

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

Historic name 5882 Cabanne Courtyard Apartment Building

Other names/site number N/A

Name of related Multiple Property Listing N/A

2. Location

Street & number 5882 Cabanne Ave.

N/A

not for publication

City or town St. Louis

N/A

vicinity

State Missouri

Code MO

County St. Louis (Independent City)

Code 510

Zip code

63112

3. State/Federal Agency Certification

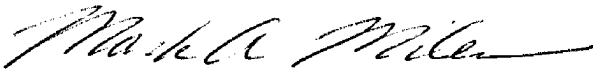
As the designated authority under the National Historic Preservation Act, as amended,

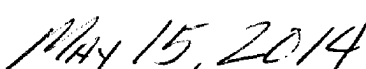
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria: A B X C D





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

Date

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

5882 Cabanne Courtyard Apartment Building
Name of Property

St. Louis (Independent City), Missouri
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

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

Contributing	Noncontributing
1	
	buildings
	sites
	structures
	objects
1	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Renaissance

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: ASPHALT

other: TERRA COTTA

X

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

5882 Cabanne Courtyard Apartment Building
Name of Property

St. Louis (Independent City), Missouri
County and State

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 old or achieving significance within the past 50 years.

Areas of Significance

ARCHITECTURE

Period of Significance

1925

Significant Dates

1925

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Nolte and Nauman

☒ **STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES**

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

5882 Cabanne Courtyard Apartment Building
Name of Property

St. Louis (Independent City), Missouri
County and State

Acreage of Property Less than 1 acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>38.658661</u> Latitude:	<u>-90.289325</u> Longitude:	3	_____ Latitude:	_____ Longitude:
2	_____ Latitude:	_____ Longitude:	4	_____ Latitude:	_____ Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

 NAD 1927 or NAD 1983

1	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Karen Bode Baxter and Timothy P. Maloney
organization Karen Bode Baxter, Preservation Specialist date 3/21/14
street & number 5811 Delor St. Telephone 314-353-0593
city or town St. Louis state MO zip code 63109
e-mail karen@bodebaxter.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

5882 Cabanne Courtyard Apartment Building
Name of Property

St. Louis (Independent City), Missouri
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: **5882 Cabanne Courtyard Apartment Building**

City or Vicinity: **St. Louis**

County: **St. Louis (Independent City)** State: **Missouri**

Photographer: **Sheila Findall**

Date

Photographed: **May 14, 2013 and January 23, 2014**

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1: Exterior, looking south at north façade

Photo #2: Exterior, looking south into courtyard

Photo #3: Exterior, looking south at courtyard north façade central entry

Photo #4: Exterior, looking southwest at north façade and east elevation

Photo #5: Exterior, looking southeast at north façade and west elevation

Photo #6: Exterior, looking northeast at south and west elevations

Photo #7: Exterior, looking northwest at south elevation

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

Photo #9: Interior, first floor, northeast unit, west bedroom, looking northwest from southeast corner

Photo #10: Interior, first floor, northeast unit, kitchen, looking northwest from southeast corner

Figure Log:

Include figures on continuation pages at the end of the nomination.

Figure 1: 1909 Sanborn Fire Insurance Map

Figure 2: 1951 Sanborn Fire Insurance Map locating building and property

Figure 3: Basement Floor Plan courtesy of St. Louis Design Alliance

Figure 4: First Floor Plan courtesy of St. Louis Design Alliance

Figure 5: Second and Third Floor Plan courtesy of St. Louis Design Alliance

Figure 6: First Floor Plan with Photo Key

Figure 7: Site Map

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

SUMMARY

The apartment building at 5882 Cabanne, St. Louis (Independent City), MO is a red brick “U” shaped building set deeply in the lot on the south side of the street with an elevated lawn in front of the building extending into the courtyard. The three story building has a flat roof with tall parapets that form an attic-like story as well as a raised basement that is faced with white terra cotta on the façade and courtyard elevations. The Second Renaissance Revival influenced design is evident in the symmetry of the design and fenestration pattern, the horizontal divisions that create the raised watertable, shaft and attic-like parapet feature, as well as in the other white glazed terra cotta highlights, including the cornice, parapet cap, quoining around windows, entry surrounds, and cartouches with azure recesses that project above the parapet and as keystones over the five stair lobby entries. At the public sidewalk, a short set of concrete steps and sidewalk lead up to the raised yard and into the courtyard where an intersecting sidewalk branches off to lead to the first two apartment entries nestled behind a projecting bay on either side of the courtyard at the top of the U-shaped plan. Additional sidewalks angle to the two corner entries at the base of the U while the main sidewalk leads to a more elaborate entry centered on the base of the U at the back of the courtyard. In the bays adjacent to the northernmost entries and flanking the central entry, metal balconies cantilever out on each level accessed by French doors flanked by sashed windows. On the secondary elevations on the exterior of the U-shaped building, metal, exterior stairways serve as porches and kitchen entrances, two on each side elevation as well as one that is centered on the rear which is flanked on each side by four garage door bays that access the basement level parking garage.

SETTING

The apartment building is located in the residential neighborhood just four blocks north of Delmar Boulevard and just east of Hamilton Avenue on the south side of Cabanne, both of which served as streetcar lines during the heyday of the neighborhood’s development. On the west side of Hamilton are small historic single family home neighborhoods with gated entries that began development in the 1880s, including Hamilton Place and West Cabanne Place (both listed in the National Register of Historic Places). Primarily the surrounding neighborhood consisted of large two-story single family homes built in the late nineteenth and early twentieth centuries interspersed with a number of apartment buildings completed in the 1920s. Since the 1960s, the area has become increasingly blighted and there are scattered vacant lots throughout the surrounding neighborhood (except in the historic districts), including the corner lot directly west of the apartment building. Redevelopment in the last two decades has resulted in some new houses as well as a number of new apartment buildings, especially along the 5800 block of Cabanne, that are interspersed with the remaining 1920s apartment buildings.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

EXTERIOR FEATURES

The detailing on the building is consistent on the façade (top of the U) and the interior elevations facing the courtyard. The parapet is crowned by a glazed white terra cotta cap that has white glazed, embossed terra cotta cartouche-like details that incorporate a heraldic shield with azure recesses. These cartouche details project above the flat parapet cap, which are set within large round arched brick parapet extensions above the outer bays on each end of the U and centered over the entry at the back of the courtyard. Each of these is also capped with the glazed terra cotta caps and has a terra cotta finial and a stepped terra cotta bracket on each side. There are two smaller flat topped cartouches on each of the interior courtyard elevations above the side balconies and triple window bays. At the base of the parapet, there is an enriched, projecting, terra cotta cornice with a brick soldier course below the cornice that forms the third floor lintels and separates the parapet detailing as a false attic story. At the base, the raised basement level is clad with white glazed terra cotta punctuated by the basement window openings and has a projecting sloped course as a cap.

Most of the windows are boarded over and there was only limited access to the interior for inspection, but it appears that original windows may have been one over one sashed windows even though most appear to now be replacement one over one vinyl sashed windows. Simple double rowlock courses of brick extend out from the window sills of the first and third floor windows to create a subtle continuous horizontal division while the second floor window lintels are triple rowlock courses of brick and the first floor window lintels are soldier courses of brick. Window sills on all three levels are dressed limestone.

The front entry to each of the apartment stairways consists of a white glazed terra cotta surround, including quoining on each side and a flat lintel shaped around the slightly peaked door opening and framed with projecting tile molding. Each entry has a keystone that projects above the lintel which is similar to the cartouches with azure recesses around the heraldic shield, but the one over the central entry at the back of the courtyard is more elaborate with curved terra cotta brackets on each side and a stylized finial. This central entry is wider than the other entries, two of which are positioned on each side of the courtyard. Each door has a slightly pointed top to the full-light wood door and near the perimeter of each light are muntins, creating a narrow frame of smaller panes of glass. Below the light there is a brass kickplate. The sidelights on the wider, central door have horizontal muntins that align with those in the door and a vertical muntin down the center. The entries are reached by three limestone steps that have a plinth-like sidewall.

The elevations facing the street (the ends of the U) are five bays wide with paired sashed windows in the wider outer bays and three single sashed windows in the inner three bays. Like elsewhere on the principal elevations, the outer bay windows on the first floor have white glazed terra cotta lintels and quoin surrounds.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

In the courtyard, the façade at the base of the U is divided into nine bays, with the inner five bays of windows forming a projecting bay. The windows of its outer bays are paired sashed windows with the ones on the first floor, as well as those on the stair landings above the central entry, having white glazed terra cotta lintels and quoin surrounds. In the bays flanking the central entry, there are cantilevered metal railings and support brackets on the balconies accessed by a door opening flanked by sashed windows. On either side of the central projecting bay the outer two bays of windows consist of a bay with a single sashed window opening and the outer bay with paired sashes.

The side elevations facing into the courtyard are mirrors of each other, divided into three bays, each progressively shallower toward the inner corner of the U. The bay closest to the street has a triple sashed window unit with the first floor having a white glazed terra cotta lintel and quoin surround. On the back side of this projecting bay there is a single sashed window on each level. Stepping back to the next bay (to the south), there are four bays of windows, with a single window above the entry nestled next to the front bay, then another bay with balconies matching the treatment of the other balconies, then a bay with a triple sashed window and finally the bay with a paired window unit before the next step back to the bay that extends to the corner of the U. This section has a triple window bay then a small single sashed window bay in front of the entry bay next to the corner which has white glazed terra cotta lintels and quoin surrounds on the sashed stairwell windows.

The outer elevations on each side of the U-shaped building (facing east and west) are also mirrored, but much simpler in design than the courtyard and façade elevations with simple red brick walls and a poured concrete, raised watertable instead of the terra cotta faced watertable found on the façade. The first three bays form a projecting bay with the front windows being a single sashed window with a triple window unit behind it and then a small sashed window with a raised sill. On the back side of this bay is a doorway that opens onto the large exterior, metal fire stairway that is nestled behind the front bay. There is another door directly adjacent to a sashed window as well as another sashed window that opens into this stairway, which forms the front bay of the remainder of each side elevation. This long wall is divided into seven bays with two bays of paired windows behind the front stairway, then a single window bay, and a triple window bay with another metal stairwell bay before the single window bay at the rear corner. This rear stairwell has two single sashed window openings flanked by doorways.

Basement window openings are positioned within the raised basement level on the façade and within the courtyard, surrounded by the terra cotta clad raised basement level walls. With the exceptions of the bays facing the courtyard closest to the street and the bays with entry doors or balconies, there are basement window openings aligned vertically with the windows above, although the basement window openings are narrower, and because they are currently boarded over and there is limited access, it is not clear what kind of windows were in each opening. This

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

fenestration pattern for basement window openings also extends to the outer side elevations where there is simply a raised poured concrete foundation surrounding these windows.

The rear (alley) elevation is also simple in design with red brick walls and a nearly fully exposed basement level with its poured concrete walls. The window openings on the first, second and third floors are vertically aligned but have bays of varying widths with a mixture of what appear to be mostly single sashed windows with a few triple sashed window units. The central section of this elevation contains a brick exterior wall chimney with another fire stairway to its west that serves two doorways with two sashed windows. On the basement level, on either side of this central section there are four garage bay door openings that are currently boarded over.

INTERIOR FEATURES

Each of the five entries has a small interior vestibule for the mailboxes on the wall and retain the original hexagonal tile floors and striated black and white marble wainscoting. The metal framed staircase leads to hexagonal tile landings at each of the floor levels. The staircase has gray marble treads and from the vestibule to the first floor it has matching striated black and white marble risers and at the first floor it has an elaborate wood paneled base. Above the first floor the metal risers are painted. The metal railing has simple square balusters and a paneled square metal newel post, but it has a wooden railing. At each level there are two apartment doors. The doors have two tall vertical panels below the square light, which is divided by wood mullions into three panes. The trim around the windows and doors is a tiered backband trim with mitered corners. Baseboards are three-member, high baseboards and the other doors are two vertical panel doors. The front apartment units have paired French doors between the living rooms and the front bedrooms. Except for the bathrooms and kitchens, the apartments have hardwood floors and each unit retains its built-in cabinet typically found in a butler's pantry, in some cases positioned in a hallway and in other cases on an end wall of the kitchen.

Each level of the apartment building has the same layout. The apartments retain their historic layouts with five different layouts for the ten apartments on each floor, indicating that these were designed as more upscale apartments since they each have a separate living room and dining rooms besides the kitchen, bathroom and either one or two bedrooms. Most units are two bedroom units with single bedroom apartments positioned at the corners of the U-shaped plan [Please note that the architectural floorplans provided as Figures 4 and 5 misidentifies some living and dining rooms as bedrooms, probably based upon their most current usage].

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

ALTERATIONS AND INTEGRITY ISSUES

There have been very few alterations to the exterior of the building, except for the replacement of the windows with what appears to be a matching single sashed window and the temporary application of boards for mothballing the building. Since the building has been abandoned for a number of years, there are some signs of vandalism and a fire started in one unit on the west side resulted in a small portion of that courtyard wall collapsing. Although every unit was not accessible for inspection, it appears that the status of all the units is similar to the ones inspected and photographed (except for the fire damaged unit). While all of the units are in serious disrepair with peeling paint and falling plaster, little alteration has been done to the apartments. Interior alterations also appear to be minimal, consisting of more modern kitchen cabinetry and floor coverings, painting the millwork and doors, and installation of some additional partitions during the previously aborted renovation effort. The entry stairwells also retain most of their original features, including the marble wainscoting, tile floors, original marble steps, wood railings, metal balusters and newel posts, as well as the decorative wood paneling at the first floor. Even most of the apartment entry doors are original. It even retains the multiple bay garage door openings into the basement level parking.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

Summary

The 5882 Cabanne Courtyard Apartment Building, constructed in 1925¹ and located at 5882 Cabanne, St. Louis, Missouri, is locally significant under Criterion C: Architecture as one of only three known apartment buildings designed by Nolte and Nauman, a noted St. Louis architectural firm whose work appears throughout the St. Louis metropolitan area. Known for their distinctive residential commissions in the more exclusive suburbs beyond the city limits that were developing in the early decades of the twentieth century, Nolte and Nauman's design for this apartment building was strongly influenced by the popular Second Renaissance Revival style. It is unusual for the firm, both since it is located within the city of St. Louis and since they designed so few multifamily buildings. From 1925 through 1928, they are now known to have designed 7 multifamily buildings (3 apartment buildings, 4 four-family flats, and a duplex). This building is also significant under Criterion C: Architecture as an excellent example of the courtyard apartment type, a relatively rare apartment type that was just becoming popular within the city of St. Louis in the early 1920s but its use in apartment design was curtailed by the onset of the Great Depression and the subsequent shift in population to the suburbs following World War II where the courtyard apartment design would be used extensively. The courtyard design is such a rare property type in the city of St. Louis that it is not even one of the subtypes identified in *A Preservation Plan for St. Louis*; rather, it combines aspects of two identified multi-family building types in "Period 3: The World's Fair City and the Automobile," the small walk-up apartment and the larger low-rise apartment building. The courtyard apartment subtype has been characterized as a central courtyard facing the street, creating a deeply recessed, grand entrance and more green space than other multi-family building types,² offering more open space and less crowding than most middle class people had previously been able to afford and served as a response to the city's needs for dense housing when competing with nearby suburbs that were rapidly gaining in popularity. This 30-unit building is one of the largest and most elaborate examples in the city of St. Louis of this infrequently used property type with its large central courtyard facing Cabanne in the center of the "U"-shaped building and with multiple entrances for the wings of the building to allow easier access to the courtyard. With a large, elevated front lawn in front of the building, its design incorporates two features that are very uncommon to courtyard apartment designs: balconies overlooking the courtyard and garage parking in the lower level of the building.

¹ "Building News," *Saint Louis Daily Record*, (19 February 1925): 4; St. Louis, Missouri, City of St. Louis, Division of Building and Inspection, Microfilm Room, Inactive and Active Building Permits.

² Timothy P. Maloney and Karen Bode Baxter, *5561 Chamberlain Apartments*, National Register of Historic Places Inventory-Nomination Form, stored at Missouri Cultural Resources Inventory, Missouri Historic Preservation Program, Jefferson City, Missouri, listed in the National Register 24 August 2011, Section 8, p. 6.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

St. Louis Development

Most of the older sections of the city of St. Louis, which radiated out toward the west from the downtown core along the Mississippi River, were dominated by closely spaced two and four family flats or single family homes, but continued population growth was putting development pressures on the entire city in the late nineteenth and early twentieth centuries. After the City of St. Louis and St. Louis County split in 1876, the city's boundaries were established approximately 600 feet west of Skinker (about a mile west of this apartment building) bringing areas that had previously been unincorporated into the city limits. Just five years before, the Wabash Railroad had completed a line between downtown St. Louis and St. Charles, a line that went just south of the 5882 Cabanne Courtyard Apartment Building. This new commuter train combined with the increased city limits to make land that had once been too isolated from downtown more attractive to development, although it did not start immediately. After streetcar lines were extended along Delmar in 1895, residential development quickly began in the areas north of Forest Park (including the area around this apartment building which is one mile north of the park). This expansion was further fueled with the development of Forest Park and surrounding areas for the 1904 World's Fair.³

The development of the neighborhoods around the 5882 Cabanne Courtyard Apartment Building also saw the continuation of another pattern of development in St. Louis. Even before the split with the county, private place subdivisions were being developed in St. Louis that restricted access from public streets. These private place subdivisions were generally developed for wealthier residents and established strict covenants and restrictions on building materials, minimum lot and house size, setbacks and even limited development to single family houses and often had the residents pay to maintain the private street. Many of the earliest private places were located right along major thoroughfares, close to downtown and were quickly surrounded by encroaching development, including industrial development in an era before zoning laws were enacted (one of the main reasons for the restrictions and covenants on the deeds in private places). As a result of the new construction, new private places were developed, moving the wealthier population of the city to the west in enclaves that were removed from the congestion of the urban core. For the same reasons, as the private places moved west, middle class residents began to move into neighborhoods that were being constructed around them as soon as streetcar lines and street improvements made the area more accessible, making the areas surrounding the

³ Heritage and Urban Design Division, Preservation Section, *A Preservation Plan for St. Louis*. 4 June, 1996, [Website] Located at: <http://stlouis-mo.gov/government/departments/planning/cultural-resources/preservation-plan/Copy-of-Part-III-The-Worlds-Fair-City-Multi-Families.cfm>. Accessed 28 May, 2013; Kingsbury Place-History, [Website] Available at <http://kingsburyplace.org/architecture.htm>, accessed 10/21/2010; Walter B. Stevens, *St. Louis: History of the 4th City, 1764-1909*, Vol. 2, (St. Louis: The S. J. Clark Publishing Co, 1909) 432.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

5882 Cabanne Courtyard Apartment Building
Name of Property
St. Louis (Independent City), Missouri
County and State
N/A
Name of multiple listing (if applicable)

private places especially attractive development sites for more modest, middle-class residences, including multi-family apartments.⁴

As people continued to move west, new private places were developed in the areas west of Grand and north of Forest Park, including Hamilton Place (NR listed 10/15/05, West Cabanne Place (NR listed 11/21/80) (both directly west across the intersection from the 5882 Cabanne Courtyard Apartment Building), Clemens Place, Vandeventer Place, Wash Estate, Evans Place, Taylor Place, and Delmar Place in the years leading up to the twentieth century. As these enclaves were constructed, the surrounding lands became attractive to developers who wanted to offer more modest residences and take advantage of the transportation infrastructure now serving the area, such as the streetcar lines along Hamilton and another along Delmar, as well as improvements to the street itself when Delmar was upgraded into a boulevard by ordinance in 1891. The increased accessibility in the area made it an even more attractive location for potential residents because people were able to escape the crowded conditions immediately around downtown while still providing easy commuter access to downtown businesses.⁵

The Sanborn fire insurance maps for the area demonstrate this pattern in which the first wave of development, as seen in the 1909 fire insurance map, is almost exclusively single family homes, and most of the houses do not have a garage, reflecting the small role the automobile played in the initial development of the area in comparison to the railroad and streetcar. By the time the 1951 corrections to the map had been issued, many of the original single family residences had added garages while a large number of the other houses had been demolished and replaced with apartment buildings, including six apartment complexes that had been constructed along the 5800 block of Cabanne alone and reducing the number of houses from 21 to 11. Similar changes can be seen on the fire insurance maps for the surrounding blocks as well.⁶ The 5882 Cabanne Courtyard Apartment Building was developed as part of the changing demographics of the city as it expanded westward; more modest housing surrounded the initial influx of affluent residences and even some of those older or more modest single family homes were soon replaced with apartment buildings to attract a denser population base into these more attractive middle-income neighborhoods.

⁴ Ibid.

⁵ Ibid; "Parkview: Noted Architects and Architecture," [Website] Available at: <http://stlouis.missouri.org/parkview/parchitect.htm>, accessed 10/21/2010; Matthew Bivens, *Hamilton Place Historic District*, National Register of Historic Places Inventory-Nomination Form, Stored at Missouri Cultural Resources Inventory, Missouri Historic Preservation Program, Jefferson City, Missouri Listed in the National Register 15 October, 2005; Jane Porter, *West Cabanne Place Historic District*, National Register of Historic Places Inventory-Nomination Form, Stored at Missouri Cultural Resources Inventory, Missouri Historic Preservation Program, Jefferson City, Missouri Listed in the National Register 21 November 1980; "University One," [Website] Available at: <http://www.co.st-louis.mo.us/parks/historical-buildings/University1.html>, Accessed 21 October, 2010.

⁶ Ibid; "Fire Insurance Map of St. Louis, Missouri," (New York: Sanborn Map Company, 1909) vol. 6, p39, 40, 50, 52, 53, 66, 67; "Fire Insurance Map of St. Louis, Missouri," (New York: Sanborn Map Company, 1909, corrected to 1951) vol. 6, p39, 40, 50, 52, 53, 66, 67.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

5882 Cabanne Courtyard Apartment Building
Name of Property
St. Louis (Independent City), Missouri
County and State
N/A
Name of multiple listing (if applicable)

The 5882 Cabanne Courtyard Apartment Building is located just a few blocks north of the Wabash Railroad Station and the Delmar streetcar lines, demonstrating the combination of these two development patterns. The 5882 Cabanne Courtyard Apartment Building was constructed directly east of West Cabanne Place, just north of Hamilton Place, west of Taylor Place, and northwest of Delmar Place, adding to the more modest development in the subdivisions surrounding these private places. The 5882 Cabanne Courtyard Apartment Building also offered residents an easy walk to the streetcar lines (on Hamilton just west of the building and along Delmar just four blocks south) and the Wabash station at Hodiamont and Delmar (a half-mile from the apartment building). The 5882 Cabanne Courtyard Apartment Building also was constructed with underground garages, demonstrating the increasing importance of the automobile in the development of the city for middle-income residents. Delmar's status as a major boulevard assured automobile owners they would also have a way to easily travel downtown as part of a daily commute.⁷

The changing demographics in the neighborhood can also be seen in the occupations of the tenants of the building. In 1927 (the first year after the building was constructed that city directories were available), there were 29 residents listed in the 5882 Cabanne Courtyard Apartment Building (there was one vacant apartment in 1927). Out of the 29 occupied apartments, three were occupied by widows and two residents did not have an occupation listed. Of the rest, there were five salesmen (including a sales manager) three clerks, three managers, two secretaries, two treasurers, two agents, a vice president, a physician, an engineer, a rep for an unnamed business, a man working in "automobiles," a man working for Lee's Milling Company, three agents of unlisted companies and a man whose job was listed as "suot," probably a typographical error for the abbreviation of superintendent. In addition, every apartment was occupied by a married couple or a widow (city directories often did not list children and none were listed in the building, but this does not exclude the possibility, especially since some of the apartments were two-bedroom units). Almost all of the residents (excluding the widows) of the building were working in offices or in sales and other white collar endeavors, including managers and executives.⁸ Their jobs were not the positions of the wealthier elite living in private places, nor were these large middle class families who would reside in the nearby single family residences, but they were all solid middle class jobs and provided the occupants of the 5882 Cabanne Courtyard Apartment Building the ability to live in a more open and airy courtyard apartment as opposed to crowding in the densely spaced, older areas of the city closer to downtown.

⁷"Fire Insurance Map of St. Louis, Missouri," 1909; "Fire Insurance Map of St. Louis, Missouri," 1909 corrected to 1951.

⁸*Gould's St. Louis (Missouri) City Directory*. (St. Louis: Polk-Gould Directory Company, Publishers, 1927), 842.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

5882 Cabanne Courtyard Apartment Building
Name of Property
St. Louis (Independent City), Missouri
County and State
N/A
Name of multiple listing (if applicable)

The residents of the 5882 Cabanne Courtyard Apartment Building also had occupations that would provide them with the opportunity to take advantage of the dropping prices of automobiles. As cars became more affordable and popular and cities improved the transportation infrastructure in response to the automobile, cars also became more practical to own and use for daily transportation, rather than as a weekend toy for the wealthy.⁹ The 5882 Cabanne Courtyard Apartment Building was constructed to attract people who also owned (or aspired to own) an automobile as well as middle-income residents who would be attracted to its location near streetcar and commuter rail lines.

Courtyard Apartment Design

The 5882 Cabanne Courtyard Apartment Building is a Second Renaissance Revival design that represents a building sub-type undocumented in the City of St. Louis' preservation plan, which identified a number of multi-family residential property types in St. Louis.¹⁰ The courtyard apartment building is a type that is not listed, in part because of its rarity, but it is similar to two types of properties that are listed (the smaller walk-up apartment building and the larger low-rise apartment building), incorporating key features of both types. The courtyard apartment is characterized by a central courtyard facing the street, with a footprint that is most often shaped like a "U" or an "L", although other combinations of shapes are also used, including "G", "H", "J", "S", and "M", all designed to accommodate more apartment units than the typical four or six family flats while incorporating some green space. The buildings are typically three stories, although there are larger and smaller examples.

The courtyard apartment building is a later development in St. Louis architecture, with most of the buildings constructed in the 1920s and 1930s. As a result, there are few courtyard apartment buildings in the actual city of St. Louis since so much of the municipal limits had already been developed by the time the building type was gaining in popularity. Most courtyard apartment buildings in the city either filled in empty lots or replaced older structures in existing neighborhoods. Otherwise, they are located in the inner ring suburbs that were developed later, generally in areas just beginning development in the 1920s and not fully developed until the early 1950s.¹¹ The inner suburbs allowed for spaciousness for private residences but still needed to provide for some density for multi-family apartments, making the courtyard apartments a popular choice, but this time frame for subdivision development only applies to one area within the city of St. Louis—the southwestern corner generally known as St. Louis Hills that is mostly private residences where there are several courtyard apartments.

⁹ A Preservation Plan for St. Louis; Gould's St. Louis (Missouri) Directory, 1927, 842.

¹⁰ A Preservation Plan for St. Louis.

¹¹ Ibid.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

5882 Cabanne Courtyard Apartment Building
Name of Property
St. Louis (Independent City), Missouri
County and State
N/A
Name of multiple listing (if applicable)

Courtyard apartments are typified by their footprint and by a courtyard facing the street, creating a sense of space and openness. This is a change from the typical construction in St. Louis, where the building occupies almost all of the allowable space on the lot and the entire front façade of the structure is constructed as close to the established setbacks as possible. Development prior to the advent of the courtyard apartments was focused on density and maximizing the utility of the land. As the city began to expand and the value of open space and green space increased, the courtyard apartment offered a means of providing a sense of spaciousness and privacy that was still somewhat removed from the street without using the amount of land that the yards and sidewalks for private residences required. The open space allowed apartment dwellers to have an outdoor green space in the densely populated city, unlike most other multi-family building types.

The walk-up apartment building became popular in the first two decades of the twentieth century in response to the demand for denser housing in the city. In part, its popularity resulted from the design, which blended well with the predominant private residences and two family flats. Usually two or three stories in height, a walk-up apartment has a main entry door to a stair hall, with four to six individual apartments that open off the common stairs at each landing.¹² Many courtyard apartments are constructed like a series of connected walk-up apartments, with a central entrance and stairwell forming each leg of the “U” and apartments off of each stairwell, thereby creating a building that clustered twelve or more units under one roof. Like the 5882 Cabanne Courtyard Apartment Building most courtyard apartments are at least three stories and often share the walk-up apartment layout with multiple entrances opening into the staircase with apartments on either side. Courtyard apartments are generally larger in scale than multi-family walk-ups containing many more apartment units, and are often constructed like multiple walk-up apartments connected to one another, forming a central courtyard facing the street.

In contrast, the low rise apartment building consists of buildings five stories or less in height. There may be more than one common entrance to the building and apartments are accessed off a long, double-loaded corridor. Low rise apartment buildings also are larger in scale (accommodating many more apartments than walk-up apartments), as are courtyard apartments.¹³ Some larger examples of courtyard apartments also often have a double loaded hallway in each leg of the courtyard apartment and are similar to the layout and scale of low-rise apartments. When the apartments have a single entrance, the building often has the double loaded corridor of a low rise apartment, although it is not unusual to see a double loaded corridor on a multiple entrance courtyard apartment, particularly in larger examples of the style.

The courtyard apartment building is a more recent development in St. Louis than most other pre-World War II building types in St. Louis and the location of existing courtyard apartments reflect this timing. By the time the courtyard apartment building type started being constructed in the early twentieth century, much of the city was already developed, with only a few open areas in

¹² Ibid.

¹³ Ibid.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

5882 Cabanne Courtyard Apartment Building
Name of Property
St. Louis (Independent City), Missouri
County and State
N/A
Name of multiple listing (if applicable)

the city and a few open lots in previously developed areas. More than half of the 54 courtyard apartments that have been identified in the city are in the area between Union and Skinker north of Forest Park, an area that includes the 5882 Cabanne Courtyard Apartment Building, utilizing the those will classical revival stylistic features popular around the turn of the twentieth century, such as the Second Renaissance Revival style. The other major cluster of courtyard apartment buildings is located in the southwest corner of the city near St. Louis Hills and Wilmore Park, an area that was developed later, in the 1930s through the 1950s and as a result primarily utilized the Tudor Revival, Art Deco and Mid-Century Modern styles in their designs..¹⁴

Much of the development in the area immediately north of the Forest Park followed the 1904 World's Fair, especially along Lindell directly across from the center of the park and along Skinker at the northwest edge of the park in the Skinker-DeBaliviere Local Certified Historic District (Certified 8/1/1984).¹⁵ The initial construction took place immediately after the Fair, building on what had been underdeveloped land with only a few houses in the area. The neighborhood quickly filled with houses and flats, with a few walk-up apartment buildings scattered throughout the area. There were few open lots left when the courtyard apartment building type began to appear in the 1920s and many were infill construction on otherwise developed blocks. There were also some courtyard apartment buildings, including the 5882 Cabanne Courtyard Apartment Building, constructed after older single family residences were torn down (as demonstrated by the replacement of the houses on the 5800 block of Cabanne with six apartment complexes, including two other courtyard apartments) making way for more densely developed housing.¹⁶

There are a number of noteworthy courtyard apartment buildings in the neighborhood north of Forest Park and in the Skinker- DeBaliviere Historic District in the mile to the west and south of the 5882 Cabanne Courtyard Apartment Building. Many of the buildings are on Waterman, including the "U" shaped courtyard apartments at 6162-68 Waterman, two courtyard apartments at the corner of Waterman and Novina Place, an "S" shaped courtyard apartment at the northeast corner of Waterman and Rosedale, and an "U" shaped courtyard apartment building on Waterman just east of Skinker. There are more courtyard apartments at the northeast corner of Rosedale and the Forest Park Parkway, an "L" shaped building at the northwest corner of

¹⁴ Timothy P. Maloney and Karen Bode Baxter, *Courtyard Apartments in St. Louis*, Informal Windshield Survey, October 2010. The discussion of the courtyard apartment building type is based upon this survey and the subsequent context prepared for the *5561 Chamberlain Apartments*, National Register of Historic Places Inventory-Nomination Form.

¹⁵ The following discussion is based on John Wolford, *Professor's Notes for Skinker-DeBaliviere Neighborhood*, [Website] Available at <http://www.umsi.edu/~wolfordj/courses/hc353/profnotes-sk-deb.html#Skinker-DeBaliviere%20Neighborhood,%20St.%20Louis,%20Missouri>, accessed 11/3/2010; Tim Fox, *Where We Live: A Guide to St. Louis Communities*, (St. Louis: Missouri Historical Society Press, 1995) 128-130.

¹⁶ City of St. Louis Division of Building and Inspection, "Building Permits," City Hall, St. Louis, MO; "Fire Insurance Map of St. Louis, Missouri," 1909; "Fire Insurance Map of St. Louis, Missouri," 1909 corrected to 1951.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

5882 Cabanne Courtyard Apartment Building
Name of Property
St. Louis (Independent City), Missouri
County and State
N/A
Name of multiple listing (if applicable)

Rosedale and Washington and an almost enclosed courtyard apartment building at the corner of Pershing and Laurel. All of these courtyard apartments are in the area between Skinker and Union north of Forest Park but south of Delmar and demonstrate some of the greatest concentrations of courtyard apartments in the city of St. Louis, in part because of the higher demand for rental housing near Washington University and in part because this was one of the latter areas in the city to be developed and is located next to the suburbs where similar housing developments are also concentrated (especially in Clayton and Richmond Heights).¹⁷

There are also two examples of courtyard apartment buildings on South Grand, one on Connecticut and the other a few blocks further south near the corner of Grand and Utah, both of which are “U” shaped. Like most of the courtyard apartment buildings north of Forest Park, the buildings in the South Grand neighborhood were also infill construction.¹⁸

One of the few areas of the city that has a preponderance of courtyard apartments that were contemporary with the other buildings in the neighborhood, rather than infill construction, is in the southwest corner of the city in St. Louis Hills. This was one of the last areas of the city to be developed, with many of the houses constructed in the 1930s and even entire blocks that are post-World War II construction (courtyard apartments design in the area reflects this development, with Tudor Revival, Art Deco, Art Moderne and Mid-Century Modern designs for apartment buildings predominating). In this area, the courtyard apartments are more clustered and limited to larger through-streets where multi-family units dominated, rather than being mixed in with the single family residences that characterize most of the neighborhood. Notable examples include “L” shaped buildings along Nottingham at the northwest corner of Murdoch and at the southwest corner of Clifton. In addition there are also courtyard apartments along Jamieson, including a “J” shaped building at the southwest corner of Jamieson and Donovan, two “L” shaped buildings facing each other to form a “U” shaped courtyard and three more “L” shaped buildings to the south along Jamieson towards Delor. There are also a series of four one-story “U” shaped apartments at Jamieson and Tennis Way across from Wilmore Park as well as four complexes that form a courtyard apartment with three separate rectangular buildings forming the “U” with two complexes each on Sunshine Drive and Jamieson.¹⁹

The largest concentrated collection of courtyard apartments is actually just west of the city limits, in Clayton, Missouri. The Moorlands Addition Apartment District (NR listed 9/30/2009) was platted in the early 1920s but construction on buildings did not begin in earnest until later that decade. Like the areas in the southwest city, most of the neighborhood was constructed in the late 1920s and 1930s, meaning that the courtyard apartment building type was gaining in popularity concurrently with this subdivision’s development. This neighborhood has numerous “U” shaped courtyard apartment buildings along Westwood, the main street in the historic

¹⁷ Maloney and Baxter, Informal Windshield Survey.

¹⁸ Ibid.

¹⁹ Ibid.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

district that is exclusively apartments. Many of these apartments are courtyard apartments interspersed with the more common walk-up apartment type in a district where development was trying to blend with the large single family residences in the surrounding neighborhoods.²⁰

Nolte and Nauman, Architects

The 5882 Cabanne Courtyard Apartment Building is an excellent example of the work of Nolte and Nauman. It is one of the few examples of the firm's larger buildings and represents the innovative design of the courtyard apartment layout. The use of a courtyard apartment design demonstrates Nolte and Nauman's willingness to try new styles and materials. It follows the pioneering work Nolte did using unconventional architectural materials when he designed the concrete block houses of Oakhurst Place. The new courtyard apartment design, with the green space formed by the elevated courtyard and the deeply set-back entries from the street represent new approaches to the urban landscape, with less density in the spacing of buildings.

The 5882 Cabanne Courtyard Apartment Building's simplified Second Renaissance Revival styling is also reminiscent of the Nolte and Naumans' propensity to design in various revival styles popular in the early twentieth century and incorporates traditional design elements of the various revival styles Nolte and Nauman often used. The 5882 Cabanne Courtyard Apartment Building has a strong horizontal division between the parapet and the third floor with a combination of a terra cotta course and a brick soldier course. The brick shaft of the building (the first and third floors) with its relative lack of adornment does have white, glazed, terra cotta, quoined window surrounds around the paired windows on the first floor, matching those around the windows in the stairwells. The readily visible, white, glazed, terra cotta raised foundation on the façade and courtyard forms the final distinctive horizontal division of the building. These divisions also demonstrate that Second Renaissance Revival buildings usually have three distinctive horizontal treatments. This building has the same vertically aligned windows on each floor, creating a symmetry to the fenestration pattern common to Second Renaissance Revival buildings, but some of the principal first floor openings and the stairwell windows have stone surrounds as opposed to unadorned windows on the upper floors. Classical detailing is also common to this style and this design includes terra cotta enriched cornices with shields and cartouches, quoining around windows, and a formal terra cotta surround with a cartouche-like keystone on the entries. The use of a distinctive parapet including glazed terra cotta for some of the detailing and especially the blue glazing in the terra cotta cartouches and door surrounds is simply indicative of Nolte and Nauman's desire to use innovative and different materials, instead of the ubiquitous red brick seen throughout St. Louis. Their inclusion of metal balconies for the apartments flanking the entries within the courtyard helps identify this as one of the more exclusive apartment buildings, a rarely found detail on courtyard apartment buildings. Overall,

²⁰ Ibid.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

the 5882 Cabanne Courtyard Apartment Building is an excellent example of St. Louis courtyard apartment buildings designed in the Second Renaissance Revival Style.

Edward F. Nolte was the son of Fredrick William Nolte, a German immigrant who arrived in St. Louis around 1850 and entered the construction field. Edward Nolte was born in St. Louis in 1870 and, after attending public school until he was fourteen, went to work as a clerk at the N. D. Thompson Publishing Company, where he remained until he was seventeen. Nolte then enrolled at Washington University. After his graduation, Nolte worked as a draftsman in the architectural firm of L. Cass Miller, where he remained for five years before opening his own office.²¹

Nolte started his independent career during the 1904 World's Fair, when he worked on some of the minor buildings for the Fair. At the World's Fair, many manufacturers demonstrated ways to make concrete block and, shortly after the Fair, Nolte began to make his mark in St. Louis using this new product.²² In 1905 Crescent Realty constructed a small 16 house subdivision with small cottages made from concrete block, which proved the feasibility of the new construction methods. The next year, Pendleton Realty created Woodland Place (now known as Oakherst Place, NR listed 5/5/87), a 35 house subdivision with concrete block homes, located in north St. Louis near the intersection of Page and Goodfellow (Julian/Goodfellow Concrete Block District NR listed 8/13/87). Nolte was one of only three architects that designed houses in the neighborhood, along with the firm Eames and Young and architect A. Blair Riddington. Just 6 blocks north of where the 5882 Cabanne Courtyard Apartment Building would be built, Nolte designed eighteen houses on Julian, Oakley, and Oakhurst in 1906 (Oakhurst Place Concrete Block District NR listed 5/5/87) [see Table 1], and these houses were considered to have the greatest diversity in stylistic designs while only using seven basic floor plans for the entire subdivision.²³

In 1908, Nolte worked on four commissions with Preston Bradshaw as well as some houses that he designed on his own. This collaboration only lasted for a few projects [see Table 1] before Nolte again worked on his own. Nolte focused on houses on the western edge of St. Louis and in Clayton and University City (both of which abut the city's western boundary) and by 1911 Nolte had expanded his practice and designed a four family flat in University City and a store with flats (the Smith Block, 6504-6510 Delmar) that is the second oldest building in the University City Loop and is now occupied by Blueberry Hill.²⁴ By 1912 Nolte had designed his first known

²¹ Walter B. Stevens, *St. Louis: History of the 4th City, 1764-1909, Vol. 2*, (St. Louis: The S. J. Clark Publishing Co, 1909), 432; *The Book of St. Louisians*, 2d. (St. Louis: St. Louis Republic, 1912), 448; Parkview: Noted Architects and Architecture, [Website] Available at: <http://stlouis.missouri.org/parkview/parchitect.htm>, accessed 10/21/2010.

²² *Landmarks Letters*, V.22 no. 1 Jan/Feb, 1987, p1-2.

²³ *Ibid.*

²⁴ Missouri Digital Heritage, "The Smith Block, designed by Edward F. Nolte and built in 1911, is the second oldest building in the Loop," [Website] Available at <http://cdm.sos.mo.gov/cdm4/results.php?CISOOP1=any&CISOFIELD1=CISOSEARCHALL&CISOROOT=/ucdel>

National Register of Historic Places
Continuation Sheet

Section number 8 Page 16

5882 Cabanne Courtyard Apartment Building
Name of Property
St. Louis (Independent City), Missouri
County and State
N/A
Name of multiple listing (if applicable)

apartment building, the “White Apartment,” located at 316-320 Skinker, a design that was published in *The Western Architect*, along with another design that was not constructed.²⁵ In 1913 Nolte partnered with Fred Nauman, a young local St. Louis architect about whom little is known, although he did redesign the façade of the West End Bank Building (now Fitz’s Restaurant) at 6605 Delmar in University City.²⁶

Nolte and Nauman’s best known building is the Lambskin Temple, located at 1052-56 S. Kingshighway, and constructed in 1927 (NR listed 8/12/1987). The Lambskin Temple is one of the firm’s few Art Deco designs, while most of their buildings were more common styles of the period, particularly Tudor Revival forms. Even before the completion of this design, the two had partnered on numerous houses and flats throughout the city of St. Louis, and many buildings in St. Louis County, especially in Clayton and University City (see Table 1). Some of the duo’s most significant works include the Endicott-Johnson Shoe Distribution Plant at 1132 Spruce Street (NR listed 10/11/2007), the 3205 Longfellow House in the Compton Heights Historic District, the house at 5751 Lindell, a 1927 English Tudor design with a Renaissance entryway, and the house located 6105 Lindell, another English Tudor with a Renaissance entryway constructed in 1925.²⁷ The partnership also designed numerous houses in the Parkview Historic District in Clayton (NR listed 3/14/1986), dozens of buildings in University Heights Subdivision Number One in University City (NR listed 9/23/1980), at least 23 buildings in Ames Place in University City, at least two known houses in the Waterman Place-Kingsbury Place-Washington Terrace Historic District in the city of St. Louis (NR listed 6/12/2007), houses in the Carrswold Historic District in Clayton (NR listed 9/9/1982) and numerous houses in Pasadena Hills (NR listed 12/4/2004), Richmond Heights, Clayton, Rock Hill, the Holly Place Historic District in the south St. Louis City (NR listed 7/20/2007) and the Skinker-DeBaliviere/Catlin Tract/Parkview Local Certified Historic District on the western edge of the city (Certified 8/1/1984) [see Table 1].

The 5882 Cabanne Courtyard Apartment Building is an excellent example of design throughout Nolte’s career, whether he is using new materials in concrete block houses or glazed terra cotta details to highlight simpler brick buildings, new building types in the design of a courtyard apartment, or the later Lambskin Temple Art Deco design, which, like the 5882 Cabanne

[mar&CISOBOX1=Nolte](#), accessed 10/21/2010; St. Louis, Missouri, Esley Hamilton, Private Archives and Vertical File, “Nolte and Nauman.”

²⁵ Hamilton, “Nolte and Nauman.”

²⁶ Ibid; Parkview: Noted Architects and Architecture, [Website] Available at <http://stlouis.missouri.org/parkview/parchitect.htm>, accessed 10/21/2010; Judy Little, *University City: Landmarks & Historic Places*, (University City: Historic Preservation Committee of University City, 1997) 8, 9.

²⁷ Parkview: Noted Architects and Architecture, [Website], Missouri Historical Society, Vertical File, “Central West End.” Andres W. Weil, Endicott-Johnson Shoe Distribution Plant listed in National Register of Historic Places, Landmarks [Website], Available at http://www.landmarks-stl.org/news/endicott_johnson_shoe_distribution_plant_listed_in_national_register_of_his/, accessed 10/21/2010.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 17

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

Courtyard Apartment Building represent yet another successful attempt by Nolte and Nauman to advance the architectural styles and forms of St. Louis.

Table 1: Known Nolte and Nauman designs listed by date of construction²⁸

Address	Architect	Date	Building Type
6241 Waterman	Nolte	1906	Residence
4507 Holly Place	Nolte	1906	Residence
4511 Holly Place	Nolte	1906	Residence
4520 Holly Place	Nolte	1906	Residence
4522 Holly Place	Nolte	1906	Residence
5720 Julian	Nolte	1906	Residence
5728 Julian	Nolte	1906	Residence
5712 Julian	Nolte	1906	Residence
5708 Julian	Nolte	1906	Residence
5940 Julian	Nolte	1906	Residence
5932 Julian	Nolte	1906	Residence
5920 Julian	Nolte	1906	Residence
1231 Oakley	Nolte	1906	Residence
1221 Oakley	Nolte	1906	Residence
1212 Oakley	Nolte	1906	Residence
1210 Oakley	Nolte	1906	Residence
1243 Oakley	Nolte	1906	Residence
1206 Oakley	Nolte	1906	Residence
1205 Oakley	Nolte	1906	Residence
1200 Oakley	Nolte	1906	Residence
5939 Oakhurst	Nolte	1906	Residence
5933 Oakhurst	Nolte	1906	Residence
6327 Westminster	Nolte and Bradshaw	1908	Residence
6330 Washington	Nolte and Bradshaw	1908	Residence
6348 Washington	Nolte and Bradshaw	1908	Residence
6360 Washington	Nolte and Bradshaw	1908	Residence
427 Westgate	Nolte	1908	Residence
409 Westgate	Nolte	1909	Residence

²⁸ Compiled from the following sources: *St. Louis: History of the 4th City, 1764-1909, Vol. 2*, , 432; *The Book of St. Louisians*, 448; Parkview: Noted Architects and Architecture, [Website]; Hamilton, "Nolte and Nauman;" *University City: Landmarks & Historic Places*, 8, 9; Weil, "Central West End".

National Register of Historic Places
Continuation Sheet

Section number 8 Page 18

5882 Cabanne Courtyard Apartment Building
Name of Property
St. Louis (Independent City), Missouri
County and State
N/A
Name of multiple listing (if applicable)

435 Westgate	Nolte	1910	Residence
6504-10 Delmar (Smith Block)	Nolte	1911	Stores and Flats
521-23 Westgate	Nolte	1911	Four Family Flat
797 Yale	Nolte	1909	Residence
6444 Ellenwood	Nolte	1912	Residence
316-20 Skinker	Nolte	c.1912	Apartment Building
6942 Waterman	Nolte and Nauman	1915	Residence
3953 Flora	Nolte and Nauman	1915	Residence
4540 Lindell	Nolte and Nauman	1916	Residence
6946 Waterman	Nolte and Nauman	1916	Residence
4943 Lindell	Nolte and Nauman	1921	Residence
7060 Westmoreland	Nolte and Nauman	1921	Residence
4576 Holly Place	Nolte	1922	Residence
6325 Ellenwood/Wydown	Nolte and Nauman	1922	Residence
1 Forest Ridge Dr	Nolte and Nauman	1922	Residence
7042 Maryland	Nolte and Nauman	1922	Residence
424 Melville	Nolte and Nauman	1922	Residence
428 Melville	Nolte and Nauman	1922	Residence
7330 Maryland	Nolte and Nauman	1922	Residence
1111 Pine	Nolte and Nauman	1922	Residence
6214 Forsyth	Nolte and Nauman	1923	Residence
420 S. Tucker	Nolte and Nauman	1923	Residence
4943 Lindell	Nolte and Nauman	1923	Residence
6211 Westminster	Nolte and Nauman	1923	Residence
6336 Wydown	Nolte and Nauman	1923	Residence
6340 Wydown	Nolte and Nauman	1923	Residence
6344 Wydown	Nolte and Nauman	1923	Residence
6951 Pershing	Nolte and Nauman	1923	Residence
7365 Westmoreland	Nolte and Nauman	1923	Residence
6943 Pershing	Nolte and Nauman	1923	Residence
6947 Pershing	Nolte and Nauman	1923	Residence
6959 Pershing	Nolte and Nauman	1923	Residence
6955 Pershing	Nolte and Nauman	1923	Residence
1132 Spruce	Nolte and Nauman	1923-24	Residence
02 Wydown Terrace	Nolte and Nauman	1924	Residence
08 Wydown Terrace	Nolte and Nauman	1924	Residence
7375 Stradford	Nolte and Nauman	1924	Residence
324 Melville	Nolte and Nauman	1924	Residence
5882 Cabanne	Nolte and Nauman	1925	Apartment Building

National Register of Historic Places
Continuation Sheet

Section number 8 Page 19

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

5561-71 Chamberlain	Nolte and Nauman	1925	Apartment Building
6105 Lindell	Nolte and Nauman	1925	Residence
6348 Wydown	Nolte and Nauman	1925	Residence
6349 Ellenwood	Nolte and Nauman	1925	Residence
7327 Pershing	Nolte and Nauman	1925	Four Family Apartment
7254 Maryland	Nolte and Nauman	1925	Residence
7270 Maryland	Nolte and Nauman	1925	Residence
7269 Maryland	Nolte and Nauman	1925	Residence
6300 Forsyth	Nolte and Nauman	1925-26	Residence
7274 Maryland	Nolte and Nauman	1926	Residence
7415 Maryland	Nolte and Nauman	1926	Residence
6449 Wydown	Nolte and Nauman	1926	Residence
6324 Westminster	Nolte and Nauman	1926	Residence
7301 Kingsbury	Nolte and Nauman	1926	Residence
6800 Kingsbury	Nolte and Nauman	1926	Residence
7131 Westmoreland Drive	Nolte and Nauman	1926	Residence
7387 Stratford	Nolte and Nauman	1926	Residence
7329 Teasedale	Nolte and Nauman	1926	Residence
7329 Maryland	Nolte and Nauman	1926	Residence
7260 Creveling	Nolte and Nauman	1926	Residence
7394 (a) Norwood	Nolte and Nauman	1926	Duplex
7240 Maryland	Nolte and Nauman	1926	Residence
7247 Maryland	Nolte and Nauman	1926	Residence
530 Warren	Nolte and Nauman	1926	Residence
5751 Lindell	Nolte and Nauman	1927	Residence
1052-56 S. Kingshighway Lambskin Temple	Nolte and Nauman	1927	Masonic Hall
1022 Hampton Park Drive	Nolte and Nauman	1927	Residence
7948 Park Drive	Nolte and Nauman	1927	Residence
523 Midvale	Nolte and Nauman	1927	Residence
560 Warren	Nolte and Nauman	1927	Residence
550 Warren	Nolte and Nauman	1927	Residence
525 Midvale	Nolte and Nauman	1927	Residence
7365 Kingsbury	Nolte and Nauman	1927	Residence
7272 Greenway	Nolte and Nauman	1927	Residence
7281 Greenway	Nolte and Nauman	1927	Residence
6245 Wydown	Nolte and Nauman	1928	Residence
532 Midvale	Nolte and Nauman	1928	Residence
7344 Pershing	Nolte and Nauman	1928	Four Family Apartment
524 Warren	Nolte and Nauman	1928	Residence

National Register of Historic Places
Continuation Sheet

Section number 8 Page 20

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

7255-7257 Greenway	Nolte and Nauman	1928	Residence
7315 Kingsbury	Nolte and Nauman	1928	Residence
7345 Pershing	Nolte and Nauman	1928	Four Family Apartment
7214 Greenway	Nolte and Nauman	1928	Residence
515 Midvale	Nolte and Nauman	1928	Residence
7337 Pershing	Nolte and Nauman	1928	Residence
3107 Russell	Nolte and Nauman	1928	Residence
268 Woodbourne	Nolte and Nauman	1929	Residence
540 Purdue	Nolte and Nauman	1929	Residence
7355 Kingsbury	Nolte and Nauman	1929	Residence
6315 Alexander	Nolte and Nauman	1929	Residence
6425 Wydown	Nolte and Nauman	1929	Residence
5 Carrwold	Nolte and Nauman	c. 1929	Residence
6235 Wydown	Nolte and Nauman	1930	Residence
7223 Creveling	Nolte and Nauman	1930	Residence
7235 Creveling	Nolte and Nauman	1930	Residence
7228 Greenway	Nolte and Nauman	1930	Residence
23 Lake Forest Drive	Nolte and Nauman	1930-31	Residence
16 Greenbriar	Nolte and Nauman	1932	Residence
3205 Longfellow	Nolte and Nauman	1932	Residence
43 Lake Forest Drive	Nolte and Nauman	1933	Residence
933 Lay Road	Nauman	1935	Residence
7276 Ravinia	Moresi-Nauman	1935	Residence
7312 Ravinia Drive	Moresi-Nauman	1936	Residence
7223 Ravinia Drive	Moresi-Nauman	1936	Residence
4215 Roland	Moresi-Nauman- O'Neill	1936	Residence
6605 Delmar (Façade re- design)	Nauman	1944	Bank Building, now a Restaurant
45 Picardy Lane	Francis R. and Fred Nauman	1953	Residence
2 Kingbury	Nolte and Nauman	Unknown	Residence
16 Kingsbury	Nolte and Nauman	Unknown	Residence

National Register of Historic Places
Continuation Sheet

Section number 9 Page 21

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

BIBLIOGRAPHY

Baxter, Karen Bode, Keenoy, Ruth and Maloney, Timothy P. *Moorlands Addition Apartment District*. Register of Historic Places Inventory-Nomination Form. Stored at Missouri Cultural Resources Inventory. Missouri Historic Preservation Program, Jefferson City, Missouri. Listed in the National Register 30 September, 2009.

Blumenson, John J.-G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. Revised edition. Nashville: American Association for State and Local History, 1981.

"Building News." *Saint Louis Daily Record*, 19 February 1925, 4.

City of St. Louis. "Central West End: Architects and the Neighborhood Homes They Designed." [Website] Available at <http://stlouis.missouri.org/cwe/home-arch.html>. Accessed 21 October 2010.

"Fire Insurance Map of St. Louis, Missouri." New York: Sanborn Map Company, 1909.

"Fire Insurance Map of St. Louis, Missouri." New York: Sanborn Map Company, 1909, corrected to 1951.

Fox, Tim. *Where We Live: A Guide to St. Louis Communities*. St. Louis: Missouri Historical Society Press, 1995.

Gould's St. Louis (Missouri) City Directory. St. Louis: Polk-Gould Directory Company, Publishers, 1927.

Hamilton, Esley. Carrswold Historic District. Register of Historic Places Inventory-Nomination Form. Stored at Missouri Cultural Resources Inventory. Missouri Historic Preservation Program, Jefferson City, Missouri. Listed in the National Register 9 September 1982.

Hamilton, Esley. Wydown-Forsyth District. Register of Historic Places Inventory-Nomination Form. Stored at Missouri Cultural Resources Inventory. Missouri Historic Preservation Program, Jefferson City, Missouri. Listed in the National Register 23 May 1988.

Heritage and Urban Design Division, Preservation Section. *A Preservation Plan for St. Louis*. [Website] Located at <http://stlouis-mo.gov/government/departments/planning/cultural-resources/preservation-plan/Copy-of-Part-III-The-Worlds-Fair-City-Multi-Families.cfm>. Accessed 21 October 2010.

Kingsbury Place Neighborhood Association. "Kingsbury Place-History." [Website] Available at <http://kingsburyplace.org/architecture.htm>. Accessed 21 October 2010.

Landmarks Association. "2006 Most Endangered Buildings: The Oakherst Place Concrete Block Historic District." [Website] Available at http://www.landmarks-stl.org/enhanced_and_endangered/2006_most_endangered. Accessed 21 October 2010.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 22

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

Landmarks Letters. 1 (Jan/Feb, 1987): 1-2.

Little, Judy. *University City: Landmarks & Historic Places.* University City, Missouri: Historic Preservation Committee of University City, 1997.

Maloney, Timothy P. and Baxter, Karen Bode. *5561-71 Chamberlain Apartments.* National Register of Historic Places Inventory-Nomination Form. Stored at Missouri Cultural Resources Inventory. Missouri Historic Preservation Program, Jefferson City, Missouri. Listed in the National Register 24 August 2011.

Maloney, Timothy P. and Baxter, Karen Bode. "Courtyard Apartments in St. Louis." Informal Windshield Survey. October 2010.

Missouri Digital Heritage. "The Smith Block, designed by Edward F. Nolte and built in 1911, is the second oldest building in the Loop." [Website] Available at <http://cdm.sos.mo.gov/cdm4/results.php?CISOOP1=any&CISOFIELD1=CISOSEARCHALL&CISOROOT=/ucdelmar&CISOBX1=Nolte>. Accessed 21 October 2010.

Parkview Neighborhood Association. "Parkview: Noted Architects and Architecture." [Website] Available at <http://stlouis.missouri.org/parkview/parchitect.htm>. Accessed 21 October 2010.

Pasadena Hills Neighborhood Association. "Pasadena Hills: Ravina Drive." [Website] Available at <http://pasadenahills.com/files/Ravinia%20Descriptions.doc>. Accessed 21 October 2010.

Pasadena Hills Neighborhood Association. "Pasadena Hills :Roland Boulevard." [Website] Available at <http://pasadenahills.com/files/Roland%20Boulevard.doc>. Accessed 21 October 2010.

St. Louis Beacon. "Intersections-Concrete Block District." [Website] Available at <http://stlbeacon.org/arts-life/neighborhoods/102129>. Accessed 21 October 2010.

St. Louis, Missouri. City of St. Louis. Division of Building and Inspection. Microfilm Room. "Inactive and Active Building Permits," 1925-1982.

_____. City of St. Louis. Division of Building and Inspection. Microfilm Room. "Engineering Cards," 1925-1982.

_____. Esley Hamilton. Private Archives and Vertical File. "Nolte and Nauman," N.D.

_____. Missouri Historical Society. Clippings Collection. *Necrology XVI*.

_____. Missouri Historical Society. Clippings Collection. *Necrology XXII*.

_____. Missouri Historical Society. Vertical File. "Central West End."

_____. St. Louis Public Library. Architect Files. "Nolte and Nauman," N.D.

St. Louis Parks Department. "Ames Place." [Website] Available at <http://www.co-st-louis.mo.us/parks/landmarks/UniversityCity-landmark.pdf>. Accessed 21 October 2010.

National Register of Historic Places
Continuation Sheet

Section number 9 Page 23

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

- _____. "Charlack-Creve Coeur." [Website] Available at:
<https://www.stlouisco.com/parks/historical-buildings/Charlack-CreveCoeur.html>.
Accessed 21 October 2010.
- _____. "Ladue-Lewis and Clark." [Website] Available at
<http://www.stlouisco.com/parks/historical-buildings/Ladue-LewisClark.html>. Accessed
21 October 2010.
- _____. "Normandy-Rock Hill." [Website] Available at <http://www.co.st-louis.mo.us/parks/historical-buildings/Normandy-RockHill.html>. Accessed 21 October
2010.
- _____. "University 1." [Website] Available at <http://www.co.st-louis.mo.us/parks/historical-buildings/University1.html>. Accessed 21 October 2010.
- Stevens, Walter B. *St. Louis: History of the 4th City, 1764-1909, Vol. 2*. St. Louis: The S. J. Clark Publishing Co., 1909.
- Stiritz, Mary M. *Oakherst Place Concrete Block District*. Register of Historic Places Inventory-Nomination Form. Stored at Missouri Cultural Resources Inventory. Missouri Historic Preservation Program, Jefferson City, Missouri. Listed in the National Register 5 May 1987.
- Toft, Carolyn, Allen, Michael and Duda, Tom. *Holly Place Historic District*. Register of Historic Places Inventory-Nomination Form. Stored at Missouri Cultural Resources Inventory. Missouri Historic Preservation Program, Jefferson City, Missouri. Listed in the National Register 20 July 2007
- Vince's St. Louis. "St. Louis Buildings." [Website] Available at
<http://www.vincesstlouis.com/saint-louis-buildings.html>. Accessed 21 October 2010.
- Weil, Andres W. *Endicott-Johnson Shoe Distribution Plant Listed in National Register of Historic Places*. [Website] Available at http://www.landmarks-stl.org/news/endicott_johnson_shoe_distribution_plant_listed_in_national_register_of_his/. Accessed 21 October 2010.
- Wolford, John. *Professor's Notes for Skinker-DeBaliviere Neighborhood*. [Website] Available at <http://www.umsl.edu/~wolfordj/courses/hc353/profnotessk-deb.html#Skinker-DeBaliviere%20Neighborhood,%20St.%20Louis,%20Missouri>. Accessed 3 November 2010.
- Young, Andrew D. *Streets & Streetcars of St. Louis, A Sentimental Journey*. St. Louis: Archway Publishing, 2002.

National Register of Historic Places
Continuation Sheet

Section number 10 Page 24

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

N/A

Name of multiple listing (if applicable)

VERBAL BOUNDARY DESCRIPTION

The property occupies Lots 17, 18, 19 and the east portion of Lot 20 of City Block 3861 in the Cabanne Addition in the City of St. Louis and as indicated on the included 1951 Sanborn Fire Insurance Map and also known as parcel #3861-00-00200.

BOUNDARY JUSTIFICATION

These boundaries incorporate all of the property that is historically associated with this building and the property's legal description.

National Register of Historic Places
Continuation Sheet

Section number Figures Page 25

5882 Cabanne Courtyard Apartment Building

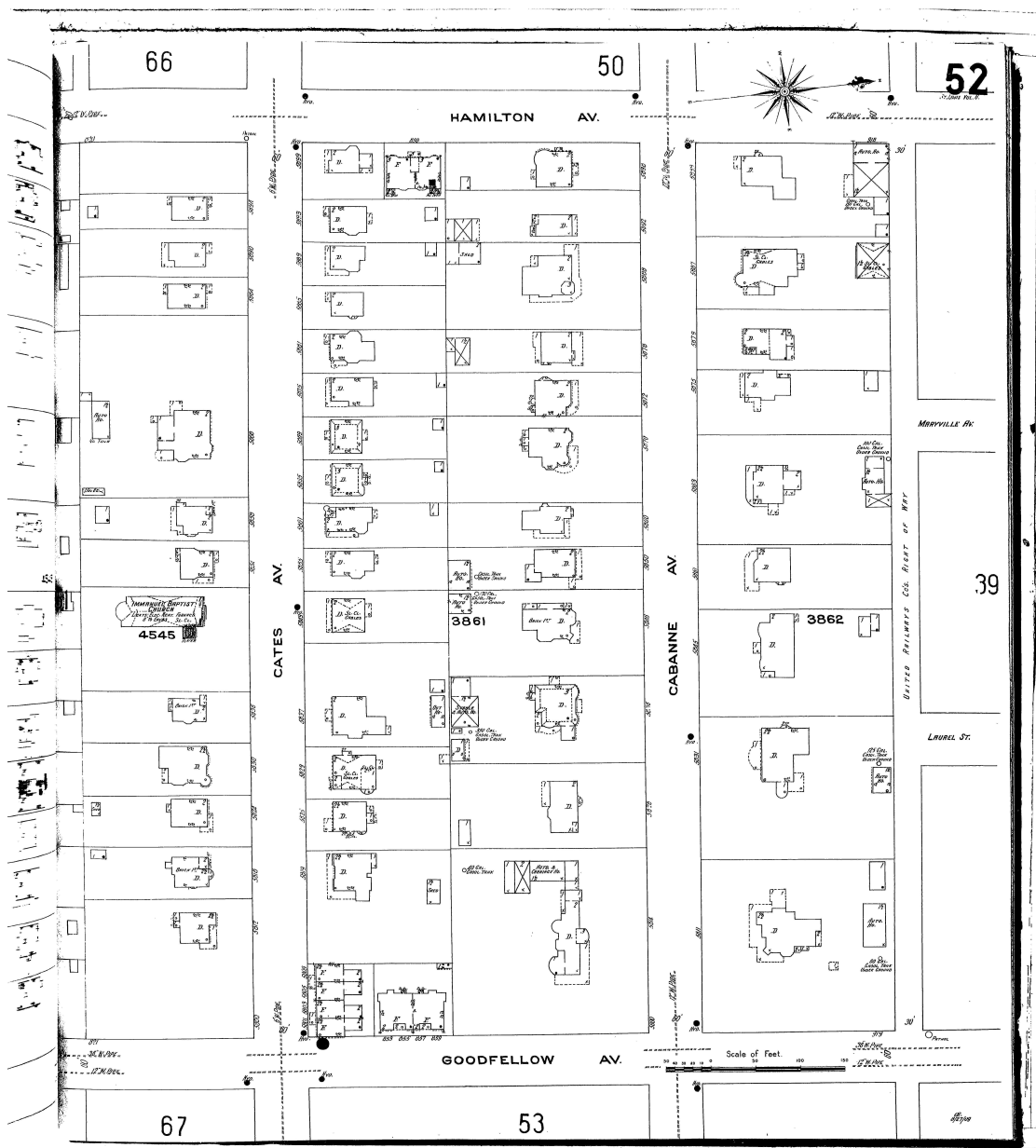
Name of Property

St. Louis (Independent City), Missouri

County and State

Name of multiple listing (if applicable)

Figure 1: 1909 Sanborn Fire Insurance Map



National Register of Historic Places
Continuation Sheet

Section number Figures Page 26

5882 Cabanne Courtyard Apartment Building

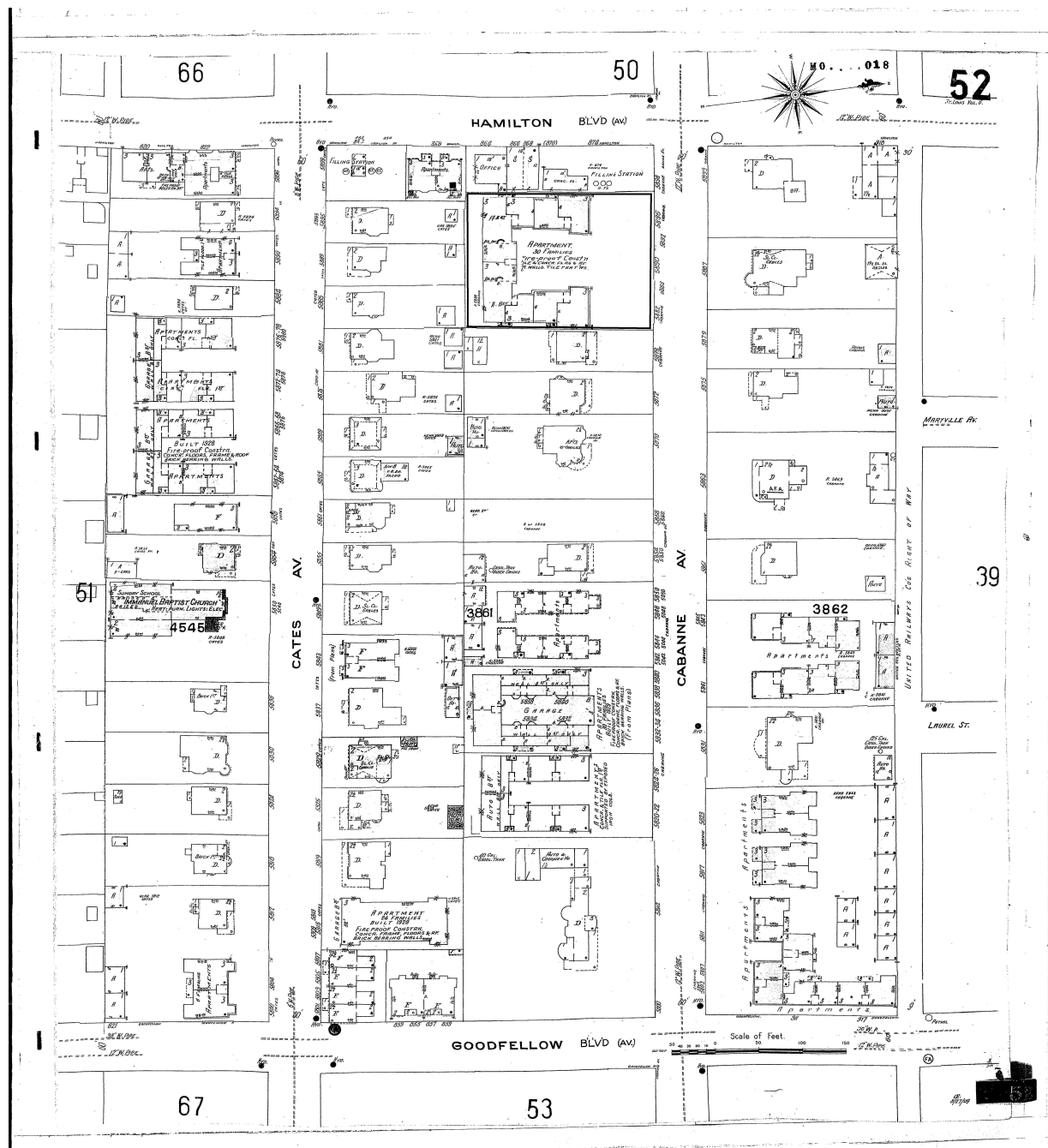
Name of Property

St. Louis (Independent City), Missouri

County and State

Name of multiple listing (if applicable)

Figure 2: 1951 Sanborn Fire Insurance Map locating building and property



National Register of Historic Places
Continuation Sheet

Section number Figures Page 27

5882 Cabanne Courtyard Apartment Building

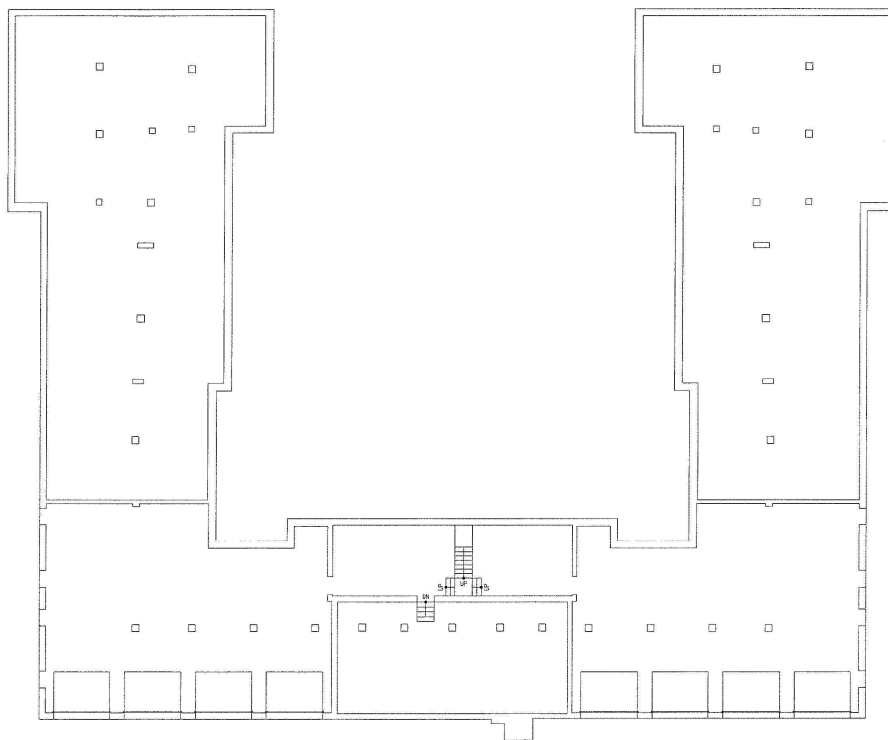
Name of Property

St. Louis (Independent City), Missouri

County and State

Name of multiple listing (if applicable)

Figure 3: Basement Floor Plan courtesy of St. Louis Design Alliance



National Register of Historic Places
Continuation Sheet

Section number Figures Page 28

5882 Cabanne Courtyard Apartment Building

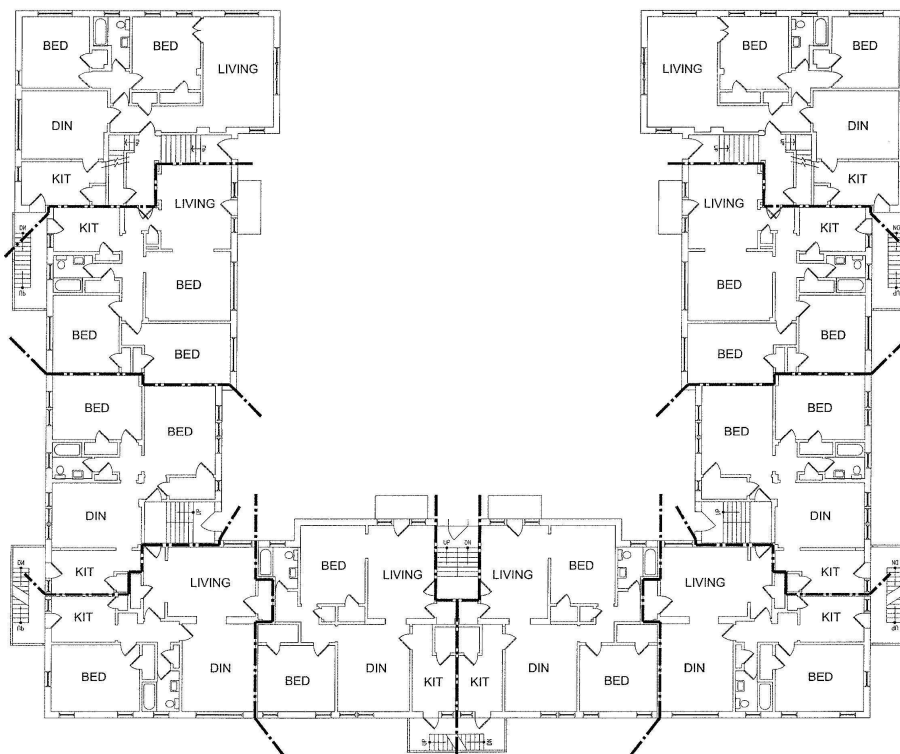
Name of Property

St. Louis (Independent City), Missouri

County and State

Name of multiple listing (if applicable)

Figure 4: First Floor Plan courtesy of St. Louis Design Alliance



National Register of Historic Places
Continuation Sheet

Section number Figures Page 29

5882 Cabanne Courtyard Apartment Building

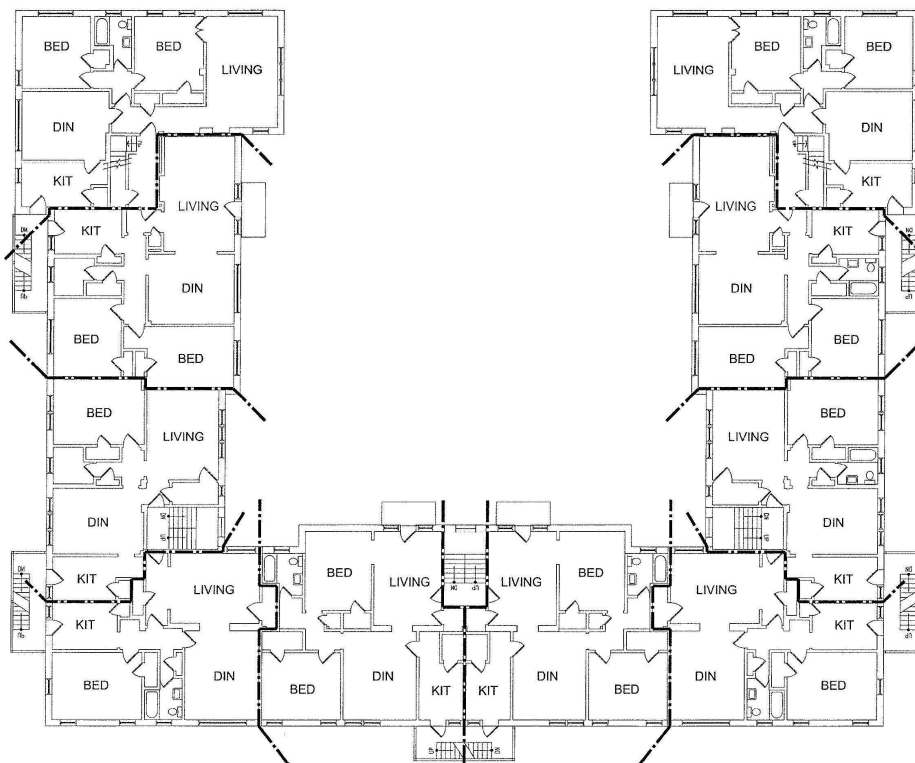
Name of Property

St. Louis (Independent City), Missouri

County and State

Name of multiple listing (if applicable)

Figure 5: Second and Third Floor Plan courtesy of St. Louis Design Alliance



National Register of Historic Places
Continuation Sheet

Section number Figures Page 30

5882 Cabanne Courtyard Apartment Building

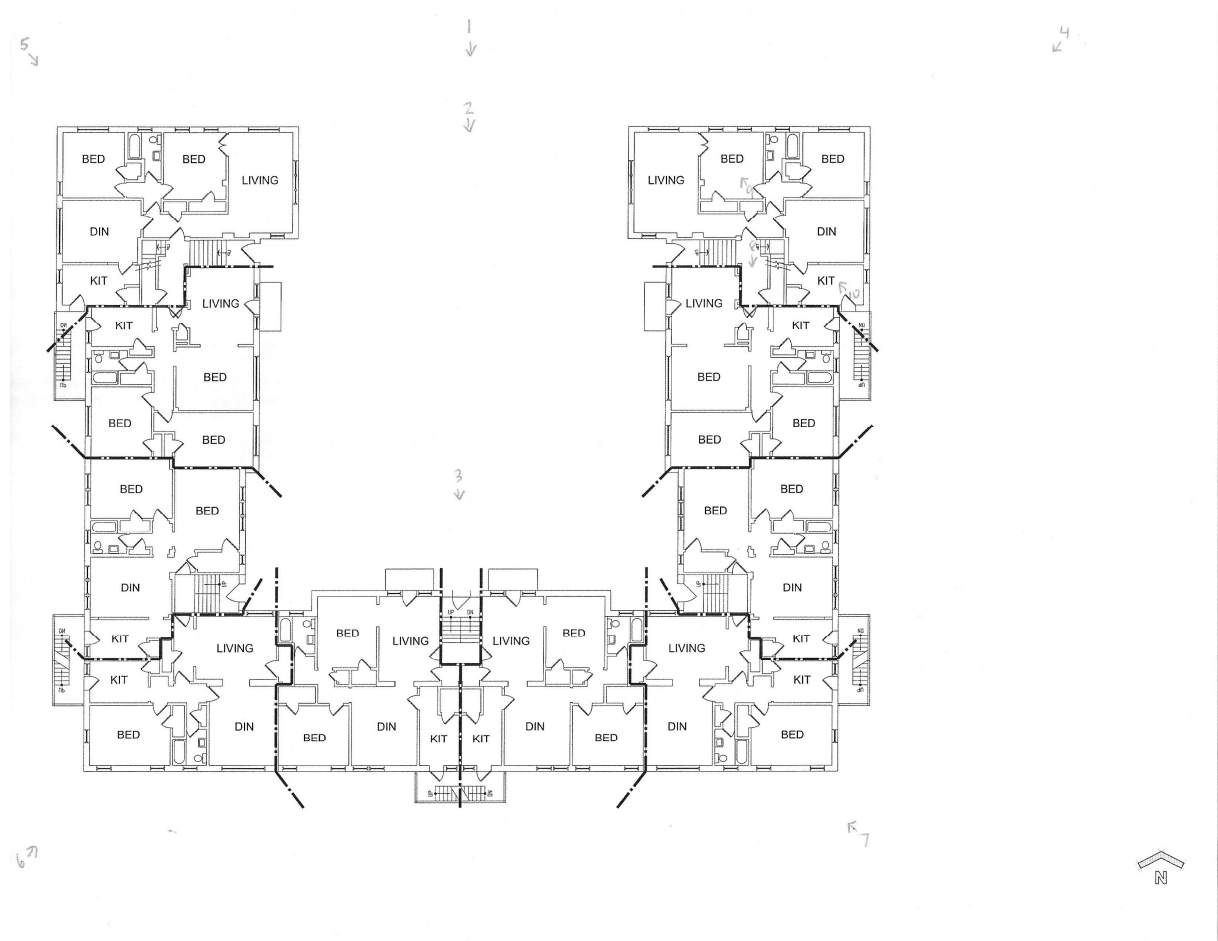
Name of Property

St. Louis (Independent City), Missouri

County and State

Name of multiple listing (if applicable)

Figure 6: First Floor Plan (courtesy of Saint Louis Design Alliance) with Photo Key



National Register of Historic Places
Continuation Sheet

Section number Figures Page 31

5882 Cabanne Courtyard Apartment Building

Name of Property

St. Louis (Independent City), Missouri

County and State

Name of multiple listing (if applicable)

Figure 7: Site Map





















