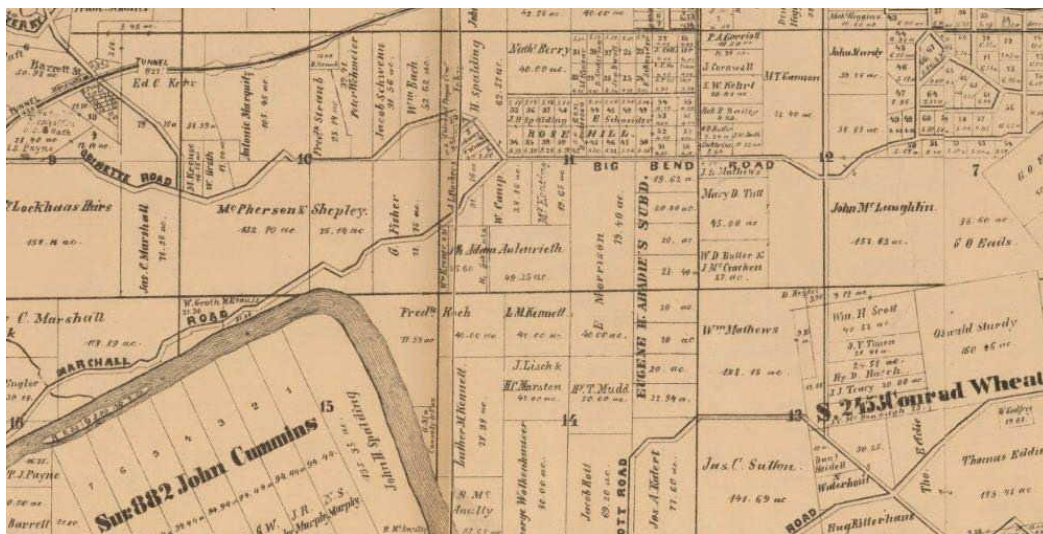
In the early 1800s, the Dougherty Ferry was located on the Meramec River near what is now Meramec Greenway. Dougherty lived off of Big Bend Road. An 1857 map (below) shows the location of Dougherty's home, and the home of Geyer (spelled "Guaer"), located at about Manchester and Geyer). The road described as "Road to Jefferson Barracks" would later be split into Lindbergh Blvd and Geyer.



The first purchase of the land that would become Windsor Acres was by Michael

McLaughlin in 1832. He purchased it from the US Bureau of Land Management (Township 44 SE Sections 11 and 14). He had previously purchased the property that would become Meacham Park in 1824. He was likely an Irish immigrant born circa 1780. His son or nephew, John McLaughlin, later sold the Meacham property to Meacham. Sometime before 1868, McLaughlin or his heirs sold the land that included Windsor Acres to a group of real estate speculators including a man named William Albright (a gun manufacturer and dealer) and his father-in-law, Henry Hatch. The Albrights lived in the large white house at 1117 S Geyer that was demolished around 2015.

In 1873 the land was conveyed to Eugene and Laura (Beall) Abadie. Eugene Abadie was a Colonel and surgeon in the US Army. He was born in 1809 in France, immigrated by 1833 to Pennsylvania and was enrolled at the University of Pennsylvania where he wrote an essay about epilepsy. As a surgeon for the Army, he and his family were stationed in San Antonio and Arkansas in addition to Jefferson Barracks. They lived in St. Louis city. Their interest or involvement in Kirkwood is unclear. Eugene Abadie died December 22, 1874 in St. Louis when he was hit by a carriage (the carriage driver did not stop and was not identified). His wife, Laura Lightfoot Beall Abadie, was born in Bardstown, Kentucky in 1824. She died September 19, 1875, one year after her husband. In the 1870s, there were only a few houses on Geyer and Big Bend. Residents in the area were wine grape growers, people who worked for the wine grape growers, stone quarry workers, farmers, blacksmiths, and teamsters.



The above map from around 1880 shows the Eugene H Abadie subdivision as a rectangular area west of Geyer between Big Bend and Rott Rd. The St. Louis San Francisco Railway, also known as the Frisco, was not yet there; it was started in 1876.

In 1880, Daniel Brown purchased the property across Geyer from Windsor Acres between Geyer and Lindbergh and built the Brownhurst Estate. He was a botanist who practiced horticulture in greenhouses on the estate. His home on the property was later owned by Vianney and demolished in 2011.

In 1889 the Redemptorist Fathers and Brothers moved their seminary from Kansas City to Kirkwood at the site that would become Meramec Community College. It was called St. Joseph's College, a boarding school that included high school and two years of college. There was a large pond on the land where people ice skated during the winter. The school moved to Edgerton, Wisconsin in the early 1960s and closed in 1980. The pond was filled in when Meramec Community College was built in 1964.

Upon the death of the Eugene and Laura Abadie, their land was conveyed to their heirs, their three sons. By 1909, Mary Louise (Snow) Abadie, is shown as the owner of what would become Windsor Acres. She was the wife of the Abadies' oldest son, Eugene Solignac Abadie, who died September 11, 1909. In 1910, Eugene H and Alice Abadie were living with their children on South Webster in Kirkwood. The street was later renamed Kirkwood Rd. In 1912, when Mary died, her "Kirkwood property" was left to her two children. Raymond Henley purchased "Abadie Estates" from the Abadie estate in 1929 and developed Windsor Acres.

Raymond Henley was born January 12, 1898 in Illinois. He married Marie Anna Winter in 1926 in Kirkwood. In addition to Windsor Acres, he was also the developer of Topping Hill in Des Peres. He was Chairman of the Kirkwood Planning Commission for fifteen years. Based on information in the archives at Kirkwood Historical Society, he was a realtor and developer who sold properties throughout Kirkwood. He published a "Suburban Home Publication" that highlighted his properties. Windsor Acres was featured in these publications between 1937 and 1942. Raymond and Marie Henley sold their house at #7 Balmagoun in 1945 and moved to Clearwater, Florida.

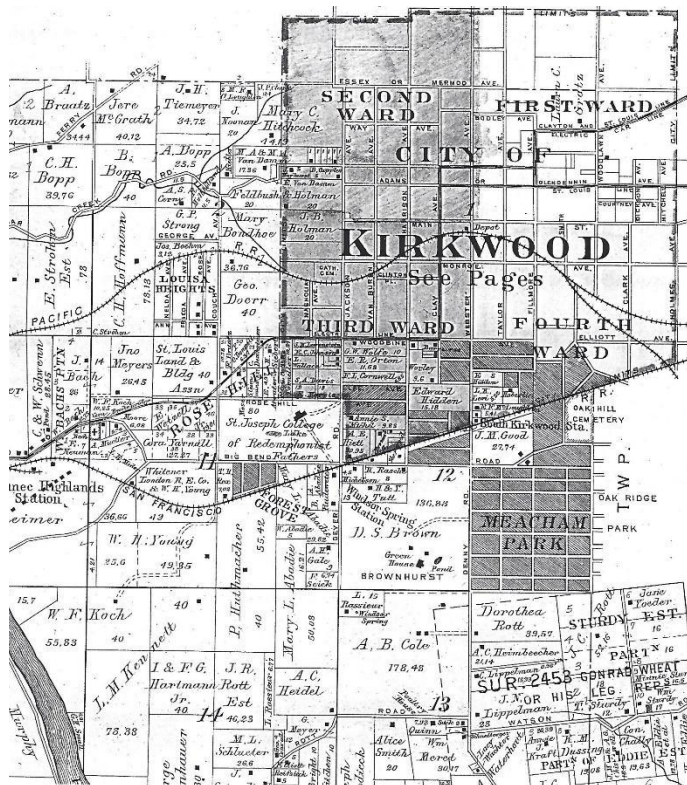
From the Sunset Hills Historical Society: Samuel Denny came to St. Louis from Kentucky in 1815. He was granted 80 acres of land by President Monroe and eventually enlarged his holdings to about 800 acres in what is now Ladue. A major north-south county road was built through his property and named Denny Road in his honor. In 1927, the county used the right of way for Denny Road and built a 100-foot wide boulevard in a semi-circle from Lemay Ferry Road in Mehlville to St. Charles Rock Road in Pattonville. In 1930, this road was renamed Lindbergh Boulevard in honor of Charles Lindbergh who had completed the first trans-Atlantic flight in 1927. In Kirkwood, Denny Road was named Kirkwood Road and it was not changed when the rest of the road was renamed Lindbergh. Lewis Denny lived at 1069 S Geyer Rd. His wife, Lillian Denny, was the principal and second grade teacher at Keysor School when it opened in 1930.

According to an article in the Webster-Kirkwood Times, Argonne Drive in downtown Kirkwood was Main St until it was renamed after the World War I battle of Argonne Forest. According to [Kirkwood: a Pictorial History](#), the part of Geyer Road in Kirkwood was originally named Jackson [after the president, like the other streets in central Kirkwood that were named after the first 13 US presidents in the 1800s (except that Clay and Webster were using instead of Tyler and Polk)]. It was renamed Geyer in 1910 to be consistent with the remainder of the road outside of Kirkwood. Jonas Geyer was a prominent early settler. Webster Ave was renamed Kirkwood Road in 1915.

## Development Era (1936 – 2019)

This section was compiled by Kathy Kennedy from documents that have been saved by individuals and neighborhood organizations and stored in a bin that was previously in the Webers' basement. It was supplemented with an album of pictures from 1977-1982 that Nancy and Jim Berthold had preserved and with information available on the internet. It appears that the newsletter and directory and event flyers were generated electronically after about 1997, but the files were not saved with the paper records. If anyone knows where these files are, I would love to archive them with the paper records and incorporate the information into this narrative. Many thanks to Sue Burkett, the previous historian/archivist at the Kirkwood Historical Society (KHS). She provided valuable expertise in locating maps and other archived information at the KHS Library about the Windsor Acres development. Thanks to Nancy and John Muller (1972) and Zoe Perkins (1993) and Gina Mikel (1999) for reviewing the summary and making corrections and additions based on their first-hand memories. The years in parentheses denote when they moved to Windsor Acres. Al Black, who lived at 17 Orchard Lane from 1940-1957 also provided information and some photographs about the early years.

**Early Development:** This early map of the area, dated 1909 on the back, shows that most or all of the area that would later become Windsor Acres was owned by 2 members of the Abadie family. The northeast and southeast corners had been sold, leaving more or less the shape of the current subdivision.



The northeast corner was sold to someone in the Puttiwider family (also spelled Pudivitr). The southeast part was sold to Bernal Tatman and later developed into Balmagoun and other streets off Geyer. I found the following about Windsor Spring on the Sunset Hills website

(<https://sunset-hills.com/313/People/>):

“At the end of Geyer Road, across from Abadie's subdivision, was Windsor Spring, run by L. Rassieur. Windsor Spring was a large spring with water so pure that people came from downtown St. Louis to buy it. The spring was so well known the railroad named a station stop Windsor Spring Station. The big green bottles of water from the spring had a

green goose on them. In 1902 that green goose became the second registered trademark in the state of Missouri. In between these business districts were truck farms, hog farms, turkey



farms, chicken farms and smaller springs. Many of the farms were so large and so well managed that they were recognized as outstanding farms of the state. F. Lucas and J. Rott were listed as prominent farmers of 1870.” There was an ad in the St. Louis Post Dispatch in 1892 advertising that you could “avoid typhoid fever by drinking Windsor Springs Water instead of city water”. Another ad referred to the “muddy Mississippi water”. At the time, Geyer Road appeared to end at what is now Windsor Spring Dr. The spring has been capped off and is in the back yard of one of the homes on Royal Springs Dr that runs south from Windsor Spring on the other side of Geyer. (This information is courtesy of John Conroy who visits the spring on his runs.) Al Black remembers that in the 1940s there was a large old underground storage cave somewhere west of the neighborhood. It is unclear if it was used for beer or wine, during Prohibition or at some other time; it’s possible that was on the Lemp (a prominent St. Louis brewery family) property. Lemp Rd (off of Forest just west of Windsor Acres) used to provide access to the 200-acre Lemp estate called Cragwold located on the other side of I-270 before the interstate was built. The mansion overlooks the Meramec and was built in 1911 for Edwin Lemp at what is now 1455 Cragwold Rd. Edwin was a friend of Marlin Perkins, the director of the St. Louis Zoo and host of the Wild Kingdom TV show, and the Lemp estate was a game reserve while Edwin lived there. There is an old stone entrance at 40 Lemp Rd that is thought to be the original entrance to the estate.

There were some existing homes on Geyer south of Big Bend before the Windsor Acres subdivision was established. In the 1920 US census, William Scharf and Joseph Messmer were enumerated next to each other in Bonhomme Township. They each owned their houses. No street name or house numbers are given but it was near Denny Road (earlier name for Lindbergh/Kirkwood). According to Sue Burkett at the Kirkwood Historical Society, the streets in Kirkwood were not numbered until 1908. It seems likely these were the houses on Geyer south of Big Bend in the 1930 census and the ones listed at 1129 and 1211 S Geyer in the 1940 census, respectively. Both William Scharf and Joseph Messmer were living in the city of St. Louis during the 1910 census, so presumably they built their houses on Geyer between 1910 and 1920. According to an article in the Webster-Kirkwood Times, the property at 1129 Geyer has been in the Scharf family since Sept 19, 1919. Lewis Denny also lived on Geyer south of Big Bend in 1930 and at 1069 Geyer in the 1940 census. Jacqui Cassidy, who lived until 2021 in the house at 1035 S Geyer believes that it was built by Lewis Denny in the very early 20<sup>th</sup> century. Maybe the addresses were changed at some point when the properties were subdivided. Hermann Knopper (probably misspelled) lived at 1067 Geyer in the 1940 census. According to Jacqui, the Kneppers at one time owned a much larger property and Teri Weber believes the Kneppers had an orchard there and they once owned the pond that is now at #8 Orchard Way. Eugene and Alice Abadie apparently never lived in the neighborhood. They lived on South Webster Ave in Kirkwood in 1910. I couldn't find any other Abadies living in Kirkwood; the others were all living in the city as far as I can tell.

Based on the County Appraisal District records, the oldest still-existent houses in Windsor Acres are at 1211 S Geyer (built in 1911), 23 Orchard Lane (built in 1930), 31 Orchard Lane (built in 1933), and 28 Orchard Lane (built in 1935). The house at 1211 S Geyer was built by Joseph Messmer (Chairman of the Board for Messmer Brass Company) who also built the houses at

1205 S Geyer (built in 1935) and 1215 S Geyer (built in 1929) for his sons Albert and Edgar. This information is courtesy of Lynn Baer.

Based on data from the 1930 US census records, the following were living in the area in April 1930 (might not be complete):

Street	House #	Head (age)	Occupation	Others in Household
West Side of South Geyer	NA	Everett McNabb (36)	Boiler inspector for railroad	Wife Opha (35), Son Everett (10), Daughters Polly (5), Kathleen (3)
	NA	Lewis Denny (52)	Electrician	Wife Lillian (51, public school teacher), Son Marion (19)
	NA	William Scharf (51)	Shoe salesman	Wife Marie (33), Sons William (13), Raymond (1)
	NA	Edgar Messmer (32)	Engineer at brass manufacturer	Wife Lucille (25)
	NA	Joseph Messmer (56)	Corp officer at brass manufacturer	Wife Sofia (55)
	NA	Albert Messmer (33)	Auditor at brass manufacturer	Wife Mildred (31), Daughter Muriel (5), Father-in-law William Lehm (71)
	NA	Ralph Kuncce (39)	Proprietor in ladies' garments	Wife Mabel (34), Sons Ralph (12) Henry (4), Joseph (1), Daughters Mable (4), Susan (2)
NA	Henri Kuechenmeister (51)	None	Wife Blanch (36), Mother-in-law Katie Potthoff (76) and a gardener	

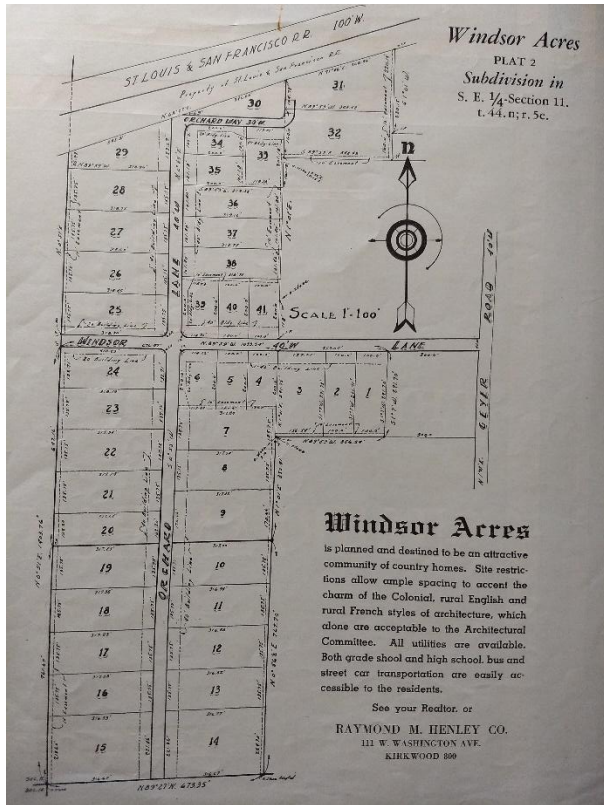
The County Appraisal District Records provide some clues regarding how the land in the current subdivision was developed. The following current addresses are designated as part of Windsor Acres Subdivision: the even-numbered houses on Windsor Lane and #s 11-36 Orchard Lane. Windsor Acres Subdivision Plat 2 includes all of Orchard Way except for #8, #s 1-10 Orchard Lane, and #s 11, 15, and 17 Windsor Lane. #8 Orchard Way (along with the houses at 1111 and 1117 South Geyer) has Knepper Acres designated as the subdivision (appears to be a separate plot on the aerial view below). #57 Orchard Lane has Cragwold Manor designated as the subdivision (along with the house at 11297 Cragwold Rd). Musterman's is listed for the subdivision for 1019, 1023, and 1029 South Geyer. There is no subdivision listed for 1141 South Geyer (built in 1936), #s 3, 5, and 9 Windsor Lane (built in 1936-1937), #s 37-56 Orchard Lane or the houses on South Geyer that were included in the Windsor Acres Neighborhood Association.

Historical aerial maps are available at <http://stlcogis.maps.arcgis.com>. Orient yourself by looking for the railroad intersecting Big Bend at the top.



The aerial above labeled 1937 shows that there were still some orchards on the south side of Windsor Lane and on both sides of Orchard Lane. There were just a handful of houses on Windsor and Orchard Lanes. Al Black remembers that there were some orchard trees left in the back yard when his house was built in 1940. They were mostly apple but there were also some peach and cherry trees and some grape arbors. Neither Orchard Way nor Orchard Lane south of the island had been laid. I think there is a pond visible where #8 Orchard Way is now located. Orchard Lane to the south of this picture was all forest at the time. Most of the initial home building in Windsor Acres was done between 1936 and 1941. The following ad and article appeared in Raymond Henley's Suburban Home Publication in May 1937:





**Windsor Acres**

A suburban residential development in the finest traditions of the small country estate.

The roots of a new community are being set firmly in the soil that knew the plow of Missouri's earliest pioneers. Rough, wild land was tilled and worked to supply the demands of a pioneering family. Food and a rough shelter were its first contributions to civilized needs. The land had served its purpose well until expanding metropolitan limits reached out to claim it as a clean, restful suburban homesite for families satiated with the dust and dirt and grime, the waste of a concentrated industrial settlement.

Today homes are growing from this rich topsoil! Homes of six rooms, eight rooms, designed for families of all sizes. Designed for families with children of school age, children even younger, for families without the needs that children create. Transportation facilities are within a few hundred yards of Windsor Lane. Both high school and grade school are within a mile of Windsor resident's doorsteps. Shopping centers are five minutes from their kitchens. And yet the chance to breathe and stretch, to feel raw earth underfoot, to scratch the ground and watch things grow - all those are theirs.

As a place to live, to settle down, to begin to create an estate for yourself, the setting is ideal. As a buying opportunity, as an investment, Windsor Acres is without counterpart. Tracts fronted by hard surface roads, supplied with all utilities with frontage of 100 feet to 170 feet, with a depth of 200 feet to 338 feet are yours to buy at figures from \$1000 to \$2000. Homes may now be built at prices that will not be available a year from now. Come out to Windsor Acres, tramp around the grounds, stroll through areas of blossoming fruit trees, inspect the homes that are offered for sale.

Know that any of them—home or homesite—can be yours for a small down payment and a monthly payment that can be made to fit your purse.

A view of Windsor Acres, after the last snowfall. The fruit trees, now, are all in full blossom.

Note that the houses along Geyer, those around Weber's pond at #8 Orchard Way, and the south end of Orchard Lane (above the mid-30 addresses) were not included in this initial development. In the aerial photos from 1937 and 1955, it appears that the pond that is now part of #8 Orchard Way and the houses at 1111 and 1117 Geyer were part of a single property. Some of the larger lots in this original plan were divided into two lots. This diagram also depicts Windsor Lane connecting to Forest. The development is described as "a clean, restful suburban homesite for families satiated with the dust and dirt and grime, the waste of a concentrated industrial settlement". The ad says that an Architectural Committee will only accept houses that are of the Colonial, rural English and rural French styles of architecture. Lots were sold for \$1,000-\$2,000.

There were also several ads and articles in the Post-Dispatch between 1936 and 1938 that were unearthed by Gina Mikel:

4D ST. LOUIS POST-DISPATCH

## DEVELOPMENTS MADE IN WINDSOR ACRES

Thirty-Acre Subdivision Lies West of Geyer Road, South of Big Bend.

Thirty acres of a tract of 70 acres, west of Geyer road and south of Big Bend road, recently purchased by clients of the Raymond-Henley Co., has been incorporated and subdivided as Windsor Acres. The other 40 acres is being held for future development. The lots in the new subdivision comprise approximately an acre of ground.

Rufus Stephenson, manager Thomas Garland, Inc., Elmer Ties-

ler, a concrete contractor, Lawrence Baygents, secretary of Raymond M. Henley Co., Harvey Roberts, assistant advertising manager of the Southwestern Bell Telephone Co., Theodore Almstedt, with the Western Electric Co., and C. W. Stafford, sales engineer for the C. J. Tagliabue Manufacturing Co., mentioned as the first purchasers of lots in Windsor Acres, have already started construction of houses, which it is stated, promise to set a high standard for the upbuilding of the addition.

Other purchasers of sites in the new subdivision, with immediate building plans, include Fred P. White, assistant manager of Purina Mills, Paul Stafford, an attorney, J. Harding Smith, connected with the Bell Telephone Co., Donald J. Pennington and Joseph Zumwalt, of the Union Electric Light & Power Co., Lloyd A. Horton, auditor, Francis C. Early, assistant auditor of St. Louis County Gas Co., and August Mombert, a road contractor.

New roadways are being installed on Windsor and Orchard lanes, the chief streets of the new development.

Kirkwood

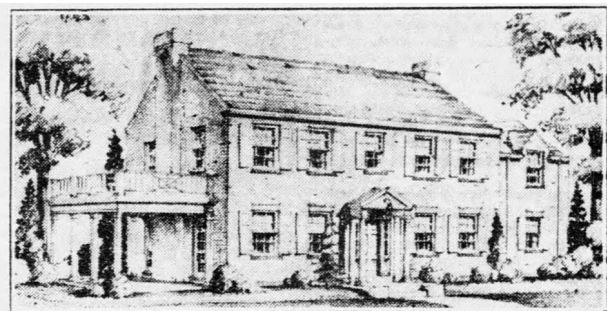
## WINDSOR ACRES

Not just another development, but a select home community for discriminating families who want to live in a well-restricted district and yet do not want to pay the price which sites in such communities ordinarily cost; 70 acres carefully planned and restricted; 12 acres in bearing orchard; pear, peach, apple, cherry and apricot trees; 58 acres in rolling land with large oak and other trees native to Missouri. Broad vistas, intriguing nooks and crannies, beautiful ravines. If you are interested in developing a small country estate at a minimum cost, see Windsor Acres; sites from \$1000 up; lovely Colonial homes now being built. Drive Geyer to Windsor Lane, first lane south of Big Bend Road. Put on your walking shoes and come prepared to tramp over this lovely tract and through the woods; you will thoroughly enjoy it.

RAYMOND M. HENLEY COMPANY  
111 W. Washington Ave. Kirkwood 800

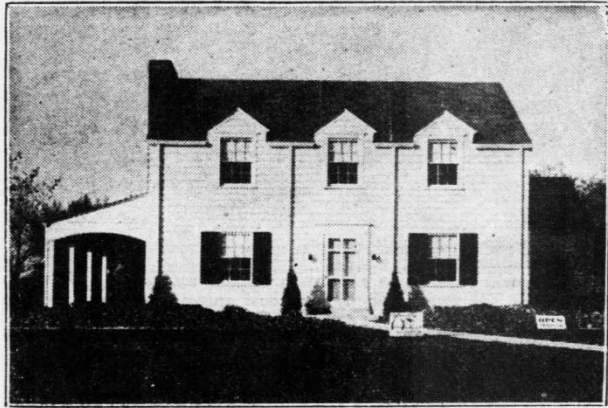
In 1936, initial buyers (from the article in the Post-Dispatch) included: Rufus Stephenson (manager at Thomas Garland Inc), Elmer Tiesler (concrete contractor), Lawrence Baygents (secretary at Raymond Henley Co), Harvey Roberts (advertising manager at Southwestern Bell), Theodore Almstedt (with Western Electric), C W Stafford (sales engineer at C J Tagliabue Manufacturing), Fred White (assistant manager at Purina), Paul Stafford (attorney at J Harding Smith), Donald Pennington and Joseph Zumwalt (with Union Electric), Lloyd Horton (auditor), Francis Early (assistant auditor at St. Louis County Gas Co), and August Mombert (road contractor). The article said that these initial purchasers “promise to set a high standard for the upbuilding of the addition”.

There were pictures of some of the individual homes. Some, but not all, of the pictures of houses were identified by address but I think I’ve been able to identify them:



Residence of Colonial design being erected on south Geyer road in Windsor Acres for Mr. and Mrs. Rufus Stephenson. Negotiations for the site were handled by the Raymond M. Henley Company. Cay Weinel, architect. Elizabeth B. Jefferis, Inc., contractor.

1141 S Geyer



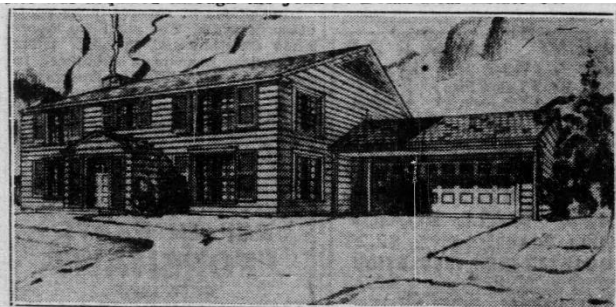
Colonial residence at 3 Windsor lane, Windsor Acres Development, sold to Robert S. Warner by the Raymond M. Henley Company for Elmer C. Tiesler.



Residence erected for Mr. and Mrs. Edward J. Eschenroeder on a two-acre tract at 4 Windsor lane in Windsor Acres, Kirkwood. The first floor has reception hall, living room, music room, dining room, two bedrooms, kitchen and bath. On the second floor, there is a combination study and bedroom and a bath. The J. V. Gastoldi Construction Co. was the architect and builder.

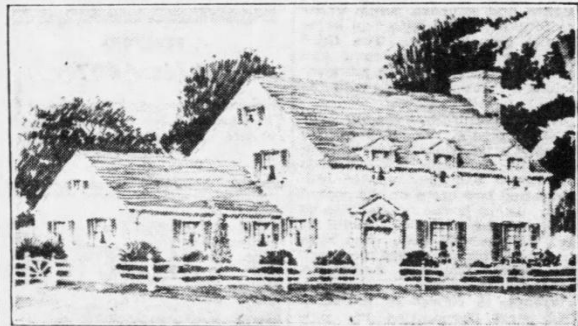
3 Windsor Lane

4 Windsor Lane



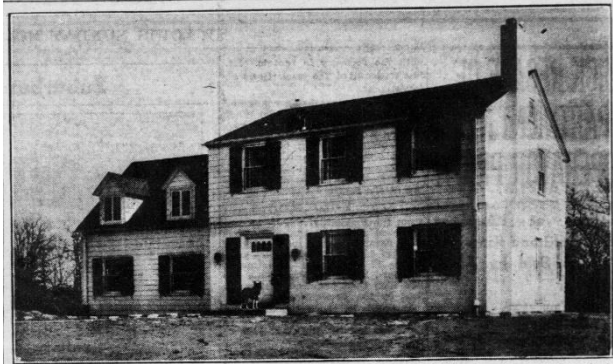
Residence being built in Windsor Acres, Kirkwood, for Mr. and Mrs. Carl W. Graffon. The site was purchased through the Raymond M. Henley Co.

26 Orchard Lane



Residence of Colonial design being erected in Windsor acres, Kirkwood, for J. Hardin Smith Jr., with the advertising department of the Southwestern Bell Telephone Co. Study & Farrar, architects.

28 Orchard Lane

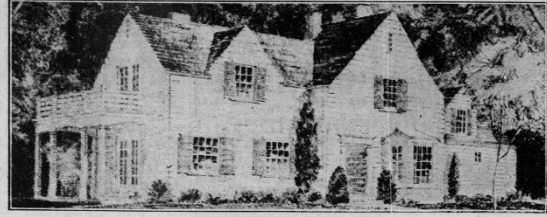


Recently completed house in Windsor Acres, Kirkwood, of C. W. Stafford, sales manager of the C. J. Tagliabue Manufacturing Co. Architect, John Wunderlich.

34 Orchard Lane

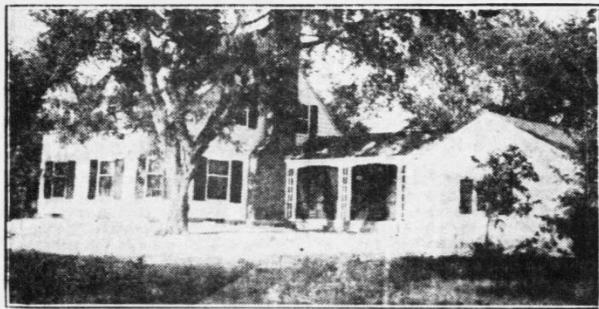
ST. LOUIS, SUNDAY MORNING, AUGUST 28, 1938.

**Design for Residence and Two Recently Acquired**



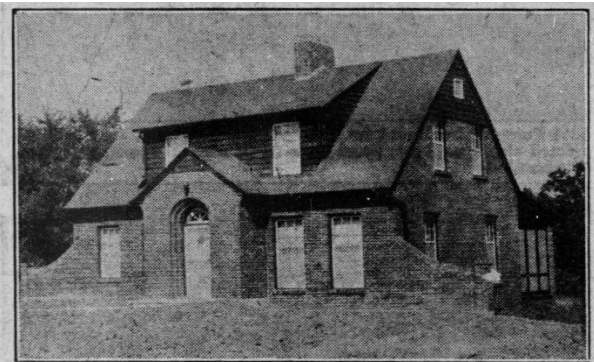
Drawing of residence being erected on Orchard Lane in Windsor Acres, off Geyer Road, in Kirkwood, for V. C. Lischer—R. J. Brumbaugh, architect.

35 Orchard Lane



Residence recently completed in Windsor Acres for Lloyd Horton, auditor for the St. Louis County Gas Co. Raymond M. Henley Co., agent.

36 Orchard Lane



House recently completed in Windsor Acres for Edwin F. Trunk through Raymond M. Henley Realty Company.

40 Orchard Lane



Cape Cod colonial house at 42 Orchard Lane, in Windsor Acres, recently completed for Mr. and Mrs. R. C. Hentscher by the Raymond M. Henley Co. It is fully air conditioned.

42 Orchard Lane



OPEN—3 ORCHARD WAY



In Beautiful WINDSOR ACRES  
(Off Geyer Rd. Between U.S. 66 and Big Bend Bl.)

Large 6-room ranch house; 3 bedrooms; 2 tile baths and kitchen; sunporch; gas heat; carpet and drapes; 2-car garage; barbecue pit; large landscaped grounds. Priced for sale today.

BOOKER-LIND-BUNDSCHUH

FL. 6470

OR

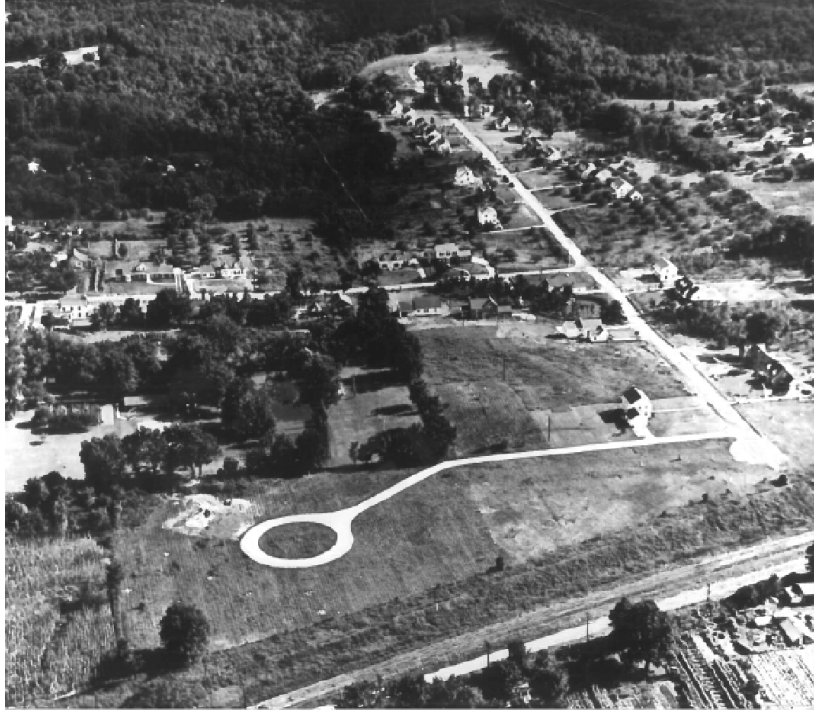
SW. 6960



IN WINDSOR ACRES—Six-room, one and a half-bath residence at 10 Orchard Way sold for Mr. and Mrs. John C. Haich to Mr. and Mrs. Edward G. Schulte. The Raymond M. Henlev Co. handled the transaction.

3 Orchard Way

10 Orchard Way



The black and white aerial photo (above), with the railroad at the bottom, was passed around in the neighborhood in the 1990s and no one seems to know when it was taken. Kay Kramer made copies for other neighbors but no one seems to remember who took the original photo. Based on the houses there were and were not there, it was probably taken in 1939. None of the neighborhood ponds are there. The color photo (above), with the railroad at the top, was

taken during an airplane ride that Kay and Ginny Kramer (lived at 17 Orchard Lane at the time) took in 1999. The Weber and Ebeling ponds are visible on this one.

Based on data from the 1940 US census records, the following were living in the area in April 1940 (might not be complete):

Street	House #	Head (age)	Occupation	Others in Household
So uth Ge yer (w est sid e)	1023	Peter Miller (33)	Car cleaner	Wife Julia (28), Son Charles (8), Allen family of 8 listed as lodgers
	1067	Herman Knopper (53)	Buyer	Wife Lenore (43), Daughter Maxine (24, clerk), Son Ralph (22, merchant), Father John (84)
	1069	Louis Denny (62)	Electrician	Wife Lillian (62, public school teacher)
	1129	William Scharf (62)	Filling station operator	Wife Marie (44), Sons William (23, filling station operator), Raymond (11), Robert (7)
	1141	Rufus Stephenson (37)	Clothing store manager	Wife Martha (35), Daughters Ann (9), Adelaide (7), one servant
	1205	Edgar Messmer (40)	Brass goods manufacturer	Wife Lucille (35), Son Donald (3)
	1211	Joseph Messmer (64)	Brass goods manufacturer	Wife Sofia (63), Daughter Ruth Miller (36, worked at electric utility), Granddaughter Ruth (16), Grandsons Rudolphe (14), Joseph (13)
	1215	Albert Messmer (44)	Brass goods manufacturer	Wife Mildred (42), Daughter Dollie (15)
	1227	Mabel Kunce (45)	Widowed, none	Sons Henry (15), Joseph (4), Daughters Mabel (15), Susan (14)
	1301	Henri Rush (31)	Architect	Wife Vivian (29), Son Henri (2)
Wi nds or Lan e	3	Robert Warner (33)	Accountant	Wife Doris (34)
	4	Edward Eschenroeder (36)	Production superintendent at baking company	Wife Norma (33), Son Edward (10), Daughter Norma (8)
	5	Lawrence Baygents (36)	Real estate salesman	Wife Helen (36, telephone clerk)
	6	Edward Schet (36)	Plumbing contractor	Wife Ann (35), Son Robert 15
	9	Lawrence Fontaine (31)	Freight foreman for a railroad	Wife Evelyn (31)
	11	Frank Japha (37)	Advertising agent	Wife Edna (29, stenographer), Daughter Suzanne (2), and a servant




Street	House #	Head (age)	Occupation	Others in Household
	12	John Bliss (50)	Air filter manufacturer	Wife Lillian (45), Sons Richard (21) John (17)
	13	Paul Hennerich (28)	Superintendent in department store	Wife Opal (29, clerk)
	14	Loren Lyman (44)	Salesman	Wife Edith (40, bookkeeper), Mother-in-law Emma VonDoersten (72)
Orchard Lane	3	Thomas O'Brien (35)	Salesman	Wife Marian (35)
	4	Kenneth Gedney (31)	Clerk at railroad	Wife Wilma (31, clerk at department store), Daughter Marion (13), Mother-in-law Helen Stecker (55)
	5	Harold Kassling (31)	Clerk at railroad	Wife Roberta (29), Daughter Janis (2)
	6	Ford Ross (23)	Filling station owner	Wife Elizabeth (25), Son Jessie (4)
	7	Alex Risch (28)	Chemist	Wife Dora (27)
	8	Robert Kane (43)	Copy writer for advertising company	Wife Annabel (42), Daughters Margaret (19), Jane (17), Son James (8), and a servant
	9	Edward Gordon (24)	Installer for telephone company	Wife Ruth (21), Son Thomas (1)
	10	Herman Kranfurs (51)	Custodian for a bank	Wife Estelle (52)
	11	Carl Bigley (40)	Salesman for telephone company	Wife Ella (40, clerk for telephone company), Father-in-law Elmer Marklin (68) Mother-in-law Mary Marklin (64)
	18	Ben Comfort (51)	Manager for pipeline company	Wife Catherine (45), Sons Homer (18), John (12), Charles (8), Daughters Alice (15), Dorothy (10), Mary (10)
19	Edwin Hagemann (63)	Secretary for dairy company	Wife Matilda (60), Daughter Ursula Seldenck (33), Son-in-law Ralph Seldenck(37), Granddaughter Joan Seldenck (8)	
20	Hervey Roberts (35)	Editor at telephone company	Wife Hazel (32, editor at newspaper), Daughters Barbara (8), Judith (5)	

Street	House #	Head (age)	Occupation	Others in Household
	21	Homer Fitzpatrick (37)	Lawyer at insurance company	Wife Cornelia (38), Son Homer (13), Daughter Gloria (9)
	22	Edwin Reller (58)	Engineer for bed manufacturer	Wife Grace (55), Daughters Rita (25), Son Preston (34, auditor for tax bureau), Daughter-in-law Bernice (25), Grandson Preston (6 mos)
	23	Theodore Almstedt (34)	Supervisor in telephone equipment	Wife Evelyn (34), Sons Theodore (4), Quenten (10 mos), Father-in-law Cooper Meyer (67), Mother-in-law Emma Meyer (60)
	26	Carl Graffon (43)	Civil engineer at highway department	Wife Marge (47)
	27	Joseph Zumwalt (42)	Accountant at electric utility	Wife Evelyn (37), Daughter Rita (11)
	28	J Hardin Smith (24)	Engineer at telephone company	Wife Delphine (30)
	29	Arnold Pennington (31)	Electrical engineer at electric utility	Wife Maurine (30), Son Robert (2)
	30	Christopher Stafford (40)	Salesman	Wife Helen (29), Sons Christopher (5), Gerald (1) and a servant
	31	Fred White (42)	Superintendent in grain and feed	Wife Mary (42), Son Fred (15)
	32	Paul Cobb (42)	Salesman of roofing supplies	Wife Alice (40), Daughter Virginia (17), Son James (13)
	34	Paul Stafford (35)	Lawyer for federal government	Wife Ruth (27), Daughter Carter (11 mos), and a servant
	35	Vance Lischer (34)	Civil engineer	Wife Delores (33), Son Vance (6), Daughter Nancy (3)
	36	Lloyd Horton (42)	Auditor for electrical utility	Wife Valerie (32) , Sons Lloyd (10), Donald (5), Daughter Sally (2), and a servant

Street	House #	Head (age)	Occupation	Others in Household
	40	Edwin Trunk (40)	Mechanical engineer for a gas company	Wife Florence (40)
	41	Charles Ozmant (34)	Photographer	Wife Velma (34), Son Charles (14)

In Feb 1941, another Windsor Acres ad appeared in the Suburban Home Publication.

A Few Facts About  
*Windsor Acres*  
In Kirkwood



WINDSOR ACRES has been one of our most successful developments. Those who have purchased lots and have built their beautiful homes will bear out this statement to the fullest extent.

Windsor Acres is now a nearly completed transaction on our books—almost completed, and we are endeavoring to finish the job, to make it a 100% finished project.

Out of 60 home sites included in the entire development, we have about a dozen lots still unsold. These lots average half an acre each, some slightly more, some slightly less.

All Windsor Acres lots were carefully priced in the beginning, and with the erection of so many beautiful homes, these sites are really worth more now than we asked originally. The price still remains the same. This is not a "cut rate closout" in any sense.

There is a group of about eight lots in the northern portion of Windsor Acres on level ground, on a good street and close by a number of fine homes now occupied. These lots are priced at \$1,000 each.

There is one beautiful level site right in the heart of the whole development, priced at \$1,500.00.

Down in the southern section, which was added just last year, among the trees on beautifully sloping land, are five more lots. These lots will lend themselves admirably to the prospective home builder who is looking for a site on which to carry out unusual architectural design. There are many fine trees there, making it possible to select the choicest for permanent shade and wind protection. These lots are priced at \$1,000.00 up.

All we ask is for you to see these lots and hear the story of Windsor Acres with its social life, its own architectural committee, its own Improvement Association. This is an area of middle income folks, business men and junior executives earning from \$2,500 to \$15,000 per year.

*Raymond M. Henley*

If you will phone us, we will be glad to call for you and show you Windsor Acres

**RAYMOND M. HENLEY CO.**

111 WEST WASHINGTON "SERVICE SINCE 1920" TERRYHILL 2-9800

By this time, Orchard Way has been developed into its current configuration and Windsor Lane ends at Orchard Lane. It looks like the large pond might not have been included in the #8 Orchard Way property at that point. The text of the ad says that a southern section has been added in the last year although it's not evident in the photo. The ad says that about a dozen of the 60 lots are still available. It boasts an Architectural Committee and an Improvement Association and describes the development as "an area of middle income folks, business men and junior executives earning from \$2,500-\$15,000 per year".

This is more than a story and a half—it's a revelation! The half story is down under. And it belatters up a mighty fine upper story. The architect and builder have taken advantage of nature. The slope of the land lends itself readily to a design unique in form, compact in arrangement, and practical in every detail. And that is exactly what has been arranged! The service and sleeping quarters have been relegated to the 'top side' while to the living space is devoted more than half the square footage of the entire floor. The two glassed doors, at grade level, open onto a terrace overlooking a wide expanse of gently sloping lawn.

*A  
Story  
and a  
Half*

The property, facing Orchard Lane in Windsor Acre, has a frontage of 101 feet and a depth of 318 feet. The home, now in the process of construction, is offered for sale and will be ready for occupancy early in June. This is one story that can have but one ending—a happy one!

RAYMOND M. HENLEY CO.  
111 W. Washington      Kirkwood 800

10 Orchard Lane

**NO. 8 ORCHARD WAY, (Windsor Acres)**—Five rooms and tile bath in this attractive ranchhouse of brick, gas fired forced air heat; large screened airway; 2 car garage. Almost ½ acre in grounds adjoining a lovely estate; beautiful view over private lake. This home was built for owner who was called into service before its completion. Will sell with unusual terms or might lease for duration.

8 Orchard Way

This ad for the house at 10 Orchard Lane is undated but the house was built in 1937.

This ad for the house at #8 Orchard Way was in the Oct 1942 edition and mentions that the planned owner was “called into service”. It looks like the lot was fairly shallow and the pond was not part of the property when the house was first built. It seems likely that building in Windsor Acres slowed down during World War II and resumed again in the late 1940s.



Al Black, who was born 1936-1937, grew up in the house at 17 Orchard Lane (built in 1940).



*May 7, 1939 building site for 17 Orchard Lane*

*Cooling tower at 17 Orchard Lane*

He remembers his father talking about the foundation being dug by a Black man using a mule and a drag bucket. The house originally had a coal-burning furnace and a coal chute for coal delivery into the basement. It also had a “cooling tower” in the backyard that was used for cooling the house. These were replaced in the 60s with a gas furnace and central air-conditioning. Al remembers taking trolley cars to get home from John Burroughs High School in Ladue in the 1950s. It came as far as Woodbine and Geyer and he walked home from there. His mother also took the trolleys home from her teaching job in Ladue to Kirkwood; she could get a taxi at the Victory Cab station at Clay and Argonne.

Based on data from the 1950 US census records, the following were living in the area in April 1950 (might not be complete)

Street	House #	Head (age)	Occupation	Others in Household
South Geyer (west side)	1023	Archie Harrison (51)	Carpenter	Wife Martha (51), Sons Donald (19, carpenter apprentice), Robert (17), Theodore (12), Daughter Martha (10)
	1035	Stuart Wilson (44)	Printing machinist	Wife Marian (39, clerical), Father-in-law Adam Kinlock (66), Daughters Nancy (15), Mary Ellen (8), Son John (11)
	1117	Herman Knepper (66)	Buyer	Wife Lenore (57), Son Ralph (34, clinical researcher), Daughter-in-law Loucille (33), Grandson Ralph (5)
	1129	William Scharf (72)	Filling station manager	Wife Marie (54), Son Robert (17, mechanical engineer)
	1137	Douglas Johnson (63)	Insurance salesman	Wife Madalene (62), Son Montgomery (34, elementary school teacher), Daughter-in-law Helen (33), Grandsons Richard (10), Robert (3)
	1141	Harry Ruenzi (52)		Wife Martha (45), Step-daughter Adelaide Stephenson (17)
	1209	Edgar Messmer (52)	Executive at brass manufacturer	Wife Loucille (42, typist)
	? 1211	Joseph Mueller (23)	Mechanic at automobile service	Wife Alice (24), Son Donald (13), Daughter Caroline (1 ½)
	1211	Joseph Messmer (76)	None	Grandson-in-law Willard Miller (27, a mechanic), Granddaughter Ruth Miller (26), Great granddaughter Ruth Ann Miller (2)
	1215	Albert Messmer (53)	Executive at brass manufacturer	Wife Mildred (51, clerical) <i>Mildred Messmer was the enumerator for the census in the area.</i>
1227	Mabel Kunce (55)		Mother Minnie Warren (80), Son Joseph (14)	
1301	Henri Rush (40)	Architect	Wife Vivian (37, voice teacher), Son Henri (12)	
Windsor Lane	3	William Clippinger (34)	Brokerage salesman	Wife Betty (30), Sons William (6), Eric (3), Daughter (9 mos), and 3 lodgers
	4	Edward Eschenroeder (46)	General manager at bakery	Wife Norma (44)
	5	Herbert Weaver (42)	Chemical engineer	Wife Julia (42), Son Herbert (6)
	6	Edward Schet (46)		Wife Ann (45)

Street	House #	Head (age)	Occupation	Others in Household
	9	Nestor Reimeier (47)	Banking executive	Wife Clara (48), Son-in-law Albert Thomas (28, dentist), Daughter Colleen Thomas (23)
	11	Arthur Deppe (61)	Physician	Wife Alice (46, office assistant)
	12	Lawrence Bliss (60)	VP, filter manufacturer	Wife Lillian (55), Sons Richard (31, architect), Daughter-in-law Nancy (27)
	14	Randolph Lorch (31)	Textiles salesman	Wife Marcella (29), Sons Randolph (6), Dennis (1 ½), Daughter Sharon (4)
	15	Paul Hennerich (28)	Retail merchandise manager	Wife Opal (39), Son Paul (9)
	17	Eric Pritz (52)	Mail carrier	Wife Ann (49, beautician)
Orchard Lane	1	Randolph Hubbard (46)	Soap salesman	Wife Virginia (41), Daughter Sallie (18), Father Eugene (77)
	3	Thomas O'Brien (45)	Salesman	Wife Marian (44, magazine writer), Daughters Sheila (8), Kathleen (6)
	4	Ford Ross (42)	Service station operator	Wife Elizabeth (35), Sons Jesse (14), Ford (9), Daughter Elizabeth (5)
	5	Paul Knowlton (54)	Grain broker	Wife Marjorie (53), Daughter Suzanne (15)
	6	Jesse Greenwell (41)	Candy merchandising manager	Wife Jane (34), Daughters Terry (2), Kay (1)
	7	Norbert Maurec (46)	Structural engineer	Wife Elizabeth (47)
	8	Risch		Out of town, enumerated elsewhere
	9	Herman Kranefuss (61)	Bank clerk	Wife Loucie (52, bank clerk)
	10	Arthur Hert (46)	Director of research	Wife Catheryne (38), Daughter Sylvia (12), Son Phillip (7)
	11	Howard Hawkin (32)	Food service equipment inspector	Wife Alfa (27, clerk for telephone company), Daughter Sharron (4)
	15	Vernon Peterson (49)	Executive at commissary	Wife Marion (47), Daughters Marion (20), Alice (15), Jane (11)

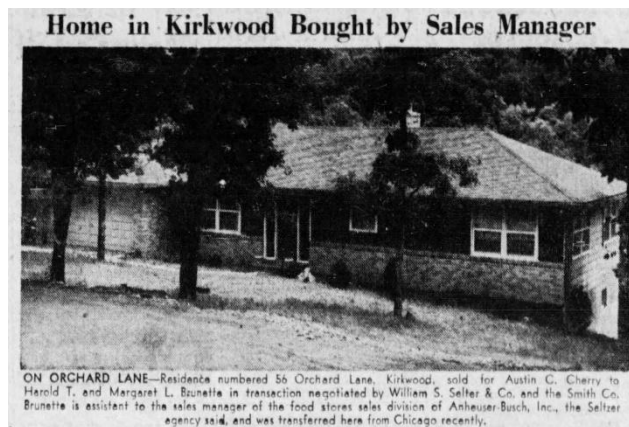
Street	House #	Head (age)	Occupation	Others in Household
	17	Albert Black (47)	Mechanical engineer	Wife Myra (43, teacher), Sons Albert (13), Michael (9), Steven (6)
	18	Arthur Poewitt (41)	Newspaper writer	Wife Ann (36), Daughter Elizabeth (9), Sons Frederick (7), Brooks (3)
	19	Edwin Hagemann (73)	None	Wife Matilda (71), Son-in-law Ralph Schenck (47, government clerk), Daughter Ursula Schenck (44), Granddaughter Joan Schenck (18)
	20	Harvey Roberts (45)	Supervisor at telephone company	Wife Hazel (43), Daughters Barbara (19), Judith (15), Mother-in-law Meta Sievers (97)
	21	Homer Fitzpatrick (47)	Attorney at insurance company	Wife Cornelia (48), Son Homer (22), Daughter Gloria (19, secretary)
	22	Arling Wolf (40)	Electrical engineer	Wife Sophie (38), Daughters Sharon (12), Judith (6)
	23	Thomas O'Sullivan (28)	Manager at machine shop	Wife Betty (26, clerical), Son Daniel (8), Daughters Patricia (7), Margaret (4), Mother-in-law Blanch Liesmann (50, clerical)
	24	Marie Padbury (58)	None	Daughter Patricia (23, high school phys ed teacher)
	25	Clifton Osterkamp (56)	Clerical work for government	Wife Constance (41), Daughter Susan (14), Son Waite (10)
	26	Carl Graffon (54)	Engineer at highway department	Wife Mary (57)
	27	William Overbeck (34)	Steel sales engineer	Wife June (33), Sons Keith (6), William (9 mos)
	28	Allan Clark (31)	Manager at parking company	Wife Betsy (27), Daughter Wendy (6), Son William (3)
	29	Ralph Wenneker (49)	Aircraft engineer	Wife Mabel (44), Son James (7)
	30	Joseph Shea (39)	Executive at plumbing supply	Wife Leslie (36), Daughter Leslie (10)
	31	Fred White (52)	Milling superintendent	Wife Mary (52)

Street	House #	Head (age)	Occupation	Others in Household
	32	Paul Cobb (52)	Salesman of industrial supplies	Wife Alice (50)
	34	Paul Stafford (44)	Insurance salesman	Wife Ruth (37), Son Carter (10), Daughter Kathleen (3)
	35	Vance Lischer (43)	Consulting engineer	Wife Delores (43), Son Vance (16), Daughter Nancy (13)
	36	Lloyd Horton (51)	Budget director for gas company	Wife Valerie (41) , Sons Lloyd (20), Donald (15), Daughter Sally (12)
	37	Hubert Erlmann (29)	Building contractor	Wife Roselle (26), Sons John (3), James (2), Joseph (11 mos)
	39	Perry Anderson (74)	None	
	40	Edwin Trunk (49)	Mechanical engineer for a gas company	Wife Florence (49)
	41	Kenneth Ellis (46)	Construction engineer	Wife Katharine (45), Daughters Katharine (14), Kandra (10)
	42	Hugh Green (36)	Salesman	Wife Eloise (31), Daughter Kelly (5), Son Charles (3), Daughter Bette Lynn (2 mos), Father-in-law Everett Grubb (69), Mother-in-law Cora Grubb (69)
	43	Lorvin Harting (44)	Accounting at public utility	Wife Edna (47), Daughters Joan (11), Judith (9)
	45	Robert Godwin (62)	Paper salesman	Wife Jenne (62)
	46	Andrew Schellinger (40)	Decorator at painting company	Wife Opal (37), Son Andrew (1)
	55	Edward Foristel (27)	Builder	Wife Mary Jane (25)
Orchard Way	3	Eugene Hunter (50)	Newspaper photographer	Wife Ruth (50, secretary), Mother Lula Hunter (76), Mother-in-law Carrie O'Neal (70)
	5	Elizabeth Press (69)	None	Son-in-law Philip Alexander (49, attorney), Daughter Bernice Alexander (39)
	6	Joe Tominson (55)	Calculating machines salesman	Wife Maurine (55)



Street	House #	Head (age)	Occupation	Others in Household
	7	Morris Miller (38)	Engineer at insurance company	Wife Elizabeth (33), Sons Jack (12), Douglas (6)
	8	John Lowell (55)	Executive at die manufacturer	Wife Vera (55)
	9	George Combes (41)	Director at children's day camp	Wife Lee (36, elementary school teacher), Father George (70) , Mother Kathryn (71)
	10	Edward Schulte (39)	Retail hardware	Wife Selma (36), Daughter Carol (8), Son Edward (3)

The homes at the south end of Orchard Lane were built in the 1950s, possibly because the steeper terrain required equipment that wasn't available in the 30s and 40s. There was another article in the Post-Dispatch at that time. These homes conformed to what is now known as the Mid-Century Modern style.



56 Orchard Lane



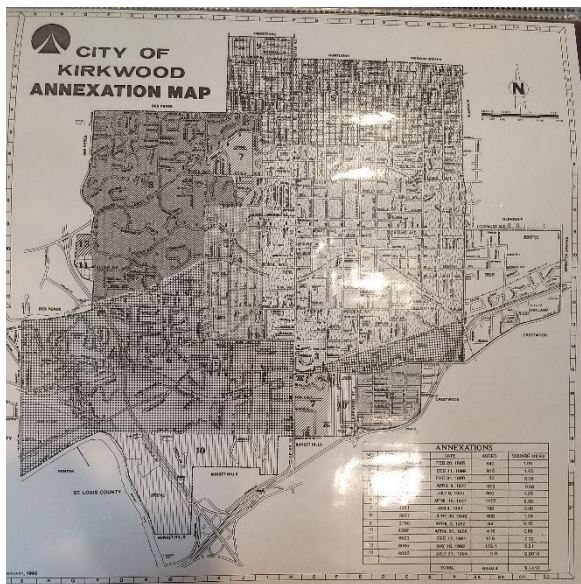
The aerial above from 1955 shows most of the houses in place. The Weber pond and the Miller pond were there, but I can't see the Ebeling pond in this photo. Al Black doesn't remember the Ebeling pond being there in the 1940s-1950s. The Ebeling pond is clearly there on the 1981 photo (not shown). In this 1955 photo, Orchard Lane appears to extend as far as it does now.

There was a day camp called Ivanhoe Lodge on Geyer between Big Bend and Watson. It seems likely that it was near the street named Ivanhoe Woods between Orchard Lane and Geyer. It was owned by George and Lee Coombes who lived at 9 Orchard Way until around 1990. It was

in operation at least from 1937 to 1959 but the exact dates are unknown. It closed when the highway was put in.

The second round of building pretty much finished up in 1960 with the home at 47 Orchard Lane. Additional homes were built on new lots created at 51 Orchard Lane in 1988 and at 57 Orchard Lane in 2013. By that time, a third round of new home construction had begun around 2000. In this phase, older homes, mostly smaller ranch-style homes from the 1950s, were torn down to be replaced by new construction. Most of the original colonial style homes from the 1930s have been well-preserved and remodeled and expanded.

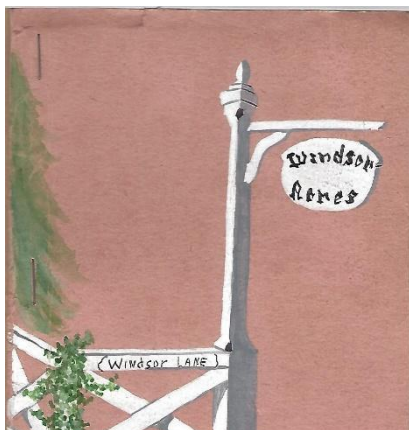
**City of Kirkwood:** When the neighborhood was established in the 1930s, only part of it was within the Kirkwood City boundaries. As illustrated in a map at the Kirkwood Historical Society (shown below), Kirkwood was incorporated in 1865 and additional area was annexed 12 times between 1865 and 1994. The northern part of Windsor Acres was in stage 6 that was annexed



on April 18, 1927. The southern part (below a lateral line that goes just south of #35 and #36 Orchard Lane, where the Orchard Lane island is now) was in stage 10 and was annexed on April 23, 1958. A tractor was used by the neighbors to maintain the end of the street before it was incorporated into Kirkwood. The southern part of the neighborhood, divided at the same place, remains in the Lindbergh School District, a carryover from entering the City at a different time. The entire neighborhood was initially in the Kirkwood School District that was founded in 1865. When the Lindbergh School District was founded in 1949, the southern part of Windsor Acres was outside the Kirkwood City boundaries and it was included in the newly formed Lindbergh

District. There was a ballot issue in 2000, initiated by Gina Mikel from Windsor Acres and Theresa Williams from Windsor Forest, that would have allowed the Kirkwood residents in the Lindbergh School District to move into the Kirkwood School District. Kirkwood voters approved the boundary change but Lindbergh voters voted against it and an arbitration panel rejected the change.

**Windsor Acres Garden Club:** This ladies' organization began in March, 1937; its goal was to promote gardening and the betterment of the neighborhood. The activities largely focused on gardening but there was always a strong component of socializing. There are meeting minutes that have been saved from 1944-1997. Beginning in 1950, these ladies maintained yearbooks every 1-2 years and documented activities in a scrapbook that contains lots of pictures, mementos, and newspaper articles. The members in the 1950-1951 yearbook



include Mrs. LA Horton, Mrs. Harvey Roberts, Mrs. CW Stafford, and Mrs. Paul Stafford, four of the wives of the initial buyers listed above. Mrs. FP White was in the 1951-1952 yearbook. The yearbooks, including the one at the left, had covers made of construction paper with hand-drawn illustrations on the fronts. The women referred to themselves as Mrs. "husband's name" in the early documents. Residence in the neighborhood was required to join, but women were allowed to remain in the organization if they moved elsewhere. Initially they held monthly meetings; they also held annual flower shows, multiple contests for garden-related activities, plant exchanges, garden tours, and some charitable activities, especially during World War II. Their meetings were mostly held during the day on weekdays; once a year they held luncheon at the Greenbriar Hills Country Club or another club/restaurant and a "Ladies' Night Out" in the evening. They also had a yearly picnic that included their husbands (separate from the Windsor Acres Improvement Association picnic). There was also an annual dinner at a restaurant or one of the neighbor's houses. Initially the regular luncheon meetings were all held at members' homes. They were typically held at the home of a "hostess" who provided the beverages and there were usually two "co-hostesses" who provided the lunch. In 1954, to accommodate the increasing membership, some meetings were held at other sites and they decided that "paper plates and cups will be acceptable". In 1980, members were encouraged to wear slacks to a meeting because they would be participating in demonstrations of "life-saving techniques" by the fire department. Presumably, the typical meeting attire was more formal. The annual dues were \$1 in 1943 and increased to \$5 by the 1990s. In 1944, they approved a motion to write a letter to the Windsor Acres Improvement Association (an organization whose membership was mostly their husbands) to ask them to remove the tree at the south end of Orchard Lane (presumably where the island is now although it could have been at the current end) and replace it with an evergreen. The next month they voted to invite the members of the Windsor Acres Improvement Association to join the Garden Club; it doesn't seem like that ever happened. Although the Garden Club members were almost all women, there was at least one husband (Drexyle Turner) who was participating in meetings and served as Treasurer in the 1990s. The Garden Club struggled to maintain interest in the mid-40s; there apparently were no officers and no minutes kept in 1946-1947 because the members were all too busy. In June of 1947, the members voted to join the Associated Garden Clubs of Kirkwood. In 1950, they joined the Kirkwood Community Council, an organization "interested in the advancement of the welfare of the community through study, discussion, planning, and action". It doesn't appear that they were ever associated with the Kirkwood Garden Club, possibly because the latter was known as the "Kirkwood Men's Garden Club" from 1950-2000. In 1957, they joined the Federated Garden Clubs of Missouri. At some point, they also joined a national federation of garden clubs. Information in the scrapbook shows that they continued to meet, but, for some reason, there were no meeting minutes saved from 1962-1969. In 1983, they withdrew from the larger garden club associations and became "just a social club". They discussed removing "Garden" from the club name at that time but decided against it. The membership was 19 in 1943 and peaked at 47 in 1957. By the 1990s, they were only having 6 meetings a year and membership had fallen off. When Zoe Perkins moved here in 1993, she remembers that the Garden Club still had several of the original homeowners. Many women in that founder generation didn't work outside the home and had no car to use during the weekdays, so they were looking for ways to entertain themselves near home; some of them even brought their



own flasks to the meetings. By 1994, they began having some of the meetings in the evenings to increase participation. The Garden Club was dissolved and its treasury balance was transferred to the Windsor Acres Neighborhood Association when it formed in 1997.

**Windsor Acres Improvement Association:** This predominantly men’s organization was active in the 1940s to 1960s; I couldn’t tell exactly when it started and stopped meeting. It was either less well organized or less well-chronicled than the Garden Club. Meeting minutes have been saved from 1952-1965, but the organization was mentioned in Garden Club minutes as far back as 1944. Its purpose was to maintain the standards of the community. It’s not clear if all the members were men but the membership list appears to be all men. The President and Vice President and Board were always men, but the wives usually recorded the meeting minutes and the Treasurer/Secretary was sometimes a woman. In the Garden Club Minutes from Jan 1956, they refer to the other organization as the “men’s association”. The Improvement Association held some of their meetings at the Greenbriar Hills Country Club or local restaurants and they held a yearly family picnic/barbecue (separate from the Garden Club picnic). Based on the meeting minutes that were preserved, their interests were focused on streets and traffic and building standards, but much of the discussion at the meetings was about where to hold their dinners and the annual contest for Christmas house decorations. The latter was taken over from the Garden Club in 1954 “so that all members of Windsor Acres would be able to participate.” At the May 19, 1953 meeting, they discussed a “modern house which is to be constructed just south of Scheltinga’s” (at 46 Orchard Lane). It’s not clear what they thought about the “Modernistic design”. At a meeting in 1956, they mentioned a “restrictions agreement” but there are no details given and it appears that they had been allowed to expire. They occasionally sent letters or spoke to neighbors about the condition of their property. In the Sept 1971 Garden Club minutes, it was reported that the Improvement Association will be re-activated but it’s not clear what ever came of that. In the Jan 1984 Garden Club minutes, it says that the Improvement Association bank account was closed out that the balance was transferred to the Garden Club.

### Neighborhood Signs:





The entry sign appears in illustrations going back to at least 1952 and a sign at Geyer and Windsor was mentioned in the Garden Club minutes in 1945. It was also mentioned in an Improvement Association meeting in 1963. The photo above at the left is from the cover of the 1968 Garden Club yearbook. Note that the “EST. 1936” is not on this version of the sign. The sign and fence were rebuilt in 1992 and the sign was replaced again in 2005 and 2020. The photo above at the right was posted to Facebook in 2019. The sign at the end of Windsor Lane, posting “No Outlet – No Turnaround” and directing drivers to the addresses in each direction, was placed in 2000 and repaired in 2021. There was a different sign mentioned in the Garden Club minutes in 1945; it might have been a simple street sign. This new sign was placed, in part, because of recurring problems with vehicles trying to deal with the lack of a turn-around circle at the south end of Orchard Lane.

**“Superhighway” (Interstate 44):** In 1958, some members of the Windsor Acres Improvement Association expressed concern about “rumors of a highway being considered to run from highway 66 near the Sells home on Geyer Road up the valley in back of Windsor Acres to the Frisco track”. There were several meetings about this and there was apparently some secrecy on the part of government officials regarding the planned route. The Improvement Association wrote some letters but it is unclear what was accomplished. It was later determined that it would not directly affect the houses in the neighborhood but that one house on Balmagoun Lane and one house on South Geyer would be removed. In a 1964 meeting, the Improvement Association expressed concerns about blasting for the highway causing plaster cracks in some of the neighborhood houses.

**8 Orchard Way:** In 1995, some of the neighbors opposed a variance that was requested by the owner of the property at 8 Orchard Way. The owner planned to divide the property into two lots, one of which would have almost no frontage and would be characterized as a “flag lot”. The two lots were going to share the large pond. Neighbors voiced concerns about increased problems with drainage and setting a precedent for subdividing lots. The plan was denied by the Kirkwood Planning and Zoning Commission in their September 6, 1995 meeting.

**57 Orchard Lane:** In early 1995, the neighbors had a meeting to discuss a developer’s plan to build a 9-house subdivision on a 7.25 acre property at the end of Orchard Lane. The street would have been accessed from Cragwold Rd. Part of the development plan included changing the Kirkwood-Sunset Hills boundary to make the property part of Sunset Hills. The neighbors opposed the plan because they believed that the ground was unsuitable for development due to a steep terrain and risks of landslides and sinkholes and that wildlife habitat would be compromised. A different developer submitted a new plan with 6 homes in 2001. Additional concerns were raised at that time about the effect that blasting for the development would have on the nearby existing homes in Windsor Acres. It appears that the Planning and Zoning Commission approved the plan on August 8, 2001 but stipulated a number of conditions and other approvals that would be required. The developer apparently decided not to pursue it further. Based on what’s on Zillow.com, there are now 2 homes, including the one at 57 Orchard Lane in Windsor Acres, and 1 building site in that parcel of land.

**4 Orchard Lane:** In 2005, the residents sought variances to four different zoning requirements that would be needed to construct a new home at 4 Orchard Lane. The variances included decreasing the setbacks and exceeding the maximum allowable height. The proposed house was going to be 40 ft. in height. Several neighbors raised objections to these variances. Apparently the plan was not approved because the new house was not built and the existing house was sold to new owners in 2006.

**Directories:** In 1990, the Garden Club Yearbook was replaced by a Windsor Acres Directory that included all residents in the neighborhood but was only distributed to Garden Club members until the Neighborhood Association was formed in 1997. I haven't been able to determine how the boundaries of WANA were established. Going back to the 1950s, the women at 1141, 1205, and 1215 S Geyer had intermittently participated in the Garden Club. Only the 1141 and 1205 S Geyer addresses were included in the 1990 directory; 1211 S Geyer (but not 1215) was added in 1992 and the boundaries have not changed since then. The boundaries don't conform to the original Windsor Acres development or any other subdivision or plat. Al Black remembered that the houses on Windsor Lane, including the ones on the corners at Geyer, but not any of the other houses on Geyer were considered to be part of the original subdivision. Nancy Berthold thought that 1211 Geyer might have been included because Julie Drake, who lived at 1211 Geyer, was friends with other women in the neighborhood. Children's names were added to the Directory in 1996. An Emergency Phone Chain was established in 1998 to facilitate phone communication of urgent news (car break-ins, water boil orders, power outages, etc) among the neighbors. It was in place until at least 2007; some time after that it was abandoned (replaced by email). Email addresses and cell phone numbers were added sometime between 2000 and 2003.

**Windsor Acres Neighborhood Association (WANA):** This organization was formed in 1997 as an evolution of the Garden Club into a group that included couples and single adults and children. The membership was different but many of the components of the Garden Club (by-laws, annual directory, social events) were carried over from the former organization. The purpose of the new organization was expanded to include maintaining/enhancing property values, increasing a sense of community, maintaining safety of the neighborhood, beautifying the neighborhood, and representing the interests of the neighborhood. It was decided at that time that the organization would not be a rule-making body. The new by-laws were drawn up by a committee that included Val Hambly, Paul Henrick, Terry Baer, Leslie Freeman, and Rob Emerson. Zoe Perkins was the first President of the new Association. The group's party attitude was reflected in a rumor that the WANA acronym stood for "Do you WANA Party?" In 1996 (under the direction of the Garden Club), there was a neighborhood "grinder day" when the neighborhood rented a "grinder" (? a prior version of the modern chipper-shredder) and participating neighbors disposed of yard waste and spread the resulting mulch. There was an overwhelming response (and a huge cost-overrun). There was a discussion about doing it again in 1997, but it never happened. There was a discussion in Feb 2000 about the possibility of resurrecting the "indentures" for the neighborhood. A committee of residents had controlled building styles until the house at 16 Windsor Lane was built in 1949; the decision was made not to pursue it further. In the Nov 11, 2004 meeting, a decision was made to spend \$10 to register

an internet domain name for WANA; it was later allowed to expire when the webpage was never developed. The more or less formal “Welcome Wagon” was established in 2005. A WANA Facebook group page was created in November 2014.

**WANA Social Events:** With the new organization, the social events were continued but they were held on nights and weekends. The organization initially participated in the National Night Out program (had started in 1990 with the Garden Club) and this was the only event that included children in the early days; it also held a Summer Picnic (adults only) and Christmas Open House (adults only). An Easter Egg Hunt (for families), a Happy Hour (replaced the Ladies’ Night Out, adults only), and a Halloween Bonfire (for families) were added in 1999. Other activities have included a trip to a winery, a progressive dinner, and a neighborhood garage sale. It looks like the annual summer picnic morphed into a Fall Dinner (adults only) and then the Fall Potluck (for families) between 2006 and 2011. The National Night Out also fell off the calendar sometime around 2010.

**The Times They Are A-Changin’:**



*Garden Club Meeting 1955*



*Garden Club Meeting 1962*



*Garden Club Annual Party 1978*



*Garden Club Annual Picnic 1979*



*National Night Out 2003*



*2018 Fall Party at 4 Windsor Lane*



*Halloween Bonfire 2019*



*Fall Potluck in 2022*

**WANA Treasury and Business:** When WANA was formed, membership was restricted to residents of the subdivision and yearly dues were increased to \$10. In 1999, WANA decided to reimburse hosts \$50 for expenses related to the major WANA-sanctioned events; it was increased to \$100 for some events with dinner in 2004; it seems to have ranged \$50-\$100 since then and was increased to \$75-100 in 2019. In April 2001, \$1000 from the WANA Treasury was put into a CD to be reserved for possible large expenses in the future. A fictitious name application was filed with the state of Missouri by John Sendobry in 2005; it was renewed by Val Hambley in 2010 and expired in 2015. It was re-established by Nancy Muller in 2019. WANA dues were increased to \$20 per adult member (\$40 max per household) in 2019. The reimbursement for host of events was increased to \$150 in 2021.

**WANA Committees:** The Garden Club had a number of standing committees that evolved over time. In the 1950s, at various times there were committees named Civic & Membership, Nominating, Program, Table Decorating, Publicity & Scrapbook, Telephone & Transportation, Beautification, Yearbook, Hospitality, and Flower Shows. In the 1960s, Historian, By-Laws, and Calling Committees were added. Many of these committees dissolved over time. By the late 1990s, only the Program and Calling Committees were carried over into WANA. Although the Beautification Committee (2001), Welcome Committee (2005), and Event Planning/Social Committee (2009) were mentioned in meeting minutes in various years, they were not formally added to WANA until 2010. The Social Committee replaced the Program Committee and the Communication Committee replaced the Calling Committee. In 2011, a separate Newsletter Committee was added. In 2021, the Newsletter Committee became part of the Communication Committee.

**Big Bend Development:** In 2006-2007 and again in 2019, proposals were put before the Kirkwood Planning and Zoning Commission to develop the area across from Meramec Community College on Big Bend. These proposals required rezoning to replace single-family homes with commercial property (2006-2007) or multi-family dwellings (2019). Concerns were expressed to the Commission by residents from our neighborhood and others and the proposals were disapproved or withdrawn. A new proposal was approved in early 2020 for the existing Geyer Grove town home development.

**Newsletters:** In 1968, there was an initial issue of the “Windsor Acres News”. It included the neighborhood picnic, new neighbors, and neighbors’ travels. If there were subsequent issues, they weren’t saved in the neighborhood history bin. There was also a single issue of the “Windsor Acres Gazette” in 1992. It was more of a letter sent out by the Garden Club to solicit opinions on the redesign of the entry sign. Since mid-1996, the newsletters have been published more or less regularly. Content has remained fairly consistent – social events, neighbor news, business meetings, contact information. In 2010, there was a decision to distribute the newsletter and directory electronically, with paper copies only for those who didn’t have email, but apparently that wasn’t implemented. Since 2019, almost all the neighbors were receiving the newsletter by email and it went all-electronic in 2022.



**Orchard Way Circle:** In 2007, the circle was renamed “Bernice’s Park”, later referred to as “Bernice’s Circle”, in memory of Bernice Alexander. Bernice was thought to be the last surviving original resident of Windsor Acres when she died in May 2007 at the age of 96. She had lived in the previous house at 5 Orchard Way; some of the old Directories say she lived there since 1939 but the more recent ones say 1948. Bernice was very active in all the Windsor Acre organizations over the years.

**Orchard Lane Island:** In 1973, the Garden Club minutes mentioned a “tree in the island in the middle of the street” that was not doing well. A flyer from the Garden Club in 1993 mentioned replacing a dead tree in the Orchard Lane island with a Bradford Pear. This tree was planted in 1994 “in honor of Drexyle Turner for his help”. It has been called “Drexyle’s tree” (also spelled “Drexyl” or “Drexel” in some documents) since 1997. Drexyle Turner moved here from Texas in 1957 and lived at 44 Orchard Lane. He was mentioned in many newsletters for a variety of ways in which he pitched in to help out neighbors; in 1978, he was given a “good egg” award by the ladies in the Garden Club. He had a large vegetable garden and took in other neighbors’ leaves to use as compost. He became an avid skier at the age of 60. He served as the initial Treasurer in WANA (had been the Treasurer in the Garden Club for many years before that). He was also the self-appointed greeter and keeper of the name tags for the Garden Club/WANA meetings. He moved to Illinois in 1998 but later moved back to St. Louis.

**Traffic and Streets:** Safety of the intersections at Geyer & Big Bend and at Geyer & Windsor Lane have been discussed off and on since the 1940s (Geyer and Windsor were mentioned in the April 1948 Garden Club minutes) and 1950s when the Windsor Acres Improvement Association was meeting. In 1945, the Garden Club discussed extending Windsor Lane through to Forest Ave, but decided that a walkway for school children would be better. There is no mention of the property owners’ involvement and there is currently no road or walkway. In 1970, The Garden Club mounted an effort, apparently successful, to get the Post Office to remove a mail collection box from the Geyer-Windsor intersection. WANA thanked the city for installing curbs on Windsor Lane in 1997. There was a communication from the Kirkwood Street Director saying that curbs would not be effective on Orchard Way and Orchard Lane because the streets are too flat and the catch basins are too widely spaced. After discussion and several attempts, going back to at least 1997, WANA succeeded in getting stop signs installed at the corner of Windsor and Orchard Lanes in 1998. There was a long-standing recognition for the need to have a cul-de-sac or turnaround at the south end of Orchard Lane. It was discussed in meetings going back to at least 1997. The area was revised by the City of Kirkwood in late 2015.