

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Missouri	
COUNTY: St. Louis City	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

**1. NAME**

COMMON:	Soulard Neighborhood Historic District
AND/OR HISTORIC:	

**2. LOCATION**

STREET AND NUMBER: Boundaries as shown on Site Plan Map (see item #7)			
CITY OR TOWN: St. Louis			
STATE Missouri	CODE 63104	COUNTY: St. Louis City	CODE 510

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____

**4. OWNER OF PROPERTY**

OWNER'S NAME: Multiple Public and Private	STATE: Missouri
STREET AND NUMBER: City of St. Louis	
CITY OR TOWN: St. Louis	
STATE: Missouri	
CODE 63104	29

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC: St. Louis City Hall	STATE: Missouri
STREET AND NUMBER: Twelfth and Market streets	
CITY OR TOWN: St. Louis	
STATE: Missouri	
CODE 63101	29

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY: Missouri State Historical Survey	STATE: Missouri
DATE OF SURVEY: 1972	
DEPOSITORY FOR SURVEY RECORDS: Missouri State Park Board	
STREET AND NUMBER: P.O. Box 176, 1204 Jefferson Building	
CITY OR TOWN: Jefferson City	CODE 65101
DATE 29	

Congressional District #3-Hon. Leonor K. Sullivan

SEE INSTRUCTIONS

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7. DESCRIPTION			
CONDITION	(Check One)		
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair
	<input type="checkbox"/> Deteriorated		<input type="checkbox"/> Ruins
	<input type="checkbox"/> Unexposed		
	(Check One)		(Check One)
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved
			<input checked="" type="checkbox"/> Original Site
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE			
<p>The Soulard Neighborhood Historic District in the City of St. Louis, Missouri, is bounded on the east by the west line of Seventh Boulevard from the southwest corner of Carroll Street to the northwest corner of Lynch Street. The south boundary is formed by the north line of Lynch Street from the northwest corner of Seventh Boulevard to the northeast corner of Twelfth Street. The west boundary is formed by the east line of Twelfth Street from the northeast corner of Lynch Street to the southeast edge of the Interstate 44/55 right-of-way, thence north along the right-of-way boundary to the intersection of Carroll Street.</p> <p>The Soulard neighborhood is relatively isolated from the remainder of St. Louis by major trafficways on three perimeters and the large Anheuser-Busch Brewery on the south border. Historically, Soulard has been considered somewhat removed from the downtown area, at first by the natural barrier of Mill Creek, and later by the extensive railroad development which occurred in the Mill Creek Valley. The Soulard neighborhood has always been removed from the river-front as well. The section east of Soulard, across Seventh Boulevard, was once quite similar to Soulard until rapid industrial development about 1900 began to alter the character of the neighborhood creating a barrier between Soulard and the Mississippi River. Twelfth Boulevard has also historically served as a western boundary of the Soulard community since it is a wide artery which has carried a substantial volume of traffic. Neighborhoods west of Twelfth Street were built primarily after Soulard had been substantially developed. Today, the Interstate highway right-of-way at the northwestern periphery of the neighborhood effectively separates Soulard from downtown St. Louis, and the industrial belt along Chouteau Avenue reinforces this boundary.</p> <p>Although census tracts are not coincidental with neighborhood borders, there is sufficient overlap to permit generalizations about the Soulard area from census data. According to information compiled by Washington University Social Science Institute ("Soulard area...Adaptations by White Urban Families to Poverty"), 88% of the housing units in a certain tract comprising most of Soulard were constructed prior to 1919. One-to-four family structures accounts for 93% of residential dwellings in the area. Buildings in Soulard are primarily on one and two story construction, and narrow lot-frontages encouraged building several structures in a small area. The population density of the Soulard neighborhood was cited in 1964 to be 120.1+ per residential acre. A typical residential building in Soulard has three or four apartment units. The two front rooms of such dwellings usually represent the original living quarters and kitchen or additional sleeping rooms are in many cases adapted from galleries originally appended to the rear of the buildings.</p>			

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7. #1

SOULARD NEIGHBORHOOD HISTORIC DISTRICT

A particular placement of dwelling units, which combines row, alley, and freestanding houses, differentiates Soulard from most St. Louis neighborhoods. Row buildings in the neighborhood generally have exterior entrances, and passage from front to rear is through a "gangway" extending through the width of the building. Stairs leading to rear entrances extend from the passageways and street access to the alley houses is frequently provided in this manner. The individual building lots are usually no wider than the houses themselves and most structures are situated adjacent to the sidewalk.

Here, on the original South Side, one realizes that St. Louis is an old city and that it is curiously a European city...the walls of the houses come straight down against the sidewalk so that one can walk along the street and look into all the living room windows... All the houses are little two-story affairs, mostly of brick...It is a very old worldcity, in its orderly security. (Douglas, St. Louis Church Survey, 1924, 232)

The spatial distribution of structures in the Soulard neighborhood has influenced social relationships among the residents. Because of greater space in the rear alleys, most neighbors congregate in rear lots to socialize, and communication from house to house is more readily accessible through the alley than across the street. Major neighborhood institutions, including churches, schools, and places of employment, have also served as points of contact for residents of Soulard. A variety of churches and social clubs also contributed to social diversity within the community.

Interspersed among the dwellings are certain light industries and service facilities. The Soulard Market, at the northeast corner of the neighborhood, also generates much activity especially on the weekends. There are also many taverns, small grocery stores, and a myriad of laundromats, auto repair shops, filling stations and second-hand stores. The number of taverns reflects the ethnic antecedents of the neighborhood since many establishments are operated by descendents of immigrants to Soulard. The taverns today are also an essential component of the social life of the neighborhood and in many instances, bars and food stores are places of frequent and regular meetings among neighbors.

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7. #2

SOULARD NEIGHBORHOOD HISTORIC DISTRICT

Several architectural styles are represented among the nineteenth-century residential, commercial, and religious structures in the Soulard Neighborhood Historic District. Because of the interspersation of stores and businesses among the dwellings, there is no "business district" in Soulard-except along arterial roads. Instead, homes, churches, schools, factories and service enterprises occur at random throughout the neighborhood, especially on corner lots. There are at least four dwelling types in Soulard: a) the row house, b) the "half-flounder" house, c) free-standing, two-or-three story brick dwellings, and, d) the alley house. Varieties and adaptations of these basic types occur frequently. Especially noteworthy are the numerous mansard roofs, the prolific use of wrought and cast iron work on many older buildings, and the occasional use of towers on corner structures. The most important churches in the Soulard neighborhood include St. Peter and Paul (1919 S. 7th), Holy Trinity Slovak (1804 S. 9th), St. Joseph Croatian (2112 S. 12th), and Trinity Lutheran (812 Soulard). The most significant commercial structure, of course, is the Soulard Market. Other business buildings with above-story residences predominate on corner lots.

Significant examples of row houses in Soulard occur at various locations, but especially noteworthy is a row at mid-block on the west side of Eighth Street, between Lafayette Avenue and Soulard Street. This row includes four, two-story, two-bay brick dwellings flanked on either side by larger mansard-roof townhouses. These row structures are separated from one another by interior brick walls and access from front to rear is through a central gangway bisecting the row. Entranceways to each individual unit are contained within the front facade. The low-gable roof is pierced by four equidistantly spaced attic dormers which are positioned at mid-point over each dwelling within the row. Chimney and parapet gables occur at either end of the row, and a similar reinforcing gable wall protrudes through the roof at the middle of the row. The front facades are relatively unembellished, suggesting an early construction of this row. The flat stone lintels above door and window openings, the application of rectangular four-over-four light, double-hung sash windows, and the symmetrical plan of the row also indicate the buildings were erected in a pre-Victorian era. A similar row occurs at 1925 S. Ninth Street, and is thought to date from the 1820's.

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SOULARD NEIGHBORHOOD HISTORIC DISTRICT

The so-called "half-flounder" houses occur regularly in the Soulard neighborhood, and were constructed to appear unfinished to reduce the property tax assessment. A particularly illustrative example of the "half-flounder" house is located at 1812 S. Ninth Street. This dwelling, a four-bay brick design, is characteristic of the "half-flounder" style in the use of a rear-to-front sloping half-gable roof which suggests that the home was intended to be twice the actual size. The "unfinished" appearance was supposedly to elude the tax assessor. The particular building at 1812 S. Ninth Street is finished primarily on the front facade. The main entrance on the first floor is situated in the south bay, and a similar doorway to a second floor balcony is located in the adjacent bay. The wrought iron railings on the balcony are especially noteworthy since similar ironwork occurs frequently on various structures in Soulard. With the exception of a brick corbelling, the facade is relatively unembellished. Double-hung, six-over-six light, sash windows with flat stone sills are used throughout. The foundation of this building is probably cut stone, but it has been covered in later years with a concrete facing. Like the row dwelling, this "half-flounder" design is also a pre-Victorian style and is one of the earlier modes present in the Soulard neighborhood.

The free-standing dwellings are probably the most numerous type in the Soulard area, and occur especially in more southern and western sections of the community. Significantly, the construction of these larger and more opulent homes near the Brewery suggests that these dwellings were the residences of more affluent persons, many of whom were employees of Anheuser-Busch. An examination of St. Louis census tracts from 1850 to 1880 indicates that the larger homes were primarily occupied by Germans. The free-standing homes are almost too numerous and diverse to characterize, but generally they are two or three story, four-bay, townhouses of brick construction. The mansard roof is used on many structures indicating a relatively late construction date in comparison to the row or half-flounder designs. In cases where several free-standing homes are constructed in a row, passage from front to rear is provided through a gangway which occupies an end bay. Entranceways are located in another bay. These homes today are generally the best maintained structures in Soulard.

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SOULARD NEIGHBORHOOD HISTORIC DISTRICT

Alley houses are not particularly common in Soulard but occur with sufficient frequency to deserve mention. The alley houses have usually been cited in various housing surveys to be the least desirable dwelling type in Soulard because of the poor lighting and sanitation in the alleyway. Consequently, although the buildings are mostly brick, they are quite modest in design and were constructed to provide inexpensive and efficient residence for poorer families. The alley houses are usually small structures, and many were removed in later years from automobile parking. Other alley houses have been converted to garages. Although few alley houses remain in Soulard, some examples occur in the west alley behind Ninth Street, north of Geyer Avenue.

There are a variety of commercial buildings in the Soulard neighborhood, but the most prolific type are corner business buildings with residence above. The first floor usually includes one or two large rooms with commercial fronts. In many instances, access to the business level is provided by a doorway placed diagonally across the corner of the building adjacent to the streets. In addition it appears also that many corner residential buildings in Soulard have subsequently been modified for businesses, and alterations in windows and doorways have been made accordingly. Almost without exception, businesses in the Soulard neighborhood are today located at streetcorners, and many corner cottages or townhouses appear to have been converted from commercial use. The Soulard Market is the most significant business in the neighborhood. An earlier Soulard Market building was destroyed in the tornado of May, 1896, and for several years thereafter the market operated in a variety of temporary quarters at the present location between Seventh, Ninth, Carroll, and Lafayette avenues. The current Soulard Market building was constructed by the City of St. Louis in 1928-29 and is a large structure of Italianate design. The central portion contains a gymnasium and a community center, and market activities are conducted primarily in the long flanking wings.

Churches have historically been very important to Soulard residents, especially since many of the European ethnic groups included numerous devout adherents to various national denominations of Roman Catholicism. The nationalization of the Church which had been occurring in Europe for centuries was reflected in the proliferation of old-country churches in Soulard. Although undoubtedly smaller churches were built in greater abundance, several national congregations erected large churches on the near-south side, and in Soulard in particular. Holy Trinity Slovak Church is a large red-brick Gothic structure located on the east side of Ninth Street, south of the Soulard Mar-

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SOULARD NEIGHBORHOOD HISTORIC DISTRICT

ket. Holy Trinity Slovak is a Czech national church whose early parishoners originally worshiped at the Bohemian parish of St. John Nepomuk, located immediately northwest of the Soulard neighborhood. The Slovak Catholic immigrants in Soulard affiliated with the Bohemians until the former national congregation became sufficiently large to erect an independent chapel in their community. The Slovak Church, constructed about 1900, contains a central vestibule flanked by a spired square belfry on the north and a similar tower on the south. The Church of St. Peter and Paul, on the northeast corner of Eighth and Allen streets, is a large structure which occupies nearly a quarter block. This church is constructed of cut limestone. Quoins and fenestration are of a darker stone which provides an unusual contrast in color and texture with the limestone. St. Peter and Paul is a German Catholic Church constructed in the last quarter of the nineteenth century. The relatively opulent size, design, and embellishment of the church reflect the greater affluence of the congregation, most of whom were German residents of the Soulard neighborhood. St. Joseph's Croatian Church, near the southeast corner of Twelfth and Russell, is a relatively austere three-bay brick structure having a gable roof paralleling the long axis of the structure. Front entrances are provided in the middle of each bay, and two pair of rounded-arch windows are situated above one another over each doorway. A rectangular belfry of later design and construction is appended to the northwest corner of the church and a large meeting hall and school is located in the street corner. The fourth major church in the Soulard community is Trinity Lutheran, on Soulard Street. Constructed in 1896, Trinity Lutheran Church also operated a parochial school on the premises. Trinity Lutheran is a brick church constructed in a Romanesque-Gothic style of architecture upon a regular ashlar foundation of cut stone. The structure is dominated by a central belfry steeple high above the entrance, and access to the vestibule is provided by an arched doorway situated in the central bay. A large crucifix appears above the entranceway.

Due to the expanse of the Soulard Neighborhood Historic District, it is impractical to describe each individual building in the community. The volume of structures is such that only generalizations concerning predominate modes are possible. A study of structural conditions is planned by the Soulard Neighborhood Association and the St. Louis City Plan Commission to evaluate all buildings and to isolate blighted structures for demolition. Prior to completion of that survey, it will not be possible to assess the soundness of individual structures. It appears, however, that a great many buildings are in need of superficial repair, but are rehabilitable. With proper maintenance many buildings will continue to provide suitable living for residents of the Soulard community.

## 8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian☐ 16th Century☐ 18th Century☒ 20th Century☐ 15th Century☐ 17th Century☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Aboriginal☐ Education☐ Political☒ Urban Planning☐ Prehistoric☐ Engineering☐ Religion/Phi-☐ Other (Specify)☐ Historic☐ Industry

losophy

☐ Agriculture☐ Invention☐ Science☒ Architecture☐ Landscape☐ Sculpture☐ Art☐ Architecture☒ Social/Human-☐ Commerce☐ Literature

itarian

☐ Communications☐ Military☐ Theater☐ Conservation☐ Music☐ Transportation

## STATEMENT OF SIGNIFICANCE

The Soulard neighborhood, in St. Louis, Missouri, is significant as the earliest surviving residential neighborhood in the city, and represents an area which received many of St. Louis' first immigrants. Throughout the long history of the Soulard neighborhood, two constants may be observed; the essentially working-class economic status of most residents, and the predominance of various ethnic traditions and institutions in the neighborhood. Soulard was actually never a "neighborhood" in a sociological definition, since at no time did the area display a homogeneity of cultural values or institutional and linguistic traditions. Soulard is instead a composition of neighborhoods whose boundaries have been determined historically by the various ethnic groups who brought their native cultures to the near-south side. The Soulard neighborhood was somewhat segregated because of the existence of German, Czech, Polish, Ukrainian, Croatian and other small sub-ghettos in the community. But as perceived from other areas of St. Louis, Soulard represents a monolithic neighborhood of working-class ethnic peoples. In actuality, the "outside view" of Soulard was partially correct in assuming the neighborhood to be an entity. Regardless of friction, hostility, or ambivalence among ethnic groups, the relatively similar architecture of Soulard, the encirclement of the region by major thoroughfares, and the uniform material status of most residents provided credibility to the perspective of a stable neighborhood.

Soulard, of course, was not the only neighborhood in St. Louis to receive European immigrants during the nineteenth century. Other area, notably Carondelet, Baden, Bremen, the Mill Creek valley, and certain section of the riverfront were also ethnic neighborhoods by the turn-of-the-century.<sup>1</sup> But most of the other early ethnic communities in St. Louis have been subsequently destroyed or have been redeveloped in such a manner as to obliterate the former ghetto. Most notably, the riverfront district was demolished in the 1950's to provide for the Gateway Arch, and the Mill Creek valley was demolished in the 1960's for urban renewal. In contrast, Soulard remains quite intact from the period of immigration and there have been relatively few recent intrusions in the neighborhood, except for Interstate 55.



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8. #1

SOULARD NEIGHBORHOOD HISTORIC DISTRICT

European immigration to St. Louis was significant during the nineteenth century, and the influx of foreigners afforded a certain cosmopolitanity to St. Louis which is lacking in many other midwestern cities. As St. Louis developed, first as a river port and later as a rail center, immigrants came to the city from ports-of-entry to take advantage of an expanding industrial labor market. The influence of ethnic cultures upon St. Louis has been substantial, as evidenced by the world-famous breweries, the cathedrals, the various nationalistic churches, and the many schools, temples, and businesses begun by St. Louis' immigrants. Prior to the national quota system enacted in the 1920's, St. Louis ethnic composition was as diverse as most eastern cities, and as many different groups were present in St. Louis as in Chicago, Philadelphia, or Boston.<sup>2</sup> St. Louis, like eastern manufacturing centers, also developed several immigrant communities. The city had a "Bohemian Hill", an "Italian Hill", "Frenchtown", "Little Israel", and a German "South St. Louis" by 1900. Many other national groups were represented in smaller proportions. However, most of the twentieth-century ethnic communities were established several years after the group had come to St. Louis, and many foreign nationals became home owners in these newer and larger sections. But an initial period of tenancy in an old downtown neighborhood was a common experience for all groups. Soulard is the only such neighborhood surviving in St. Louis today.

The Soulard neighborhood was settled by Frenchmen and Americans shortly after the establishment of the City of St. Louis in 1764. Antoine Soulard, a descendent of a noble family exiled from France, journeyed to St. Louis before 1770. Sometime prior to 1780, Antoine Soulard established a fruit farm near the vicinity of present Park and Chouteau avenues. Following Soulard's death in 1825, his wife, Julia Cerré Soulard, combined the Soulard estate with her own family holdings which covered a larger area from present Park Avenue to Carondelet. Between 1836 and 1841, the Soulard-Cerré estate was subdivided among the three Soulard children, James, Henry and Benjamin. Upon her death Julia Cerré Soulard willed her title to blocks 71 and 74 to the City of St. Louis for the creation of a permanent marketplace.<sup>3</sup>

The Soulard neighborhood was located on the old St. Louis common fields south of the early village of St. Louis, and was bounded on the east by Broadway. Following an act of the Missouri General Assembly in 1835, the commons were subdivided into individual homesteads and in 1841 the southwestern city limit was moved from Seventh and Rutger Street to a point twenty blocks south and seven blocks west.<sup>4</sup> The city limits of 1841 included all of the present Soulard neighborhood,

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SOULARD NEIGHBORHOOD HISTORIC DISTRICT

and Julia Cerré Soulard's marketplace came to be situated in the center of the newly-annexed tract. At least nine subdivisions were platted from the Soulard estate between 1838 and 1869. It may be assumed, therefore, that residential and commercial development of the Soulard area commenced at some time after 1838, and that the neighborhood was probably fully developed upon completion of Thomas Allen's addition about 1869.

The Soulard neighborhood began to assume the qualities of an ethnic ghetto after the abortive European revolutions in German and the Balkan states during 1848-1849. Many Germans ventured to St. Louis because of the substantial German population which had already settled in the City after 1830. Also, employment for German-speaking persons was probably more numerous in St. Louis than in many other cities since several breweries and a German-language press had previously been established. St. Louis, therefore, appeared to be very attractive to the German political exiles. An examination of the St. Louis census returns for 1850 indicates predominance of Germans in Soulard, especially in contrast to the tabulations of 1840. The Germans, however, were not of a single class or economic status. Several were enumerated as "laborers", "mechanics", "journeymen" or a variety of other craftsmen.<sup>5</sup> Political upheavals in Bohemia and Austria during 1848-1849 also stimulated a migration of Czechs to St. Louis. Although the Bohemians also settled in the Soulard vicinity, they chose to dwell in more western sections of the neighborhood, possibly to avoid friction with the Germans. In addition, a relatively fashionable residential district along Chouteau Avenue, populated by old-stock and more affluent Germans, emerged between 1840 and 1880, but the expansion of industry along the artery eventually reduced most older homes to flats and thereby encouraged the stereotypical image of the Soulard community as a "working-class" area.

During the 1880's, the national origin of America's immigrants shifted from northern to southern Europe, and the variations in ethnicity were subsequently reflected in arrivals to St. Louis. Austrians, Croatians, Bohemians, Serbians, and Syrians settled in the area from Chouteau to the 2100 block south, from Broadway to Eighteenth Street. Croatians settled along Chouteau, and Syrians in the same neighborhood expanded into adjacent streets.<sup>6</sup> Both Germans and the Bohemians operated a native-language press in the Soulard area, and numerous national churches, benevolent societies, and voluntary social and political clubs were formed on the basis of ethnic ties. The myriad of nationalities which once resided in Soulard is obvious today from the many ethnic churches which remain in the neighborhood.

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8. #3

SOULARD NEIGHBORHOOD HISTORIC DISTRICT

Although references in nineteenth-century guidebooks suggest that Soulard was considered a "cheaper neighborhood", it was not until the great cyclone of 1896 that Soulard received attention in the press.<sup>7</sup> Physical damage in the neighborhood was extensive, although the numerous mansard-roof and row tenement houses in existence to-day attest that a majority of the structures were spared. In 1907, a comprehensive "City Plan for St. Louis" indicated that Soulard was a "densely settled" neighborhood of German, Bohemian, and Slavic peoples. The plan characterized most inhabitants as "poor, self-respecting, law-abiding, ambitious for their children, and thrifty".<sup>8</sup> More affluent Germans predominated especially in the southern portions of the neighborhood since these residents held steady jobs at the Anheuser-Busch Brewery. The Soulard neighborhood was also mentioned in a 1907 housing study in St. Louis as an area inhabited by poor people, but the "slums" of St. Louis were reported to be on the near-north side in the vicinity of Carr, Cass, O'Fallon and Franklin avenues. Conversely, the Soulard community was praised for good maintenance and cleanliness.<sup>9</sup> But a certain amount of degraded housing was recognized to exist in Soulard, and the construction of flimsy "alley houses" was especially regretted.<sup>10</sup> In 1924, the neighborhood had apparently changed little from 1907, since the Soulard community was described as "an old conservative section, with one-fifth of the residents being foreign born."<sup>11</sup>

By the 1920's, the Soulard community was beginning to deteriorate as more affluent people moved from the neighborhood to certain sections of South St. Louis and St. Louis County. The 1924 survey indicated also that railroad and industrial intrusion had lessened the residential quality of the district, encouraging more stable people to move out. The study also noted the increasing prevalence of tenancy, excessive poverty, illiteracy, and juvenile delinquency in the "old dwellings in an industrial environment".<sup>12</sup> A social study in 1949 included observations of a community minister about conditions in Soulard during the 1920's:

The area at one time had been a true neighborhood populated primarily by families of German extraction. It was a stable area composed of a working class population but has degenerated into an area of low desirability. The "old families" have moved to other areas of the city leaving a few "old families" surrounded by persons of lower social and economic class.<sup>13</sup>

This survey nevertheless indicated a stable population in Soulard as late as 1949. Almost 75% of a sample population had lived in the

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SOULARD NEIGHBORHOOD HISTORIC DISTRICT

neighborhood for more than five years, and the survey noted that 16% of the residents were unable to speak English.

Since the end of World Ear II, however, the Soulard neighborhood has been losing population to other areas of metropolitan St. Louis. The increased industrialization of Chouteau Avenue and the district east of Seventh Street has rendered Soulard progressively undesirable for residential dwelling, and the housing expansion in St. Louis County after the Second World War encouraged many citizens to vacate the old neighborhood. Older residents, fearing crime in abandoned dwellings, also felt obliged to leave the Soulard area, and in many cases, were encouraged to do so by their children. As a result, the ethnic diversity of the neighborhood, reflected in the presence of six Catholic churches and several smaller Protestant congregations, has significantly deteriorated. Because of the absense of newly-arrived immigrant groups, there has been no suitable replacement for the old ethnic groups who vacated the Soulard community. Furthermore, for several reasons, the neighborhood has not become a black ghetto. The various ethnic churches are still in operation, but their congregations are drawn from former residents or descendents of parishoners who no longer live in Soulard. Representatives of many churches have reflected that it is becoming increasingly difficult to maintain their congregations as neighborhood population diminishes.

By 1960, the immigrant base had nearly disappeared from the Soulard neighborhood, and the population had declined dramatically from the earlier years. The residents of Soulard today include a few older persons of European extraction and a larger number of rural white people who came to St. Louis from the Ozarks in the mid-1950's to seek employment. Driven from their subsistence farms in southern Missouri and Arkansas by drought and decreasing farm prices, the migrant whites came to Soulard because of the low rents and proximity to inner-city industry.

These people are utterly unprepared for the life on asphalt. They have little money, little education, and little of the skill demanded by urban industries. Inevitably they crowd into poor housing. Their only escape too often is a questionable corner tavern... Those who get to know these people best are the police and the social worker...<sup>14</sup>

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8. #5

SOULARD NEIGHBORHOOD HISTORIC DISTRICT

In viewing the changes which have occurred in Soulard over the past one-hundred years, an observer must speculate that the "poor whites" in Soulard signify the end of immigrant assimilation into American society. Unlike the nineteenth-century immigrant who could survive on his ability to labor assiduously, the contemporary migrant must possess a marketable skill which he can "sell" to a prospective employer. A quality of physical brawn will no longer suffice to enable a migrant family to become economically mobile. Therefore, because of the predominance of unskilled and poor migrants, the Soulard neighborhood today lacks the physical maintenance and social stability which typified the ethnic communities of the past. Social blight is reflected in the property deflation and deterioration in the area. But there are positive signs that the bottom has been reached in Soulard. With respect to other older sections of St. Louis, the Soulard area has never been the worst in which to reside, nor is it now. Although today it is the poorest "white" neighborhood, its residents do not have to contend with the overpopulation, decrepit housing, crime, and social disorganization which is rampant in the black ghetto. While writers in the early twentieth-century emphasize the "old world charm" and "tidiness" of the Soulard community, today many landlords have vacated their properties and cannot be located to be summoned for neglect.<sup>15</sup>

One active community group, the Soulard Neighborhood Association, under the guidance of Bob Brandhorst, a community development specialist, is attempting to arrest the blight in Soulard by boarding abandoned buildings, maintaining a fire-watch and operating pre-school classes and hot-lunch programs for school-children. As well as attempting to deal with the social problems of the rural migrants, the Soulard Neighborhood Association is trying to prevent further physical deterioration by purchasing several homes and refurbishing them as low-rent apartments. "Clean-up drives" and similar community activities are continually planned. Furthermore, the City Plan Commission of St. Louis is preparing a "restoration plan" for the Soulard community. Under the provisions of this plan and the city zoning ordinance, the neighborhood may be designated a "city historic district" and thereby afforded protection by a more selective issuance of demolition and building permits. There is potential for restoration in the Soulard neighborhood, and new residents are being encouraged to invest in Soulard property. Although interest in the Soulard area is not as articulate as in other historic sections of St. Louis, such as Lafayette Square, enrollment in the National Register of Historic Places might stimulate investment and renewed preservation

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Missouri	
COUNTY	
St. Louis City	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8. #6

SOULARD NEIGHBORHOOD HISTORIC DISTRICT

activity in the neighborhood. Inclusion on the National Register will, at least, afford suitable recognition for the historic importance of this very early and significant St. Louis community. The City of St. Louis can only benefit from such action.

The survey of Missouri's sites of historical and architectural significance is based on the selection of sites as they relate to theme studies in Missouri history as outlined in Missouri's "Comprehensive Statewide Historic Preservation Plan". The Soulard Neighborhood Historic District, is, therefore, being nominated to the National Register of Historic Places because 1) it is the oldest surviving neighborhood in the City of St. Louis, 2) it represents numerous examples of early to mid-nineteenth century brick city dwellings, 3) it is significant as a neighborhood of the newly-arrived European immigrants who had a great cultural influence upon the development of St. Louis.

Footnotes

1. Ruth Crawford, "The Immigrant in St. Louis: A Survey", Studies in Social Economics, Vol. I, No. 2, (1916).
2. Crawford, "The Immigrant in St. Louis: A Survey", 1916.
3. Lee Rainwater, Alvin W. Wolfe, et al, "The Soulard Area, Report on Research into Adaptations by Urban White Families to Poverty", unpublished, The Social Science Institute, Washington University, St. Louis, 1968, 9-10.
4. John S. Jenner, "Areal Expansion of the City of St. Louis", unpublished Master's thesis, Washington University, St. Louis, 1939, plate 26, Rainwater and Wolfe, et al, "The Soulard Area...", 1968, 10.
5. Sister Audrey Olson, "The Nature of an Immigrant Community: St. Louis Germans, 1850-1920", Missouri Historical Review, Vol. LXVI, (April, 1972), passim. Census of the City of St. Louis-1850, passim.
6. Rainwater and Wolfe, et al, "The Soulard Area...", 1968, 11.
7. St. Louis Globe-Democrat, May 28, 29, 30, 1896.
8. A City Plan for St. Louis, 1907, 47-49.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Missouri	
COUNTY	
St. Louis City	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8. #7

SOULARD NEIGHBORHOOD HISTORIC DISTRICT

9. Charlotte Rumbold, Housing Conditions in St. Louis, 1907, pamphlet.
10. Rainwater and Wolfe, et al, "The Soulard Area...", 1968, 12-13.
11. H. Paul Douglas, The St. Louis Church Survey, 1924, 232-234.
12. H. Paul Douglas, The St. Louis Church Survey, 1924, 232.
13. Rainwater and Wolfe, et al, "The Soulard Area...", 1968,
14. William Henry Key, "A Study of a Religious Institution and Its Relation to the Area in Which it is Located", unpublished thesis, Washington University, St. Louis, 1949, 3.
14. Rainwater and Wolfe, et al, "The Soulard Area...", 1968, passim.  
Earnest Kirschten, Catfish and Crystal, 1960, 453.

# 9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Census of the City of St. Louis-1850. State Historical Society of Missouri, Columbia, Missouri.
2. The City of St. Louis, Additions, Towns and Villages Included within the City Limits at Various Periods (map), 1876.
3. The Civic League of St. Louis, A City Plan for St. Louis, 1907.

# 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	38 ° 36 ' 48 "	90 ° 12 ' 20 "				
NE	38 ° 36 ' 38 "	90 ° 12 ' 05 "				
SE	38 ° 35 ' 53 "	90 ° 12 ' 34 "				
SW	38 ° 36 ' 03 "	90 ° 12 ' 49 "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 177.23 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

# 11. FORM PREPARED BY

NAME AND TITLE: Stephen J. Raiche, Chief Research Historian

ORGANIZATION: Missouri State Park Board DATE: June 20, 1972  
State Historical Survey and Planning Office

STREET AND NUMBER: P.O. Box 176, 1204 Jefferson Building

CITY OR TOWN: Jefferson City STATE: Missouri CODE: 65101  
29

# 12. STATE LIAISON OFFICER CERTIFICATION

# NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☒

Name Joseph Jaeger, Jr.  
 Title Director of Missouri State Park Board, and Missouri State Liaison Officer  
 Date \_\_\_\_\_

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST:

Keeper of The National Register

Date \_\_\_\_\_

SEE INSTRUCTIONS



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

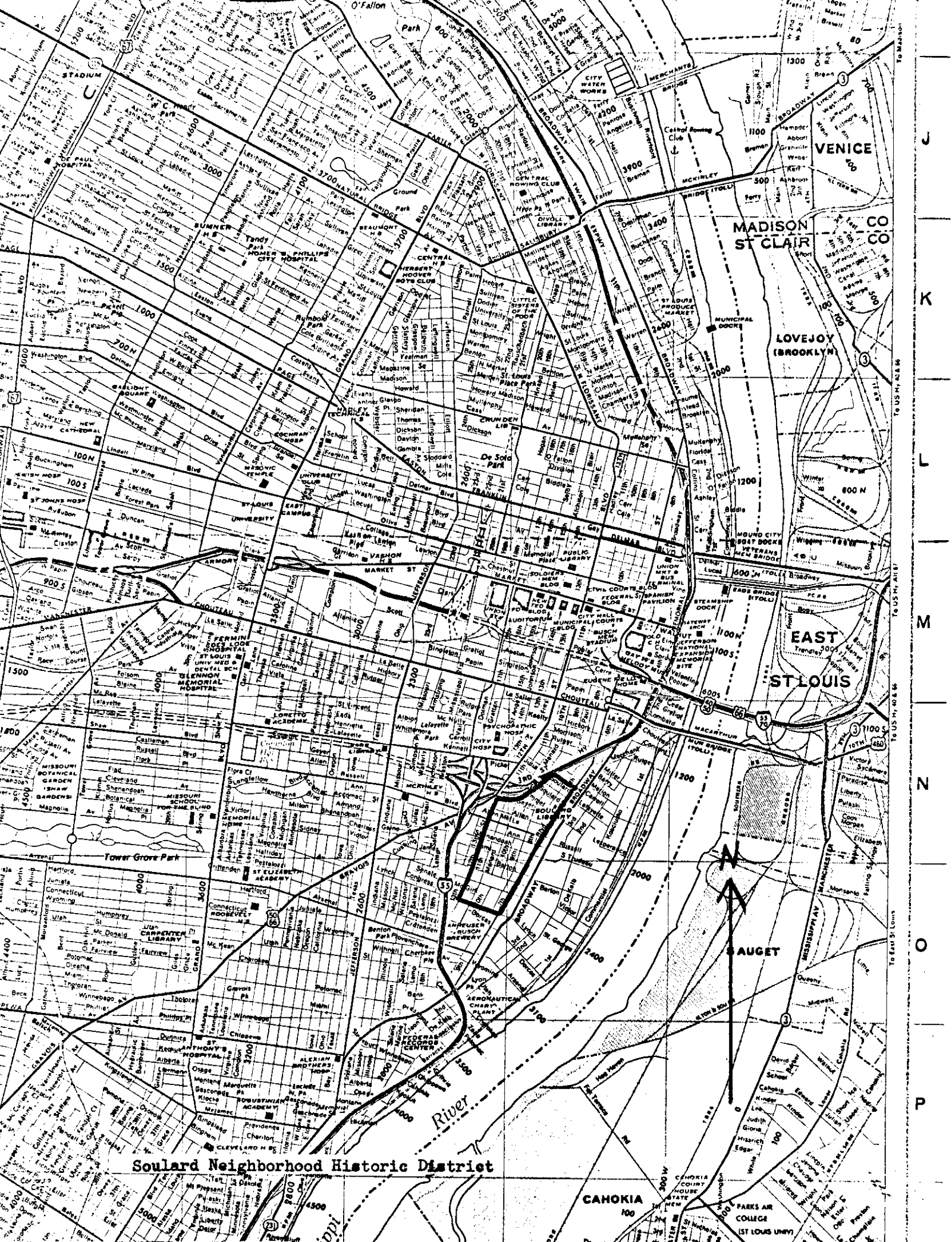
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COUNTY St. Louis City	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

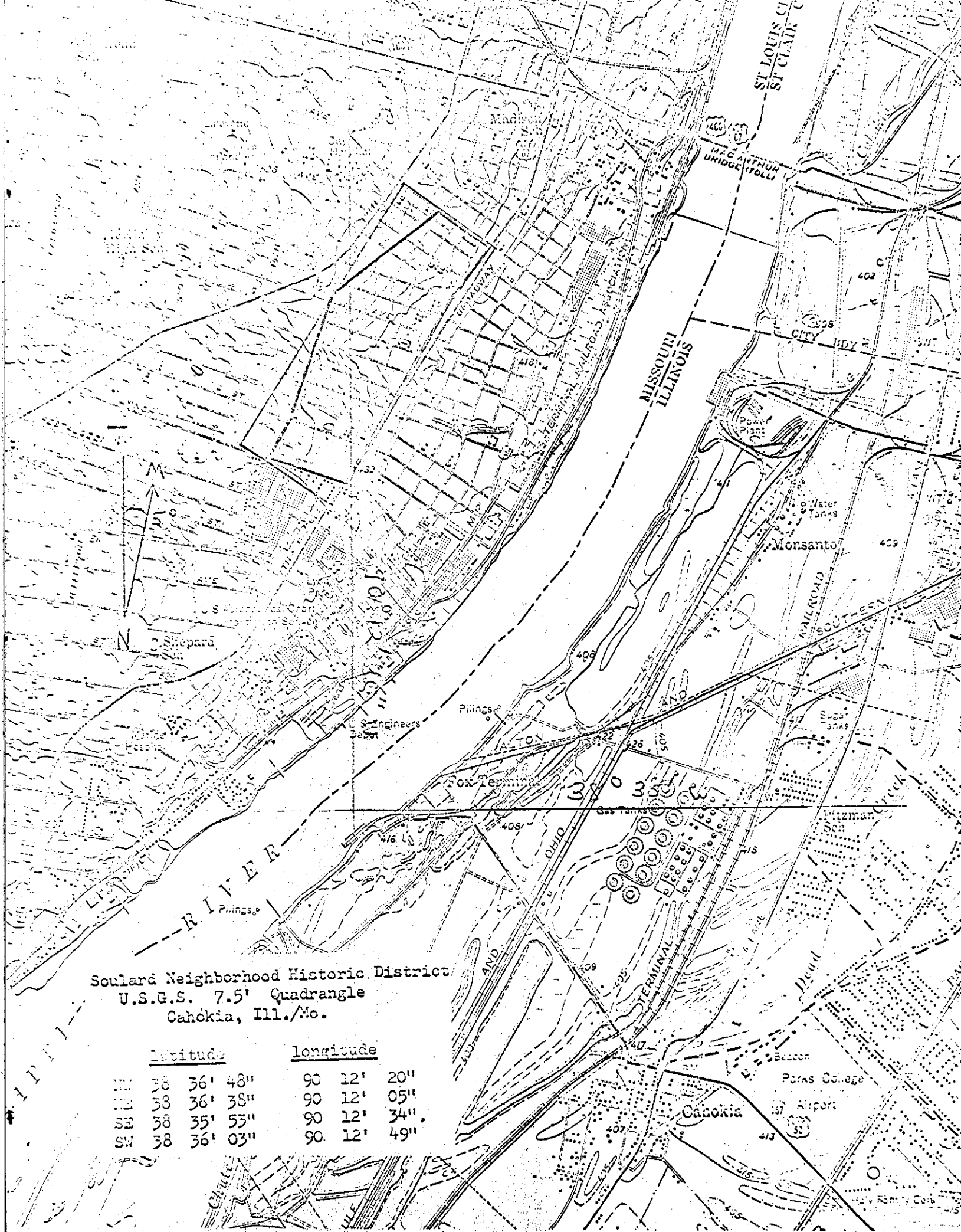
9. #1

SOULARD NEIGHBORHOOD HISTORIC DISTRICT

4. Crawford, Ruth, "The Immigrant in St. Louis: A Survey", Studies in Social Economics, Vol. I, No. 2, (1916).
5. Douglas, H. Paul, The St. Louis Church Survey, New York: George H. Dorn and Co., 1924.
6. Hutawa, Julius, Map of Julia Cabanne's Addition to the City of St. Louis, 1849.
7. Jenner, John S., "Areal Expansion of the City of St. Louis", unpublished thesis, Washington University, St. Louis, 1939.
8. Key, William Henry, "A Study of a Religious Institution and Its Relation to the Area in Which it is Located", unpublished thesis, Washington University, St. Louis, 1949.
9. Kitschten, Ernest, Catfish and Crystal. Garden City, N.Y.: Doubleday, 1965.
10. Map of Julia Soulard's First Addition to the City of St. Louis, 1841.
11. Olson, Sister Audrey, "The Nature of an Immigrant Community: St. Louis Germans, 1850-1920". Missouri Historical Review, Vol. LXVI, (April, 1972), 342-359.
12. Rainwater, Lee and Wolfe, Alvin W., et al, "The Soulard Area, Report on Research into Adaptations by Urban White Families to Poverty", unpublished, The Social Science Institute, Washington University, St. Louis, 1968.
13. Rumbold, Charlotte, Housing Conditions in St. Louis, 1907, pamphlet.
14. St. Louis Globe-Democrat, May 28, 29, 30, 1896.
15. St. Louis Post-Dispatch, Magazine Section, April 16, 1972.
16. Soulard Associates Inc., Soulard-Contemporary Urban Living in an Old St. Louis Neighborhood, 1969.
17. Soulard Associates Inc., Soulard Market Area Analysis and Proposal, 1968.



Soulard Neighborhood Historic District



Soulard Neighborhood Historic District  
U.S.G.S. 7.5' Quadrangle  
Cahokia, Ill./Mo.

	Latitude			Longitude		
NE	38	36'	48"	90	12'	20"
SE	38	36'	38"	90	12'	05"
SW	38	35'	53"	90	12'	34"
SW	38	36'	03"	90	12'	49"

SURVEY:  
 RICHARD L. BLISS  
 W. PHILIP COTTON, JR.  
 WILLIAM BOBLEY LANE  
 GABRIEL OVERBY

REVIEW:  
 JANE HOLLODY PORTER  
 MARY MARGARET STINTE  
 CAROLYN HEWES FORT

MAP:  
 PAT HAYS BARR

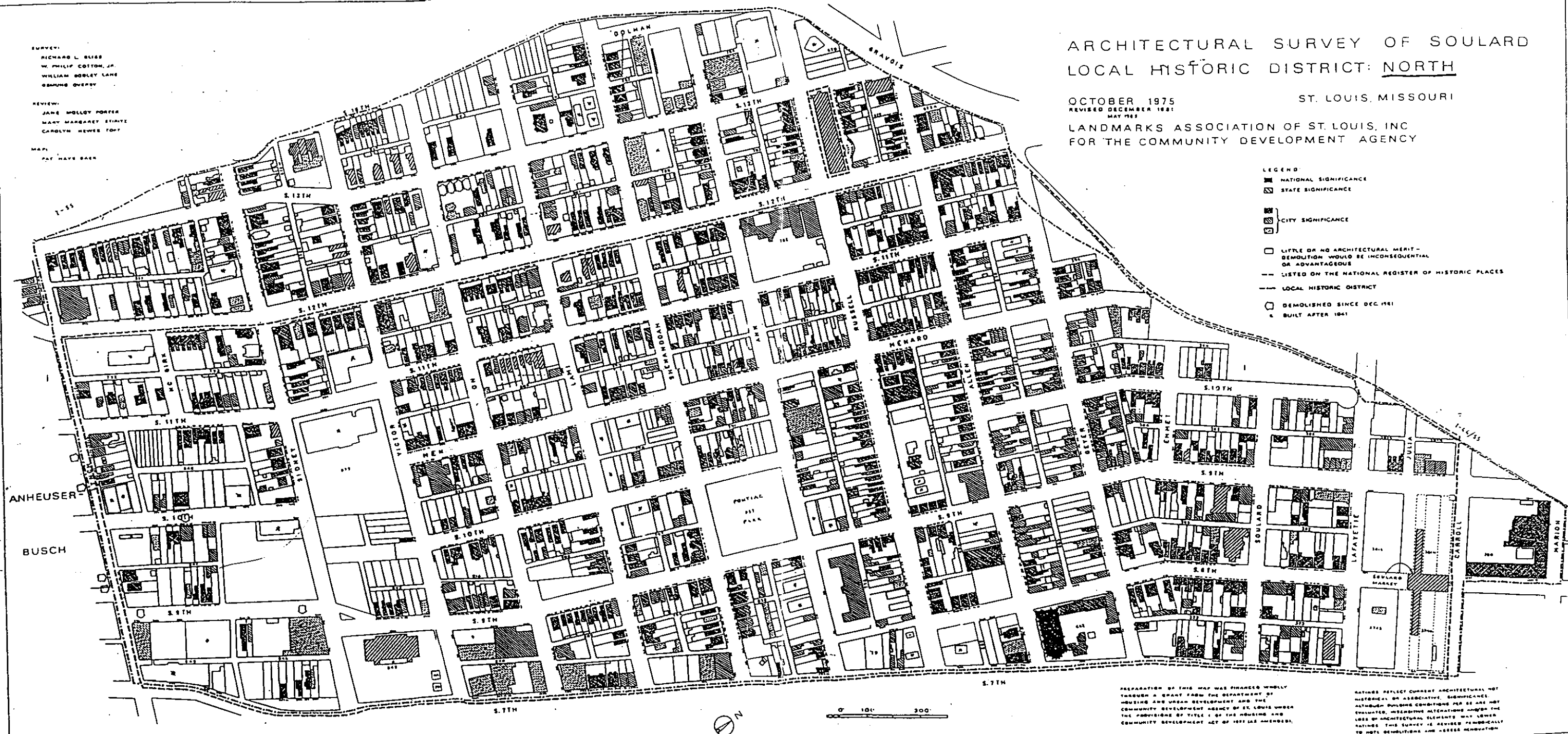
# ARCHITECTURAL SURVEY OF SOULARD LOCAL HISTORIC DISTRICT: NORTH

OCTOBER 1975  
 REVISED DECEMBER 1981  
 MAY 1982

ST. LOUIS, MISSOURI

LANDMARKS ASSOCIATION OF ST. LOUIS, INC.  
 FOR THE COMMUNITY DEVELOPMENT AGENCY

- LEGEND
- NATIONAL SIGNIFICANCE
  - STATE SIGNIFICANCE
  - CITY SIGNIFICANCE
  - LITTLE OR NO ARCHITECTURAL MERIT -  
DEMOLITION WOULD BE INCONSEQUENTIAL  
OR ADVANTAGEOUS
  - LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
  - LOCAL HISTORIC DISTRICT
  - DEMOLISHED SINCE DEC. 1981
  - BUILT AFTER 1945



PREPARATION OF THIS MAP WAS FINANCED WHOLLY  
 THROUGH A GRANT FROM THE DEPARTMENT OF  
 HOUSING AND URBAN DEVELOPMENT AND THE  
 COMMUNITY DEVELOPMENT AGENCY OF ST. LOUIS UNDER  
 THE PROVISIONS OF TITLE I OF THE HOUSING AND  
 COMMUNITY DEVELOPMENT ACT OF 1954 (AS AMENDED).

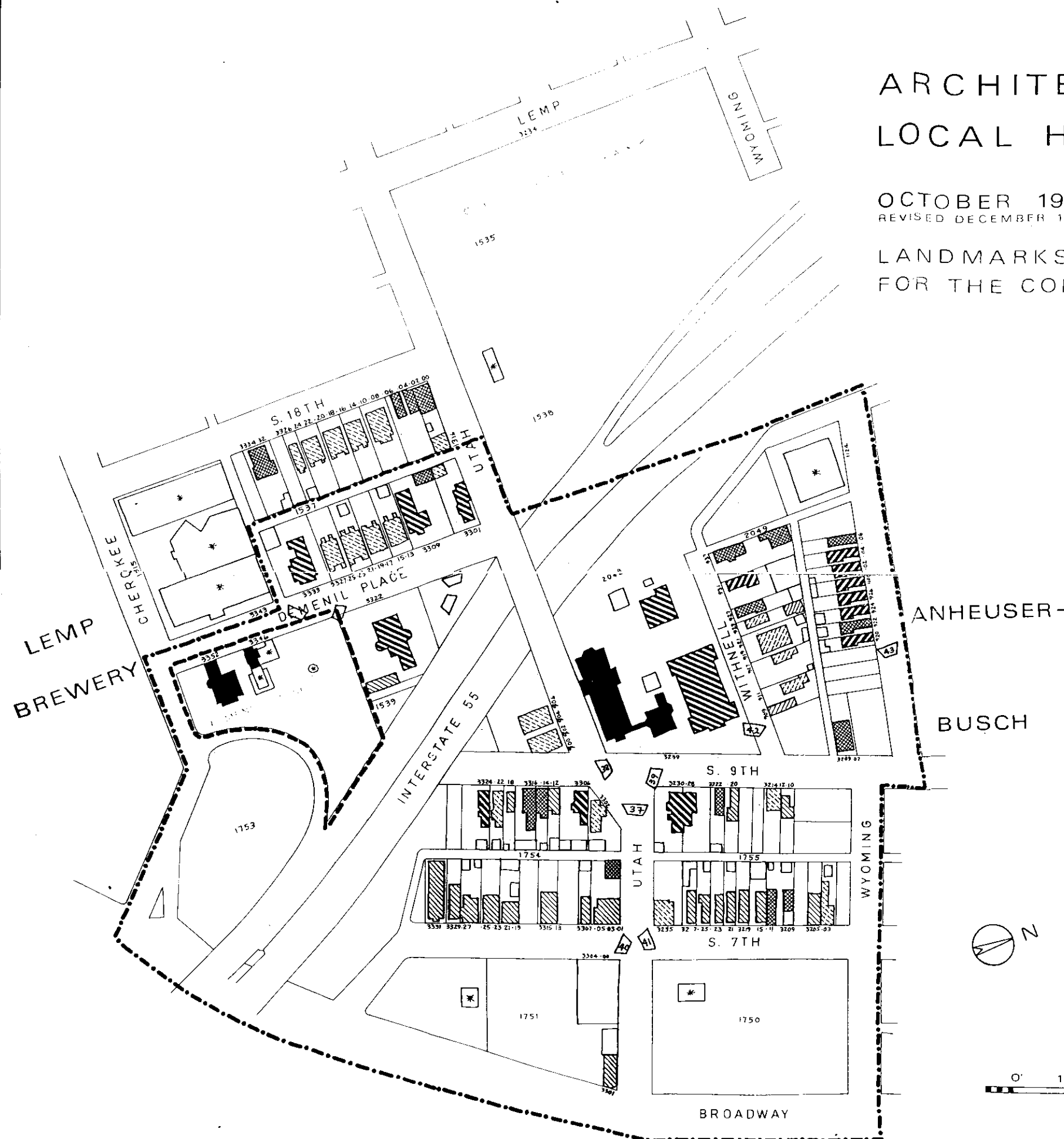
RATINGS REFLECT CURRENT ARCHITECTURAL NOT  
 HISTORICAL OR ARCHITECTURAL SIGNIFICANCE  
 ALTHOUGH BUILDING CONDITIONS PER SE ARE NOT  
 EVALUATED, MISREADING ALTERATIONS AND/OR THE  
 LOSS OF ARCHITECTURAL ELEMENTS MAY LOWER  
 RATINGS. THIS SURVEY IS REVISED PERIODICALLY  
 TO NOTE DEMOLITIONS AND REPAIR RESTORATION

# ARCHITECTURAL SURVEY OF SOULARD LOCAL HISTORIC DISTRICT: SOUTH

OCTOBER 1975  
REVISED DECEMBER 1981

ST. LOUIS, MISSOURI

LANDMARKS ASSOCIATION OF ST. LOUIS, INC.  
FOR THE COMMUNITY DEVELOPMENT AGENCY



## LEGEND

- NATIONAL SIGNIFICANCE
  - ▨ STATE SIGNIFICANCE
  - ▩ CITY SIGNIFICANCE
  - ▧ NEIGHBORHOOD SIGNIFICANCE
  - ▨ ARCHITECTURAL MERIT - DEMOLITION WOULD DIMINISH THE INTEGRITY OF THE NEIGHBORHOOD
  - LITTLE OR NO ARCHITECTURAL MERIT - DEMOLITION WOULD BE INCONSEQUENTIAL OR ADVANTAGEOUS
  - LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
  - LOCAL HISTORIC DISTRICT
  - △ CAMERA ANGLE
  - \* BUILT AFTER 1941
- DEMOLITION WOULD BE  
A MAJOR CULTURAL LOSS

## SURVEY:

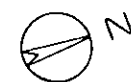
RICHARD L. BLISS  
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OSMUND OVERBY

## REVIEW:

JANE MOLLOY PORTER  
MARY MARGARET STIRITZ  
CAROLYN HEWES TOFT

## MAP:

PAT HAYS BAER



0' 100' 300'

PREPARATION OF THIS MAP WAS FINANCED WHOLLY THROUGH A GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE COMMUNITY DEVELOPMENT AGENCY OF ST. LOUIS UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1977 (AS AMENDED).

**Photo Log:**

Name of Property: **Soulard Neighborhood Historic District**

City or Vicinity: **St. Louis [Independent City]**

County: **St. Louis [Independent City]** State: **MO**

Photographer: **S.J. Raiche**

Date

Photographed: **May 1972**

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

1 of 10. 1713-1719 S. 8<sup>th</sup> St., four dwelling brick row development, typical of many similar row structures in the Soulard area. E facing W.

2 of 10. W side, 1800 blk 8<sup>th</sup> St., showing various structures typical of the Soulard area. Note prevalent good maintenance. NE facing SW.

3 of 10. 1812 S. 9<sup>th</sup> St., an example of the "unfinished" half-flounder house common in Soulard. Entrance is provided from a rear porch. W facing E.

4 of 10. 1818-1820 S. 8<sup>th</sup> St., free standing, two-story brick two-family home. Note symmetry of plan and wrought iron work on common balcony. W facing E.

5 of 10. 1837-39 S. 10<sup>th</sup> St., brick two-family cottage, N dwelling converted to business (typical of many corner properties). Note chimney and parapet gable, suggesting a construction date in early to mid-nineteenth century. Home to rear (1841 S. 10<sup>th</sup>) is free standing but abutted to adjoining residence. NE facing SW.

6 of 10. 1841 S. 10<sup>th</sup> St., rear view showing application of dual half-flounder on free standing brick house. W facing E.

7 of 10. St. Peter and Paul's Church, NE corner, 8<sup>th</sup> and Allen, showing parish school to N. SW facing NE.

8 of 10. 911 Allen St., two-family brick row duplex, an example of a predominant residential type in the Soulard neighborhood. "Alley house" appears at rear. S facing N.

9 of 10. The Soulard Market, showing marketplace constructed 1928-29. SW facing NE.

10 of 10. Corner business building (tavern) with residence above. SE corner 10<sup>th</sup> & Emmet. NW facing SE.























COMMERCIAL  
VEHICLES  
PROHIBITED  
EXCEPT WHILE LOADING  
OR UNLOADING OF PASSENGERS



