

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hi-Pointe/De Mun Historic District (Boundary Increase)

other name/site number N/A

2. Location

street & town An area roughly bounded by Clayton Rd, De Mun Ave, San Bonita Avenue, and Big Bend Blvd. N/A not for publication

city or town Clayton N/A vicinity

state Missouri code MO county St. Louis code 189 zip code 63105

3. Statement of National Historic Significance

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ( ☐ See continuation sheet for additional comments.)

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

15 Nov 2006  
Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ( ☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Determination

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the  
National Register

☐ See continuation sheet.

☐ determined not eligible for the  
National Register.

☐ removed from the National  
Register.

☐ other, (explain:) \_\_\_\_\_

Hi-Pointe/De Mun Historic District (Boundary Increase)  
Name of Property

St. Louis County, MO  
County and State

**Ownership of Property**

(check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(check only one box)

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

**Number of Resources within Property**

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

Contributing	Noncontributing	
111	13	buildings
		sites
		structures
		objects
111	13	Total

**Name of related multiple property listing**

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

N/A

**Number of contributing resources previously listed  
in the National Register**

0

**Historic Function**

(Enter categories from instructions)

Domestic: multiple dwelling

Domestic: single dwelling

Domestic: secondary structure

Commercial/trade: specialty store

Education: School

**Current Function**

(Enter categories from instructions)

Domestic: multiple dwelling

Domestic: single dwelling

Domestic: secondary structure

Commercial/trade: specialty store

religion: religious facility

**Architectural Classification**

(Enter categories from instructions)

Late 19th & 20th Century Revivals: Spanish Revival

Late 19th & Early 20th Century American Movement: Craftsman

Late 19th & 20th Century Revivals: Colonial Revival

Late 19th & 20th Century Revivals: English Tudor

Late 19th & 20th Century Revivals: French Eclectic

Late 19th & 20th Century Revivals: Gothic

**Materials**

(Enter categories from instructions)

foundation stone

concrete

walls brick

stucco

roof terra cotta

other

**Narrative Description**

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

☒ See continuation sheet(s) for Section No. 7

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

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

### Areas of Significance

(enter categories from instructions)

Community Planning and Development

Architecture

### Period of Significance

1922-1955

### Significant Dates

N/A

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Pitzman Company

Barnett, H.A.

☒ See continuation sheet(s) for Section No. 8

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary location of additional data:

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

St. Louis County Parks Dept.

☒ See continuation sheet(s) for Section No. 9

Hi-Pointe/De Mun Historic District (Boundary Increase)  
Name of Property

St. Louis County, MO  
County and State

**Acreage of Property** 33 (24 acres in Hi-Pointe Addition; 9 acres in Tuscany Park)

**UTM References**

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

1 1/5 7/3/3/4/3/3 4/2/7/9/9/1/7  
Zone Easting Northing

2 1/5 7/3/3/9/7/2 4/2/7/9/8/5/8  
Zone Easting Northing

3 1/5 7/3/3/9/7/8 4/2/7/9/5/9/9  
Zone Easting Northing

4 1/5 7/3/3/4/0/3 4/2/7/9/6/5/4  
Zone Easting Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

Property Tax No.

**Boundary Justification**

(Explain why the boundaries were selected.)

☒ See continuation sheet(s) for Section No. 10

name/title Herman W Smith and Mary Burrows

organization Clayton Citizens for Responsible Development

date 08/05/05

street & number 6349 Clayton Road

telephone 314-725-1907

city or town St. Louis

state MO zip code 63105

Submit the following items with the completed form:

**Continuation Sheets**

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

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

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

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

name/title Multiple

street & number \_\_\_\_\_

telephone \_\_\_\_\_

city or town \_\_\_\_\_

state \_\_\_\_\_ zip code \_\_\_\_\_

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

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



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Hi-Pointe/De Mun Historic District (Boundary Increase)  
St. Louis County, Missouri

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### 7. Description

#### Architectural Classification (In order of decreasing numbers)

Late 19th & 20th Century Revivals; Spanish  
Late 19th & Early 20th Century American Movement; Craftsman  
Late 19th & 20th Century Revivals; Colonial  
Late 19th & 20th Century Revivals; English Tudor  
Late 19th & 20th Century Revivals; French Eclectic  
Late 19th & Early 20th Century American Movement; Modern  
Late 19th & Early 20th Century American Movement; Commercial Style  
Late 19th & 20th Century Revivals; Renaissance  
Late 19th & 20th Century Revivals; Collegiate Gothic  
Late 19th & Early 20th Century American Movement; Ranch

### Materials

Foundation	stone
Foundation	concrete
Walls	brick
Walls	stucco
Walls	stone
Roof	Spanish tile
Roof	slate
Roof	shingle

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St. Louis County, Missouri

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### Summary

The Hi-Pointe/De Mun Historic District (Boundary Increase) roughly bounded by Clayton Road, University Lane, San Bonita Avenue and Big Bend Boulevard, in Clayton, St. Louis County, consists of the Tuscany Park and Hi-Point Addition subdivisions and the grounds of the Christian Brothers College. Platted in 1922 by the Pitzman Company for the Frisco Building Company, the Hi-Pointe Addition is laid out in a modified grid pattern with limited access from Clayton Road. Restrictive covenants on the lots in the addition provided a consistent pattern of development with common setbacks, building sizes and materials. Most buildings within the addition are 2-3 story, brick multi-family apartments. Buildings exhibit the influence of revival and American movement styles popular in the 1920s and 1930s. The Christian Brothers College (now High School) sits on what is essentially two city blocks. This large park-like campus contains three historic buildings and essentially separates the Hi-Pointe Addition subdivision from the Hi-Pointe subdivision to the east. Located at the western edge of the district, Tuscany Park (1928) is a departure from the grid pattern of the neighboring subdivision. Laid out in a horseshoe shape with a central green space, the subdivision reflects the influence of the private places of St. Louis and St. Louis County. The buildings were historically single-family and show the influence of Tudor and Colonial Revival design. Of the 124 residential, commercial and secondary buildings (garages) in the district, 111 contribute to the historic character of the district. The 13 non-contributing resources consist primarily of garages and buildings less than 50 years old. Most of the construction in the subdivisions was completed by 1940 and the district retains a high degree of integrity from the period. There have been few demolitions in the area to date, and modifications to individual buildings have not significantly impacted the historic character of the individual buildings or the district as a whole.

### Narrative Description of the District

The district essentially consists of three components, platted in the following order: Christian Brothers College, Hi-Pointe Addition, and Tuscany Park. Nevertheless, they are highly interconnected and complement each other. Christian Brothers College was platted from nine acres in 1921 just outside the western edge of the Hi-Pointe Subdivision along Clayton Road. The Hi-Pointe Addition was platted in the next year. The size of the Christian Brothers College plat allowed for a large green area along the 6500 Block of San Bonita Avenue and St. Rita Avenue that continues to make the facing apartments and condominiums highly desirable residences. (The City of Clayton considers the Christian Brothers College to be part of the Hi-Pointe Addition Subdivision.) Tuscany Park was platted six years later in 1928 with lots from three to seven times larger than those to the east, adding (1) another green buffer along the

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St. Louis County, Missouri

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western edge of the Hi-Pointe Addition and (2) the only single-family residences in the proposed Hi-Pointe De Mun boundary increase.

Geographically, University Lane – now Seminary Way – (which separates the Hi-Pointe Addition from the original Hi-Pointe Subdivision) is the highest point in Clayton or the City of St. Louis at 590 feet above mean sea level. There is a dramatic 60 feet drop over the roughly 2000 feet westward to Big Bend. San Bonita Avenue has the largest drop with a grade of over 8%.

Restrictive covenants (apparently borrowed from the original Hi-Pointe Subdivision covenants) on the lots in the addition provided a consistent pattern of development with common setbacks, building sizes, materials, banned structures and designs, and traffic islands for San Bonita and Alamo. (See Section 8, Exhibit 7 for original plat.) Alleys serviced the buildings on all streets except the north side of San Bonita Avenue and the west side of Concordia Lane based on the Hi-Pointe Subdivision model. Walkways on San Bonita Avenue and Alamo Avenue had sidewalks placed nearly 20 feet from curb lines because the original plat called for green islands down the middle as is true of De Mun Avenue. [Note: Fire district maps show San Bonita Avenue and Alamo Avenue as 84 feet wide compared to 50 feet wide for St. Rita Avenue and Concordia Lane with 15-foot wide alleys between Clayton Road and Alamo Avenue, and Alamo Avenue and San Bonita Avenue.] The original alley in the rear of buildings along the north side of San Bonita Avenue allowed access to garages even though it was part of the Concordia Seminary. Eventually many of those garages at the north end of the 6500 Block of San Bonita Avenue were torn down when Concordia Seminary added security fencing because newer automobiles could no longer maneuver between the buildings. This is a major difference from the 6400 block which does not have a security fence and still has most of the original garages designed under Henry Wright's automobile-culture friendly vision.

Thus, virtually every primary building had a garage in the rear influenced by the earlier Hi-Pointe Subdivision plat, which was based on the emerging auto-culture. Essentially the entire Hi-Pointe and De Mun area was the first American commuter suburb connected to downtown by expressway – the Oakland Expressway – as documented in Section 8. That influence is still evident as the city-county migration patterns still favor moving westward from the City along the U.S. 40 "Central Corridor". (Documented in Section 8, Exhibit 10.) Wealthiest residents, who tend to move up to even larger homes, have long successively moved westward along this corridor.

The common set backs were exceedingly large for middle-class housing as was true of the neighboring Hi-Pointe Subdivision. These were set by the original plat and deed for the Addition with the intention of making the Addition a "first-class" residential area. (Section 8, Exhibit 3) Building materials were restricted brick, stone and stucco. Most

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probably this was a reaction to the use of wood frame in the City which had a huge percent of fire damage, based upon our reading of the St. Louis Daily. In fact, it wasn't until nearly 1940 before new City of St. Louis building listings in the St. Louis Daily show a switch to brick from wood frame housing. The large setbacks were complimented by tree-lined streets that have matured and add to the reasons why this is one of the most desirable residential locations since housing is relatively inexpensive for Clayton.

It appears as if the Frisco Building Company fully intended to have the Addition expand on the philosophy of the original Hi-Pointe Subdivision through using the Pitzman Company to plat similar road access, alley functions, off-street garages, etc. This worked to some extent in that the Addition can only be entered via three streets off Clayton Road. This access is inward looking to provide separation between high-speed traffic and commercial development on Clayton Road and interior streets. Detached garages in the rear of lots or along alleys encouraged residents to park vehicles out of sight. The area has long been attractive to walkers and cyclist as the Trustees intended partly as a result of this feature. Also, the Trustees chose to use "Alamo" and "San Bonita" as continuations of street names from the Hi-Pointe Subdivision also suggests they tried to mimic some of its best features. (These names and street layouts are not continued westward from Big Bend Boulevard.)

However, the allotted twenty-acres wrap around the nine-acre Christian Brothers College property and are too limited in length or width to allow for the development of "Super Blocks" typical of Hi-Pointe and De Mun subdivisions. Thus, the developers were forced to forego curved streets and pocket parks. They ended up with a more rigid east-west and south-north street layout. Also, there is a decidedly more limited range of building types than in the sister subdivisions to the east. There are no single-family residences or high-rises of any type – both of which exist in abundance in De Mun and Hi-Pointe subdivisions. Instead, multi-family construction predominates of two and three stories.

Our search of the City of Clayton archives of building permits demonstrates that the majority of first building permits were issued for constructing the Hi-Pointe Subdivision followed by the Addition Subdivision. For example, the City started issuing permits in 1917 when the original Hi-Pointe Subdivision was platted. The first Hi-Pointe Addition permit was #209 issued in November of 1921 for the construction of the Christian Brothers College (College Preparatory High School) at 6501 Clayton in the southeast section of the Addition. The nine acres that made up the original Christian Brothers College plat are virtually square with most of the building along the two acres adjoining Clayton Road and University Lane (Seminary Way). The result is a large green space with trees lining the northern and western boundaries that greatly enhance the park-like feeling of the neighborhood.

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The imposing building height and Gothic Revival influences on the main high school building and the Brother's Quarters surely must have inspired developers to add other revival styles that complimented these earliest buildings. The gymnasium is partially sunk into the hillside west of these two buildings and hidden partially by trees so that it never detracts from their dominance. Since the Armbruster Mortuary a block west is the second most imposing architectural structure in the Addition and was built next in a Tudor style, the neighborhood already had two signature buildings as the Addition started to attract developers.

The heart of Concordia Seminary was constructed along the northern border of the Addition between 1924 and 1926. The propinquity of these two large developments (Christian Brothers College, Concordia Seminary) to US 40 ("The National Road") undoubtedly served as the major impetus for the initial residential development of both the Hi-Pointe and Hi-Pointe Addition, only six miles from downtown St. Louis for auto commuters and street car riders.

In fact, until 1955 the National Road was called the Red Feather Expressway from downtown to the City Limits and it ended at the present Clayton Road and Skinker Boulevard. It served primarily to carry commuters between downtown work and the Hi-Pointe and De Mun residential neighborhoods.<sup>1</sup> The Big Bend Boulevard and Clayton Road intersection has long served to integrate the Addition and Tuscany Park areas by providing essential focal commercial activities (restaurants, grocery stores, drug stores, medical and dental offices, movie theatres, bars, etc.)

Concordia Seminary quickly bought up numerous residential properties built in the late 1920s along San Bonita Avenue in both the Hi-Pointe and Hi-Pointe Addition subdivisions to house seminarians and their professors. Our research into the archives of the St. Louis Daily Record indicates the historic centrality of the entire Hi-Pointe area to the populating of the County of St. Louis. It was platted and constructed before Maplewood, Richmond Heights and University City, probably because of greater access to The National Road through the neighboring Hi-Pointe/De Mun Subdivisions and Clayton Road facilities.

Most buildings within the Hi-Pointe Addition are 2-3 story, brick multi-family, four-flat or six-flat apartments and duplexes. The majority of buildings exhibit the influence of revival and American movement styles popular in the 1920s and 1930s. The first buildings on San Bonita Avenue were all influenced by the Spanish Revival movement, as reflected in the name of the street. The English Tudor influence then came in through more eastern-built duplexes. The Colonial Revival four-flats were then built at the most Eastern end of the Addition. San Bonita was essentially built up during the Roaring Twenties.

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St. Rita was then built quickly with Spanish Revival four-flats. Concordia Lane and Alamo were essentially completed a decade later during the late 1930s. By then the style fads had changed to American Craftsmen, French Revival and Colonial Revival influences.

Only 4 new buildings have been constructed over the past fifty years. Instead, since 1970 there has been a clear trend from a majority of renters to proud property owners primarily through turning duplexes and multifamily units into condominiums. However, the past five years has seen increasing pressure from realtors and developers to sell our properties for teardown and redevelopment. There is, consequently, a real threat to the architectural and New Town atmosphere of the neighborhoods.

Residents in the Addition perceive that their subdivision is part of the more eastern Hi-Pointe/De Mun Historic District for several reasons. First, at least one-third of the buildings were designed and built by the same architects such as Jacob Althaus, Ed Giesler, D. R. Harrison, E. J. Kolb, George Pomeroy, Benjamin Shapiro, and E. A. Wagner with the same building plans as their buildings in Hi-Pointe and De Mun Subdivisions. Second, it is only a five-minute walk to the playground, elementary school, restaurants and boutique shops on De Mun Avenue and many residents walk the area daily. De Mun Avenue also has the only self-service Laundromat that services the multitude of multi-family residents within the southeast corner of Clayton. It is common to see residential inhabitants walking the entire area on nice nights admiring the architecture of all four subdivisions. Younger couples with children from the Addition use the De Mun Park, and dog walkers and joggers abound on any given day crossing the public boundaries of all four subdivisions. De Mun is a name known throughout the metropolitan area as the focal point of the historic area described herein. Many residents move here because the De Mun and Clayton Road commercial districts are a short walk away as they were intended to be. Third, both the Christian Brothers and Concordia Seminary officials open up their facilities for common town hall meetings. There is a long history of residents of both areas using the tennis courts and track on the CBC grounds.

The District's access to top quality educational institutions, such as Washington and St. Louis University; excellent Clayton Public schools; the Federal, City and County Courts; major centers of commerce in downtown St. Louis and Clayton; Forest Park; cultural activities such as the Symphony, Art and History Museums; world class medical facilities; national sporting events; and a great diversity of shopping areas is unparalleled.

The Hi-Pointe Addition boundaries are set on the East by University Lane (Seminary Way); and the west side of Concordia Lane properties on the West; by Clayton Road

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on the South; and on the North by the north side of San Bonita Avenue. (See Section 7, Exhibits 2 & 3). Public entrance and egress to the neighborhood by car are restricted to three streets on the south side of the site. There is no other direct vehicular access into the Hi-Pointe Addition area except from Clayton Road. (The old Christian Brothers College grounds interrupt Alamo Avenue. San Bonita Avenue is one-way from Seminary Way to De Mun Avenue. Although the old CBC High School is set apart by a security fence, Concordia Seminary has carried on the tradition of allowing residents to use the tennis courts, the athletic field for jogging, and the main building facilities for town hall meetings.

The Frisco Building Company developed the original Hi-Pointe Subdivision in 1917 under the direction of internationally renowned landscape architect and city planner Henry Wright. Five years later in 1922, apparently due to the success of the original plan, the Frisco Building Company then asked the renowned Pitzman Company to plat the Hi-Pointe Addition Subdivision along the same lines. Note that the restrictive covenants for the Addition mimic those for the original Hi-Pointe Subdivision and share Charles W. DeLargy as a Founding Trustee. (Section 8, Exhibit 3)

In large part due to restrictive covenants, the neighborhood achieved a high level of historic integrity. All but 13 of the 124 buildings in the boundary increase contribute to the historic district. The several non-contributing resources consists of garages that have virtually no impact upon the historic integrity of the district. There are three parking lots and one vacant lot that are not counted in the resource count.

The plats and original covenants divided Hi-Pointe Addition into a number of general residential areas. The area was designed to allow middle to upper middle class families in the St. Louis Metropolitan area to move to the area and stay their entire lives. In the Hi-Pointe Addition Subdivision two-story one-bedroom brick apartment buildings and smaller brick duplexes were built on San Bonita Avenue, Clayton Road, Concordia Lane and on St. Rita Avenue. Although the Addition consists of multi-family houses and doesn't show the mix of properties seen in the adjoining Hi-Pointe and De Mun subdivisions, few residents of the Addition know they are not part of the original Hi-Pointe or De Mun Subdivision. This is partly because they use Seminary Way and the San Bonita exit onto De Mun Avenue as walking, jogging and driving egress. It also is because the residential properties share many similar architectural details and motifs.

Largely architects and contractors, by contrast, built the single-family residences of Tuscany Park, for occupancy by their own families or relatives. The strongest influence here are six Colonial Revival single-family dwellings, but the other homes give interesting contrasts of Spanish Revival, Tudor Revival, French Revival and Renaissance architecture. This subdivision is tied to the Hi-Pointe area also by the size of lots and primary buildings which are much smaller than those on the other side of Big

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Bend Boulevard to the North which were build as mansions for the wealthy – Brentmoor, Brentmoor Park, Forest Ridge, and Southmoor. Tuscany Park is a ten-minute walk to the original streetcar lines servicing these mansions and the De Mun line.

In the multifamily areas, buildings of similar size used similar plans with individuality attained by changing the decorative tile roofs and brick patterns. The commonality of size, scale, and materials throughout the Hi-Pointe Addition/Tuscany Park residential area gives the neighborhood a comfortable sense of unity. The majority of the buildings have cut stone foundations with brickwork walls that are dark in color and vary from heavily textured to smooth faced brick. The brick is generally laid in an American common bond pattern. All colors are muted. The mortar colors vary. The predominant mortar color is black, however, brown, red, light gray and sand are also common. Accents on the buildings are created using limestone, terra cotta and bricks of different colors and textures. Many of the original roofs were terra cotta tiles – either red unglazed or green glazed. The other main material used in the roofs of the original buildings is slate. Many of the homes include leaded and art glass windows and doors. The garages matched the homes using the same brick, mortar and in some cases roofing accents.

The following chart lists the number of contributing buildings by their most obvious influence. Since the fashion in the years in which the historic district was developed was eclectic, many of these buildings have more than one influence and these designations have been used to describe the most significant influence.

Of the 124 residential, commercial and secondary buildings (garages) in the district, 111 contribute to the historic character of the district. The 13 non-contributing resources consist primarily of garages and buildings less than 50-years-old. Most of the construction in the subdivisions was completed by 1940 and the district retains a high degree of integrity from the period. There have been few demolitions in the area to date, and modifications to individual buildings have not significantly impacted the historic character of the individual buildings or the district as a whole.

### Architectural Influences

American Movement	
Craftsman	18
Modern	6
Commercial	4
Ranch	1



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Revival	
Spanish Eclectic	20
Colonial	15
English Tudor	15
French Eclectic	9
Renaissance	2
Gothic	1
Ranch	1
	0
No Style	5

Over 55% of the buildings were constructed between 1917-1930. There are 57 buildings that were constructed after 1930. Twenty-three of these buildings were built between 1931-1948. Because of their age and consistency with the original architecture and function they are included as contributing resources. There are also eight buildings built between 1948 and 1955 that are contributing. The remaining thirteen non-contributing buildings were built between 1955 and 2001. The buildings built between 1955-2001 are scattered throughout the area and generally conform with some exceptions to the initial size and scale of the original construction and there is no concentration of nonconforming buildings in one location in the area.

### Construction Periods

<i>Year</i>	<i>Number</i>	<i>Percentage</i>
<1924	4	2.4%
1924	22	16.7%
1925	4	2.4%
1926	12	9.2%
1927	20	15.2%
1928	1	0.7%
1929	12	9.2%
1930	11	8.3%
1931-	23	17.4%

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1948		
1949- 1954	8	6.1%
1955- 2005	15	11.4%
<b>TOTAL</b>	<b>132</b>	<b>100.00%</b>

The platting for Tuscany Park was registered with the County of St. Louis on July 5, 1928. The plat was carved from the western part of Lot 3 of the Gratiot League Square in deed to J. Wilbur Goterman. The plat description was:

Beginning at a stone where the north line of Lot 3 of Gratiot League Square intersects the eastern line of Pennsylvania Avenue, sixty (60) feet wide, and running thence eastwardly along the said northern line of Lot 3, 485.93 feet more or less, to a stone; thence southwardly at a right angle to the last described line and along the western line of Hi-Pointe Addition 701 feet; thence slightly northwestwardly and at an angle of seventy-nine degrees, forty-two and one-fourth minutes (79-42-1/4'.) with the last described line, a distance of 55.95 feet; thence westwardly, parallel to Clayton Road 100 feet wide, and 155 feet from same, a distance of 450 feet to the eastern line of Pennsylvania Avenue thence northward along the eastern line of Pennsylvania Avenue to the point of beginning. (Note: Pennsylvania Avenue now known as Big Bend Boulevard.)

The original named Trustees included Pierre Chouteau, Maureen Heidbrener, and Alice Krauss. Residents of Tuscany Park claim that Chouteau's intent was to carve out an upscale subdivision to separate the wealthy living on the western side of Big Bend Boulevard (Oak Knoll Park, Brentmoor and Southmoor) from the working and middle-class subdivision of Hi-Pointe Addition.

Plumbing permits issued by the City of Clayton allowed water lines in 1928 providing impetus for development of Tuscany Park. Eight of the twelve one-family homes built within the tract were built between 1929 and 1932. The other homes were constructed in 1949, 1952, 1958 and 1966. The subdivision still has restrictive covenants in effect. They can be found in Appendix 4 of Section 8.

Tuscany Park was primarily developed during the 1930s as a cul-de-sac of 12 single homes based on classic 19<sup>th</sup> and early 20<sup>th</sup> Century architectural designs starting with Renaissance, Spanish and Tudor revival styles at the north and ending with Colonial influences at the south. Tuscany Park is a bell-shaped street with access only from Big

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Bend Boulevard (Pennsylvania Avenue at the time) with a several acre commons set within the bell. Except during the winter months, the commons and trees along the east side of Big Bend effectively hide this subdivision from view. Like Hi-Pointe/De Mun and Hi-Pointe Addition, the Tuscany Park area shows remarkable sensitivity to topography of the site; the efficient use of land to provide shared open spaces for greenery, careful considerations of the impact of sun and shadow on the quality of life. Many commuters drive by it daily without knowing it exists because of its large common park, heavy tree lining along Big Bend Boulevard and its generous set backs.

### Eligibility Criteria and Integrity

The Hi-Pointe Addition and Tuscany Park Subdivisions have an exceptionally high degree of historic integrity relatively to the other more affluent parts of Clayton. Because of its location and consistent demand for the property, commercial, multifamily and single family buildings have been able to weather their "middle" age and have entered a now gracious old age with a minimum of loss to their visual integrity. Though many of the buildings lack significant architectural integrity on their own, the area is historically important not because of individual buildings but because of the whole. The area, because of its uniformity and integrity, has preserved for the residents and visitors a picture of what a neighborhood looked like in the middle 1920's and 1930s.

Changes to the buildings since their original construction are generally not significant in relation to the visual and historic integrity of the area. The features most frequently changed include (1) replacement windows that may or may not repeat the original mutton configuration; (2) new or replacement garages; (3) replacement of iron stairways with large wooden decks; (4) new additions on the rear of buildings; (5) replacement of terra cotta tile and slate roofs with composition roofs; and (6) conversion of apartments to condominiums. The only changes that are visible from the street and thus have an impact on the visual integrity of the area are the windows and roofs. These are, however, not significant, since they do not detract from the sense of the neighborhood. The other changes are not visible from the street. None of the changes have altered the scale, proportion, or major distinctive details of the buildings and, as a result, none of the changes have been deemed to be sufficient to classify a building as non-contributing. The contributing garages (secondary structures) generally fit seamlessly on the alleyways. There are only three non-contributing garages - none undermine the integrity of the district.

The thirteen non-contributing structures are scattered throughout the district and so do not detract from the appearance of the area and are functionally congruent with their neighbors. This is one building (6632/34 San Bonita) that is incongruent because it is a one-story, modern design of no apparent historic style built after 1955 (and which

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violates the original covenant against one-story buildings with flat roofs).

Several businesses on Clayton Road have newer, modern designs that are incongruent with the neighborhood but these do not impact the architectural integrity of the four core residential streets. These are the new Walgreen at the corner of Clayton and Big Bend and the remodeled 6701 Clayton Road (St. Louis Bread Company). While in most cases these buildings are architecturally non-contributing, they are functionally compatible with the plans as articulated by the original landscape architects and sit at the public edge of the Historic District so they do not truly affect the architectural integrity of the residential areas. The City Planning Commission required Walgreen to have a specific setback from Big Bend Boulevard and limited the store height to a height less than the Armbruster Mortuary so the store would not detract from its surroundings.

The area could benefit greatly from designation as an historic district. In particular, a desire by city officials in Clayton to raise tax dollars by taking advantage of the rage for mixed use and high-density condominium developments threatens the area. The City of Clayton has recently threatened to violate the integrity of the area by entering into agreements with developers for Planned Unit Developments that allow them to circumvent the size and set back requirements of the current zoning and by unanimously passing a Clayton Road Urban Design District that would allow buildings up to three times the size of those envisioned by the Pitzman Company plat.

Because of the strong opposition to these plans by concerned citizens, neither agreement has been successful to date. However, the interest of developers in the area is high. In addition, the pressure of the baby boom generation for new housing closer to cultural activities and medical facilities has escalated the prices of all real estate in the area. Developers in other parts of Clayton are buying older multifamily dwellings, razing them and building larger and very expensive units. The Hi-Pointe Addition and Tuscany Park subdivisions are among the last areas in Clayton that have not experienced significant teardowns in order to take advantage of these trends. The recognition that has come from the historic designation process has given residents a strong argument against allowing these activities to spread in the district. The residents hope that the designation as a National Register historic district will encourage developers to work within the historic buildings and bring the area the recognition of its important place in the history of building and landscape architecture and urban planning in the United States.

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### Narrative Description of the Individual Buildings

#### INDIVIDUAL SITE DESCRIPTIONS

The descriptions of these buildings are based upon the historic inventory notebooks prepared by residents of this neighborhood and submitted to the State Historic Preservation Office in Jefferson City on December 28, 2005. In addition to the historic inventory notebooks, the following processes and documents were used to support the nomination of the buildings: visual inspection of the buildings, photographic documentation of the facades; examination of historic images; and review of original architectural contracts, original indentures, fire insurance maps, building permits and plumbing permits (both from the Saint Louis Daily Record and the city hall files of Clayton) and the Saint Louis County Assessor's records. Each entry is not footnoted since the citations would be unduly repetitious.

Based on this information, the individual site descriptions list each of the resources in the Hi-Pointe/De Mun Park Historic District in terms (when known) of:

- Street number
- Street name
- Historic name
- Date of building permit (or date of construction)
- Architect
- Engineer
- Contractor/Builder
- Developer

*(information [historic name, date, etc.] about destroyed buildings are listed in italics.)*

At the end of each description is an indication of the status of the building or object as contributing or non-contributing. Landscape elements such as parks will be described in the preface of the street. The sites are listed starting with the east/west streets, beginning at the eastern most property and traveling westward. The north/south streets are listed next, beginning with the northern most property and traveling southward.

We begin with San Bonita Avenue as this has the largest number of contributing buildings. Recent years have seen great interest by developers and realtors to convert many of these lovely old buildings into condominiums. There is also a high degree of pressure to tear down these lovely older apartments/condos and replace them with bigger and greater tax-producing modern buildings.

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### ***San Bonita Avenue***

The most residential units in the Addition lie on San Bonita (meaning "Saint Beautiful" in Spanish) Avenue and a significant number continue the Spanish Eclectic style of architecture found in the 6200-6400 blocks. Jan Anglin and her research team in their application for national recognition for the original Hi-Pointe/De Mun Historic District state:

"After the reclamation of this area from use in the St. Louis World's Fair of 1904, and before the recording the plat for this neighborhood in 1917, "The Spanish Eclectic" style of architecture was brought to prominence during the Panama California Exposition in 1915 in San Diego. This style was different from the earlier Spanish Revival architecture because it took attributes from many different Spanish-speaking countries worldwide. We wonder if Henry Wright attended the Panama California Exposition, because he used so many Spanish names here in the Hi-Pointe subdivision, two years later. Also, his lovely World's Fair Pavilion and the pair of arches at the entrance to Alamo Avenue (at the Alamo – Clayton Road intersection) are a similar type of Spanish design."

All of the buildings in the 6500-6700 blocks have backyards that abut the Concordia Seminary campus adding to the park-like feeling. The buildings in the 6500 block all face south with a clear view across the green space of the football field on the old Christian Brothers College High School campus. The buildings were essentially built from the western end in 1924 to the eastern end in 1930.

**6501 San Bonita. 1927; Architect: E. A. Wagner; Builder: E. A. Wagner; Developer: E. A. Wagner. (Photos #1 and 2)**

This three-story, three-flat brick Colonial Revival apartment building sits on a raised stone and brick foundation. A. E. Wagner also built six other three-flats that share common architectural features in the De Mun Subdivision (6249; 6310; 6320; 6324; 6330; and 6334 Northwood Avenue). Four evenly spaced windows and a water table mark the basement level. A simple stone (terra cotta) cornice and brick pediment caps the façade. Windows define the asymmetrical three-bay façade. The entrance is on the southwest corner and is flanked by multi-pane sidelights. A small canopy with acanthus leaf decorations protects the stoop. 1/1 windows mark the second and third floors of the entrance bay with heavy stone sills and lintels and small quoins. These windows are offset from the windows on the eastern two bays and likely mark the location of the interior stairs. The center bay consists of groups of three 3/1 windows under a shared stone lintel. A small keystone and quoins highlight the window frames. The third or eastern bay shares common decorative characteristics with the other two bays. This most eastern bay is distinguished on each floor by a center door with windows on each side. The doors open inwardly. There is structural evidence on the building exterior that wrought iron balconettes have been removed. From

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outside the building these features simulate three sets of French doors on each floor, which is not true. Instead, the center door and bracketing windows all simply share 14 pane glass panels with transoms. Storm windows now further disguise the differences. The lot also contains a brick, flat-roof, four-car garage with tile coping in the rear. Concordia Seminary officials would like to tear this classic structure down as they did with 6475 San Bonita several years ago to build an entrance archway into their campus.

[1 contributing building] [1 contributing garage]

**6505 San Bonita. 1927; Architect: Ed Gieseler; Builder: Jacob Althaus; Developer: Jacob Althaus. (Photos #3 and 4)**

This three-story, six-flat brick apartment building has Colonial Revival overtones such as the belt course at the top of the building; and simple, rectangularly shaped bas-relief entablature over the third-floor apartment windows. It has three bays and sits on a concrete foundation with small basement windows at the waterline. The main entrance and hallway is recessed with a door of glazed windows in a 3/3 pattern separated by muntins. Narrow ribbon—glass sidelights are found to each side of the main entrance appointed by quoins. The original metal canopy sits over top a lintel protecting the stoop. Front apartment windows of the 1/1 sash type are grouped in threes separated by mullions and offset by stone sills. Hallway windows are accented with lintels, small quoins highlighting the window frames, and rock sills. There is a five-bay brick garage in the rear that is original except for the new security doors.

[1 contributing building] [1 contributing garage]

**6509/11 San Bonita. 1930; Architect: not known; Builder: not known; Developer: not known. (Photo #5)**

This two-story duplex built of brick sits on a stone foundation. It has all of the classic lines of at least twelve other Spanish Revival duplexes built in the original Hi-Pointe Historic District as well as the Hi-Pointe Addition. Note the L-shaped footprint. The original pent roof of red Spanish tiles is still intact. The actual roof is flat. The pent roof has exposed rafters. The front room has original 3/1 windows grouped in fours in a projecting bay. The windows sit on stone sills and are separated by mullions. False lintels of brick and corner blocks and keystones accentuate the tops of each window set. The upper story porch fills the L and covers the two main entrances. The entrance doors have 3/3 glazed windows and are protected by storm doors. The upper story porch door matches the lower story doors with a 3/1 window over the hallway. This is the only duplex on the

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block without a driveway and garage in back, probably because the lot size was irregularly narrow.

### [1 contributing building]

**6515 San Bonita Avenue. 1927; Architect: E. A. Wagner; Builder: E. A. Wagner; Developer: E. A. Wagner. (Photo #6)**

This three-story, six-flat building built of brick and sitting on a concrete foundation has Craftsman influences. It has pent roofing over the facade although the actual roof is flat. The front has interesting accents: Key stones and corner blocks highlight the lintels over windows and around the entrance, and a slightly recessed area for the entrance and hallway. Façade windows to the left and right of the hallway are set in threes with a main window and sidelights separated by mullions. The main living room windows have 8/1 sashes; the sidelights have 4/1 sashes. The hallway windows have 6/1 main windows bracketed by sidelights of four glazed panes. Far left and right rooms are windowed with 6/1 paneled sashes separated by a mullion. Stone lintels of a quasi-labeled molding accentuate all windows and the main entrance. The main door has 3/3 glazed panels.

### [1 contributing building]

**6519 San Bonita Avenue. 1927; Architect: E. A. Wagner; Builder: E. A. Wagner; Developer: E. A. Wagner. (Photo #7)**

This three-story, six-flat brick building is Craftsman-influenced and a duplicate of the neighboring 6515 San Bonita Avenue building already described.

### [1 contributing building]

**6525 San Bonita Avenue. 1934; Architect: E. A. Wagner; Builder: E. A. Wagner; Developer: E. A. Wagner. (Photo #8)**

This three-story, six-flat brick building with Craftsman influences is virtually identical to the neighboring 6515 and 6529 San Bonita Avenue buildings already described. In 1998 they sold it to a developer who re-tuckpointed it and totally renovated the inside, while adding modern appliances, furnaces, central air conditioning, etc. The minor differences in facades can be seen in use of 4/1 panes living room windows, bracketed by 2/1 sidelights. Far left and right windows, likewise, have 2/1 glazed panels. Hallway windows consist of two 1/1 sashes separated by mullions. An awning overhangs the entrance stoop. Four diamond stone insets handsomely cover trusses used to support upper floors.



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### [1 contributing building]

**6529 San Bonita Avenue. 1927; Architect: E. A. Wagner; Builder: E. A. Wagner; Developer: E. A. Wagner. (Photo #10)**

This three-story, six-flat brick building on a stone foundation with three bays has the same Craftsman influences as the neighboring building at 6525 San Bonita Avenue. The only substantive differences are that it is shorter by two bays, has a wider entrance bay, and has no awning or canopy adorning the entrance. See the 6525 San Bonita Avenue description. The cosmetic changes include somewhat more pronounced keystones around the lintels on the east and west bays; and ribbon sidelights for windows (2/1/2 panels) and the entrance door (six panels).

### [1 contributing building]

**6531 San Bonita Avenue. 1927; Architect: A. E. Wagner; Builder: A. E. Wagner; Developer: A. E. Wagner. (Photo #10)**

This three-story, six-flat brick building has the same Craftsman influences as the one described above at 6529 San Bonita Avenue.

### [1 contributing building]

**6535/35A San Bonita Avenue. 1927; Architect: E. A. Craft; Builder: E. A. Craft; Developer: R Waks and B. Rosenthal. (Photos #11 & 12)**

This L-shaped brick two-story duplex is unusual for the District for not showing Spanish Revival influences. It is the only such local building of an eclectic Prairie-Craftsman style. Notice the low-pitched shingled gable roof with attractive ornamental brackets supporting the overhangs. The windows have the original 3/1 panes. The front windows are placed in fours separated by mullions. The first-floor windows have a shared lintel of stone. Doors are original equipment with glazed panes. This structure was hit by lightening around 2002 and has had replacement shingles and porch balustrade where the tree fell. Note also the decorative stonework around the windows and the lower belt course below the first floor windows. The step-up porch has brick walls with stonework on top. The rear garage has original brickwork but the low-pitch gabled roof has had new shingles and the garage doors are recent replacements.

### [1 contributing building] [1 contributing garage]

**6537/39 San Bonita Avenue. 1927; Architect: E. A. Craft; Builder: E. A. Craft;**

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### **Developer: H Waks & B Rosenthal (Photos #13 & 14)**

This L-shaped brick duplex employs an eclectic style, mixing Tudor and Spanish Eclectic influences. The L-shaped roof is cross gabled with a moderate pitch and uses the original plain slate patterned roofing. Likewise, the original ribbon windows with inset patterns are protected by an exterior storm window. Recently added storm doors protect the original doors, which have glazed windows. Notice the quoins on the porch pier and attractive urns. Both ends of the gabled roof have Gothic castellation with a six-pointed star as relief sculpture. The present owners have re-pointed the building and totally renovated the inside, while adding modern appliances, furnaces, central air conditioning, etc. A low-pitched gabled roof with the same plain-patterned slate roofing covers the original two-car garage in the rear of the house.

**[1 contributing building] [1 contributing garage]**

### **6541 San Bonita Avenue. 1926; Architect: E. A. Craft; Builder: E. A. Craft; Developer: H Waks & B Rosenthal (Photos #15 & 16)**

This L-shaped two-story brick duplex (with windowed attic) employs an eclectic style, mixing American Craftsman with Tudor overtones. The L-shaped roof is cross-gabled with a moderate pitch and uses tiles. An attic room has a window accented by quoins. The entrance is bracketed with decorative stones and arches around windows and the door. The original glazed doorway is protected by a recently installed storm door. The front rooms extend beyond the traditional L-shaped pattern with a usual (for this block) wood-and-brick bay window of demi-hexagonal design. The windows are the original 3/1 windows. A low-pitched gabled roof with the composite shingle roofing covering the original two-car garage in the rear of the house with one of the original doorways walled in.

**[1 contributing building] [1 contributing garage]**

### **6602/6604 San Bonita Avenue. 1925; Architect: Harry C. Vollmer; Builder: Harry C. Vollmer; Developer: Harry C. Vollmer (Photo #17)**

This eight-flat brick apartment building is constructed in the American Craftsman style at the corner of St. Rita Avenue. It is a two-story building set on a concrete foundation. There are embellishments of artistic square stones belt coursing under windows. A hint of a roof top balustrade adds a subtle aesthetic. The entrances have glazed windows bracketing the original doors. Doors have sidelight ribbon windows the full-length of the doors. Square keystones accent the entranceways. The living room 1/1 windows are set in threes upon stone sills and separated by mullions. Brick lintels with keystones are found over top all windows. There are shaped parapets at the roofline above both main entrances.

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### [1 contributing building]

**6603 San Bonita Avenue. 1924; Architect: Schuermann & Neumann; Builder: Schuermann & Neumann; Developer: Schuermann & Neumann (Photo #18 & 19)**

This L-shaped two-story brick duplex is another example of an eclectic Tudor/Spanish Revival design. The moderately pitched, cross-gabled roof is made of composite shingles. There is a small window of multi-colored Tiffany glass at the main entrance. All windows are 3/1 originals with upper panes with ribbon patterns. Keystones offset the windows. There is a belt course above the second-floor windows and another below the first-floor windows of the projecting bay. A six-pointed star sculpture is attached to the pediment. The roof has eaves that is wide and overhangs without boxing. There is a transom above the main entrance. Several subtle variegated brick patterns are set into the standard bricklaying pattern. The two-car garage in the rear has a moderately pitched gable roof that is shingled. New doors have been added to the original garage.

### [1 contributing building] [1 contributing garage]

**6607 San Bonita Avenue. 1924; Architect: Schuermann & Neumann; Builder: Schuermann & Neumann; Developer: Schuermann & Neumann (Photos #20 & 21)**

This L-shaped two-and-a-half-story brick duplex with windowed attic room is another example of an eclectic Tudor design. The variably pitched, cross-gabled roof employs composite shingles. The stairwell window to the left of the entrance is 3/1 arched with a stone quoin surround. All windows are originals with the balance being 1/1 and protected by storm windows. Keystones and concrete block frames also offset the other windows and the entrance itself. The door and transom are original equipment. Urns sit on the front stoop walls at the height of the lower belt course. Ivy hides the partial belt course above the second-story windows. The two-car garage in the rear has a moderately pitched gable roof that is shingled. Replacement doors have been added to the original garage.

### [1 contributing building] [1 contributing garage]

**6611 San Bonita Avenue. 1924; Architect: Schuermann & Neumann; Builder: Schuermann & Neumann; Developer: Schuermann & Neumann (Photos #22 & 23)**

Another L-shaped, two and a half story brick duplex with windowed attic room of an eclectic Tudor design has some uniquely ornate Italianate and Gothic variations in the cornice and living room windows. The Ziggurat-like cornice uses increasingly smaller belt courses to offset the attic window. A basket-handle arch

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of Italianate derivation tops the living room windows. The second floor window has an arched transom divided into three lights. The lower part consists of three separate panes. The window consists three-fixed panels. A brick panel separates the first and second floor windows. Quoins are used inside and outside the arch as decorative matter. The variably pitched, cross-gabled roof is overlaid with shingles. The gabled roof is also of irregular pitch with a significant eaves overhang and has a stepped brickwork design facing the street. An eyebrow transom is above the main entrance, which is surrounded by another arch and quoin. There are clear, handsome gothic overtones in all of these details. All windows and doors are original, and they are protected by storm windows. The two-bay brick garage in the rear has a moderately pitched roof that is shingled over the pyramidal form. Replacement doors have been added.

[1 contributing building] [1 contributing garage]

**6612 San Bonita Avenue. 1927; Architect: E. A. Wagner; Builder: E. A. Wagner; Developer: Sam Hamburg, Jr. (Photo #24)**

On the South side of the street sits this Colonial Revival influenced brick two-story, four-flat apartment building. The roof has a side-hipped gable finished off with shingles. Each of the four apartments has French doors with 5/2 windows off the living room that open on to a balcony. Although the photo suggest projecting bays, that is not the case. Only the balconies project. Side light windows of five panes are on the doorframe sides and are highlighted with stones inset in the bricks. The entrance has a multi-paned glass door with sidelights. The front access has a door of glazed panels again accented by narrow windows consisting of glazed panels. The overall effect is an elegant understated building. All windows and doors are original without any storm window protection.

[1 contributing building]

**6615 San Bonita Avenue. 1924; Architect: Schuermann & Neumann; Builder: Schuermann & Neumann; Developer: Schuermann & Neumann (Photos #25 & 26)**

On the north side of the street, this L-shaped, two-and-a-half-story brick duplex with attic room and a stoop filling in the "L" is a classic example of Tudor influences. The gabled roof is steeply pitched and still has its original Spanish mission ceramic tiles. Doors and windows are also original equipment. Note that the first floor windows and door are accentuated by concrete sculpture and quoins. The attic mock-half timbering window and gable are distinctive features for this neighborhood. Living room windows maintain the ribbon style 3/1 sashes

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common to this block. The main entrance door has windowed panels. The two-car garage in back of the house has a side-gabled roof furnished with shingles. The garage doors are new replacements.

[1 contributing building] [1 contributing garage]

**6616 San Bonita Avenue. 1924; Architect: E. A. Wagner; Builder: E. A. Wagner; Developer: E. A. Wagner (Photos #27 & 28)**

This two-story, three bay four-apartment brick building on the south side of the street has clear Colonial Revival overtones. The famous E. A. Wagner designed, developed, built and sold more buildings in the original HiPointe Addition than any other person. His architectural consistency and integrity comes through in this well designed building. Note the dentiled cornice above the second story. Balconies of wrought iron allow the doors to be opened to let in air and light. The central entrance door has side lights with an overall checkerboard pattern. The central entrance and other door-windows of the first floor and the second story hallway window all have quoins that give an understated elegance to the simple design. The second floor hallway window also has a keystone. The backyard garage has not been renovated. All doors and windows are originals that have not been replaced. Both structures use flat roofs.

[1 contributing building] [1 contributing garage]

**6619 San Bonita Avenue. 1924; Architect: Schuermann & Neumann; Builder: Schuermann & Neumann; Developer: Schuermann & Neumann (Photos #29 & 30)**

This may be the most unusual of the L-shaped Tudor style homes on San Bonita. Like many of the others it has its original and handsome Spanish tiled roof. The roof structure is cross-gabled with drop eaves. Note that the windows on the first and second floors have 3/1 sashes. There is a paired attic window with multiple glazed panes. The lower story windows (including the transom over the entrance) all have subtle arches. Notice the brick quoins at the corners of the building and above the entrance and lower hallway window, which replaces the more familiar stone quoins of surrounding buildings. The upper story living room window is a bay window. The eclecticism is also seen in the use of wood beams in the attic and second-story levels to heighten esthetic interest.

According to owner, Charlie Darden who has researched the history of his building, this building and the five to its east (6615, 6611, 6607, 6603, 6541) were essentially built in 1924 but market forces conspired against Schuermann and Neumann and they could not finish and sell them until 1930 (when they appear on the St. Louis County Department of Revenue books.)

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[1 contributing building] [1 contributing garage]

**6620 San Bonita Avenue. 1927; Architect: E. A. Wagner; Builder: E. A. Wagner; Developer: Sam Hamburg, Jr. (Photo #31)**

On the South side of the street sits this Colonial Revival influenced design. This building design is the same as that of 6612 San Bonita Avenue already described. Note that E. A. Wagner's only architectural design and building in this subdivision involved the four buildings in a row from 6612 to 6624. He used a Colonial Eclectic design in each case. Sam Hamburg, Jr. was the developer and original owner of each of these four flats.

[1 contributing building]

**6623 San Bonita Avenue. 1927; Architect: Schuermann & Neumann; Builder: Schuermann & Neumann; Developer: Schuermann & Neumann (Photos #32 & 33)**

The last of seven buildings designed, constructed and sold through Schuermann and Neumann in the 6500-6600 block is this L-shaped, two story brick Tudor Revival design with Gothic crenellations in the parapet. Note the eight-pointed star-square sculpture above the second floor window. Quoins around the windows and belt courses add interest to the design. The cross-gabled roof of shingles is partially hidden in the front by a parapet. The 3/1 ribbon windows in the front are consistent with those throughout the neighborhood. All windows and doors are original, although the brickwork has been re-pointed throughout. The doors and windows on the garage in the backyard appear to be the originals. The roof is low-pitched, of the side-gable variety.

[1 contributing building] [1 contributing garage]

**6624 San Bonita Avenue. 1927; Architect: E. A. Wagner; Builder: E. A. Wagner; Developer: Sam Hamburg, Jr. (Photos #34 & 35)**

On the South side of the street sits this Colonial Revival style, two-story, four-flat, 3 bay brick building with a central entrance. This building design is the same as that of 6616 San Bonita Avenue described above. It is distinguished by an interesting dentiled cornice and simple parapet.

[1 contributing building] [1 contributing garage]

**6625 San Bonita Avenue. 1930; Attributed Architect: Schuermann & Neumann; Attributed Builder: Schuermann & Neumann; Attributed Developer: Schuermann & Neumann (Photos #36 & 37)**

This L-shaped two-story brick duplex is architecturally consistent with the seven

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duplexes to its east and is listed at the same time as them in the County of St. Louis Department of Revenue records so it is conceivable that it is another Schuermann and Neumann building but the City of Clayton records no longer exist to confirm this. It is essentially the same Tudor Revival style building as 6619 San Bonita Avenue by Schuermann and Neumann. However, the details of this duplex are unusual because the use of stucco and is not as common in Tudor influenced construction as solid masonry. The 3/1 window is a Tudor design consistent with the rest of the neighborhood as is the use of quoins as accents. Similarly the windows are original and have the same upper panel design as found in the six Schuermann and Neumann designed buildings to the east. The roof is cross-gabled and laid over with compositional shingles. The garage also uses the same side-gabled roofing style as its sisters. The two-car brick garage in back has recently been re-pointed with the addition of new shingles and door. Original windows in the front of the house are protected by storm windows.

[1 contributing building] [1 contributing garage]

**6627 San Bonita Avenue. 1929; Architect: Muellenhoff Building & Realty; Builder: Muellenhoff Building and Realty; unknown; Developer: Arthur Fries (Photos #38 & 39)**

This American 4-Square Colonial Revival styled two-and-a-half-story brick duplex is the only building in the 6400-6700 blocks with a dormer. The roof is an unusual moderately pitched pyramidal design (for this block) with shingles. The full front porch is also unusual on this block as is the full front wrought iron 2<sup>nd</sup> floor balcony. All windows are originals and have the same upper pane designs as the sister buildings east in the 6600-6500 blocks. This is true of the glazed panes in the upper and lower story doors. The building has sat inexplicably vacant for at least 20 years. The City forced the owners to put on a new roof, and air conditions, water pipes, etc. about 15 years ago. The two-bay garage in back no longer has its original door(s) and has recent been re-tuckpointed with a new roof laid of shingles. It has a low-pitched pyramidal design consistent with that of the duplex.

[1 contributing building] [1 contributing garage]

**6628 San Bonita Avenue. 1929; Architect: E. A. Wagner; Builder: E. A. Wagner; Developer: Sam Hamburg, Jr. (Photos #40 & 41)**

This Spanish Eclectic two-story, brick four-flat apartment building still retains its pent roof with Spanish tiles although the actual roof is flat. The pent-roof has a triangular dormer above the entrance bay that is singular in the whole subdivision. The steeply pitched gable over the entrance way is also unique to

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the District. The keystones over the first floor windows are also uniquely shaped. All windows and doors are original following the common pattern of having the upper panes with smaller panes of a 6/1 glazing pattern. Window frames are accented with concrete sills consistent with the neighborhood. There is a four-bay brick garage in the rear.

[1 contributing building] [1 contributing garage]

**6629/6631 San Bonita Avenue. 1926; Architect: Ben Shapiro; Builder: Pomeroy Construction Co.; unknown; Developer: Sam Brown (Photos #42 & 44)**

This two-story four-flat brick apartment building with a flat roof hidden by a stepped parapet is of the Spanish Eclectic style and arguably the most ornately appointed building in the District. The terra cotta cornice above and below the belt course has five ornate shields of armor in the carved, low-relief style of Plateresque and Churrigueresque. Four doors have half-moon low relief accents with keystones added for accent. The porch also has pillars with accented sculptures and quoin. Urns adorn the second floor corner porch posts. All doors and windows are original. Notice the two unusual arched entries to the front porches and the unusual buttress on the west side of the building over the driveway. Both of these two features are unique to the neighborhood. The four-car garage in the rear no longer has its original doors but is original.

[1 contributing building] [1 contributing garage]

**6632/6634 San Bonita Avenue. 1950; Architect: Sam Goldman; Builder: Sam Goldman; Developer: Sam Goldman (Photos #44 & 45)**

This modern one-story brick four-efficiency apartment building with stepped parapet is one of the few incongruous buildings in the Hi-Pointe Addition Subdivision. It is a post-war modern design. There is a four-bay garage without doors in the rear along the alley.

[1 non-contributing building] [1 non-contributing garage]

**6633 San Bonita Avenue. 1924; Architect: D. R. Harrison; Builder: Harrison Construction Co; Developer: Sam Jackaway (Photos #46 & 47)**

This two-story brick Spanish Eclectic style duplex and its western neighbor 6637 were the first structures built in the 6500-6700 block. The original Spanish tile over the pent roof (which is actually flat) was damaged by squirrels and replaced with composite shingles. All windows were replaced with energy efficient ones of the same design during the 1980s. The doors over the upstairs porch are French doors. The present owners replaced kitchens and bathrooms with modern



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fixtures during the 1990s. The present owners re-pointed the entire building in the late 1970s. False balconies to the west side are original as is the porch. Notice the original doors, which have small panes of glass inset in a non-traditional door shape with a semi-circle at the top. There was a Spanish shield of armory in the middle of the cornice that was destroyed by lightening during the 1980s. The western-most French doors have false wrought iron balconettes. The shared driveway and four-car garage were space-saving designs. The flat roofed garage has been re-pointed and the windows replaced.

[1 contributing building] [1 contributing garage]

**6636 San Bonita Avenue. 1920; Architect: Unknown; Builder: Unknown; Developer: Unknown (Photo #48)**

This Spanish Eclectic brick building has two stories and a shaped parapet. Its four condominiums were converted from apartments and completely refurbished with modern kitchen and bathroom appliances. Central air conditioning was also added at the same time around 2000. The windows follow the 3/1 pane style of the period. All windows have the same three-over-one pane style found throughout the 6500-6600 blocks. They have storm windows to protect them. Note the embellishments on the front of the building – white diamonds and square and accented cornice with a medallion in the center near the roof line with shaped parapet. The doors have a casement that is embellished artistically overhead. There is a recessed entry bay with the front door bracketed by narrow side light windows on each side. The hallway window and main entrance have similar decorative crowns. All windows and doors are originals. They have brick lintels and stone sills. The windows consist of 3/1 sashes separated by mullions.

[1 contributing building]

**6637 San Bonita Avenue. 1924; Architect: D. R. Harrison; Builder: Harrison Construction Co; Developer: Sam Jackaway (Photos #49)**

This two-story, brick Spanish Eclectic building was built in an exact mirror image of it eastern neighbor 6633 San Bonita Avenue. Its owners have made the same modernizing improvements: re-pointing, all new bathroom and kitchen facilities, air conditioning, and forced air furnaces that are natural gas burning. The original Spanish tile pent roof had the same squirrel damage and was replaced by shingles in the 1990s. It has a shaped parapet to hide the flat roofing. The brick garage at the back has already been described as it is part of the 6633 San Bonita Avenue garage.

[1 contributing building]

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**6641 San Bonita Avenue. 1925; Architect: Ben Shapiro; Builder: Pomeroy Construction Co; Developer: Albert Realty & Construction Company (Photo #50)**

*This four-flat was the same building as described at 6629/6631 San Bonita Avenue. It was razed by Concordia Seminary in 1998 and is now a vacant lot. It was a Spanish Revival gem.*

**[1 Vacant Lot]**

**6701 San Bonita Avenue. 1978; Architect: unknown; Builder: Concordia College Corp; Developer: Concordia College Corp. (Photo 51)**

This modern three-story brick building replaced a 1925-constructed, four-flat apartment building. The present flat roofed building has five apartments rented out to seminarians. *Unfortunately, the building it replaced was one of the earliest Pomeroy constructed American Craftsman buildings in the Addition Subdivision.*

**[1 non-contributing building]**

**6707 San Bonita Avenue. 1950; Architect: unknown; Builder: unknown; Developer: unknown (Photo 52)**

This Ranch Style building of four efficiency apartments is so well hidden at the end of the block that few people even know it exists because it is surrounded by thick groves of trees. It has a low-pitched gabled roof with large overhanging eaves. It is a one-story building that looks like a one-family house although it is not. The front has large areas of glass windows.

**[1 contributing building]**

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### **Alamo Avenue**

Alamo Avenue commemorates the "cradle of Texas liberty" in San Antonio where heroic Texans fought a hopeless defense of the Alamo in February 1836. This block is about a decade newer than the same block on San Bonita Avenue with buildings mostly constructed in the 1930s. It has seven very unique examples of French Eclectic buildings not found in the rest of the subdivision.

**6601 Alamo Avenue. 1919; Architect: Joseph Leopold; Builder: Joseph Leopold; Developer: Joseph Leopold (Photos #53 & #54)**

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This two-story -apartment brick building is a Colonial Revival style building has a cross-gabled roof that is hipped and covered with shingles. Note the first floor was converted from two apartments to one three-bedroom apartment a number of years ago. There are 6/1 panel windows throughout. Note the simple yet elegant lines under and over windows to accentuate them with concrete sills and crowns. Just below the roofline is a row of squared ornaments that add to the beauty. The broken pediments over, and pillar-like accents on the sides, of the doorway have a Colonial influence. The hallway windows are of the narrow diamond pattern flanked by 6/6 sashes, with irregular patterns set in a bay with ornamental brackets underneath. The matching four-bay garage also has all original doors and windows and sits at the west side of the building on the alley.

[1 contributing building] [1 contributing garage]

**6602 Alamo Avenue. 1953; Architect: not known; Builder: Unknown.  
Developer: Unknown (Photo #55)**

This appears from the records to always have been a parking lot for the commercial buildings on Clayton Road.

**6610 Alamo Avenue. 1919. Architect: Dawn Architects; Builder: John Porta;  
Developer: Harmac Investment Co. (Photo #56)**

This two-story brick duplex was built with Craftsman influenced details. It originally sat on Clayton Road and is the only building in the subdivision that has been moved. It was moved in 1930 to make room for commercial development. The parapet has a castellation in the Gothic Revival mode. Below that at the level of the flat roof is a belt course. The windows have 8/8 sashes on the second story, 6/6 on the first story and are original. Windows have brick and stone lintels and sit on stone sills. There is a glass transom over the original door. Storm windows protect all windows and doors. There are corner blocks above the windows as accents. The small, hipped roof over the porch is layered with shingles. Brackets hold up the porch roof. Concrete sills accentuate the bottoms of all windows.

[1 contributing building]

**6612 Alamo Avenue. 1930; Architect: Dawn Architects; Builder: John Porta;  
Developer: Harmac Investment Co. (Photos #57 & 58)**

This is one of eight French Eclectic buildings constructed on Alamo and is a two-story duplex of brick. The major distinguishing feature of these buildings is an entrance and common hall made in the form of a center turret. The second floor window in the turret has a half moon transom. Note the three stone and five brick

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belt courses around the turret's 1<sup>st</sup> floor. The roof is side gabled of moderate pitch covered in shingles as is the turret. The apartment windows appear to be original as do the doors. Note the asymmetry of the lower right most apartment window of three separate frames versus the double-framed corner windows for the others. The upper turret window also is accented with a sill and concrete block. The original garage for four cars still exists in back with its flat roof although no doors now exist.

[1 contributing building] [1 contributing garage]

**6615 Alamo Avenue. 1930; Architect: Joseph Leopold; Builder: Joseph Leopold; Developer: Joseph Leopold (Photos #59 & 60)**

This is the second of eight French Eclectic brick two-story four-flat buildings constructed on Alamo. The roof has a slight pitch with light colored shingles. The brick is a lighter, variegated coloring that distinguishes it from its brothers. The doors and windows are similar to those in the 6612 building but note how the upper story right-hand apartment stands out in relief with its own roofing. As with 6612 Alamo, the lower right-hand apartment window has three double-hung sash windows while the others are double frames. Note the double brick belt courses about four feet up from the ground and square accent concrete quoins above the doorway and the turret window. Unusual two-by-six opaque glass brick windows line the four smaller turret windows. The four-car garage is original brickwork but the doors and posts have been replaced.

[1 contributing building] [1 contributing garage]

**6616 Alamo Avenue. 1940; Architect: H. A. Barnett; Builder: H. A. Barnett; Developer: H. A. Barnett (Photos #61 & 62)**

This third of eight French Eclectic buildings constructed on Alamo is a brick two-story four-flat. The roof is a hipped type with light colored shingles. The turret entrance has a massive three-sash upper window and door with a small inset window that are both original. The upper apartment windows are double hung originals. The lower windows both double windows with a half-moon transom. There are concrete accent blocks above and below the large turret window and a massive concrete block set on the stonework around the doorway that makes this an unusual building for the subdivision as virtually all buildings used only bricks in construction. The raised-basement is also unusual for showing off the cut stone to produce a more rustic look. The four-car garage also uses a square hipped roof with shingles and an opaque glass window with modernized doors.

[1 contributing building] [1 contributing garage]

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**6619/21 Alamo Avenue. 1938; Architect: F. G. Avis; Builder: H. A. Barnett;  
Developer: H. A. Barnett (Photos #63 & 64)**

This front-gabled two story, four-apartment brick building with a low pitch roof covered with shingles is of the Modern Movement. The gable has a white wood trim at the wall junction. The entrance bay projects with two doors on front and one on each side. Stone surrounds stylized pilasters, set off by a concrete lintel with simple relief sculpturing. Note the concrete blocks at the bottom and quoins at corners of the entrance add accent. The living room windows are also originals and set at the corners of the building. They are not symmetrical. The upper ones have two windows each double hung with 3/2 panels. The lower left window has paired 4/4 double hung windows. The final window in the lower right corner is a single window with 4/2 panels in the double-hung sashes. There is a four-bay garage in the rear with newly installed doors.

**[1 contributing building] [1 contributing garage]**

**6620 Alamo Avenue. 1926; Architect: Thurston; Builder: Thurston; Developer:  
P W McHenry & Julia Rose (Photos #65 & 66)**

This two-story duplex is of the American Craftsman type using a light-colored brick. The roof has shingles over a cross-gable that has narrow eaves with brackets at corners. There are four 3/1 double-hung style windows with a concrete sill that are originals on the second floor. The first floor windows are of the same type. Front doors to each apartment are originals with a small peek-hole window in each. Cut stonework walls and columns support the full front porch. The porch roof has a slight pitch and is covered with shingles. Concrete blocks give accent to the porch and stairs leading up to it.

**[1 contributing building]**

**6624-26 Alamo Avenue. 1951; Architect: Robert Loomstein; Builder: same;  
Developer: same (Photo #67)**

This one-story brick, four efficiency apartment building is a post-world war building that is one of the few not fitting with the overall architectural integrity of the area.

**[1 non-contributing building]**

**6625 Alamo Avenue. 1936; Architect: F. G. Avis; Builder: H. A. Barnett;  
Developer: H. A. Barnett (Photos #68 & 69)**

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The fifth of the eight French Eclectic buildings is a two-story four-apartment brick construction. This building is constructed of multi-colored bricks. There is a single colored red brick belt around the middle of the second story. The gabled, hipped roof is covered with plain-patterned slate material. The turret has an ornately designed stained glass window. The upper story windows are of a 6/6 pane design for both lower and upper parts. The first floor windows have a half-moon transom with inner arches to separate the various panes of glass. All doors and windows are original. The bottom half of the turret is constructed of cut limestone. There is a belt course of cut concrete blocks around the turret above the door that is framed by cut stone relief.

[1 contributing building] [1 contributing garage]

**6627-29 Alamo Avenue. 1940; Architect: F. G. Avis; Builder: H. A. Barnett;  
Developer: H. A. Barnett (Photos #70 & 71)**

This is a front-gabled brick, two-story, four-apartment building with no clear style. This is essentially the same building plan as 6619 Alamo with two front doors and a door on each side of the entrance, but uses different accents to create the allusion of difference. For example, there is a half-moon sculptured relief in the attic area. The roofing for the projecting entrance bay uses a curved slope roof covered in copper. Pilasters and four glass bricks function accent the entrance doors as windows on each side of the middle doors. All windows are 1/1. On the first floor there 2 single corner windows and on the second floor there are two double hung windows at the corners and two single windows above the entrance likely on the hall landing. The original garage exists in the rear without doors. It has a flat roof and walls of brick. .

[1 contributing building] [1 contributing garage]

**6628 Alamo Avenue. 1928; Architect: F. G. Avis; Builder: H. A. Barnett;  
Developer: H. A. Barnett (Photos #72)**

This seventh of eight French Eclectic style with turret is more austere than the others due partly to the choice of dark brick and intricate bricklaying of inset brick in dark colors. The massive dark stained glass window in the turret also adds to the darkness. Note the brick belt course about sill level on the second story. A light concrete belt course wraps around below the first story windows. Above each window there is also a brick lintel. The front entrance is bracketed by a marvelous sculptured pillar-like effect topped with a weighty looking lintel. The front door has an original 5-by-3 set of glazed panels inset into the door frame.

[1 contributing building]

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**6631 Alamo Avenue. 1939; Architect: F. G. Avis; Builder: H. A. Barnett;  
Developer: H. A. Barnett (Photos #73 & 74)**

Yet another French Eclectic design was used for this building. The brick is multi-colored for both the building and the garage. The roof is an unusual inset gable covered in shingles. This is essentially the same design as the other French Eclectic buildings to its east like 6625 Alamo. The only real difference is the squashed turret. The brickwork around the massive stained glass window is of the same color to make the window stand out. Cut stone sills and lintels help accentuate the window (which really doesn't need help!). Opaque glass blocks bracket the front entrance to allow in light. All doors and windows are intricate and original. Original period awnings are found over three of the windows. A belt course of light brick surrounds the building at knee height. The four-bay brick garage lacks doors but retains its original brickwork and flat roof.

**[1 contributing building] [1 contributing garage]**

**6632 Alamo Avenue. 1979; Architect: Unknown; Builder: S. H. Keiser;  
Developer: Katherine Keiser (Photo #75)**

This modern two-story, four-flat brick condominium replaced an American Craftsman Style four-flat apartment building from 1926. It is only one of two such replacements in the Historic District suggesting how little loss of architectural integrity has occurred in the area to date. It has a distinctive glass archway and entrance. A pair of fifteen pane glass panel doors led out to 3 of the four wrought iron balconies. The fourth pair of doors is single paned.

**[1 non-contributing building]**

**6633 Alamo Avenue. 1926; Architect: Appel; Builder: Appel; Developer:  
Theresa Thier (Photo #76)**

This American Craftsman design for a brick four-apartment building is similar to those of 6629 and 6627/29 Alamo. The difference is the shared entrance on this one. The roof is of the low-pitched gabled variety with shingles. Note the large eaves overhang and five ornamental brackets under the front eaves. An ornamental coat of arms is sculptured near the roof peak. The brickwork for the common hallway and entrance are set off in relief. A small belt course accents the top of this relief with four small sculptured pieces as accents. The small portico over the entrance is a smaller version of the roof. The entrance has an original door with three ribbon pieces of glass. Four sidelights are found to each side of the door. Windows are the original 1920s design commonly seen in the subdivision. The upper sash has three panes with one pan for the lower sash.

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Each window frame is accented with a brick sill.

### [1 contributing building]

**6636-38 Alamo Avenue/ 938 Concordia Lane. 1927; Architect: Ben Shapiro; Builder: Sam Brown; Developer: Albert Realty & Construction Co. (Photos #77 & 78)**

This Spanish Eclectic styled 10-flat brick apartment building of two stories is one of the finest examples of the style in the area. Notice the large number of quoins incorporated into the front corners from top to bottom. All the balcony doors have keystones and corner blocks. Two corner blocks also accent each of the common hallway windows. Two quoins are found at the top of each of the common hallway windows. Two large sculptured reliefs accent the parapets over the entrance bays. Both the original apartment and balcony doors contain 10 window panels.. These are accented by sidelights on each side of five panels to let in light. A belt course wraps around the front of the building above the windows and doors of the second floor. Concrete sills are placed below the hallway windows. The doors have smart sculptured frames with a hood-mold in quasi-star shape. This apartment building gives off a nice touch of air and light and habitability due to the living room doors opening onto balconies.. There is a modern carport built for only four cars in the back of the building.

### [1 contributing building] [1 non-contributing carport]

**6639 Alamo Avenue/ 914-918 Concordia Lane. 1929; Architect: Ben Shapiro; Builder: Sam Brown; Developer: Henry Wade (Photos #79 & 80)**

This Renaissance Revival styled 15-flat brick apartment building of three stories and raised basement is one of the finest examples of the style in the area. Notice the large number of quoins incorporated into the front. All corners have intricate brick patterns of diamonds. Two corner blocks accent each of the windows. Two quoins are found at the top of each of the common hallway windows. Two large sculptured reliefs are incorporated into the top of the building near the flat roof with three smaller bas reliefs on the sides. All of the windows are set as double windows of two sashes of a 6/1 pattern. Concrete blocks are used for sills and a solice brick pattern for window crowns. The entrance ways have a flat arch set on top of stones with a segmental arch over the main entrances which have two panels of glass set in the original door frames. Tower-like projections mark the central entrance bay. The common door is set within a stone entrance surround. There is a stepped/crenulated parapet at the roof line. Note that both the Alamo and Concordia sides are built with exactly the same intricate pattern.

### [1 contributing building]



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### **Clayton Road**

Clayton Road refers to Ralph W. Clayton, a farmer whose land became the St. Louis County seat of Clayton in 1878. His namesake city was incorporated in 1913. Hi-Pointe Subdivision was the first plated subdivision in 1917. The Hi-Pointe Addition Subdivision followed only five years later in 1922 as a plat. The first buildings in the plat followed naturally along Clayton Road, which was less than half a mile from the National Road (now known as US 40/I-64) allowing relatively easy commutes into the downtown St. Louis area.

**6501 Clayton Road. 1921; Architect: Hy P. Nus; Builder: Kellerman Construction; Developer: Christian Brothers (Photos #81 - 85)**

The main high school brick building is a fantastic three-story example of Gothic Revivalist architecture facing south on Clayton Road. All windows and doors have been replaced with energy efficient ones but the main structure is filled with Gothic overtones. Note the two castellated turret-battlements and parapet marking the entrance. Eight centered gables with coats of arms on six mark the line of the roof. . Several belt course of varying thicknesses envelop the structure. The flattened Gothic Revival archway enhances the main entrance. There are irregular quoins set around windows as accents. White quoins in irregular patterns give the turrets an interesting period effect. Note the princess windows on the turrets. Six column supports between windows have accented top pieces. The main building façade is recessed between two ends with bay windows.

The brother's dorm faces east on Seminary Place (previously University Lane) and is attached to the main building by a first and second floor walkway. It was built of brick in 1941. All windows and doors are the originals. It has four floors with the top floor built under the cross-gabled roof. This building is less ornate with simple concrete sills under the double hung sash windows. Still, the match to the main building is so clear that the casual observer might think the two building were constructed at the same time.

The gymnasium also of red brick sits at the western edge of the main building and is built in a more modern style. This as built in 1946. The gymnasium is much less ornate than either the main building or the dorm. This is likely due to the purpose of the building. However, some attention to detail can be seen in the brick belt midway up the structure and arched openings on the first floor. There are no windows on any of the sides.

There are also several buildings in the back, which are non-contributing to this

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application. They are a physical education building, spectator stands and support building for food service during athletic events. These buildings were added in the 1980s and 1990s. They are made of brick and have modern, institutional characteristics.

**[3 contributing buildings] [3 non-contributing buildings]**

**6601 Clayton Road. 1924; Architect: George C. Smith; Builder: same; Developer: same (Photo #86)**

The American Craftsman design is a two-story, four-apartment brick building. Groups of three 4/1 windows mark the two end bays on both floors.. Sills use protruding bricks. Above the window sashes is another set of protruding bricks with keystones and corner stones that accent the windows and act as lintels. The original doorway has three panels of glass; an archway highlights the door with a semi-circular transom and sidelights. A pent roof tiled with shingles offsets the flat roof. False beams and handsome brackets are set under the eaves. Note the white tiled rectangular feature above the hallway window. Spanish tiles line the wall-roof junction. The common hallway and entrance are recessed from the bricklaying used for the apartments.

**[1 contributing building]**

**6607 Clayton Road. 1929; Architect: Norma Barrow; Builder: F. J. Kolb; Developer: William M. Lawler (Photos #87 & 88)**

This two-story brick building with four apartments has Tudor influences. Note the parapet at the front of the flat roof with a shield of arms and the hallway window with diamond pane sash patterning with inlayed pieces of opaque glass. The curved overhang over the doorway adds to the Old World appearance. Windows use simple sashes hung on top of concrete sills and are original. The main door uses panels of three rows by five columns with side panels of five panes. Quoins are used at the building corners for accents. The hallway bricklaying makes it protrude to set off the common area from private apartments. The brickwork is multi-colored. In the rear at the alley are the original three walls of a four-car garage. More secure doors have been added.

**[1 contributing building] [1 contributing garage]**

**6609 Clayton Road. 1929; Architect: Stanley Knarth; Builder: S. L. Enosh; Developer: Leon & Carreu B. Rover (Photo #89)**

This is one of the most ornate of the Spanish Eclectic style buildings in the subdivision. It is a two-story, four-flat brick building that currently houses offices, although it was likely built as an apartment building. It has a typical Mission style

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parapet over the hallway. The upper story of the hallway has four-by-five panel glass bricks set as a source of light. All the unit windows are a large picture window with two sash windows on either side and are protected by storm windows. Since this large window is very unusual for the neighborhood it is likely these windows are replacements although not in the last 35 years. A concrete sill sitting on a rectangular area of off-colored stone accentuate these windows. All the windows have corner stones built into the lintels. A canopy runs nearly the entire length of the building at the bottom of the second floor. Corners use raised bricks to mimic quoins. A pent roof hides the flat roof and is overlaid with Spanish red tiles. The single paned entrance door is highlighted by a gothic-like arch design of concrete block quoins.

### [1 contributing building]

**6611, 17, 19 Clayton Road. 1924; Architect: George A. Ruel; Builder: George A. Ruel; Developer: T. Hanlon (Photo #90)**

This 20-office brick building is a two-part commercial block. It is a two-story building with a flat roof. There are numerous accent marks on the second floor façade including a belt near the roof of white square sculptures. There are also columns of black keystones above the 2<sup>nd</sup> floor windows. All of the upper windows are original. Note the difference between the light single colored brick window accents on the upper west side of the building and the lack of such accents on the east side. The bottom floor has large windows but it is not clear when they were added. A variety of small businessmen, doctors, dentists, accountants, et cetera have used the upper story offices over the years. Presently a gourmet coffee shop, a beauty salon and a ballet teaching facility occupy the four first-floor storefront spaces. All five doors appear to be original. Those doors not leading to the storefront businesses access the basement, second floor and suites in the back of the building. An awning covers the entire length of the building between the second and first floor windows.

### [1 contributing building]

**6621 Clayton Road. 1920; Architect: Unknown; Builder: Unknown; Developer: Unknown (Photos #91 & 92)**

This was the first building constructed in the Hi-Pointe Addition Subdivision (two years before it was platted). It is two-story brick Tudor design with a belt above the 2<sup>nd</sup> floor windows. Notice the cross-gabled bay window in the 2nd floor hallway area that is surrounded by the only stucco on the building. Below that, the

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doorway borrows from the Gothic archway with quoins and label mold. Behind this sits the original door and side windows protected by storm windows and door. The apartment windows are doubles with the typical three-to-one sashes seen throughout the neighborhood in the 1920s. Concrete sills and crowns with two quoins set on each side accentuate these windows. Parapets line the roof. The four urns on either side of the stairs are original. The three-sided garage in the rear is original and appears to have been built without doors.

[1 contributing building] [1 contributing garage]

**6633 Clayton Road. 1929; Architect: F. G. Avis; Builder: Unknown; Developer: Robert A. Armbruster (Photos #93 & 94)**

This English Tudor building has long been noted as an important landmark. It was built as a mortuary with additions added in 1939 and 1946 just before and after WW II. It has prominent cross-gables, massive fireplaces, multi-pane glazing and a semi-hexagonal bay window elaboration. The windows have stained glass protected by clear glass. The primary building materials of the walls is limestone with the roof of plain, but variably colored, slate. Note the arched drive through addition to the right (east). An eagle sculpture adorns the main entrance way.

[1 contributing building]

**6701 Clayton Road. 1950; Architect: Unknown; Builder: Unknown; Developer: Unknown (Photos #95 & 96)**

This building has served a number of commercial purposes. It was a sports store at one time. Presently it used primarily by the St. Louis Bread Co. who renovated the façade and a defunct micro-brewery. An insurance agent occupies a second-story office at the east end. The building is laid with a flat roof covered with commercial tars. Most of the building is on one floor but the east end has a second floor office space. The main entrance in the center leads to a small enclosed shared entryway leading left and ahead through another door and into the Bread company or through a door to the right and into the empty Brew Haus space. The entrance to the right of the main door leads to the second floor space at the east end of the building. The original red brick frontage is now hidden by stucco. The windows in the Custom Brew Haus are originals, but the entrance doors and windows and bread company windows are all replacements.

[1 contributing building]

**6717 Clayton Road. 1934; Architect: R. P. Boehmueller; Builder: Atlas Construction Co; Developer: Unknown (Photo #97)**

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This property once had a mini-golf course on it in the 1920s then a gasoline station. Porter Paint Co. has long owned the present building built in 1934 for them. It has a Commercial design with flat roof covered with commercial tiles. The brick exterior is original but they have hidden the front of the building brickwork with paneling. Windows and doors have not been replaced in the thirty-five years the authors of this study have lived in the area. We found no city permits between 1934 and the present indicating any renovations have taken place.

### [1 contributing building]

**6733 Clayton Road. 2004; Architect: Theodore Christner; Builder: Unknown; Developer: Walgreen (Photo #98)**

This property once held the first drive-in restaurant in the country, the Parkmoor, which had two distinctively interesting period buildings from the 1930s including a prime English Tudor example. The McGinley Family, LLP, which owned both properties recently allowed those buildings and a former grocery store turned Walgreen to be razed and turned into this modern Commercial building.

### [1 non-contributing building]

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## **St. Rita Avenue**

There are only four apartment buildings on this one-way entrance into the subdivision. It is not clear why the road was named after St. Rita, an obscure Italian saint of the 14<sup>th</sup> and 15<sup>th</sup> Centuries. These buildings were all developed over a small period from 1926-1929.

**905 St. Rita. 1929; Architect: Frank L. Dittmeier; Builder: Frank L. Dittmeier; Developer: Fred Slobright (Photo #99)**

This square, two-story, four-flat brick apartment building has a flat roof with a pent roof of Spanish tiles and it has small eaves. It is a typical Spanish Revival design with triple windows of double sash type of the 6/1 panes style – which are original. A lintel of bricks in a pattern different from the rest of the walls and four blocks (corner stones and keystones) above and below the windows add distinguishing accents. The hallway window has two (corner stone) blocks above as part of the lintel. All windows sit on stone sills. The door is inset with two stone blocks above. . All doors and windows are

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originals. The entrance door has sidelights.

### [1 contributing building]

**909 St. Rita Avenue. 1929; Architect: Frank L. Dittmeier; Builder: Frank L. Dittmeier; Developer: Fred Slobright (Photo #100)**

This is the same building as 905 Concordia Lane with the exception of the pent roof, which has a center gable and is tiled with shingles. The rounded arched entrance is also slightly different.

### [1 contributing building]

**911 St. Rita Avenue. 1926; Architect: Frank L. Dittmeier; Builder: Frank L. Dittmeier; Developer: Fred Slobright (Photo #101)**

This was the first building in the four brick building series and was the model apparently for the other three. All four have the same design as described above for 905 St. Rita with trivial differences.

### [1 contributing building]

**915 St. Rita Avenue. 1929; Architect: Frank L. Dittmeier; Builder: Frank L. Dittmeier; Developer: Fred Slobright (Photo #102)**

This is the same brick building as 905 St. Rita Avenue with the cosmetic difference of the center cross-gabled roof façade.

### [1 contributing building]

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## **Concordia Lane**

**901 Concordia Lane. 1925; Architect: Lawrence Rudhoff; Builder: John Herzog; Developer: John Herzog (Photos #103 & 104)**

This Colonial Revival brick building is a two-story, four condominium although it once was originally four separate rental apartments. The crown of the building has a triangular parapet. Each of the unit windows consists of two double-sashes of the 4/1 sash type and these are original. The hallway window is also a single

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double-sash window of the 4/1 sash type. Each window as a lintel of soldier bricks and a sill of concrete slabs with a concrete slab post between windows. The doorway is original with nine-panel window inset in the door way and four-panel sidelights on each side. The building has a flat roof. A low-pitched overhang with brackets to aid in attaching to the building sits over the doorway. All units have modern kitchens and bathrooms. There is an original car port in the back with a flat room and cinder block backside.

**[1 contributing building] [1 contributing carport]**

**905 Concordia Lane. 1925; Architect: Lawrence Rudhoff; Builder: John Herzog; Developer: John Herzog (Photo #106)**

This Colonial Revival brick building is essentially the same two-story, four unit brick building as 901 Concordia Lane. Cosmetic differences are found in the straight-edged crown and the pediment over the doorway.

**[1 contributing building]**

**909 Concordia Lane. 1925; Architect: Unknown; Builder: Unknown; Developer: Unknown (Photo #105)**

This late American Craftsman styled brick building is a two-story, four-unit building of apartments built at the end of World War II. Basket-weave brick patterns are used to accent between 1<sup>st</sup> and 2<sup>nd</sup> floor windows and to a lesser extent under the first floor windows. Sills are of bricks. Windows are of one large panel bracketed by two sash panels on each side. The roof is a pyramidal shingled type with low pitch. Opaque glass block transom over the entrance door that allow light into the hallway. All windows and the door appear to be original. The door has a set of glass panels down the middle.

**[1 contributing building]**

**913/915 Concordia Lane. 1930; Architect: F. G. Avis; Builder: Oscar W. Earickson Jr.; Developer: Oscar W. Earickson Jr. (Photos #107 & 108)**

This two-storied Spanish Eclectic brick duplex has a marvelous Spanish tiled pent roof. Brackets with a substantial eaves overhang hold up the gable. Two windows and all doors have a semi-circular arched design. Note the small accents of quoins at the sides of the window and door crowns. Four doors are French doors with five-by-two panels in each door. Piers anchor the porch, which extends the

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entire length of the second floor. False balconies are found on the second floor for the two door-windows. The garage is of the American Craftsman style of brick. Its door is a recent replacement. Note the stepped parapet over the front of the garage.

[1 contributing building] [1 contributing garage]

**917 Concordia Lane. 1953; Architect: Richard A. Roberts; Builder: Richard A. Roberts Jr.; Developer: W. F. Nahlik (Photos #109 & 110)**

This one-story four-efficiency apartment building of light colored brick has American Craftsman elements although it is a poor fit with the two-story buildings that surround it. The entrances are on either side of the building. There is a cinder block garage of three sides with a flat roof in the rear of the building that is not visible from the street. The building would have been disallowed under the original restrictive covenants because they did not allow one-story buildings with flat roofs. There is a stepped parapet on the street side of the building.

[1 contributing building] [1 contributing garage]

**919-921-923 Concordia Lane. 1925; Architect: Clara Mueller; Builder: Clara Mueller; Developer: Clara Mueller (Photos #111 & 112)**

This brick, two-story three-flat is a type of American 4-Square Colonial Revival with a one story entrance bay. It has a low-pitched roof of plain patterned Spanish ceramic tiles on a pyramidal gabled roof. The same tiles and low-pitched roofing are spread over the first floor roofing over the entrance bay. There are four windows for the first-floor middle apartment with a 3/3 panel design throughout. Each is protected by modern storm windows. The three original entrance doors have the same 3/3 glass panel design. Upper windows are much plainer with simple 4/1 double hung sash.. There is a shared driveway with 925-927 Concordia Lane and a shared garage for four cars with three sides of brick and open to the front.

[1 contributing building] [1 contributing garage]

**925/925A/927 Concordia Lane. 1924; Architect: Clara Mueller; Builder: Clara Mueller; Developer: Clara Mueller (Photo #113 & 114)**

This is essentially the same two-story brick building plan as the three-flat to its north at 919-921-923 designed by the same architect. The style is American Craftsman. The pyramidal roof of low pitch is tiled in shingles. The middle



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entrance apartment has sets of three double-sash windows that are original. The doorway has a transom and is framed by two windows on each side. The door has opaque glass with an intricate design that is original. Note the perma-stone work below first floor window level. Each of the side apartment entrances has a 3/1 panel window over a one-piece sash. Each door has a peephole window in the form of a diamond that is original. There is a shared driveway and garage already described.

### [1 contributing building]

**929 Concordia Lane. 1929; Architect: Ben Shapiro; Builder: Sam Brown; Developer: S. Honigberg (Photo #115)**

This two-story brick duplex is one of the most elegant of the Spanish Eclectic designs in the district. Red Spanish tiles are laid on the dual pitched cross-gabled hipped pent roof. There is a massive fireplace in front appointed with quoins and other accent marks. The upper story windows rest on concrete slabs and the original panels of glass are of the three-by-three for each sash. The upper door to the porch has a quoin at the top of the arch. The lower level has two French doors with panels of 12 glass panels for each door. There are three quoins as accents at the top of the brick-molded arch over each door. The main entrance has a massive wood door. There is an arch over the porch as one climbs the steps with urns set to each side. The brick is an elegant mixture of lighter colors through out.

### [1 contributing building]

**933 Concordia Lane. 1924; Architect: Unknown; Builder: Unknown; Developer: John H. Rodgers (Photo #116 & 117)**

This duplex is a two-story Spanish Eclectic design of brick. The flat roof has a pent roof with red Spanish tiles. The two living room windows each have a main window with two narrower side windows of double hung sash where the middle panes have 12/1 sashes. The side windows are 6/1 sash types. The upper living room window is accented by wood trim painted white. A blind arcade ornaments the area under the sill. A portico with a gabled roof over the two front doors is also laid with red Spanish tiles and supported by two large brackets. The two doors are original with a 3/3 pattern of glass panels. The two small windows above the porch have a 9/1 sash design. Soldier bricks with keystone blocks crown the windows. . A two-car garage sits at the back of the duplex bricked on three sides and supporting a front-gabled roof with simple shingles on the room and over the front.

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[1 contributing building] [1 contributing garage]

### 937 Concordia Lane. 1924; (Photo #118)

This parking lot has long been available to the workers at the commercial address of 6733 Clayton Road. There is no record of a building ever on this site.

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### **Tuscany Park Subdivision**

It is not clear from where the name Tuscany Park derives. The subdivision sits on a half-circle road with egress to Big Bend Blvd.

### **1 Tuscany Park. 1928; Architect: Ray E. White; Builder: Ray E. White; Developer: Marjorie Shults (Photo #119 & 120)**

This single-family residence was the first built in Tuscany Park and is of a Renaissance Revival Design. The cross-gabled roof is laid with plain tiles of different colors. The entrance way has a gabled portico with trusses sitting on brick pillars. Note the asymmetrical façade and varying sized windows. As you face the building, the windows to the left of the entrance on both floors are of the double sash type with 6/6 sash. Simple wood frames make all of the windows stand out against the brick exterior. The door is of the batten type with a round arch top. First floor windows to the right side (as you face the building) are of the arched type and are actually French doors with a two-by-four light doors and an arched transom of eight panes. Above them are the same types of windows seen to the far left of the main structure.

[1 contributing building]

### **2 Tuscany Park. 1929; Architect: E. H. Serrano; Builder: Thomas Rednour: unknown; Developer: E. H. Serrano (Photo #121)**

This classic two-story single-family residence is built in the Renaissance Revival style. The roof is of the medium-pitched, cross-gabled variety laid with variegated Spanish tiles. The roof eaves show rafter tails. The upper story walls are of stucco; the lower story of rough-cut stone. Note the large number of original round arched windows. Upper story windows are accentuated with stone and voisoirs. The lower windows are accentuated by varying the height of the stonework. Part of the esthetic beauty of this home comes through the variations

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in window and door sizes and shapes.

### [1 contributing building]

**3 Tuscany Park. 1931; Architect: George Conzelman; Builder: E. L. Schooley; Developer: George Kletzker (Photo #122 & 123)**

This Tudor Revival residence of two stories is constructed primarily of brick. The roof is of a steep-pitched type that is hipped and laid with variegated slate. The walls use multi-colored brick. Note the interesting diamond brickwork on the left-most wall. The projecting entranceway has a bay window of three parts with diamond panes of stained glass shields on the second floor. The entrance uses an archway of various sized cut stones. Small stained glass windows bracket the front entrance. The other downstairs windows also appear specially made and are inset with stained glass panels. The fireplace to the right has two flues and is of an unusual broken pattern design.

### [1 contributing building}

**4 Tuscany Park. 1931; Architect: Robert Denny; Builder: Ray E. White: unknown; Developer: Ray E. White (Photo # 124 & 125)**

This Tudor influenced house is as a two-story, single-family residence. The roof is extremely complex starting with a basic hipped design of shingles. Smaller pyramidal caps are found over the entrance and left side. Although the walls are mostly of brick, note the cut stone is used around the entranceway and the second floor balconette and French doors above it. The entranceway is arched with a glass-paneled door. French doors above the doorway have a complex of six-by-two pattern of glazing. The left side of the house has a bay window of four parts with nine panels of glass to each casement. A smaller three-by-two paneled transom allows in even more light. The second story windows are modified Palladian window with wide center windows flanked by two narrow double-hung sashes. All are multi-paned with colored glass with diamond insets. To the sides of the main window are matching narrow windows of multiple panes.

### [1 contributing building]

**5 Tuscany Park. 1930; Architect: E. H. Serrano; Builder: A. L. Stewart: unknown; Developer: Illinois Labor & Tile Co. (Photos #126)**

This is a French Eclectic styled single-family residence of two stories. The basic exterior wall is of stucco but stone quoins are placed at corners and around the entranceway and window above it. The roof is steeply pitched and gabled with

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plain tile. Note the dormer windows on the second floor above the dark wood trim. The downstairs windows use simple dark wood casements with brick sills.

### [1 contributing building]

**6 Tuscany Park. 1932; Architect: George B. Willmerin; Builder: Glenn Stensen; Developer: Mae Kramer (Photo #127)**

This single-family brick house of two stories is Tudor influenced. The primary roof is side-gabled with moderate pitch and is covered with shingles. Note the right hand gable has a slightly projecting gable and second floor bay. The two windows in the upper-right side have the same diamond pattern to heir panes. The windows are framed by stone quoins. By contrast, the left-hand side gable has plain wood over a much simpler double-sash window with nine panels to each sash. The entrance way starts with a steep gable of formed concrete slabs with gable returns. Triangular designs of quoins are found at the foot of the doorway. A double archway attracts attention to the door. Both of the main windows downstairs are double windows with two sashes. Each has a white slab for a crown and brick sills.

### [1 contributing building]

**7 Tuscany Park. 1966; Architect: Unknown; Builder: Unknown; Developer: Jane A Rallo (Photo #128)**

This two-story single-family residence is in the Colonial Revival style constructed of brick exterior. The roof is a low-pitched hipped style with shingles. The paired windows are all double-sash and original. The all have black shutters. The door is a vertical plain style set in an extension from the main house. There is a one-room extension of one story to the left that matches the rest of the house. Note the dentiled cornice.

### [1 non-contributing building]

**8 Tuscany Park. 1931; Architect: S. B. Goldman; Builder: Magidson Construction; Developer: Phil Magedson (Photos #129 - 131)**

This two-story single-family brick residence is built in the Tudor Revival style. The roof is a moderately pitched cross-gabled pattern laid with plain slate. Over the entrance way is a half-timbered design with projecting gable. An ornately carved archway frames the door. The right-most gable sits over a hidden window and a bay window on the first floor. The downstairs right-hand window is a massive collection of seven panels with multiple small panels. Windows upstairs have transom overhead with multi-paned casements. There is a non-contributing

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garage built about 2000 in the rear that matches the house.

[1 contributing building][1 non-contributing garage]

**9 Tuscany Park. 1949; Architect: Frank J. Goebel; Builder: Frank J. Goebel;  
Developer: Frank J. Goebel (Photo #120)**

This two-story single-family brick residence is built in a very modern version of the Colonial Revival style. The roof is moderately pitched and hipped with shingle. The double-door entrance in black is offset with a white frame of marble. The upper windows are set in with a wall dormer and have 8/8 double hung sashes. The lower left windows on the first floor have twelve panes in each of the two sashes. Smaller windows to the right on the first and second floors have six panes for each of the sashes. All windows are protected by storm windows. There are two chimneys – one at each end of the house.

[1 contributing building]

**10 Tuscany Park. 1952; Architect: Frank J. Goebel; Builder: Gerald Hayman;  
Developer: J. J. Goebel (Photo #133)**

This one-and-a-half-story single-family residence is built in the Colonial Revival style with brick exterior. The left-front roof is a flared steeply pitched and shingled roofs. The rear roofing is side gabled with shingles. Dormers with four panes in which each part of the double sash are found at both ends of the left side of the house. Nine-paneled sashes are set in double-sash windows on the first floor. Shutters bracket the first floor windows. The front door has 12 small panes of glass at eye-level. Two side panels of six panes of glass bracket the door.

[1 contributing building]

**11 Tuscany Park. 1931; Architect: Russell M. White; Builder: Russell M. White;  
Developer: William L. White (Photo #134)**

This two-story single-family brick residence is built in the Colonial Revival style. It is the only symmetrical and rectangular building on the block. The entrance way has a porch of two parts held up by wooden columns with an iron balustrade above. The primary windows are double-sash of six panes in each protected by storm windows. Old style lanterns contain the modern lighting on the porch. A window of three fixed pieces sits over the doorway on the second floor and is filled with stained glass. Where? The roof is a side gabled variety with eaves

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accented with brackets.

### [1 contributing building]

**12 Tuscan Park, 1958; Architect: Edward B. Kelley; Builder: Layton & Daily Construction; Developer: Layton & Daily Construction (Photo #135)**

This two-story single-family brick residence is built in the Colonial Revival style that has the plainest front on the street. Black shutters against the off-white brick frame four double-sash windows with eight panes each. A low-pitched roof is laid with shingles. The doorway is framed by pilasters and crowned by a simple entablature. An ornate storm door hides the front door.

### [1 non-contributing building]

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### Exhibit 1 *St. Louis Metropolitan Area*

Business Traveler's Briefcase Atlas. Rand McNally, 2000 (Boundary Increase would be the area to the direct west of the present L-shaped Hi-Pointe/De Mun Historic District to Big Bend Blvd.)



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**Exhibit 2 Arial View of Hi-Pointe/De Mun Historic District Boundary Addition –Tuscany Park (left);Hi-Pointe Addition (middle); Historic District (right); Concordia Seminary above; Richmond Heights below; Oak Knoll Park (left of Big Bend Blvd.)**





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## An aerial photograph of a city block. A large, dark, rectangular industrial building is the central feature, with a large parking lot in front of it. The building has several smaller structures attached to it. To the left of the main building is a large, open area, possibly a field or a large parking lot. To the right of the main building is a smaller, rectangular building. The street layout is visible, with a main road running horizontally across the top and another road running vertically on the right side. The image is grainy and has a high-contrast, black-and-white appearance.

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Exhibit 5. HI-Pointe/De Mun Historic District (Boundary Expansion) Historic Building  
Survey Summary.

Number/Street	Constructed	First Owner	Architect	Architectural Category	Architectural Subcategory	Contrib.	Contrib. Secondary
6501 San Bonita Avenue	1927	E A Wagner	E A Wagner	Late 19th/20th C. Revival	Colonial Revival	Yes	Yes
6505 San Bonita Avenue	1927	Jacob Althaus	Ed Gieseler	Late 19th/20th C. Revival	Colonial Revival	Yes	Yes
6509/6511 San Bonita Avenue	1930	Concordia Seminary		Late 19th/20th C. Revival	Spanish Revival	Yes	no
6515 San Bonita Avenue	1927	Concordia Seminary	E A Wagner	Late 19th/20th C. Am. Move	Craftsman	Yes	no
6519 San Bonita Avenue	1927	Concordia Seminary	E A Wagner	Late 19th/20th C. Am. Move	Craftsman	Yes	no
6525 San Bonita Avenue	1934	Concordia Seminary	E A Wagner	Late 19th/20th C. Am. Move	Craftsman	Yes	no
6529 San Bonita Avenue	1927	Concordia Seminary	E A Wagner	Late 19th/20th C. Am. Move	Craftsman	Yes	no
6531 San Bonita Avenue	1927	Concordia Seminary	E A Wagner	Late 19th/20th C. Am. Move	Craftsman	Yes	no
6535/6535A San Bonita Avenue	1927	H Waks & B Rosenthal	E A Kraft	Late 19th/20th C. Revival	Spanish Revival	Yes	no
6537-39 San Bonita Avenue	1926	H Waks & B Rosenthal	E A Kraft	Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6541 San Bonita Avenue	1926	H Waks & B Rosenthal	E A Kraft	Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6602/6604 San Bonita Avenue	1927	Harry C. Vollmer	Harry C. Vollmer	Late 19th/20th C. Am. Move	Craftsman	Yes	no
6603 San Bonita Avenue	1924	Schuermann & Neumann	Schuermann & Neumann	Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6607 San Bonita Avenue	1924	Schuermann & Neumann	Schuermann & Neumann	Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6611 San Bonita Avenue	1924	Schuermann & Neumann	Schuermann & Neumann	Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6612 San Bonita Avenue	1927	Sam Hamburg Jr	E A Wagner	Late 19th/20th C. Revival	Colonial Revival	Yes	no
6615 San Bonita Avenue	1924	Schuermann & Neumann	Schuermann & Neumann	Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6616 San Bonita Avenue	1927	Sam Hamburg Jr	E A Wagner	Late 19th/20th C. Revival	Colonial Revival	Yes	Yes
6619 San Bonita Avenue	1924	Schuermann & Neumann	Schuermann & Neumann	Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6620 San Bonita Avenue	1927	Sam Hamburg Jr	E A Wagner	Late 19th/20th C. Revival	Colonial Revival	Yes	no
6623 San Bonita Avenue	1924	Schuermann & Neumann	Schuermann & Neumann	Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6624 San Bonita Avenue	1927	Sam Hamburg Jr	E A Wagner	Late 19th/20th C. Revival	Colonial Revival	Yes	Yes

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6625 San Bonita Avenue	1930	Schuermann & Neumann	Schuermann & Neumann	Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6627 San Bonita Avenue	1929	Arthur Fries	Muellerhoff Bldg & Realty	Late 19th/20th C. Am. Move	Colonial Revival	Yes	Yes
6628 San Bonita Avenue	1926	Sam Hamburg Jr	E.A. Wagner	Late 19th/20th C. Revival	Spanish Revival	Yes	Yes
6629/6631 San Bonita Avenue	1926	Sam Brown	Ben Shapiro	Late 19th/20th C. Revival	Spanish Revival	Yes	Yes
6632/6634 San Bonita Avenue	1950	Sam Goldman	Sam Goldman	Late 19th/20th C. Am. Move	Modern	Yes	no
6633 San Bonita Avenue	1924	Sam Jackaway	D. R. Harrison	Late 19th/20th C. Revival	Spanish Revival	Yes	Yes
6636 San Bonita Avenue	1920	Sam Jackaway	D. R. Harrison	Late 19th/20th C. Revival	Spanish Revival	Yes	no
6637 San Bonita Avenue	1924	Ben Katz	D. R. Harrison	Late 19th/20th C. Revival	Spanish Revival	Yes	no
6641 San Bonita Avenue	1926	Albert Realty & Construction	Ben Shapiro	Late 19th/20th C. Am. Move	Spanish Revival	Yes	Yes
6701 San Bonita Avenue	1979	Concordia Seminary		Late 19th/20th C. Am. Move	Spanish Revival	no	no
6707 San Bonita Avenue	1958	Sam Goldman		Late 19th/20th C. Am. Move	Ranch	Yes	no
905 St. Rita Ave	1929	Fred Slobright	Frank L. Dittmeier	Late 19th/20th C. Revival	Spanish Revival	Yes	no
909 St. Rita Ave	1929	Fred Slobright	Frank L. Dittmeier	Late 19th/20th C. Revival	Spanish Revival	Yes	no
911 St. Rita Ave	1926	Fred Slobright	Frank L. Dittmeier	Late 19th/20th C. Revival	Spanish Revival	Yes	no
915 St. Rita Ave	1929	Fred Slobright	Frank L. Dittmeier	Late 19th/20th C. Revival	Spanish Revival	Yes	no
6601 Alamo Ave	1939	Joseph Leopold	Joseph Leopold	Late 19th/20th C. Revival	Colonial Revival	Yes	Yes
6602 Alamo Ave	1925					no	no
6610 Alamo Ave	1919	Harmac Investment Co	Dawn Architects	Late 19th/20th C. Revival	Craftsman	Yes	no
6612 Alamo Ave	1930	Harmac Investment Co	Dawn Architects	Late 19th/20th C. Revival	French Eclectic	Yes	Yes
6615 Alamo Ave	1939	Joseph Leopold	Joseph Leopold	Late 19th/20th C. Revival	French Eclectic	Yes	Yes
6616 Alamo Ave	1940	H. A. Barnett	H. A. Barnett	Late 19th/20th C. Revival	French Eclectic	Yes	Yes
6619/6621 Alamo Ave	1938	H. A. Barnett	F. C. Avis	Late 19th/20th C. Am. Move	Modern	Yes	Yes
6620 Alamo Ave	1926	P. W. McHenry & Julia Rose	Charles Thurston	Late 19th/20th C. Am. Move	Craftsman	Yes	no
6624/6626 Alamo Ave	1951	Robert Loomstein	Robert Loomstein	Late 19th/20th C. Am. Move	Craftsman	Yes	no
6625 Alamo Ave	1936	H. A. Barnett	F. C. Avis	Late 19th/20th C. Revival	French Eclectic	Yes	Yes
6627/6629 Alamo Ave	1940	H. A. Barnett	F. C. Avis	Late 19th/20th C. Am. Move	Modern	Yes	Yes

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6628 Alamo Ave	1930	H. A. Barnett	F. G. Avis	Late 19th/20th C. Revival	French Eclectic	Yes	no
6631 Alamo Ave	1939	H. A. Barnett	F. G. Avis	Late 19th/20th C. Revival	French Eclectic	Yes	Yes
6632 Alamo Ave	1979	Katherine Keiser		Late 19th/20th C. Am. Move	Craftsman	no	no
6633 Alamo Ave	1926	Theresa Their	V. R. Appel	Late 19th/20th C. Am. Move	Craftsman	Yes	no
6636-38 Alamo /934 Concordia	1927	Albert Realty & Construction	Ben Shapiro	Late 19th/20th C. Revival	Renaissance Revival	Yes	no
6639 Alamo /914-918 Concordia	1929	Harry Wade	Ben Shapiro	Late 19th/20th C. Revival	Craftsman	Yes	no
901 Concordia LN	1925	John Herzog	Lawrence Rudhoff	Late 19th/20th C. Revival	Colonial Revival	Yes	Yes
905 Concordia LN	1925	John Herzog	Lawrence Rudhoff	Late 19th/20th C. Revival	Colonial Revival	Yes	Yes
909 Concordia LN	1946	Oscar W. Erickson Jr	F. G. Avis	Late 19th/20th C. Am. Move	Craftsman	Yes	Yes
913/915 Concordia LN	1930	Oscar W. Erickson Jr	F. G. Avis	Late 19th/20th C. Revival	Spanish Revival	Yes	Yes
917 Concordia LN	1953	W. F. Nahlik	Richard A. Roberts	Late 19th/20th C. Am. Move	Craftsman	Yes	Yes
919/921/923 Concordia LN	1925	Clara Mueller	Clara Mueller	Late 19th/20th C. Revival	Colonial Revival	Yes	Yes
925/927 Concordia LN	1924	Clara Mueller	Unders	Late 19th/20th C. Revival	Colonial Revival	Yes	Yes
929 Concordia LN	1929	S. Monigberg	Ben Shapiro	Late 19th/20th C. Am. Move	Craftsman	Yes	Yes
933 Concordia LN	1924	John H. Rodgers		Late 19th/20th C. Revival	Spanish Revival	Yes	Yes
937 Concordia LN	1922					no	no
6501 Clayton Rd	1921	Christian Brothers College	Hy P. Nus	Late 19th/20th C. Revival	Gothic Eclectic	Yes	Yes
6601 Clayton Rd/639 St. Rita Ave	1924	George C. Smith	G. C. Smith	Late 19th/20th C. Am. Move	Craftsman	Yes	no
6607 Clayton Rd	1929	Norma Barrow	F. J. Kolb	Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6609 Clayton Rd	1929	Leon & Carrue B. Rovee	Stanley Knarth	Late 19th/20th C. Revival	Spanish Revival	Yes	no
6611/6617/6619 Clayton Rd	1924	T Hanlon	George A Ruel	Late 19th/20th C. Am. Move	Commercial	Yes	no
6621 Clayton Rd	1920			Late 19th/20th C. Revival	Tudor Revival	Yes	Yes
6633 Clayton Rd.	1929	Robert J. Armbruster	F. G. Avis	Late 19th/20th C. Revival	Tudor Revival	Yes	no
6701 Clayton Rd.	1950			Late 19th/20th C. Am. Move	Commercial	Yes	no
6717 Clayton Rd.	1934	Ida Kopman	R. P. Bochmueller	Late 19th/20th C. Am. Move	Commercial	Yes	no
6733 Clayton Rd.	2005	M. H. Rodemyer	Otto J. Krieg	21st Century	Commercial	no	no

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1 Tuscany Park	1928	Marjorie Shults	Ray E White	Late 19th/20th C. Revival	Renaissance Revival	Yes	no
2 Tuscany Park	1929	E. H. Serrano	E. H. Serrano	Late 19th/20th C. Revival	Spanish Revival	Yes	no
3 Tuscany Park	1931	George Kletzer	George Conzelmann	Late 19th/20th C. Revival	Tudor Revival	Yes	no
4 Tuscany Park	1931	Ray E. White	Robert Denny	Late 19th/20th C. Revival	Tudor Revival	Yes	no
5 Tuscany Park	1930	Illinois Labor & Tile Co	E. H. Serrano	Late 19th/20th C. Revival	French Eclectic	Yes	no
6 Tuscany Park	1932	Mae Kramer	George B. Willmering	Late 19th/20th C. Revival	Tudor Revival	Yes	no
7 Tuscany Park	1966			Late 19th/20th C. Revival	Colonial Revival	no	no
8 Tuscany Park	1931	Phil Magidson	S B Goldman	Late 19th/20th C. Revival	Tudor Revival	Yes	no
9 Tuscany Park	1949	Frank J. Goebel	Frank J. Goebel	Late 19th/20th C. Revival	Colonial Revival	Yes	no
10 Tuscany Park	1952	J. J. Goebel	F. J. Goebel	Late 19th/20th C. Revival	Colonial Revival	Yes	no
11 Tuscany Park	1931	William L. White	Russell M White	Late 19th/20th C. Revival	Colonial Revival	Yes	no
12 Tuscany Park	1958	Layton & Daily Construction	Edward B. Kelley	Late 19th/20th C. Revival	Colonial Revival	no	no

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**References**

<sup>1</sup> Jeff Fister, "Highway 40 project will hurt but why prolong the agony? West End Word, November 30 – December 6, 2005, Page. 2.

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### Summary:

The Hi-Pointe/De Mun Historic District (Boundary Increase) in Clayton, St. Louis County, is locally significant under Criterion A and C in the areas of Community Planning and Development and Architecture. Roughly bounded by Clayton Road, University Lane, San Bonita Avenue and Big Bend Boulevard, the boundary increase encompasses the Hi-Point Addition and Tuscany Park Subdivisions and the Christian Brothers College campus. The boundary increase contains 124 resources, 111 of which contribute to the historic character and significance of the district. The Hi-Pointe/De Mun Historic District and boundary increase were a departure in design and philosophy from Clayton's earlier streetcar serviced subdivisions for the upper classes. The subdivisions making up the Hi-Pointe/De Mun neighborhood were designed for the working and middle-classes made mobile by the increasing popularity of the automobile. The district consists of multi-family housing and modest single family homes built to accommodate garages at the back of the lot. Though auto-friendly, the subdivisions took their lead from Henry Wright's original Hi-Pointe subdivision plan to incorporate common green spaces, maximize natural light in residential buildings, and limit traffic through the neighborhood. Unlike later auto-related suburban development, the developers of the Hi-Pointe/De Mun neighborhood also planned for commercial, educational and institutional facilities within walking distance of the residential buildings. Architecturally, the district displays an eclectic mix of styles popular during the 1920s and 1930s. Though they exhibit a wide variety of detail, restrictive covenants limited design freedom, so the boundary increase and larger district display a relatively uniform architectural pattern of building types, sizes, and setbacks. The period of significance for the boundary increase is 1922-1955, the date of the platting of the Hi-Pointe addition, through the major period of development and construction of the district.

### Elaboration

It is virtually impossible to segregate each area of significance that applies to the original Hi-Pointe/De Mun Historic District and the Hi-Pointe Addition and Tuscany Park subdivisions (also referred to as the De Mun neighborhood). De Mun Avenue, the commercial center of the district, also served as a transfer point for streetcar commuters for the larger De Mun neighborhood. The subdivisions and buildings in the boundary increase were platted, land and built by the architects, builders and developers closely associated with the earlier De Mun Park and Hi-Point Subdivisions. To the layman's eye, these three subdivisions look the same architecturally and so it seems natural that residents give directions to "De Mun" to first-time visitors, and do not perceive the "Addition" as a separate neighborhood from "Hi-Pointe Subdivision."

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Tuscany Park is included in the application even though its founding and platting are unique from the De Mun and Hi-Pointe subdivisions. Proximity, shared school districts and use by residence of the planned commercial services in the Hi-Pointe/De Mun Historic District closely link Tuscany Park with the subdivisions to the east. Additionally, Tuscany Park is architecturally similar to the larger De Mun neighborhood. Though somewhat larger in scale, the period of development as well as restrictive covenants created a uniformity of design and style shared by the larger De Mun neighborhood. Ironically, Tuscany Park was envisioned as a buffer between the working- and middle-class De Mun neighborhood and the private street developments for the upper classes to the north and west. Tuscany Park shares the curvilinear street patterns and shared parklands characteristic of its high-end neighbors to the west, but on a more modest scale.

The subdivisions listed as part of the original Hi-Pointe/De Mun Historic District, and those in the boundary increase went through several stages of development before taking on their current layout and appearance. Originally, two major Spanish land grants, Gratiot League Square and the Papin Tract (Survey 378), covered the area from Forest Park on the east to Hanley on the West and from just south of Clayton Road to Delmar Avenue. (Exhibit 1) Much of these two land areas were utilized for the planning and development of the 1904 World Fair and Olympic Games. The closing of the fair and restoration of Forest Park left most of Gratiot Square and the Papin tract open for redevelopment.

The Papin tract was platted and developed first followed closely by Gratiot Square in 1911. In 1917 the Hi-Pointe Subdivision was platted on ground that was formerly owned by Julia Chouteau Maffitt. The next subdivision to be platted was the Hi-Pointe Addition. The Addition, platted in 1922, and the 1928 Tuscany Park Subdivision were developed on land first owned by Peter Chouteau, from which the original Hi-Pointe subdivision had been platted four years earlier. (Exhibit 2). Note the propinquity to land owned by R. E. Carr, Tardiveau, and others just northwest of the De Mun and Hi-Pointe subdivisions that had already been platted and developed with mansions for the wealthy by Henry Wright.

De Mun, part of the original Hi-Pointe/De Mun Historic District, was platted in 1923 on land formerly owned by Jules and Isabelle De Mun.<sup>21</sup> Jules De Mun (1782-1843) was born into a noble French family in Port-au-Prince on the island of Santo Domingo. He moved to St. Louis in 1812. Shortly thereafter, he married Isabelle Gratiot. The fifteen-year-old, Isabelle, was considered the most beautiful girl in the city. Her father was the wealthy and respected Charles Gratiot. Her mother was Victoire Chouteau, granddaughter of Marie Therese Bourgeois Chouteau. Jules engaged unsuccessfully



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in the fur trade with the Chouteau family from 1815-1817. From 1819-1831, he moved to Cuba where he ran a coffee plantation with his mother and widowed sister. He returned to St. Louis in 1831 and worked as a translator and secretary to the U.S. Board of Commissioners. He was elected St. Louis County Recorder of Deeds where he worked until his death. His fur-trade speculation ended well. The United States awarded the estates of Jules De Mun and Auguste P. Chouteau, Jr. the amount of \$81,772 to cover their losses to the Spaniards.<sup>22</sup>

The Hi-Pointe Subdivision that forms the eastern half of the original historic district is a fifty-acre tract that was owned by The Frisco Building Company. The Hi-Point Addition was a smaller tract of roughly 24 acres to the west of the Hi-Pointe Subdivision also owned by The Frisco Building Company. The investors in the project named as trustees were L. V. Amend, C. M. Turley, and Charles W. De Largy (who was a trustee for both Hi-Pointe and De Mun Subdivisions). The Julius and Frederick Pitzman Company platted the Addition in 1922 with clear reference to its earlier platting of Hi-Pointe subdivision. The De Mun Park Subdivision was platted in 1923 by the Julius and Frederick Pitzman Co. for the Better Built Home & Mortgage Co.

The Julius and Frederick Pitzman Company had significant influence on the development of the St. Louis region, and were responsible for platting three of the four subdivisions that make up the Hi-Pointe/De Mun Historic District and Boundary Increase. The design and layout of Pitzman's Hi-Pointe Addition and De Mun subdivisions, however, take their cues from the Hi-Pointe Subdivision designed by Henry Wright in 1917.

### Clayton as a Commuter Suburb

The platting of these subdivisions was possible because of improved transportation and the flight of upper and middle class residents from the city of St. Louis in the late 19<sup>th</sup> and early 20<sup>th</sup> Century. Though settlement in what is now Clayton occurred early in the 19<sup>th</sup> Century, it wasn't until 1876 that the community began to take shape. That year the "Great Divorce" separated the governments of St. Louis City and St. Louis County. The newly reorganized county platted their new county seat on 104 acres donated by Ralph Clayton and Martin Hanley in 1877. The new county seat, located conveniently on a rail line completed in 1872, drew the attention of wealthy St. Louis citizens who wanted to escape the pollution and congestion the City. This westward movement was boosted in 1892 by opening of trolley service to the area by the St. Louis and Suburban Railroad. The "Dinky" or "04" line traveled up present day Wydown Boulevard from Union Boulevard and Forest Park in St. Louis City. The line eventually extended to the

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St. Louis Country Club and past the John Burroughs High School, a private school in Ladue (western St. Louis County). The line allowed Clayton citizens to commute to work, their country club or to the elite private school. It also allowed residential succession to the more western county suburbs.

The eastern half of Clayton developed later than the central business district and its western subdivisions. The platting of the eastern subdivisions of Clayton, including the Hi-Pointe/De Mun Historic District and boundary increase, was influenced in large part by the challenge of commuting. It was much too far to walk to downtown Clayton to work and Forest Park proved a substantial barrier to commutes to downtown St. Louis without mass transportation systems. Until the mid-1980s when I-170 was opened, there was no easy way to travel north-south in the City or eastern part of the County of St. Louis. Major commuting arteries ran roughly west from downtown, which strongly influence urban-suburban residential succession patterns. (See Exhibit 10 for visual evidence that this pattern still exists three-quarters of a century later.)

The streetcar lines were in large part responsible for the expansion of suburban growth into the late nineteenth century. This growth exploded as the automobile grew in popularity by the 1920s. Access to these modes of transportation made it possible for people to escape cities for suburban living. Cities were increasingly becoming more crowded and congested and the rapid industrialization produced conditions that were frequently not healthy. The move to the suburbs was initially solely for the upper class. This can be seen in the development of Clayton's Brentmoor Park, three subdivisions designed by Henry Wright for some of the regions best known businessmen and members of elite of the city and county. However, with the growth of populism during the Progressive Era, the focus turned to providing better housing for all, including the working and upper-middle classes. The Hi-Pointe/De Mun Historic District and Boundary Increase provided housing tailored more restrictively to these classes than the surrounding subdivisions. These subdivisions were also designed to cater to the growing number of automobile commuters.

### Transportation

The east-west aligned Dinky Trolley system of the 1890s must have been quickly taxed by 1920 as the various southeastern subdivisions of Clayton were quickly built, more than doubling the population who were forced to use the Dinky to get to either downtown Clayton or St. Louis City, particularly once the De Mun Avenue spur was constructed in 1923. Happily, by 1920 as the automobile culture was taking off, Clayton had macadamized Clayton Road allowing more efficient east-west access to downtown Clayton from Forest Park.<sup>23</sup>

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Forest Park, however, served both as a source of suburban identity for the new residents of the eastern half of Clayton and a substantial barrier to downtown St. Louis commuting. Exhibit 9 shows Forest Park as it existed from 1930 to 1945. Note that the eastern boundary was about a mile and a half wide with a baffling maze of streets within the interior. You can see the dotted line of the Dinky trolley line starting at F1 and meandering down to the south at Union (H6/H7) Avenue. From here commuters could switch to the Rock Island Railroad to get downtown.

In 1934 the Missouri Department of Transportation proposed a traffic relief highway for traffic from the west connecting to Clayton Road over Delmar and Page in University City.<sup>24</sup> Oakland Avenue is still on the southern boundary of Forest Park. Oakland was already overloaded with commuters. The State built the Oakland Express Highway connecting Clayton Road in the southwest corner of Forest Park with Sarah Street and Lindell Boulevard in midtown St. Louis City. The fifty-foot wide, six-mile-long concrete roadway with fences along both sides and grade separations from intersecting roads roughly paralleled Oakland (A1 to B14 in Exhibit 9). It drastically reduced commuting time until after World War II because the speed limit on the next highway was 30 miles per hour compared to eight MPH on park roads and 20 MPH on Oakland, which also had stoplights.

The Oakland Expressway (to become present day US 40) was a historic moment for American commuting. *Scientific American* noted that the expressway,

the only one of it's kind outside the New York City area, was being "watched with interests by other cities" to see if it could fulfill the promise that "motor travel can be made safe as well as rapid" by separating highway traffic from that on city streets.<sup>25</sup>

After World War II the expressway was dubbed the "Red Feather Expressway" after a favorite charity of Clayton Brahmins. The Red Feather Expressway allowed automobile commutes to supplant the existing trolley and railroad lines. From about 1936 until 1955 the Red Feather Expressway from downtown St. Louis to the city limits served as a primary commuter route for the residents of the Hi-Pointe and De Mun residential neighborhoods.<sup>26</sup> However, by 1955 it attained overcapacity by 6000 frustrated commuters traveling from Clayton and Richmond Heights because the Daniel Boone portion of The National Road (US 40) was not yet connected to allow viable commutes from suburbs west of Clayton. (The Census Bureau has long noted that American commuters are not willing to commute longer than 40-minutes on average between work and home.)

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The Red Feather Expressway was upgraded around 1955 to merge with Market Street closer to downtown, which quickly clogged with 55,000 commuters. Exhibit 10 shows clearly how these early-established patterns continue today with roughly 900,000 vehicles traveling east-west daily and with US 40 having the dubious distinction of carrying the largest share of those vehicles. By contrast, north-south traffic on I-270 and I-170 handles roughly one-third of the same traffic.

Forest Park Parkway was not constructed until the 1960s. The Parkway allowed faster east-west commutes through the northern end of Clayton and University City (along the former Rock Island Railroad right-of-way, represented by the dark dotted lines from H1 to D14 in Exhibit 9). The creation of the parkway continued to solidify the eastern subdivisions of Clayton as pivotal to the westward pattern of suburban succession of the automobile culture from St. Louis to Clayton. Of course, the connection of the Daniel Boone Expressway with the Red Feather Expressway, which morphed into US 40(I-64) finally solidified the prominence of the eastern subdivisions of Clayton to future suburban expansion along the Central Corridor.

### Development of Hi-Pointe Addition and Tuscany Park

Though transportation played a major role in the early development of Clayton and its residential subdivisions, it is the design and layout of the four subdivisions that make up the Hi-Pointe/De Mun Historic District and associated boundary increase that drew past and present residents.

The Trustees of the Hi-Pointe Addition were charged with insuring that the residential lots be provided with appropriate schools, churches, and other conveniences including public parks appropriate for a "first-class neighborhood" (Exhibit 5), apparently out of concern for the influence of the subdivision on perceptions of neighboring Brahmins.) Lot property lines were restricted from the actual street in front, alley (if there was one in the back), and other buildings on adjoining lots. Dentists and doctors were allowed to have offices in their residences but commercial activity was limited to the 6700 block of Clayton Road. The buildings within the Addition, like those of the Hi-Pointe and De Mun subdivisions, were restricted to three stories or less. No gasoline stations or industry was allowed in the plot. No single story building was allowed a flat roof. No wooden porches, fences or buildings were allowed. This relative lack of fencing has allowed the continued perception of all Historic District subdivisions as being unified. Garages in the Hi-Pointe Addition were restricted to space outside the sight line from the street and all restrictive covenants were to be in effect for a decade (until 1937).

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The charm and distinct character of the neighborhood owes itself to the dedication of the early trustees to the influence of Henry Wright and his design of the Hi-Pointe subdivision in 1917. Wright became familiar with the area during his association with George E. Kessler. In 1903, Kessler, the chief landscape architect for the St. Louis World's Fair of 1904, asked Root and Siemens for assistance in doing work on Forest Park in St. Louis. They sent Henry Wright to assist. Wright joined Kessler's firm after the fair and worked on the restoration of Forest Park, the landscaping for Washington University and a system of parks and boulevards for the St. Louis Civic League. In 1917, as Wright prepared to plat the Hi-Pointe subdivision, he was in fact designing his first commuter suburb for automobiles. Unlike his earlier projects, it was designed for a broad range of socioeconomic groups and included not only single-family residences but also multifamily housing and areas designated for religious, educational, recreational and commercial uses. Pitzman's platting of the Hi-Pointe Addition and the restrictive covenants associated established by the trustees place the subdivision as an extension of Wright's architectural philosophy. Note, for example, that both San Bonita Avenue and Alamo were designed to have the signature Henry Wright park islands as traffic dividers first used for De Mun Avenue. This feature, never instituted, gives those streets unusual wide, green setbacks for all buildings. However, Wright's signature Super Block was not appropriate for the narrow tract.

Both Hi-Pointe Addition and Tuscany Park, which were largely developed and built between 1922 and 1940, reflect the popular architectural styles of the 1920's and 1930's, and share architectural features with the original Hi-Pointe/De Mun Historic District. The district contains single and multifamily residences executed in high style, as well as, vernacular forms of popular revival and American movement architectural styles. Over half of the primary buildings show the influence of Spanish and Colonial, French and other revival styles. Numerous Craftsman-influenced buildings represent the major American movement. The district retains a high degree of integrity both in its layout and in its building stock with 112 of its 128 resources contributing. The period of significance for the district is from the earliest platting in 1922 until 1955 when the building was essentially completely finished.

From the start, Clayton Road was, and remains now, a major traffic artery that serves as a psychological barrier for the southern boundary. University Lane (recently renamed "Seminary Way"), serves as the eastern boundary of the Hi-Pointe Addition Subdivision as well as the western boundary of the Hi-Pointe Subdivision. The topography of St. Louis County is characterized by rolling hills, or moors, and Seminary Way sits on top of the highest point in either subdivision. From Seminary Place the land falls dramatically into a valley toward the western boundary of the Hi-Pointe Addition and Tuscany Park subdivisions. The Hi-Pointe Addition and Tuscany Park plats skillfully dealt with the

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complications of creating a development on the western side of a relatively steep hill without blocking out sunlight and air by using successive rows of buildings. A park-like atmosphere was created by broad setbacks, island parks (unfortunately platted but never built) and irregular-sized lots.

This plan accomplished two objectives. First visually, as one progresses down the hill, the heights parallel the topography; second, the step down allowed the developer to achieve relatively high density on small lots while maximizing natural lighting and air circulation. The shorter buildings do not produce a shadow on their neighboring buildings so that all have access to sunlight and air circulation. The subdivision streets are lined with mature trees, and the park-like campuses of Concordia Seminary and Christian Brothers College add to the park-like atmosphere.

The restrictive covenants treated the automobile as a critical component of the development of the Hi-Pointe Addition subdivision. Most homes and apartments had provisions for off-street parking and many of the buildings had garages – most of which still exist. Alleys were provided to keep service traffic in the rear of the homes and to provide access to garages. Major traffic arteries at Clayton Road and Big Bend Boulevard frame the Hi-Pointe Addition/Tuscany Park subdivisions and there are significant areas of green space within and adjacent to the district.

Vehicular entrances to the area were limited and the entranceways marked to reinforce the separation of the neighborhood from main traffic arteries. Unlike other areas of Clayton built at the time, the whole Hi-Pointe/De Mun Historic District was designed not for the wealthy but the working and middle class. Even Tuscany Park residences pale by comparison to the neighboring Southmoor and Brentmoor Subdivisions west of Big Bend Boulevard that feature mansions built for the wealthy Brahmin leaders of St. Louis. In fact, it is just this disparity in homogeneity and size of lots and buildings with neighboring areas that creates the sense of community of the whole Hi-Pointe/De Mun area.

The Big Bend Boulevard and Clayton Road intersection has long served to integrate the Wright-influenced Hi-Pointe and De Mun subdivisions and Tuscany Park areas by providing essential commercial activities (restaurants, grocery stores, drug stores, medical and dental offices, movie theatres, bars, etc.) From about 1929 until 2000, the corner of Clayton Road and Big Bend Boulevard housed the famous Parkmoor Restaurant (now replaced by a modern Walgreen Drug Store). This property was platted, subdivided and developed for the McGinley family who still run their properties from downtown Clayton offices even though they live in Dallas.

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The Parkmoor (probably named after its propinquity to Oak Knoll Park and the rolling topography) served as a focal point for the entire St. Louis suburban area. It was the first drive-in restaurant in the United States. McGinley invented the door tray that he then spread quickly to drive-in restaurants across the country.<sup>27</sup> The restaurant was known throughout St. Louis for its homemade ice cream and 24-hour service. For sixty years, the Parkmoor served as an important tie between neighborhoods of all classes. It attracted the wealthy from University City and Clayton; students from Washington University; teens from high schools throughout the City and County; and families and individuals from all walks of life.

The cross-roads of Clayton and Big Bend quickly became and continues to be a major commercial center allowing easy walking from as far as Skinker Boulevard. In its early history, these areas provided sources for groceries, medical services, dressmakers and other personal services. Within less than four blocks outside of the boundary addition area the residents can still meet virtually all of their needs of daily living. There is also a grade school within walking distance. On the south side of Clayton Road, St. Mary's hospital has continued to provide a full range of medical services to residents for decades. In sum, current residents are attracted by the small town conveniences that exist within a large city atmosphere.

Though both Hi-Pointe Addition and Tuscany Park Subdivisions were public neighborhoods there were restrictive covenants attached to their deeds. The restrictions were designed to insure architectural consistency, maintain the residential nature of the area, provide a funding mechanism for maintenance of the parks, trees and streets, and restrict the uses of the property to those originally designated. Like many of the neighborhoods of St. Louis, these covenants provided stability and predictability for property owners and have served to maintain the architectural integrity of the neighborhoods. The restrictive covenants of the Hi-Pointe Addition were written into the deeds by the original Trustees to last until December of 1939. (Exhibit 5) By 1939, a vast majority of the buildings in the boundary expansion had already been completed. A copy of the restrictive covenants of the Tuscany Park subdivision (which are still binding) is displayed in Exhibit 6.

Hi-Pointe Addition was built by many of the same developers responsible for much of the construction of the Hi-Pointe/De Mun Historic District. For example, Jacob Althaus, Ed Giesler, D. R. Harrison, E. J. Kolb, George Pomeroy, Benjamin Shapiro, and E. A. Wagner are responsible for roughly one-third of the primary residences. The predominant style of the Hi-Pointe Addition was an esthetically pleasing mixture of Spanish Revival, English Tudor, French Revival, and Gothic Revival.

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Many of the architects, builders and real estate developers of the 1920s and 1930s worked closely together in planning, building and selling buildings in the Hi-Pointe, De Mun and Hi-Pointe Addition subdivisions. A few of them (A. Albert, Jacob Althaus, Ben Shapiro, and E. A. Wagner) designed and built multifamily units in all three subdivisions. Charles W. DeLargy was a principal of the Better Built Home & Mortgage Co., the company that developed De Mun Park, who earlier had been a founding trustee for the original Hi-Pointe Subdivision. He later became a Trustee of the Hi-Pointe Addition Subdivision where the influence of Henry Wright becomes clear through the institutionalization of the same restrictive covenant clauses.

The predominant housing stock is multifamily in the Addition and modest single-family homes in Tuscany Park. The lots are small (compared with other Clayton subdivisions) and the saved land is used to provide more amenities in the form of common open space. The area is self-sufficient with residential and commercial uses. All of the services of daily living can still be found in the commercial areas along Clayton Road and De Mun Avenue. The commercial areas are all within a ten-minute walk from any part of the area. These include one of the most popular movie theatre complexes in St. Louis, 24-hour Walgreen, 24-hour Schnucks Super Center, upscale restaurants, specialty food shops, flower shop, delicatessen, bank, churches, elementary school, boutique coffee shops, hospital, doctor's offices, and other essential services.

### Architecture

The Hi-Pointe Addition/Tuscany Park Historic District boundary addition is significant architecturally because of the high degree of historical integrity of its building stock. It conveys an excellent sense of historic and architectural cohesiveness that contributes directly to the feeling of a community designed and built primarily in the 1920's and early 1930s. It contains single and multifamily residences that are excellent examples of both the high style and vernacular forms of both the popular revival and American movement architectural styles. Revivalist styles influenced one-third of the buildings, with the remainder influenced by the American movement. The history of the suburban development in the United States is the story of the collaboration of real estate developers, landscape architects, city planners and architects. This is clearly the history of the entire area.

As demonstrated in the preceding discussion of community planning and development, the contribution of the landscape architects and city planners in creating the plats for the site was critical to the success of the neighborhood. Real estate developers such as Charles W. De Largy, who played a major role in the development of all four subdivisions, and E.A. Wagner, who designed and built at least 1/10 of the Hi-Pointe



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Addition buildings, likely encouraged the restrictive covenants that defined the materials and landscaping requirements that unified the district. The deed restrictions for Tuscany Park were even more stringently applied to build upon the popular Garden City and Better Homes movements of the 1920s and 1930s. Unlike the Addition, however, garages were built into the residences of the Tuscany Park Subdivision.

Virginia and Lee McAlester define the architecture of the 1920's and 1930s in their book *A Field Guide to American Houses* as Eclectic. The Eclectic movement includes revival styles, such as Colonial Revival, Tudor, Italian Renaissance, Spanish and Classical Revival, and American movement styles, such as Craftsman. The popularity of the revival styles began as an outgrowth of Chicago's Colombian Exposition of 1893 and reached even greater heights in St. Louis with the St. Louis World's Fair in 1904. "This early emphasis on period (revival) styles was interrupted and almost overwhelmed by the first wave of architectural modernism which, in the form of the Craftsman and Prairie styles, dominated American houses built during the first two decades of the twentieth century. - However, World War I caused a pause in construction in many parts of the country including St. Louis, which brought a shift back toward the revival styles."<sup>28</sup>

### The Architecture of the Hi-Pointe Addition

The architectural development of the Hi-Pointe Addition built primarily between 1921 and 1931 were predominantly influenced by the American Craftsman movement. The high style buildings designed during the same years by noted local architects were primarily period designs. After 1924, the architecture of the buildings was dominated almost equally by blending four popular revival designs of Spanish, American Colonial, English Tudor and French. (See Section 7 Exhibit 5) Hi-Pointe Addition deserves recognition as a locally significant historic district because of its high degree of architectural integrity and the nature and the quality of the architecture in the area associated with the platting of the Pitzman Company and the development and deed restrictions imposed by the Frisco Building Company.

Like the period in which it developed, the architecture of the Hi-Pointe/De Mun Boundary increase can be described as eclectic. The district exhibits some dramatic stylistic differences in architecture. For example, the high style Spanish Revival four-flat at 6629/31 San Bonita (Photo 42) designed by Shapiro and built by Pomeroy, contrasts greatly with the classically understated Joseph Altman designed flat at 6505 San Bonita (Photo 3). However, the similarities in property type, scale and materials give the nominated district boundary increase a remarkable sense of visual

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cohesiveness. This cohesiveness is the result of the restrictive covenants to which the property was subject. (See Exhibit 3)

The covenants required that all homes be built of brick, terra cotta or stone and the roofs not be built with wood, pliable shingles or composition roofing. The covenants also established broad set backs and discouraged the building of fences or landscaping barriers that would restrict the shared sense of an open park-like atmosphere. Research into building permits recorded in the St. Louis Daily Record shows that almost 100 percent of non-commercial construction in the City of St. Louis during the 1920s was still based on wood frames and heating systems that led to frequent house fires. The deed restrictions imposed by the Frisco Building Company insured the use of more fire-resistant materials and heating systems.

The application of these restrictions by the architects designing the homes in Hi-Pointe Addition remains evident today. The area has a commonality of size, scale and materials. The use of solid masonry often with elaborate patterns of decorative brickwork and stonework was reserved in other parts of the country for the most expensive dwellings.<sup>29</sup> In Hi-Pointe Addition, duplexes and multifamily residences alike are distinguished by their cut stone, limestone and brick construction and by the skilled decorative work done by the masons. The use of unglazed red and glazed green tile and slate on roofs and decorative porches, gables and pent roofs also unifies and enriches the architecture of the Hi-Pointe Addition.

The popular styles of 1920s and '30s adapted easily to the requirements of the deed restrictions. Eclectic house styles, notably the Colonial and other revival styles, had simple lines easily adaptable to masonry construction. Additionally, these styles could be implied through architectural ornamentation and were not tied to building foot print or room arrangement. While the majority of buildings in the district are multi-family residences with similar layout and interior arrangement, their exteriors reflect a wealth of applied ornament.

The story of the architecture of the Hi-Pointe addition is less about a single architect or group of architects than about the large number of real estate professionals involved – real estate developers, builders, architects and planners. That said, the work of many leading St. Louis architects are represented in the area. Benjamin Shapiro left a remarkable legacy here as in the rest of De Mun. His designs have been included in this nomination as the best representative examples of a number of the architectural styles that define De Mun. The buildings he designed include elegant single and multifamily residences in the revival styles. Ben Shapiro designed at least five early buildings - 6629/31 San Bonita (Photo 42); 6641 San Bonita (Photo 50); 6636-38 San

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Bonita (Photo 48); 6637 San Bonita (Photo 49); 929 Concordia (Photo 115) in the Addition. E. A. Wagner designed at least five buildings - 6612 San Bonita (Photo 24); 6616 San Bonita (Photo 27); 6620 San Bonita (Photo 31); 6624 San Bonita (Photo 34); and 6628 San Bonita (Photo 40). Joseph Althaus designed 6505 San Bonita (Photo 3). These architects and their building gave flower to the majority of the rest of the buildings that were to follow.

The majority of the multifamily buildings in Hi-Pointe Addition are not credited to an architect but instead to the developer/builder. These buildings, as well as the buildings credited to E. A. Wagner are not in the high style but in the vernacular. Frequently they are not easy to credit to a specific style of architecture but are instead influenced by a number of styles. However, their consistency in materials, size, scale and overall look add to the architectural consistency of Hi-Pointe Addition. Many of the buildings in Hi-Pointe Addition attributed to E.A. Wagner are ideal examples of this melding of styles and the stylistic consistency of the area. Wagner is credited with designing 16 buildings in Hi-Pointe Addition.

### **The Architecture of the Tuscany Park**

Tuscany Park Trustees used a different method of insuring fidelity to a first-class subdivision worthy of local historic value: an "Architectural Control Committee". Also, Trustees were elected in overlapping three-year terms to better serve institutional memory in preserving the original intent of the restrictive deeds, which are still in force today. The Trustees had power over approval of all residential building designs, maintenance, commons, and upkeep. This is apparent in the clear integrity of the building designs that focus on the two popular revival designs of American Colonial and Renaissance Revival. From the start, the residences were planned, built and owned by members of the upper middle class (architects, builders, union managers, etc.) Article V of the Deed of Trust gave broad powers to the Trustees and Architectural Control Committee to insure harmony of building development and environmental controls. Article VIII restricted building height, size, setbacks, building materials, further subdivision of lots and even the number of pets allowed. The main significance of Tuscany Park was its successful buffering of the wealthier neighboring subdivisions to its north and west and working and middle-class subdivisions to its east.

### **Architects, Real Estate Developers and Builders**

As noted earlier the history of the suburban development in the United States is the story of the collaboration of real estate developers, landscape architects, city planners

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and architects. The following paragraphs are presented to provide a snapshot of historical information that was available relating to the lengthy list of architects and builders that were responsible for the development of the Hi-Pointe Addition. Note that many of these built in the original Hi-Pointe and De Mun subdivisions. The list is in alphabetical order to facilitate review. See Section 7 Exhibit 5 for a detailed listing of builders, architects, dates of construction and building style for all of the buildings in De Mun.

Albert, A (Albert Realty). Real Estate Developer. Built only one building in De Mun at 6326 Southwood Avenue but two in the Hi-Pointe Addition (6636 San Bonita shown in Photo 48 and 6641 San Bonita which has unfortunately been torn down). The architect for the buildings was Ben Shapiro. The company was responsible for building of a University City Landmark, a filling station at the Delmar intersection in the University Park Subdivision. The building is residential in scale and style and like the building on Southwood is in the Tudor Revival Style.<sup>30</sup>

Althaus, Jacob. Builder. Althaus built a four flat at 6505 San Bonita Ave (Photo 3) which was designed by E. Giesler.

Jacob Althaus, who stands in high repute as a general contractor and builder and who is a descendant of one of the oldest German families in the country, was born in the fatherland in the province of Hessen-Nassau, July 5, 1866.... He immigrated to America in the fall of 1884 and settled in St. Louis on September 1 of that same year.... Upon arriving in the U.S., notwithstanding the fact that he was a skilled mechanic and a businessman of no small ability, he labored under considerable disadvantage in as much as he was ignorant of the English language. However, being ambitious and determined to succeed in life, he applied himself diligently to the study of English and in a few years acquired both a speaking and a reading knowledge of the language. In 1893, nine years after he landed in America, he began to work independently as a general contractor and builder, which business he is still following and at which he has won a wide reputation for excellent workmanship and reliability. Many elegant residences and business houses standing in various portions of the city bear evidence of his industry and popularity as a contractor, among which are a number of public buildings. Beside having completed a number of city contracts, he has also been awarded considerable government work, having constructed the post office building at Pine Bluff, Arkansas, and the federal building at Fort Riley, Kansas.<sup>31</sup>

Julius Pitzman (1837-1923) founded The Pitzman Company. Julius was the Chief

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Engineer for Forest Park. He worked with Maximilian G. Kern on the Forest Park Addition in St. Louis (1887). This plan is cited in the National Register bulletin on historic residential suburbs as a model for the city's exclusive neighborhoods called "private places." The first place that he designed, Benton Place (1866), is the oldest remaining private street in the United States. During his career Julius Pitzman designed forty private streets and subdivisions in the St. Louis area. His extensive work earned him the designation "Father of the Private Place" in the United States.<sup>32</sup> Pitzman's son, Frederick (1889-1951), joined the firm in 1912. The firm, under Frederick's management, was responsible for the layout of much of the Gratiot League Square and Papin tracts.<sup>33</sup> (Exhibits 1 and 4) The Pitzman Company also platted Tuscany Park as the last private place in St. Louis to serve as a buffer to the nearby private places (Southmoor; Brentmoor).

Shapiro, Benjamin. (1898- ). Architect. Shapiro designed six buildings in De Mun and at least five more in the Addition. He was born in 1898 in St. Louis and graduated from the University of Illinois in 1920. He opened his own office in 1927. In 1946 he joined Robert Tisdale in a partnership that lasted until 1973. His designs bridge the Period House to the International style. His most important designs included the Ferguson City Hall and Chased Shel Emeth Synagogue in University City. "His favorite designs are: 1145 Hampton Park, Richmond Heights; St. Louis Rabbinical College at 7400 Olive Boulevard; at 7400 Olive Boulevard; Meramec Office Building at 111 S. Meramec, the Seven Up building at 121 South Meramec in Clayton, and the Hillel Foundation at 6300 Forsyth."<sup>34</sup>

Wagner, E. A. Architect, Real Estate Developer and Builder. Wagner built fifty-five of the multifamily buildings in De Mun, either in his name or with Wagner-Grant-Bell Realty Co and another sixteen in the smaller Hi-Pointe Addition. He was a major builder in the Central corridor of St. Louis. He built twenty-five buildings in Ames Place and apartments 733-755 Heman in Delmar Gardens. In addition, one will find his company, Wagner-Grant-Bell Realty Company, prominently displayed in the real estate section of the St. Louis Post Dispatch in April of 1924. The company with its distinctive logo, a profile of an Indian chief with a full-feathered headdress, stands out on the page. The ad refers prospective buyers of single-family homes and apartments to their office at 722 Chestnut.<sup>35 36</sup>

### Conclusion

The Hi-Pointe Addition/Tuscany Park boundary addition to the original Hi-Pointe/De Mun Historic District is a unique area that deserves to be designated as a locally significant Historic Place on the National Register. It is an architecturally intact area

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that has a high degree of historic and architectural integrity. The district is unique as an early influence of the work of master platting by the Pitzman Company, planning by the Frisco Building Company, and displays outstanding examples of the architectural styles of the 1920s and '30s.

### Conclusion

The Hi-Pointe Addition/Tuscany Park boundary addition to the original Hi-Pointe/De Mun Historic District is a unique area that minimally deserves to be designated as a locally significant Historic Place on the National Register. It is an architecturally intact area that has a high degree of historic integrity and architectural integrity. The district is unique as an early influence of the work of master platting by the Pitzman Company, planning by the Frisco Building Company, and displays outstanding examples of the architectural styles of the nineteen twenties and thirties.

Sociologists now would explain the broad influence of the original Hi-Pointe subdivision along with the building of Oakland Expressway as identifiable features of a complex system of settlement patterns that make reversal of earlier system decisions much more difficult and unlikely than the choice of the original decision had been. That is, once the trolley line and railroad commuter systems became inefficient for handling the burgeoning populations moving into neighboring subdivisions, it made more sense to locate the Oakland Expressway nearer Hi-Pointe and De Mun commuters than to University City commuters. Again, once this expressway was built and the Daniel Boone Expressway completed to the western end of Clayton, the costs of building favored connecting these two major arteries. A major unintended consequence was that the American drive-in restaurant started within the Hi-Pointe De Mun Historic District with the establishment of the Parkmoor, which served to reintegrate all St. Louis neighborhoods regardless of class. Neighborhood succession to western suburbs essentially flowed westward from the eastern subdivisions of Clayton of which the two boundary-addition subdivisions played a major role.

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### Exhibit 1. Historical Map of the Gratiot League Square

Map of City of St. Louis, Mo. & Vicinity  
J.H. Fisher 1856



Square area below left arrow is proposed boundary addition to original L-shaped Historic District to east below right arrow.





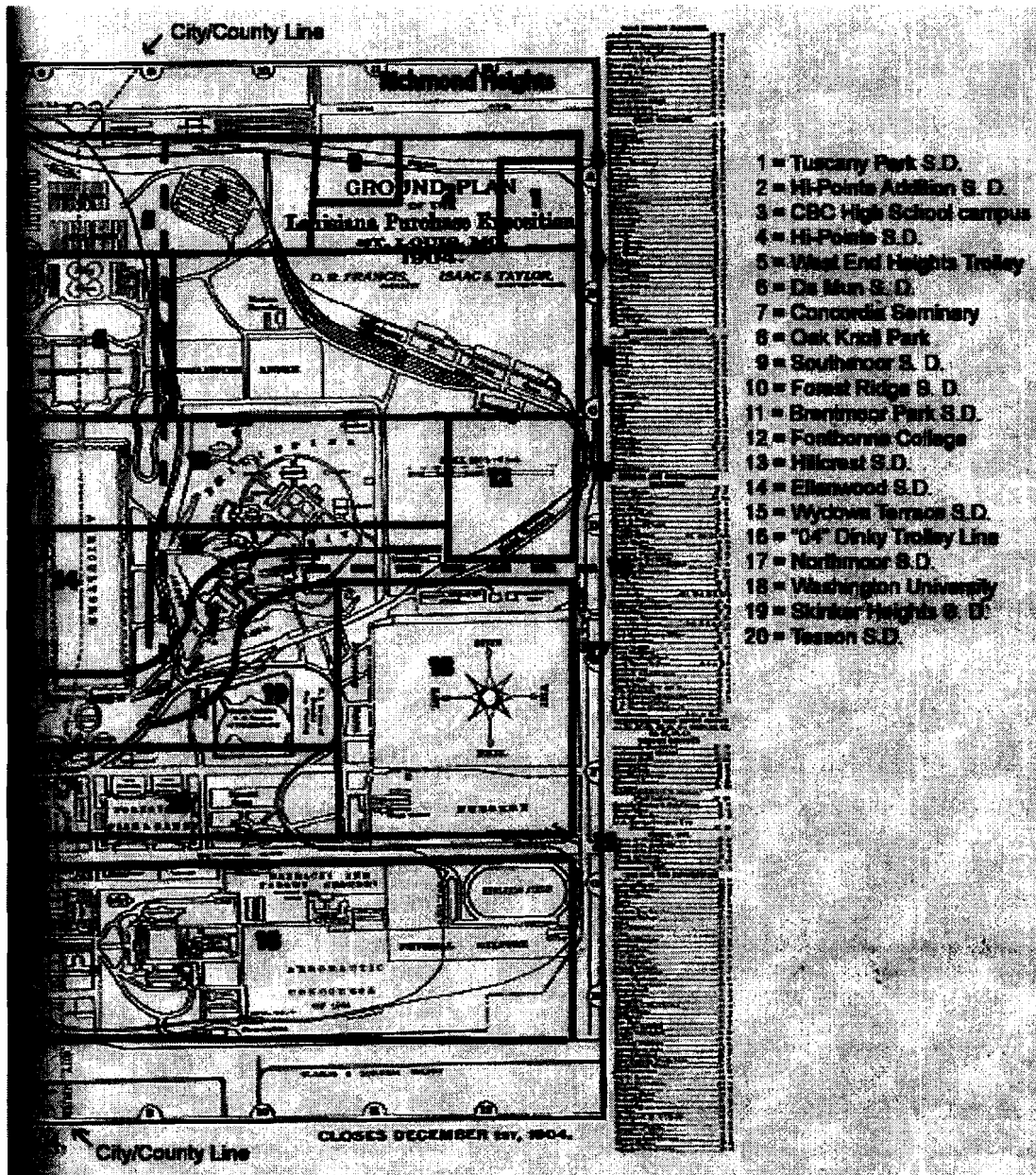
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*from which all Eastern Subdivisions of Clayton were Platted Between 1913 and 1928.*



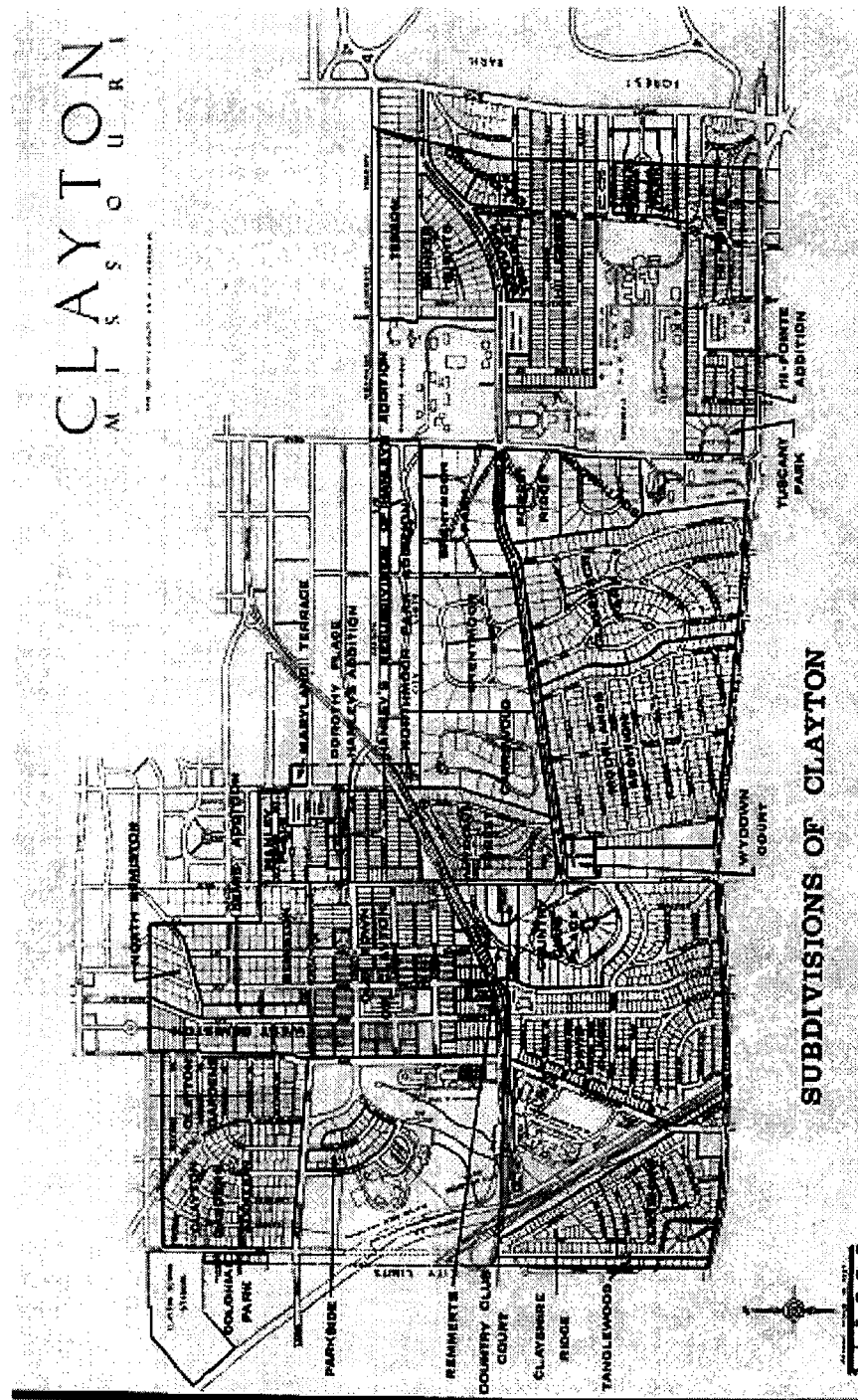
**Exhibit 4—Map of Clayton Subdivisions in 1972.** (Source: Clayton: A History by Terry Dickson, 1976, Page 185)

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### **Exhibit 5 Restrictive Covenants of the Hi-Pointe Addition Subdivision**

The Southern three (3) feet of Lot No 18  
The Northern five (5) feet of Lots No 32 to 38 both inclusive  
The Southern five (5) feet of Lots No 25 to 31 both inclusive  
The Northern five (5) feet of Lots No 52 to 87 both inclusive  
The Western three (3) feet of Lot No 41  
The Western five (5) feet of Lots No 42 to 51 both inclusive  
The Western three (3) feet of Lot No 77  
The Western five (5) feet of Lot No 65  
The Eastern five (5) feet of Lot No 66  
The Eastern three (3) feet of Lots No 17, 25 and 38  
The Southern three (3) feet of Lot No 42  
The Western five (5) feet of Lots No 18 to 24 both inclusive  
The Northern five (5) feet of Lots No 39 to 41 both inclusive

[Frisco Building Company Seal, St. Louis MO]

In witness whereof said party has hereinto set its hand and seal the day and year first above written.

Frisco Building Company  
{signed} Isaac Cook Secretary  
By {signed} A. E. Black, Vice-President  
State of Missouri

On this 18<sup>th</sup> day of July 1922 before me appeared A. E. Black to me personally known who being by me duly sworn did say that he is the Vice President of the Frisco Building Company, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that A. E. Black acknowledges said instrument to be the free act and deed of said corporation. My commission expires February 28<sup>th</sup>, 1925. J. B. Watkins, Notary Public Filed for Record July 25, 1922 at 4:20 o'clock P. M.  
{signed} Arthur W. Schmid, Recorder of Deeds.

Trustees Agreement. This Indenture made and entered into this 29<sup>th</sup> day of May 1922, by and between Frisco Building Company, a Corporation party of the first part and Charles W. DeLargy, L. V. Amend and C. M. Turley (hereinafter called Trustees) parties of the second part. Witnesseth, the Frisco Building Company owns certain lands situated in the City of Clayton in the County of St. Louis, State of Missouri, and has caused the same to be laid out as a subdivision under the name of HiPointe Addition, and a plat thereof (or the proper portion thereof) to be made and recorded in the office of the Recorder of Deeds for said county on May 11<sup>th</sup> 1922, Daily NO 57 and Whereas, It is the purpose of the Frisco Building Company and of the Trustees that the said subdivision shall be and remain a first-class residence in trust, having however suitable stores, schools, churches and other conveniences. Now. Therefore in consideration of the premises and the consideration and of the sum of One Dollar to it in hand paid by the parties of the second part, the receipt of which is hereby acknowledged and the agreement and the consent of the parties of the second part to act as Trustees hereunder the Frisco Building Company has covenanted and agreed and does hereby covenant and agree, with the said Trustees (and the Trustees with the said

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Frisco Building Company) to the effects following, and has created and granted and does hereby create and grant, unto the said Trustees and their successors the right, easements, powers, duties and authorities hereinafter set forth, that is to say:

First, the Frisco Building Company has agreed and does hereby agree, that all the avenues, boulevards, streets, drives, walks, alleys, and parks shown on the plat (in so far as any, or all of same are not already public streets) are to be and shall be dedicated to public use forever. (But the Frisco Building Company returns and reserves the right to receive any money consideration to be paid or allowed, or that may be paid or allowed, for any sewers, sewer pipe or water pipe, or other pipes or conduits which now exist in the said subdivision, or may be constructed or laid by the Frisco Building Company) said money consideration to be received and retained by the Frisco Building Company for its own use and benefit.

Second. The Trustees and their successors shall have, and are hereby granted, full power and authority, in their own names as Trustees, nor expires in trust, or otherwise, to prevent any infringement and compel the performance of any covenant or covenants in this indenture contained. The provision is intended to be cumulative, and not to restrict the right of any lot holder to proceed in his own behalf has the power and authority here imparted to the Trustees is intended to be discretionary and not mandatory.

Third. To enable the Trustees without cost to them to exercise the duties and powers denoted upon them, they are granted the right and power to make uniform assessments upon and against the several lots or parcels of land in a subdivision, in accordance with the rule of apportionment hereinafter stated not to exceed however, twenty-five cents per front foot in any one year. The frontage of the various lots for the purpose of assessment shall be determined by the frontage on which a lot faces. No additional assessment to be made on corner lots for side frontage.

Fourth. The assessments so levied shall include such amount as shall be deemed necessary by the Trustees for the proper maintenance of all the parks, parking spaces and trees in the public streets, crosswalks, and parks within the property. And in the event of failure on the part of the municipal authorities to properly maintain, oil or sprinkle the streets or maintain the lighting system or flush or maintain the sewerage system the Trustees may at their own discretion make assessment or employ funds at their disposal for such maintenance. Every assessment hereby authorized shall constitute from and after the passage of a resolution levying the same and the recording thereof in the minutes of the proceedings of the Trustees the personal debt and obligations of the holder (at the time) of the legal title of the said lot to which such assessment refers or is made applicable shall bear interest is herein provided and in addition every such assessment shall from and after the time just aforesaid be and constitute a lien or charge against any lot to which it relates and it be enforceable by the Trustees against such a lot in like manner as is or may be provided by law for the enforcement of equitable liens generally. Notice of such assessment may be given by mail addressed to the last known or usual post office address of the holder of the legal title, or may be given by posting a brief notice of the assessment upon the lot itself. If any assessment be not paid within thirty days after notice given as provided, it shall bear interest at the rate of eight percent per annum until paid and such interest shall also constitute a lien, together with the principal against the lot in question. At any time after the passage of the resolution levying an assessment and its entry in their minutes, the Trustees may in addition, execute and acknowledge an instrument reciting the levy of the assessment, with respect to anyone or more lots, and cause same to be recorded in the Recorder's office in the City of Clayton and the Trustees may (upon payment) cancel or release any one or more lots, from the liability for assessment (as shown by recorded instrument). By executing, acknowledge and recording (at the expense of the owner of the property affected) a release of such

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assessment with respect to any lot or lots affected, and the Trustees shall cause to be noted from time to time, in their minutes of the proceedings, the payments made on account of assessments.

Fifth. When ever anyone or more of said Trustees or their successors appointed as herein provided shall die, or resign or become incapacitated by reason of illness or otherwise, or shall cease to have any interest in the subdivision, either as lot owner, or as owner of stock in the Frisco Building Company, then the remaining Trustee or Trustees shall by written instrument appoint a successor or successors who shall be interested in the said subdivision either as lot owner or stockholder as above provide said instrument of appointment to be executed, acknowledged and recorded, as may be required by law for an instrument affecting real estate. It shall set forth the name of the person or persons who have ceased to be the trustees and the name of the appointee or appointees, together with the cause of the vacancy and upon the recording of such instrument of appointment, the appointee shall immediately substituted as Trustee and have all the rights, titles, powers, duties and privileges herein conferred upon any of the persons named herein as original Trustees.

Sixth. The Trustees provided for herein shall keep written minutes of their proceedings which shall be open to inspection at all reasonable times by any person interested in, any two of them may execute the powers of this Board and they shall serve without pay except for expenses reasonably incurred restitutions.

Seventh. Whereas a plat of HiPointe Addition has been filed of record in the Recorder 's office of St. Louis County, Missouri May 11, 1922 Daily No 57 on which plat building lines are shown on the front side and rear of the different lots and whereas it is found more desirable for the uniformity of the subdivision. To have said building lines changed and whereas the Frisco Building Company is still the owner of all the lots in the subdivision (except Lots 1, 2, 39, 40 and 41) it is hereby understood that the original building lines as shown on said plat filed of record shall be abolished and the following building lines shall be in force. The front building line on all buildings in the subdivision except Lots 1, 2, 39, 40 and 41 shall be 15 feet from the front property line, and no building or any portion thereof (except the front steps) shall be permitted to extend in front of this building line. All porches must stay in back of the building line. On every building having an alley in the rear of same, a building line of 5 feet shall be established from the rear line of said lot, and no building or any portion thereof shall be permitted to extend past this building line. On all corner lots a building line of 3 feet shall be established on the line toward the street, and no building shall be erected within 3 feet of the street line. On every building erected a space of at least 3 feet must be left on each side of the building, and no building or any portion thereof except the corner may be permitted to extend closer than 3 feet from either side line of the lot on which the building is erected.

Eight. With respect to all lots in this subdivision as shown on the plat, with the exceptions of Lots No 9, 10, 24, 39, 40, 41, 51, 52 and 53 are to be used for residence purposes only and no business of any kind whatsoever shall be permitted upon any of these lots. (This does not however, prohibit the erection of apartments and flats, which are permitted on any lot in the subdivision.) A dentist or physician however, will be permitted to maintain his office or consultation room in his residence. Lots No 9, 10, 24, 39, 40, 41, 51, 52 and 53 may be used for business purposes. However, no factory, oil station or-garage or issuance of any kind shall be permitted on any of these lots.

Ninth, no building (except a garage or outbuilding) shall be permitted on any lot in the subdivision (except the business lots) less than two full stories in height, unless it be a building commonly called a bungalow, and any such building must have a roof of the bungalow type no flat roofed houses being permitted,

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(except on business lots) unless they are at least two full stories in height. A one-story building will be permitted on the rear of business lots and same may have a flat roof provided however that before any such one-story building is erected, a two-story building is erected on the front of such said lots. Such one-story buildings will not be permitted to be erected within 40 feet of the front building line of the lot on which it is erected. No building will be permitted to be erected out of any materials except brick, stone, hollow tile or terra cotta. The sideways of all garages must be constructed of brick, stone, hollow tile, concrete or terra cotta. Frame garages will not be permitted. Metal garages will be permitted at the discretion of the Trustees and when so approved may be erected. No garage, ash pit or any outbuilding of any kind whatsoever shall be permitted to be erected within 60 feet of the front building line of the lot on to which it is to be erected unless it is a garage attached to the main building.

Tenth. No wooden porches shall be permitted upon the front of any building. Wooden porches will not be permitted on the rear of any building unless they are covered with stucco or similar material. No fences of any kind shall be permitted in front of the building line of any lot in this subdivision, even hedge being prohibited. No wooden fences will be permitted upon the sideline of any lot in the subdivision. An open ornamental, wooden fence will be permitted on the side or rear of a building. However, provided same has been submitted and received the approval in writing of the Trustees. Wooden framework will be permitted for iron fences. No garage will be permitted to be erected on the rear of any corner lot within 10 feet of the side line of the street, where the lot to the rear where the lot to the rear faces in the opposite direction.

Eleventh. It is further covenanted and agreed with respect to all lots that schools or churches, may be maintained in suitable buildings erected. Therefore, upon any corner lot or lots located at the intersections of two streets with which may be united for such purposes one or more contiguous and adjoining lots so as to form one site or premises provided (a) that the plans and specifications for any such church or school building shall first have been submitted to and approved in writing by the Trustees and (b) that the frontage of the lot or lots, to be occupied by such building and appurtenant premises shall not be less than one hundred feet and (c) that no such building shall be erected nearer than 10 feet from the side lines of the single or consolidated line of the consolidated lot constituting the site or premises.

Twelfth. The seller retains and reserves the right under and subject to any consent or change that may be required by authorized public authority to grade the subdivision and to improve the same and its streets, walks, drives, boulevards and parks and to construct sewers, drains, pipes, conduits, and other necessary useful agencies all in substantial accordance with the plans and specifications of Pitzman's Co of Surveyors and Engineers heretofore prepared.

Thirteenth. In the event that any one or more of the restrictions herein contained shall prove to be unenforceable, invalid or otherwise fail of intended effect the valid and binding effect of the others shall in no wise be chereley affected.

Fourteenth. All of the forgoing restrictions shall be and remain in force until the Seventh day of May 1937. However, all or any of them may be modified, amended, released, or extinguished at any time by written instrument executed, acknowledged and recorded as required by law for instruments affecting Real Estate by the owner or owners of two-thirds of the total number of front feet in the subdivision.

In Testimony, where of this Frisco Building Company has caused these presents to be signed by its President and its corporate seal office attested by its Secretary and the parties named as Trustees have hereunto set their hands and seals the day and year first above written.

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[Frisco Building Company seal, St. Louis, MO]  
Attested {signed} Isaac T. Cook, Secretary

Frisco Building Company  
By {signed} A. E. Black, Vice-President  
{signed} Charles W. DeLargy  
{signed} L. V. Amend  
{signed} C. M. Turley

State of Missouri, City of St. Louis. As on this 30<sup>th</sup> day of June 1922 before me appeared A. E. Black to be personally known, who being by me duly sworn did say that he is the Vice President of the Frisco Building Company, a corporation under the laws of the State of Missouri and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said A. E. Black acknowledged said instrument to be the free act and deed of said corporation. In Testimony where of I have hereunto set my hand and affixed my official seal at my office in St. Louis, Missouri the day and year first above written. My commission expires February 28<sup>th</sup> 1925.

[Copy of Seal of J. B. Watkins, Notary Public, City of St. Louis Mo]  
{signed} J. B. Watkins

State of Missouri, City of St. Louis

On this 30<sup>th</sup> day of June 1922 before me appeared Charles W. DeLargy, L. V. Amend and C. M. Turley to me known to be the persons described in and who executed the within and foregoing instrument and acknowledged that they executed the same as their free act and deed. In testimony whereof I have hereunto set my hand and affixed my official seal at my office at St. Louis Missouri the day and year first above written. My commission expires Apr 16, 1926. Adel E. Muller, Notary Public. Filed for Record Jul 25, 1922 at 4:21 o'clock P.M. {signed} Arthur W Schmid, Recorder of Deeds.

Warranty of Deed by a Corporation. This Deed made and entered into this Seventh day of July nineteen hundred and twenty two by and between Frisco Building Company a corporation of the State of Missouri party of the first part and Better Built Home and Mortgage Company of the City of St. Louis and State of Missouri party of the second part. Witnesseth, That the said party of the first part for and in consideration of Ten Dollars and other valuable considerations to it paid by the said party of the second part, the receipt of which is hereby acknowledged does by these presents grant Bargain and Sell, Convey and Confirm unto the said party of the second part, the following described Real Estate situated in the County of St. Louis and State of Missouri to wit all of Lot No 4 of "HiPointe Addition" Subdivision of part of Lot Three (3) of the subdivision of the Gratiot League Square in U.S. Survey 2037 Township 45 North Range 6 East St. Louis County Missouri frontage 50 feet on the North line of Clayton Road by a depth Northwardly of 130 feet to an alley 15 feet wide. This conveyance made subject to all easements, conditions and restrictions now of record. [Copy of seal, St. **Ferdinand du Hold??**] the same, together with all rights, immunities, privileges and appurtenances to the same belonging unto the said party of the second part and to its successors and assigns forever to said Frisco Building Company hereby covenanting that it is lawfully signed of an indefensible Estate in fee in the premises herein conveyed that it has good rights to convey the same and that it will Warrant and Defend the title to the said premises unto the said party of the

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second part and to its successors and assigns forever against the lawful claims of all persons whomsoever excepting taxes for the year of 1922 and thereafter by Witness. Whereof the said party of the first part has caused these presents to be signed by its Vice President, attested by its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

[Copy of Seal, Frisco Building Company, St. Louis Mo]  
Frisco Building Company  
Attested {signed} Isaac Cook, Secretary  
By {signed} A. E. Black, Vice-President  
State of Missouri, City of St. Louis

On this Seventh day of July 1922 before me appeared A. E. Black to me personally known who by me being duly sworn did say that he is the Vice President of the Frisco Building Company a corporation of the State of Missouri and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said A. E. Black acknowledges said instrument to be the free act and deed of said corporation in Testimony whereof I have hereunto set my hand and affixed my Notarial Seal at the City of St. Louis the day and year last above written. My term expires February 28<sup>th</sup> 1925. {signed} J. B. Watkins  
Notary Public.

Filed for Record Jul 25, 1922 at 4:22 o'clock P. M.  
. {signed} Arthur W. Schmid, Recorder of Deeds

Proposal of Deed hereby legally identified by Recorder of Deeds to read Deed of Trust. This Deed made this Twenty Fourth day of July nineteen hundred and twenty two by and between Jake Reinhold of the County of Johnson and State of Missouri hereinafter called the party of the First Part and Edgar H. Wayman of the City of St. Louis and State of Missouri hereinafter called the party of the Second Part and Better Built Home and Mortgage Co of the City of St. Louis and State of Missouri hereinafter called the party of the Third Part. Witnesseth That the said party of the First Part, in consideration of the debt and trust hereinafter described and created and for the sum of One Dollar to said party of the First Part in hand paid by said party of the Second Part the receipt whereof is hereby acknowledged has granted, bargained and sold and does by these presents Grant, Bargain and Sell, Convey and Confirm unto the said party of the Second Part forever all of the following described real estate situated, lying and being in the County of St. Louis State of Missouri and known and described as follows to wit All of Lot NO 42 of "Hi Pointe Addition" a Subdivision of part of Lot Three (3) of the Subdivision of the Gratiot League Square in U. S. Survey 2037 Township 45 North Range 6 East St. Louis County Missouri fronting 55 feet on the Western line of Concordia Avenue by a depth Westwardly of 129 feet 2.25 inches, to the western line of said "Hi Pointe Addition".

Filed for Record Jul 24, 1922 at 4:22 o'clock P. M.  
{signed} Arthur W. Schmid, Recorder of Deeds



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### **Exhibit 6- Original Deed and Restrictive Covenants of Tuscany Park**

## TUSCANY PARK

## INDENTURE OF TRUST AND RESTRICTIONS

THIS INDENTURE, made and entered into this \_\_\_\_\_ day of [Date], [Year], by and between the undersigned, who are all of the Homeowners holding legal title in the tract of land known as Tuscany Park, Clayton, Missouri, hereinafter referred to as "First Party residents", and Pierre Chouteau, Maureen Heidbreder and Allen Krauss, all of St. Louis County, Missouri, hereinafter referred to as "Trustees."

### WITNESSETH THAT:

WHEREAS, pursuant to a certain Trust Agreement recorded in Book 721 at Page 364 of the St. Louis County Recorder of Deeds the residential lots platted as Tuscany Park were subjected to certain restrictions when the tract was initially platted, which tract is described as follows:

Beginning at a stone where the north line of Lot 3 of Gratiot League Square intersects the eastern line of Pennsylvania Avenue, sixty (60) feet wide, and running thence eastwardly along the said northern line of Lot 3, 485.93 feet more or less, to a stone; thence southwardly at a right angle to the last described line and along the western line of Hi-Pointe Addition 701 feet; thence slightly northwestwardly and at an angle of seventy-nine degrees, forty-two and one-fourth minutes (79-42-1/4') with the last described line, a distance of 55.95 feet; thence westwardly, parallel to Clayton Road 100 feet wide, and 155 feet from same, a distance of 450 feet to the eastern line of Pennsylvania Avenue thence northward along the eastern line of Pennsylvania Avenue to the point of beginning.

WHEREAS, said Trust Agreement has expired in accordance with its terms, however, the First Party residents desire to adopt a new Indenture of Trust and Restrictions for Tuscany Park, as set forth hereafter; and

WHEREAS, the First Party residents desire to confirm that the common land will continue to be reserved for the exclusive use and benefit of the residents of Tuscany Park, except those streets or easements which are or may hereafter be dedicated to public bodies and agencies, and which have been provided for the purpose of constructing, maintaining and operating sewers, pipes, poles, wires, storm water drainage, parks and other facilities and public utilities for the use and benefit of the residents of Tuscany Park; and

WHEREAS, First Party residents are the owners of the entire tract described above; and

WHEREAS, it is the purpose and intention of this Indenture to preserve said tract of land, subdivided as aforesaid, as a restricted neighborhood and to protect the same against certain uses by the adoption of this Indenture, and to apply the plan contained in this Indenture to all of said land described

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herein, including all common land, and mutually to benefit, guard and restrict future residents of Tuscany Park and to foster their health, welfare and safety; and

WHEREAS, all reservations, limitations, conditions, easements and covenants herein contained, and all of which are sometimes hereafter termed "restrictions," are jointly and severally for the benefit of all persons who may purchase, hold or reside upon the tract covered by this instrument.

NOW, THEREFORE, in consideration of the premises and of the mutual promises, covenants and agreements made by the parties hereto each to the other, the parties hereto COVENANT and AGREE to and with each other, collectively and individually, for themselves, their heirs, successors and assigns, and for and upon behalf of all persons who may hereafter derive title to or otherwise hold through them, together with their heirs, successors, or assigns, any of the residences and parcels of land in Tuscany Park, all as hereinafter set forth:

### ARTICLE I

#### DEFINITION OF TERMS

The following terms when used in this Indenture (unless the context requires otherwise) shall have the following meanings:

1. "Architectural Control Committee" shall have the meaning set forth in Article V hereof.
2. "Common Ground" or "Common Land" or "Common Property" (or the plural of any thereof) shall mean and refer to all real property held by the Trustees for the common use and enjoyment of all Owners, including, without limitation, parks, open spaces, playgrounds, streets, paths, walkways, storm water (including detention basins) and sanitary sewers and drainage facilities, and other such facilities.
3. "First Party" shall mean and refer to the undersigned, who are all of the legal owners of the lots, as platted, within Tuscany Park, their respective successors and assigns.
4. "Indenture" shall mean and refer to this Indenture of Trust and Restrictions for Tuscany Park, as from time to time amended.
5. "Lot" shall mean and refer to any plot of land, with the exception of Common Ground, shown on the recorded subdivision plat of the Property.
6. "Owner" or "Homeowner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property.
7. "Property" shall mean and refer to all that certain real property described hereinabove and set out in Hook 721 Page 364, as recorded in the Office of the Recorder of Deeds for St. Louis County, Missouri.
8. "Trustees" shall mean and refer to those persons designated in the preamble to this Indenture, and their successors and assigns as appointed or elected in accordance with the provisions of Article IV hereof.

### ARTICLE II

#### DURATION OF TRUST

The Indenture of Trust herein created shall continue until such time as

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the plat of Tuscan Park may be vacated, after which period of time fee simple title to the Common Property shall vest in the then record Owners of all Lots constituting a part of the Property, as tenants in common. The rights of said tenants in common shall only be appurtenant to and in conjunction with their ownership of Lots in said plats, and any conveyance or change of ownership of any Lot shall carry with it ownership in Common Property so that none of the Owners of Lots and none of the owners of the Common Property shall have such rights of ownership as to permit them to convey their interest in the Common Property except as is incident to the ownership of a Lot, and any sale of any Lot shall carry with it without specifically mentioning it, all the incidents of ownership of the Common Property; provided, however, that all of the rights, powers and authority conferred upon the Trustees shall continue to be possessed by said Trustees.

It is expressly agreed that the Common Ground ownership that is vested in the Trustees is held in trust for the benefit of all of the Homeowners, pro-rata as beneficiaries in common.

### ARTICLE III

#### DESIGNATION AND SELECTION OF TRUSTEES AND MEETINGS OF HOMEOWNERS

1. First Named Trustees. The first named Trustees shall be \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_, who, by their signatures hereto, consent to serve in such capacity until their successors are elected or appointed as hereinafter provided. Should a first named Trustee or a successor Trustee appointed by the remaining Trustees pursuant hereto resign (except pursuant to the provisions of the following paragraph), refuse to act, become disabled, or die, the remaining Trustees shall have the power to appoint, by duly written, recorded instrument, a successor Trustee who shall serve until his successor is elected by the Homeowners in the manner hereinafter provided.

2. Election of Trustees. The above named Trustees shall agree so as to have one (1) Trustee serve for one (1) year, one (1) to serve for two (2) years, and one (1) to serve for three (3) years. Thereafter, all Trustees shall be elected for terms of three (3) years each. One new Trustee shall be elected each year as the existing Trustee's term expires.

3. Manners of Conducting Elections; Meetings of Owners. All elections by Owners shall be preceded by notice signed by the Trustees then in office, or should there be no Trustees, then by three (3) such Owners, sent by mail to or personally served upon all Owners at least ten (10) days before the date fixed for the meeting to be held for the purpose of electing Trustees. The Trustees shall call a meeting annually in March, April or May of each year for purposes of electing a trustee and conducting such other business as may come before the meeting. The said notice shall specify the time and place of meeting which shall be in Clayton, Missouri. At such meeting or at any adjournment thereof, the majority of the Owners attending such meeting in person or by proxy, shall have the power to elect such Trustees, who shall thereupon serve until their successors have been duly appointed or elected and qualified. At such meeting, each owner, whether attending in person or by proxy, shall be entitled to one (1) vote, which, when the Owner constitutes more than one person or entity, shall be cast as they among them shall determine; in no event shall more than one (1) vote be cast with respect to any Lot. The result of any election of Trustees shall be certified by the persons elected as chairman and secretary at such meeting.

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Any business relevant or pertinent to the affairs of the Property may be transacted at any meeting of Owners called in conformity with the procedure described above. Two-Third (2/3) of the Owners entitled to vote as aforesaid shall constitute a quorum for the purpose of electing Trustees and for the purpose of conducting any other business coming before a meeting.

Minutes shall be taken at all meetings and circulated to the Homeowners. The Trustees shall further provide an annual accounting to the Homeowners of all receipts and disbursements of monies administered or held by the Trustees.

4. Qualification of Trustees. Any Trustee elected under the provisions of this section shall be a Lot Owner in the Properties, and if such Owner sells his or her Lot or resigns, refuses to act, becomes disabled or dies, the remaining Trustees shall appoint an Owner to act as Trustee for the unexpired portion of the term of the Trustee no longer acting.

### ARTICLE IV

#### TRUSTEES' DUTIES AND POWERS

The Trustees, who shall act upon agreement of a majority of the then acting Trustees, shall have the rights, powers, discretions and authorities described throughout this Indenture and the following rights, powers, discretions and authorities:

1. Acquisition of Common Property. To acquire and hold the Common Property in accordance with and pursuant to the provisions of this Indenture, and to deal with any such Common Property as hereinafter set forth.
2. Control of Common Property. To exercise such control over the easements, streets and roads, (except for those easements, streets and roads which are now or may hereafter be dedicated to public bodies or agencies), entrances, lights, gates, park areas, medians, entrance markers, shrubbery, storm. water sewers, detention basins, sanitary sewer trunks and lateral lines, pipes, and disposal and treatment facilities constituting Common Property as may be shown on the various recorded plats of the Property, as is necessary to maintain, repair, rebuild, supervise and insure the proper use of said easements, streets, and roads, etc., by the necessary public utilities and others, including the right (to themselves and others to whom they may grant permission) to construct, operate and maintain on, under and over said easements and streets, sewers, pipes, poles, wires and other facilities and public utilities for services to the Lots, and the right to establish traffic rules and regulations for the usage of driveways, streets and parking lots in the Properties.
3. Maintenance of Common Property. To exercise control over the Common Property and easements for the exclusive use and benefit of residents of the Property, and to pay real estate taxes and assessments, if any, on said Common Property out of the general assessment hereinafter authorized; to maintain and improve the Common Property with shrubbery, vegetation, decorations, buildings (provided that no building or improvements may be erected on the Common Property without the written approval of two-thirds of the then Homeowners), recreational facilities of any kind or description, other structures, and any and all other types of facilities in the interest of health, welfare, safety, morals, recreation, entertainment, education, and general use of the Owners, all in conformity with applicable laws; and to prescribe by reasonable rules and regulations, the terms and conditions of the use of Common Property, all for the benefit and use of the Owners and according to the discretion of the Trustees.
4. Dedication. To dedicate, upon written approval of 5/6th of the then Homeowners, to public use any

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private streets constructed or to be constructed in the Property whenever such dedication would be accepted by a public agency, in the event that the recorded plats do not provide for public use and maintenance, provided further that no Common Ground, or any interest therein may be sold, transferred or conveyed by the Trustees without the written approval of all of the then Homeowners. Notwithstanding Paragraph 4 of Article IX to the contrary, this paragraph may not be amended, repealed or changed without the written approval of 5/6th of the then Homeowners.

5. Easements. To grant easements for sewers and utilities on and over the Common Property.

6. Enforcement. To prevent, as Trustees of an express trust, any infringement and to compel the performance of any restriction set out in this Indenture or established by law, and also any rules and regulations issued by said Trustees governing the use of the Common Property or any matters relating thereto. This provision is intended to be cumulative and not to restrict the right of any Owner to proceed in his own behalf, but the power and authority herein granted to the Trustees is intended to be discretionary and not mandatory.

7. Vacant and Neglected Lots. To clean up rubbish and debris and remove grass and weeds from and to trim, cut back, remove, replace and maintain trees, shrubbery and flowers upon any vacant or neglected Lots or parcels of land in the Property, and the Owners thereof may be charged with the reasonable expenses so incurred. The Trustees, their agents or employees shall not be deemed guilty or liable for any manners of trespass or any other act or any injury, abatement, removal or planting.

8. Plans and Specifications. As more specifically provided in Article V hereof, to consider, approve or reject any and all plans and specifications for any and all buildings or structures, fences, detached buildings, outbuildings, accessory buildings, swimming pools or tennis courts proposed for construction and erection on any Lot, proposed additions to such buildings or alterations in the external appearance of buildings already constructed.

9. Deposits. To require a reasonable deposit in connection with the proposed erection of any building or structure, fence, detached Building, outbuilding, swimming pool, tennis courts, or other structure in the Properties approved in accordance with Section 8 of this Article IV and Article V of this Indenture, in order to provide that upon completion of the project, all debris shall be removed from the site and from adjacent Lots and parcels, and that any and all damages to subdivision improvements shall be repaired.

10. Insurance. To purchase and maintain in force such insurance as they may deem appropriate, including, but not limited to, property insurance and liability insurance protecting the Trustees and the Owners from any and all claims for personal injuries and property damage arising from use of the Common Property and facilities.

11. Employment. In exercising the rights, powers and privileges granted to them and in discharging the duties imposed upon them by the provisions of this Indenture, from time to time to enter into contracts, employ agents, servants and labor as they may deem necessary or advisable, and to defend suits brought against them individually or collectively in their capacity as Trustees.

10. Condemnation. In the event it shall become necessary for any public agency to acquire all or any part of the Common Property for a public purpose, the Trustees are hereby authorized to negotiate with such public agency for such acquisition and to execute instruments necessary to that purpose. Should acquisition by eminent domain become necessary, only the Trustees need be made parties, and any proceeds received shall be held by the Trustees for the benefit of those entitled to the use of said Common Property.

### ARTICLE V

#### ARCHITECTURAL AND ENVIRONMENTAL CONTROL

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No building, residence, fence, wall or other structure, swimming pool or tennis courts shall be commenced, erected or maintained thereon, nor shall any exterior addition to, removal of all or any part thereof, or material exterior change or alteration in any improvement thereon be made until the plans and specifications showing the nature, kind, shape, height, materials, colors and location of the same shall have been submitted to and approved in writing as to harmony of external design, types of materials, colors and location in relation to surrounding structures and topography by the Trustees, or by an architectural committee composed of three (3) or more representatives appointed by the Trustees, which approval shall not be unreasonably withheld. Reference herein to "Architectural Control Committee," shall refer either to the aforesaid Committee, as appointed and constituted, or to the Trustees, whichever happens to be acting at the time. In the event the Architectural Control Committee fails to approve or disapprove any design, materials, colors and location within thirty (30) days after all required plans and specifications have been submitted to it (and fees, if required, have been paid), approval will not be required and this provision will be deemed to have been fully complied with.

The decision of a majority of the Trustees, or the Committee, shall control, provided, however, such decision shall be reversed upon the written agreement of two-thirds of the then Homeowners as to the proposed action. Notwithstanding Paragraph 4 of Article IX to the contrary, this paragraph may not be amended, repealed or changed without the written approval of all of the then Homeowners, which approval shall not be unreasonably withheld.

It is the intent of this Indenture that all buildings and structures within the Properties shall continue to be constructed of exterior materials consisting of brick, stucco or natural stone, or such other suitable materials as the Trustees may approve. In its review of submissions the Architectural Control Committee shall evaluate the construction standards and building materials for all proposed construction on the Lots to insure that they are in conformance with such objectives. Accessory buildings, enclosures, appurtenant structures to, or extrusions from any building or structure on any Lot shall be of similar or compatible materials, design and construction. Exterior finishes once approved shall not be materially altered without the express consent of the Architectural Control Committee.

### ARTICLE VI

#### SEWERS AND DRAINAGE FACILITIES

The maintenance, repair and replacement of the sewers and drainage facilities shall be assumed, undertaken and allocated in the following manner:

1. Trustees' Responsibility. The Trustees shall be responsible for the maintenance, repair and replacement of the private sanitary and storm sewers, if any, and any other sanitary or storm sewers or other drainage facilities located on and servicing any Common Property or improvements thereon in the Properties.
2. Owners' Responsibility. Each Owner shall be responsible for the maintenance, repair and replacement of the lateral sewage line or lines servicing such Owner's Lot.

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### ASSESSMENTS

1. General. Each Owner hereby covenants and agrees to pay (i) annual assessments or charges; and (ii) special assessments, such assessments to be fixed, established and collected from time to time as hereinafter provided. The annual and special assessments together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the Lot and shall be a continuing lien upon the property against which such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

2. Purpose. The assessments levied under this Article shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents in the Properties and in particular for the rendering of services in the furtherance of such purposes, including the carrying out of all functions herein authorized, and for the acquisition, improvements, maintenance and operation of the Common Property and all facilities thereon, including, but not limited to, the payment of taxes, utilities and insurance thereon, and repair, maintenance, replacements and additions thereto, and for the cost of labor, equipment, materials, management and supervision thereof, and for such other needs as may arise.

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3. Annual Assessments. The maximum annual assessment shall, until increased as herein authorized, be Seven Hundred Fifty Dollars (\$750.00) per Lot; provided, however, that the Trustees may increase such assessment for any assessment year by an amount which is equal to the increase in the Consumer Price Index United States All Items Figure as published by the United States Department of Labor Statistics as indicated by the last available Index published prior to the assessment year over the corresponding last available Index published prior to commencement of the first assessment year hereunder. If such Index be discontinued, the Trustees shall utilize a successor index, determined by the Trustees in their sole judgment, to be most similar to the discontinued Index.

The Trustees may, after consideration of current maintenance costs and future costs and needs, fix the actual assessment for any year at a lesser amount. The Trustees may change the basis and maximum of assessments provided for herein upon the approval of a majority of the Trustees and the assent of a majority of the votes of Owners who are voting in person or by proxy at a meeting duly called for such purpose, written notice of which shall have been sent to all Owners at least thirty (30) days in advance and shall set forth the purpose of the meetings.

Each annual assessment shall be levied prior to or during the year for which it is levied, notice thereof being given by first class mail addressed to the last known or usual post office address of each owner and deposited in the United States mail with postage prepaid. Each annual assessment shall be due on the date which is thirty (30) days after such mailing or posting and shall become delinquent if not paid within thirty (30) days following such due date.

4. Special Assessments. If at any time the Trustees consider it necessary to make any expenditure requiring an assessment additional to the annual assessment they shall submit a written outline to the contemplated project and the amount of the assessment required to the then Homeowners. If such assessment is approved, either at a meeting of the Homeowners called by the Trustees, by a majority of the votes cast in person and by proxy, or on written consent of a majority of the total votes entitled to vote thereon, the Trustees shall notify all Homeowners of the additional assessment; PROVIDED, HOWEVER, that in determining such required majority, each Lot Owner shall be entitled to one (1) full vote, except, that only those who have paid all assessments theretofore made shall be entitled to vote. The limit of the annual assessments for general purposes as set forth in Section 3 hereof shall not apply to any assessment made under the provisions of this Section 4. Notice of any special assessment hereunder shall be given in the same manner as notices of annual assessments are given, with such "assessment becoming delinquent thirty (30) days after the date of such notice.

5. Prorations. Should a Lot become subject to assessments after January 1 in any year, and should an annual or special assessment have been levied for that year, then such assessment shall be adjusted so that such Lot shall be charged with a portion of the assessment prorated for the balance of that year.

6. Interest and Liens. All assessments shall bear interest at the rate of one percent (1%) over the from time-to-time floating rate of prime interest charged by Mercantile Bank, N.A., St. Louis, Missouri, to its best and most creditworthy customers from the date of delinquency and such assessment, together with interest and costs of collection, shall constitute a lien upon the Lot against which it is assessed until the amount, together with the interest and charges, is fully paid. As an assessment becomes delinquent, the Trustees may execute and acknowledge an instrument reciting the levy of the assessment and cause the same to be recorded in the Recorder's Office of St. Louis County, Missouri, and thereafter institute any appropriate legal action to enforce such lien. Should an Owner pay an assessment after the recording of a notice thereof, as herein provided, the Trustees shall cause to be executed and recorded (at the expense of the owner of the affected Lot) a release of said lien.

The lien of the assessments provided for herein shall be subordinate to the lien of any institutional (bank, savings and loan association, pension or retirement fund, insurance company or federally insured mortgage) first mortgage now or hereafter placed upon any Lot with respect to which assessments have become due and payable prior to a sale or transfer of such Lot pursuant to foreclosure or transfer in lieu of foreclosure. Such sale or transfer shall not relieve such



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Lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment. The term "mortgage" or "mortgages" shall include deed or deeds of trust.

7. Exemptions. The following properties subject to this Indenture shall be exempt from the assessments, charges and liens created herein:

- (i) All Common Property as defined in Article I hereof,
- (ii) All properties exempted from taxation under the laws of the State of Missouri.

8. Keeping of Funds. The Trustees shall deposit the funds coming into their hands as Trustees in a bank protected by the Federal Deposit Insurance Corporation or in a savings and loan association protected by the Federal Savings and Loan Insurance Corporation, the treasurer being bonded for the proper performance of his duties in an amount fixed by the Trustees.

9. Ordinance Compliance. Notwithstanding any other conditions herein, the Trustees shall make suitable provisions for compliance with all subdivision and other ordinances, rules and regulations of St. Louis County or the municipality of Clayton, Missouri, including, but not limited to, street lights, and for such purposes shall not be limited to the maximum assessment provided for herein.

### ARTICLE VIII

#### RESTRICTIONS

1. Building Use. No building or structure shall be erected or used for a purpose other than that of a single family two story residence, with side or rear entry garage and not exceeding three stories in height with hipped or gabled roofs. No two residences shall have the same exterior design. There shall be at least twenty-five (25) feet between the walls of adjoining residences measured between the nearest points of said walls.
2. Resubdivision. No Lot shall be resubdivided. A fractional part of any Lot may not be sold or conveyed without the written approval of two-thirds (2/3) of the then Homeowners and such approval shall not be unreasonably withheld.
3. Commercial Use. No commercial activities of any kind shall be conducted on any Lot, but nothing herein shall prohibit the conduct of a home occupation in strict accordance with the provisions of the applicable zoning ordinances.
4. Nuisances. No noxious or offensive activity shall be carried on upon any portion of the Properties, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood. No exterior lighting shall be directed outside the boundaries of a Lot or other parcel
5. Maintenance. Each Owner shall maintain and keep his Lot in good order and repair, and shall do nothing which would be in violation of law.
6. Obstructions. There shall be no obstruction of any portion of the Common Property or any storage or construction or planting thereon by an Owner. No clothes, laundry or other articles or equipment shall be placed, hung, exposed or stored in any portion of the Common Property or in any portion of the exterior or yard area of any Lot or on or about the exterior of any building.
7. Animals. No more than two dogs, cats, or other household pets (but excluding house pets with vicious' propensities) may be kept or maintained on any Lot, provided that such pets are not kept for any commercial purpose and provided that such pets are at all times leashed. Dog "runs" or other outside structures for animals may be erected or installed upon approval of the Trustees. The keeping of any pet which by reason of its noisiness or other factor is a nuisance (as determined by the Trustees in their sole judgment) or annoyance to the neighborhood is prohibited.
8. Trucks, Boats, Etc. No commercial trucks or vehicles, boats, motorcycles, campers, house trailers, boat trailers and trailers of any other description shall be permitted to be parked or stored on any Lot unless they are parked or stored in an enclosed garage or in such other out-of-sight location.

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9. Abandoned Vehicles. No abandoned cars, motorcycles, jeeps, trucks or motor vehicles of any kind whatsoever that are unable to move under their own power may be stored or suffered to remain upon any of the Common Property or on any Lot. If any such motor vehicle is so stored or remains on the aforesaid premises, the Trustees shall take the necessary steps to remove the same at the Owner's expense.
10. Vehicular Sight Lines. No fence, wall, tree, hedge or shrub planting shall be maintained in such manner as to obstruct sight lines for vehicular traffic. Except as may be required to comply with the prior sentence, no live tree shall be removed without the approval of the Architectural Control Committee.
11. Temporary Structures. No structure of a temporary character, trailer, tent, shack, garage, barn or other out buildings shall be used on any Lot at any time as a residence, either temporarily or permanently.
12. Signs. No signs, advertisements, billboards, or advertising structures of any kind may be erected, maintained or displayed on any Lot; provided, however, that nothing herein shall prohibit signs erected or displayed by First Party in connection with the sale of a Homeowner's home, and political or other signs of temporary duration not exceeding two weeks.
13. Garbage. No rubbish, trash or garbage receptacle shall be placed on the exterior of a Lot except on the day of regularly scheduled collection, unless such receptacle is appropriately screened.
14. Utility and Drainage Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements.
15. Television Antennae. No exterior television or radio antennae, towers, satellite dishes, or similar structures will be allowed on any Lot in the Property without the prior written consent of the Trustees, which consent shall not be given without unanimous approval of the Trustees and such approval shall not be unreasonably withheld.
16. Boarders & Roomers. Rental of a room or rooms to boarders or roomers by a Homeowner shall not be permitted without the approval of the Trustees or not less than two-thirds of the then Homeowners and such approval shall not be unreasonably withheld.

### ARTICLE IX

#### GENERAL PROVISIONS

These general provisions shall apply to the foregoing Indenture for the Properties:

1. Enforcement. Enforcement of any of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any such covenants and may be brought to restrain any such violation and/or to recover damages therefore together with reasonable attorney's fees and court costs.

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2. Actions by Trustees. The Trustees are authorized to act through a representative, provided, however, that all acts of the Trustees shall be agreed upon by at least a majority of said Trustees. No Trustee shall be held personally responsible for his wrongful acts, and no Trustees shall be held responsible for the wrongful acts of others. No Trustee shall be held personally liable for injury or damage to persons or property by reason of any act or failure to act of the Trustees, collectively or individually. The Trustees from time to time serving hereunder, shall not be entitled to any compensation or fee for services performed pursuant to this Indenture.

3. Adjoining Tracts. The Trustees named hereunder shall be the Trustees of the Properties and are authorized and empowered to cooperate and contract with Trustees of adjoining or nearby tracts in the development and maintenance of facilities inuring to the benefit and general welfare of the inhabitants of the entire area.

4. Amendments. Except as otherwise expressly provided herein, the provisions hereto may be amended, modified or changed from time to time by the written consent of two-thirds (2/3) of all the owners, with any such amendment, modification or change being recorded in the Office of the Recorder of Deeds for St. Louis County, Missouri. No amendment, modification or change shall reduce or modify the obligations or right granted to or imposed upon the Trustees or eliminate the requirement that there be Trustees unless some person or entity is substituted for the Trustees with their responsibilities and duties in a manner approved by the Director of Planning of St. Louis County.

5. Severability, Etc. All covenants and agreements herein are expressly declared to be independent and not interdependent. No laches, waiver, estoppel, condemnation or failure of title as to any part of the Property or any Lot in the Property shall be of any effect to modify, invalidate or annul any grant, covenant or agreement herein with respect to the remainder of the Property, saving always the right to amendment, modification or repeal as hereinabove expressly provided.

6. Invalidation. Invalidation of any one of the covenants of this Indenture shall in no way affect any other provisions hereof.

7. Term. Except where permanent easements or other permanent rights or interests are herein created, the covenants and restrictions of this Indenture shall run with and bind the property for a term which is the longer of (1) thirty (30) years from the date of recordation of this Indenture, after which the said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by the then Owners of two-thirds (2/3) of the Lots subject hereto has been recorded, agreeing to terminate this Indenture as of the end of any such ten (10) year period, but in no event prior to the vacation of the plat of the Property by the County of St. Louis, Missouri, or its successors; (ii) as to any subdivision of the Property, for the duration of the subdivision encumbered hereby unless continued in effect by the vote of two-thirds (2/3) of the Lots in such subdivision by an appropriate instrument filed of record prior to the vacation of the plats of such subdivision as aforesaid.

8. Counterparts. This instrument may be signed in counterparts by the Homeowners, which together shall constitute one agreement.

IN WITNESS WHEREOF, First Party have executed this  
Indenture this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ as  
evidenced by their signatures below:

TRUSTEES:

Pierre Chouteau

Maureen Heidbreder

Allen Krauss

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**Hi-Pointe/De Mun Historic District (Boundary Increase)**  
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STATE OF MISSOURI )  
COUNTY OF ST. LOUIS ) SS

On this \_\_\_\_\_ day \_\_\_\_\_, \_\_\_\_\_, before me personally appeared Pierre Chouteau, Maureen Heidbreder and Allen Krauss, to me personally known, who, by me duly sworn, did depose and state that they are the duly elected and qualified Trustees of Tuscany Park Association, and that said instrument was signed on behalf of the Association by them as Trustees with full authority and acknowledged said instrument to be the free act and deed of said Association.

IN TESTIMONY WHEREOF, I have hereunto set my hand-and affixed my official seal in said count' state the day and year last above written.

1.

**Notary Public**

**My commission expires:**

**LOT OWNERS:**

The following Homeowners do hereby elect Pierre Chouteau, Maureen Heidbreder and Allen Krauss as the initial Trustees hereunder and do further consent to and approve the recording of this Indenture of Trust and Restrictions with the St. Louis County Recorder of Deeds:

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Hi-Pointe/De Mun Historic District (Boundary Increase)  
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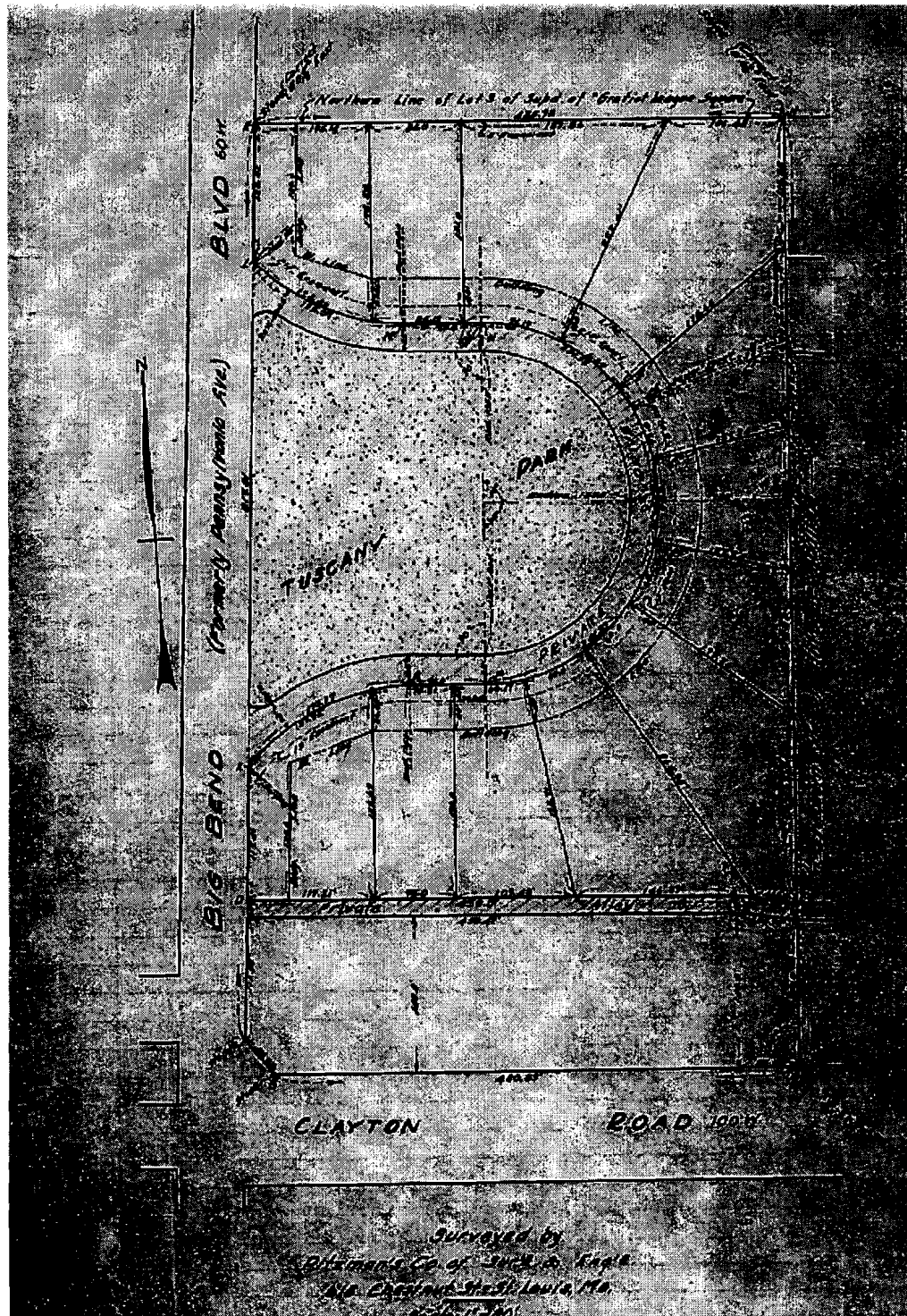
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### Exhibit 8. *Original Plat Map by Pitzman Surveying Co. – Tuscany Park*



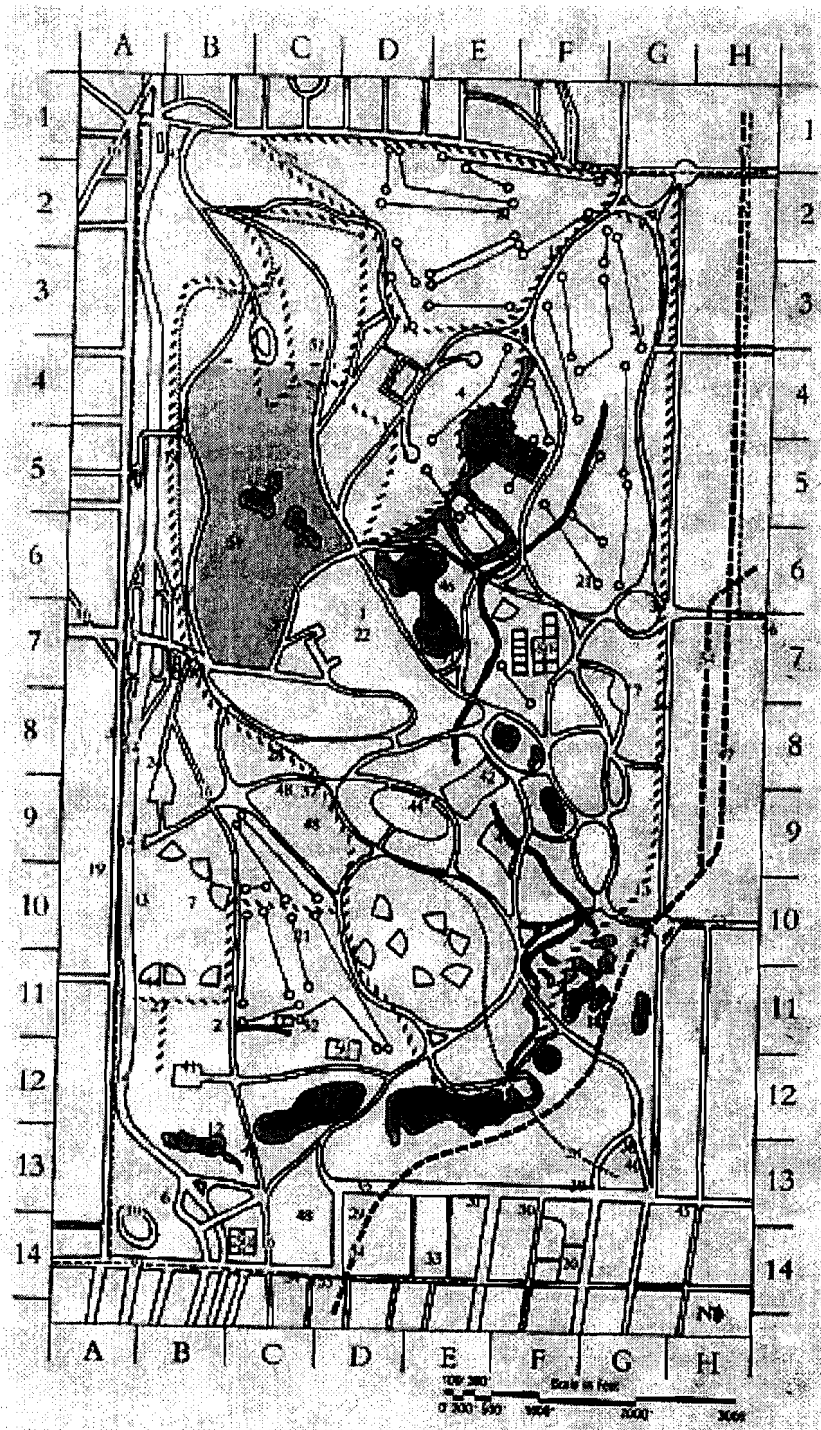
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**Exhibit 9. Map of Forest Park from 1930 to 1945.** (Source: Loughlin, Carolyn and Catherine Anderson, Forest Park, Columbia: University of Missouri Press and Junior League of St. Louis, 1986.)



**Exhibit 10.** Map of 2005 Traffic Patterns in the St. Louis Region. Source: St.

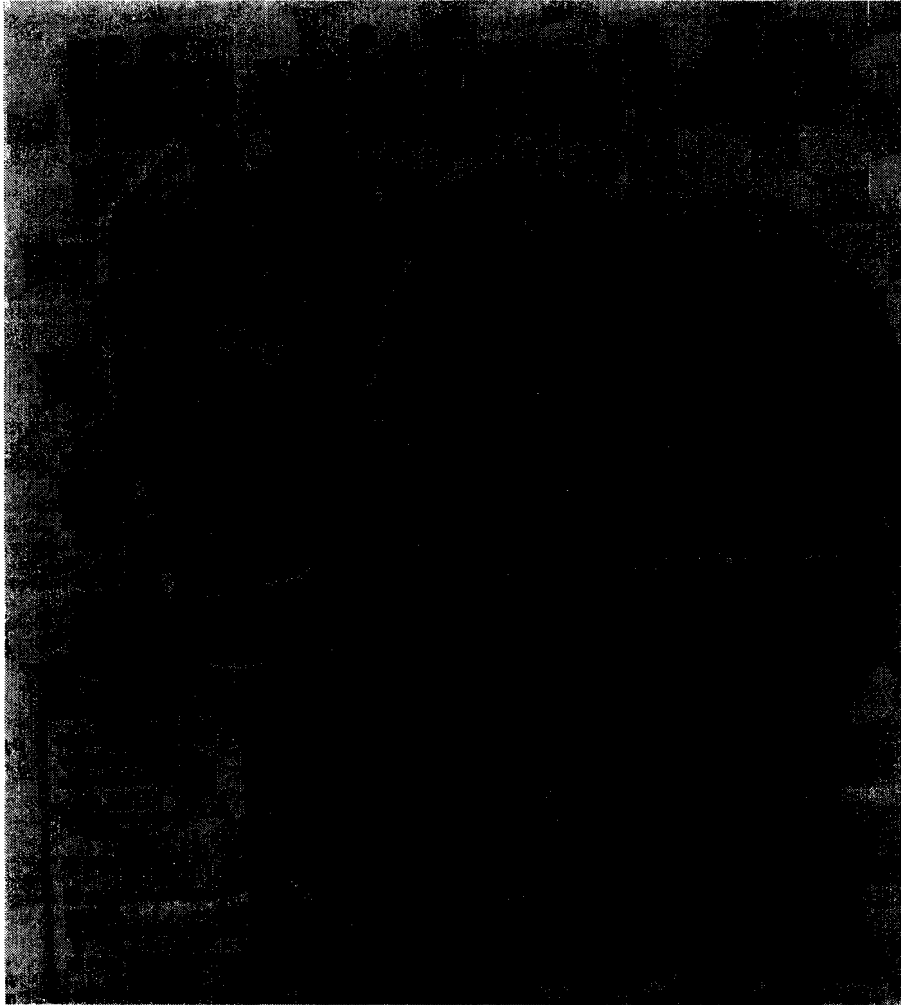
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Louis Post-Dispatch, November 13, 2005, p. C-1.





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### Endnotes Section 8

<sup>1</sup> This section is largely a quote from the original Hi-Pointe/De Mun Historic District nomination with supplementary information added for the entire western third of the 1904 Louisiana Purchase Exposition to add historic context, and Hi-Pointe Addition and Tuscany Park Subdivisions.

<sup>2</sup> Terry Dickson. *Clayton: A History* (Clayton, Missouri: Von Hoffman Press, 1976).

<sup>3</sup> Loughlin, Carolyn and Catherine Anderson, *Forest Park*, Columbia: University of Missouri Press and Junior League of St. Louis, 1986, p. 176.

<sup>4</sup> Ibid, p. 177.

<sup>5</sup> Jeff Fister, "Highway 40 project will hurt but why prolong the agony? West End Word, November 30 – December 6, 2005, Page. 2.

<sup>6</sup> McKinley manufactured his door trays in Dallas for use by drive-ins nation-wide during their heyday in the 1930s and 1940s according to a St. Louis *Globe-Democrat* article on May 6, 1951. He traveled the country building the drive-in restaurant business. During World War II enthusiastic crowds of out-of-towners descended on the Parkmoor through clever advertising according to an article in the March 1980 issue of the *St. Louis* magazine.

<sup>7</sup> Futterman, Ellen, "Parkmoor at 60." St. Louis Post-Dispatch, September 20, 1990, P. E1.

<sup>8</sup> Terry Dickson. *Clayton: A History* (Clayton, Missouri: Von Hoffman Press, 1976).

<sup>9</sup> Con Kelliher, "New Red Feather Expressway." St. Louis Globe-Democrat, June 10, 1956, Page. 1.

<sup>10</sup> "Land Divisions - History of St. Louis Neighborhoods – Kingsbury".  
Stlouis.missouri.org/neighborhoods/history/kingsbury/divisions15.htm, October 1, 2004.

<sup>11</sup> "Missouri Historical Society Bulletin Volume XXVI." Jefferson Memorial Building, St. Louis, Missouri July, 1970, 12.

<sup>12</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York, New York, Alfred A. Knopf, 1984), 319.

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<sup>13</sup> Ibid.

<sup>14</sup> Judy Little, and Esley Hamilton. "University City Landmarks and Historic Places", City of University City, Missouri, 1997.

<sup>15</sup> Walter B. Stevens. *History of St. Louis, The Fourth City 1764-1909 Vol. III* (Chicago, Illinois: S. J. Clarke Publishing Company, 1909), 55.

<sup>16</sup> "Kingsbury & Waterman Places & Washington Terrace." centralwestend.net, October 4, 2004.

<sup>17</sup> Ibid.

<sup>18</sup> "Wydown-Forsyth Historic District." National Register of Historic Places Inventory Nomination, 12.

<sup>19</sup> Marsh, 8.

<sup>20</sup> Little, 12.

<sup>21</sup> "Land Divisions - History of St. Louis Neighborhoods – Kingsbury".  
Stlouis.missouri.org/neighborhoods/history/kingsbury/divisions15.htm, October 1, 2004.

<sup>22</sup> "Missouri Historical Society Bulletin Volume XXVI." Jefferson Memorial Building, St. Louis, Missouri July, 1970, 12.

<sup>23</sup> Terry Dickson. *Clayton: A History* (Clayton, Missouri: Von Hoffman Press, 1976).

<sup>24</sup> Loughlin, Carolyn and Catherine Anderson, Forest Park, Columbia: University of Missouri Press and Junior League of St. Louis, 1986, p. 176.

<sup>25</sup> Ibid, p. 177.

<sup>26</sup> Jeff Fister, "Highway 40 project will hurt but why prolong the agony? West End Word, November 30 – December 6, 2005, Page. 2.

<sup>27</sup> McKinley manufactured his door trays in Dallas for use by drive-ins nation-wide during their heyday in the 1930s and 1940s according to a St. Louis *Globe-*

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*Democrat* article on May 6, 1951. He traveled the country building the drive-in restaurant business. During World War II enthusiastic crowds of out-of-towners descended on the Parkmoor through clever advertising according to an article in the March 1980 issue of the *St. Louis* magazine.

<sup>28</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York, New York, Alfred A. Knopf, 1984), 319.

<sup>29</sup> Ibid.

<sup>30</sup> Judy Little, and Esley Hamilton. "University City Landmarks and Historic Places", City of University City, Missouri, 1997.

<sup>31</sup> Walter B. Stevens. *History of St. Louis, The Fourth City 1764-1909 Vol. III* (Chicago, Illinois: S. J. Clarke Publishing Company, 1909), 55.

<sup>32</sup> "Kingsbury & Waterman Places & Washington Terrace." [centralwestend.net](http://centralwestend.net), October 4, 2004.

<sup>33</sup> Ibid.

<sup>34</sup> "Wydown-Forsyth Historic District." National Register of Historic Places Inventory Nomination, 12.

<sup>35</sup> Marsh, 8.

<sup>36</sup> Little, 12.

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### Verbal Boundary Description

The subdivisions of Hi-Pointe Addition and Tuscany Park. Commonly known as the 6500-6700 blocks of San Bonita Ave., the 6600 block of Alamo Ave., the 6500-6700 blocks of Clayton Road, the 900 block of St Rita Ave., the 900 block of Concordia Lane, and Tuscany Park in the City of Clayton, Missouri.

### Boundary Justification

The Hi-Pointe Addition/Tuscany Park Historic District includes the western parts of the Historic Gratiot League Square not considered in the successful nomination of the Hi-Pointe/DeMun Historic District application. The Hi-Pointe Addition had important overlapping membership of named Trustees from the Hi-Pointe and DeMun Deeds, in particular the Frisco Building Company and Mr. Charles W. De Largy. As with the Hi-Pointe/De Mun Historic District, we have excluded the portion of the plat that is on the South side of Clayton Road. The property on the South side of Clayton Road has with the exception of one building been total razed and redeveloped. This portion of the plat was disconnected from the De Mun area almost since inception because it was isolated by Clayton Road, which is a major through fare and a natural boundary. The district is tied together historically to the Hi-Pointe/De Mun politically as part of Ward 1 and shares the same elementary school and retail facilities. It is a suburb with a cohesive visual appearance and was developed during the same historical time period. The district has a community identity known as the De Mun area throughout the St. Louis area.

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### Photographic Information

The following is true for all photographs unless otherwise noted:

Hi-Pointe/DeMun Historic District (Boundary Increase)

St. Louis County, Missouri

Photographer: Herman W. Smith, Ph.D.

Negatives on file with the St. Louis County Parks Department

September 2005

### Buildings

- 1 6501 San Bonita Avenue, Clayton, Missouri. Camera facing north.
- 2 6505 San Bonita Avenue, Clayton, Missouri. Camera facing north.
- 3 6525 San Bonita Avenue, Clayton, Missouri. Camera facing north.
- 4 6611 San Bonita Avenue, Clayton, Missouri. Camera facing north.
- 5 6625 San Bonita Avenue, Clayton, Missouri. Camera facing north.
- 6 6628 San Bonita Avenue, Clayton, Missouri. Camera facing south.
- 7 6629-6631 San Bonita Avenue, Clayton, Missouri. Camera facing north.
- 8 6632-6634 San Bonita Avenue, Clayton, Missouri. Camera facing north.
- 9 6601 Alamo Avenue, Clayton, Missouri. Camera facing north.
- 10 6616 Alamo Avenue, Clayton, Missouri. Camera facing south.
- 11 6624-6626 Alamo Avenue, Clayton, Missouri. Camera facing south.
- 12 6625 Alamo Avenue, Clayton, Missouri. Camera facing north.
- 13 6627-29 Alamo Avenue, Clayton, Missouri. Camera facing north.
- 14 6628 Alamo Avenue, Clayton, Missouri. Camera facing north.
- 15 6633 Alamo Avenue, Clayton, Missouri. Camera facing south.
- 16 6636-38 Alamo Avenue, Clayton, Missouri. Camera facing south.
- 17 6639 Alamo Avenue, Clayton, Missouri. Camera facing north.
- 18 6632 Alamo Avenue, Clayton, Missouri. Camera facing south.
- 19 6501 Clayton Road, Clayton, Missouri. Camera facing north.
- 20 6611-19 Clayton Road, Clayton, Missouri. Camera facing north.
- 21 6633 Clayton Road, Clayton, Missouri. Camera facing north.
- 22 6733 Clayton Road, Clayton, Missouri. Camera facing north.
- 23 905 St. Rita Avenue, Clayton, Missouri. Camera facing west.
- 24 913 Concordia Lane, Clayton, Missouri. Camera facing west.
- 25 929 Concordia Lane, Clayton, Missouri. Camera facing west.
- 26 901 Concordia Lane, Clayton, Missouri. Camera facing west.
- 27 3 Tuscany Park, Clayton, Missouri. Camera facing northeast.
- 28 4 Tuscany Park, Clayton, Missouri. Camera facing northeast.
- 29 5 Tuscany Park, Clayton, Missouri. Camera facing east.
- 30 7 Tuscany Park, Clayton, Missouri. Camera facing east.



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National Park Service

## National Register of Historic Places Continuation Sheet

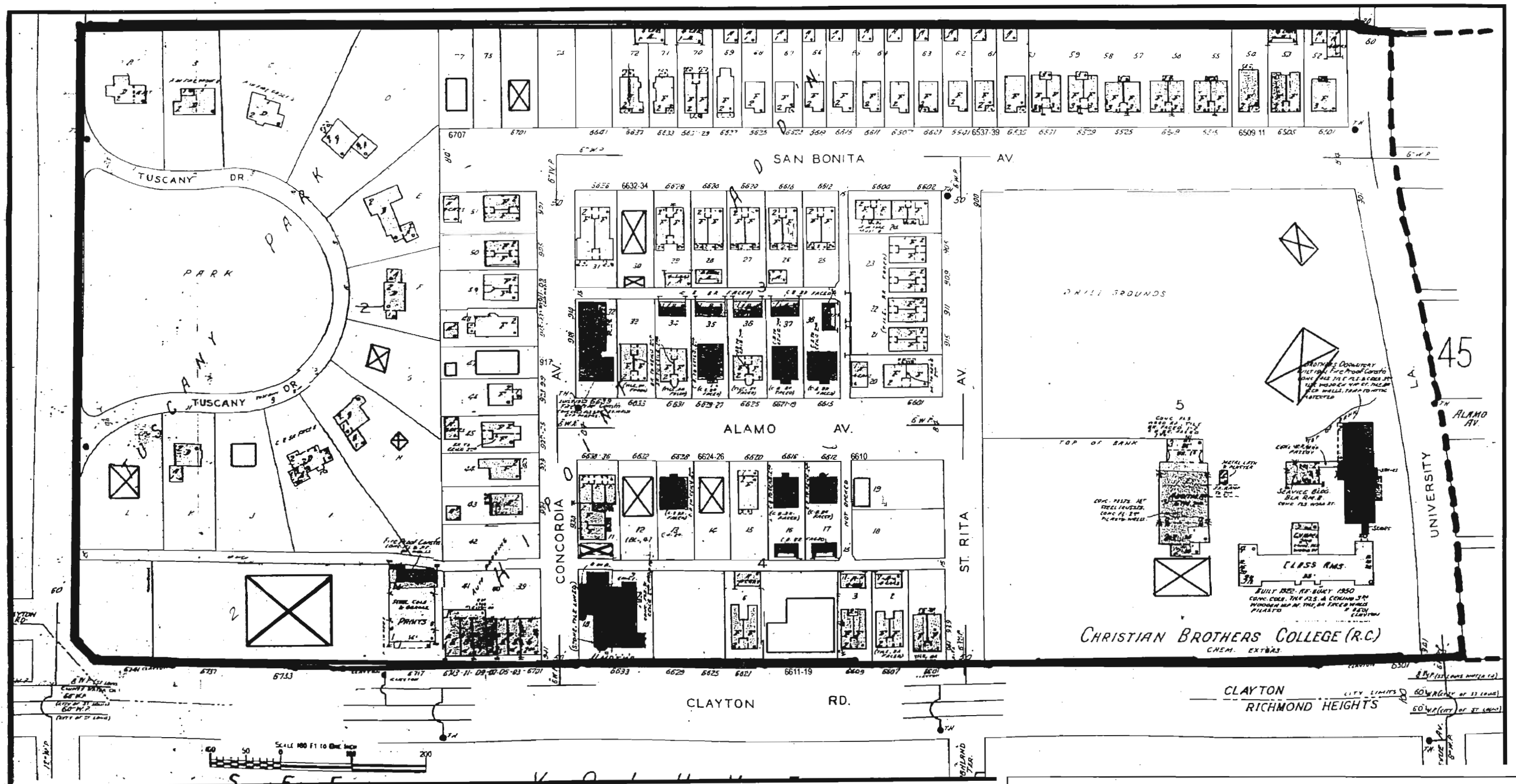
Hi-Pointe/DeMun Historic District (Boundary Increase)

Section number 10/photos Page - 105 -

St. Louis County, Missouri

### Street Scenes:

- a. Brentmoor Station of the Dinky Trolley. Line. St. Louis, Missouri. December, 2005. Camera facing east from corner of Big Bend Boulevard and Wydown Boulevard.
- b. De Mun Trolley right-of-way. Brentmoor Station of the Dinky Trolley. Line. St. Louis, Missouri. December, 2005. Camera at De Mun Subdivision boundary facing north into Hillcrest Subdivision.
- c. The Parkmoor ca. 1935. at corner of Big Bend Boulevard and Clayton Road. Note 12 Tuscan Park residence is in the background. Photo from Rockwell Gray, 1994, A Century of Enterprises: St. Louis, 1894-1994, Missouri Historical Press, P. 68. Camera facing north.
- d. Oakland Expressway looking east in Forest Park ca. 1940s. First Suburban Expressway in the U.S.A. Photo from Loughlin and Anderson, Forest Park, 1986. P. 177.
- e. Oak Knoll Park. St. Louis, Missouri. December, 2005. Camera facing north from corner of Big Bend Boulevard and Clayton Road.
- f. 6400 Block alley of San Bonita separating Hi-Pointe from Concordia Seminary facing west. December, 2005.
- g. 6600 Blocks of San Bonita Avenue. St. Louis, Missouri. January, 2006. Camera facing east from corner of St. Rita Avenue.
- h. 6600 Block of Alamo Avenue. St. Louis, Missouri. January, 2006. Camera facing east from corner of Concordia Lane.
- i. 6600 Block of Clayton Road. St. Louis, Missouri. January, 2006. Camera facing east from corner of Concordia Lane and Clayton Road.
- j. 900 Block of Concordia Lane. St. Louis, Missouri. January, 2006. Camera facing north.
- k. 900 Block of St. Rita Avenue. St. Louis, Missouri. January, 2006. Camera facing north from corner of St. Rita Avenue and Alamo Avenue.
- l. 5 Tuscan Park. St. Louis, Missouri. January, 2006. Camera facing north from north entrance.



**Hi-Pointe/DeMun Historic District (Boundary Increase)**  
 St. Louis County, Missouri  
 District map based on Sanborn Insurance Map, 1924/1949, modified by preparer, 2006

Non-contributing  
 Boundary Hi-Pointe/DeMun Historic District (Boundary Increase)  
 Boundary Hi-Pointe/DeMun Historic District



Handwritten notes on the right margin of the map, including:  
1.15/4  
3.15/4  
3) 15/4  
4) 15/4  
W.M. R. 100  
52-000

0.7 MI. TO MO. 100 R. 6 E.

732 20'

733

(WEBSTER GROVES) 7961 III SE

735

17°30' 736

737 MANCHESTER 14 MI.

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1993

739000m E. 90°15'

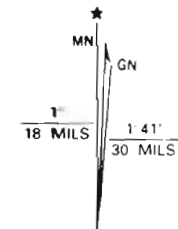
38°37'30"

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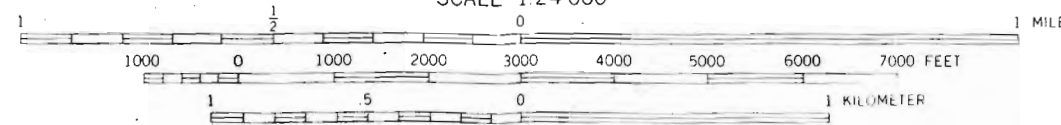
e 15, shown in blue

hed corner ticks  
.5-minute

re shown



UTM GRID AND 1993 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY - CLASS 2  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND DIVISION OF GEOLOGY AND LAND SURVEY  
MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1988-90 and other sources. This information not field checked. Map edited 1993  
Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours  
Purple tint indicates extension of urban areas

ROAD CLASSIFICATION

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road
- Interstate Route
- U. S. Route
- State Route



CLAYTON, MO.  
38090-F3-TF-024

1954  
REVISED 1993  
DMA 7961 III NE-SERIES V879

Map Clayton 7.5  
Missouri



7.95









SPEED  
LIMIT  
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NO  
PARKING

Consort





























































314-373-2154

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RR  
RELOCATION  
REALTORS  
FOR SALE

















6625 1903

























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