

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

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**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 05000612

Date of Listing: June 17, 2005

Property Name: Forest Park Southeast Historic District (Boundary Increase)

County: St. Louis (Independent City)

State: Missouri

none  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*for Daniel J. Vira*  
Signature of the Keeper

February 13, 2006  
Date of Action

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**Amended Items in Nomination:**

The Moritz Kuchenbrack Building at 4200-4202 Manchester Avenue is hereby changed to a contributing resource, to reflect the fact that it retains integrity from the period of significance and contributes to the commercial significance of the district under Criterion A. With this change, the resource count for the district (Section 5 of the registration form) is changed to 51 contributing and 6 noncontributing buildings, for a total of 51 contributing and 6 noncontributing resources.

[This change was made in consultation with and approved by the National Register staff of the Missouri State Historic Preservation Office.]

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The Missouri State Historic Preservation Office was notified of this amendment.

**DISTRIBUTION:**

**National Register property file  
Nominating Authority (without nomination attachment)**

**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 Forest Park Southeast Historic District (Boundary Increase)

other names/site number Manchester Avenue Commercial District

**2. Location**

street & number 4170-4370 (even) and 4229-4341 (odd) Manchester Avenue [n/a] not for publication

city or town St. Louis [n/a] vicinity

state Missouri code MO county St. Louis (Independent City) code 510 zip code 63110

**3. State/Federal Agency Certification**

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

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

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**5. Classification**

**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  
51                      7                      buildings

\_\_\_\_\_ sites  
\_\_\_\_\_ structures

\_\_\_\_\_ objects

51                      7                      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**

516

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/department store

COMMERCE/TRADE/restaurant

EDUCATION/college

FUNERARY/mortuary

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/restaurant

HEALTH CARE/clinic

WORK IN PROGRESS

VACANT/NOT IN USE

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

OTHER/One-Part Commercial Block

OTHER/Two-Part Commercial Block

LATE VICTORIAN:Romanesque Revival

LATE 19<sup>th</sup> & EARLY 20<sup>th</sup> CENTURY REVIVALS:Colonial Revival

OTHER: Colonial Revival References

OTHER: Romanesque Revival References

**Materials**

(Enter categories from instructions)

foundation STONE/Limestone

walls BRICK

STONE

roof ASPHALT

other TERRA COTTA

METAL/cast iron

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Areas of Significance**

(Enter categories from instructions)

COMMERCE  
COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1886-1946

**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.

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

See Section 8

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

**10. Geographical Data**

**Acreage of Property** 11.5 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<input type="text" value="115"/>	<input type="text" value="7318430"/>	<input type="text" value="4278600"/>	2	<input type="text" value="115"/>	<input type="text" value="7318800"/>	<input type="text" value="4278870"/>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<input type="text" value="115"/>	<input type="text" value="7319230"/>	<input type="text" value="4278770"/>	4	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
					[] See continuation sheet		

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Karen Bode Baxter, Ruth Nichols, Timothy P. Maloney, Mandy K. Ford, Jon Kardon  
organization Karen Bode Baxter, Preservation Specialist date April 15, 2005  
street & number 5811 Delor Street telephone (314) 353-0593  
city or town St. Louis state Missouri zip code 63109-3108

**Additional Documentation**

Submit the following items with the complete form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

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

**Additional items**

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

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name SEE ATTACHED  
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 Reductions Projects (1024-0018), Washington, DC 20503.

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**6. Function or Use**

**Historic Functions (continued)**

RECREATION AND CULTURE/theater

HEALTH CARE/medical business/office

**7. Description**

**Narrative Description**

**SUMMARY**

The Forest Park Southeast Historic District (Boundary Increase), more commonly known as the Manchester Avenue Commercial District, encompasses a three block long commercial strip along Manchester Avenue on the south side of the Forest Park Southeast Historic District. This commercial district and, to its north, the Forest Park Southeast Historic District (NR listed 12/20/2001) are about four miles west of downtown St. Louis with industrial areas to the east and south along Vandeventer and to the west of the neighborhood across Kingshighway. The Boundary Increase spans from Kentucky and Arco on the east to Newstead on the west end. The two commercial buildings on the northeast corner of Newstead and Manchester have already been included in the Forest Park Southeast Historic District's boundaries. This commercial district developed along the streetcar line, serving both the adjacent major residential development and the streetcar passengers. Since residential development along Manchester Avenue preceded the streetcar line and the subsequent commercial development, the pattern of development led to a mixture of residential and commercial buildings as well as uneven setbacks. The principle characteristic of the streetscape is that of one and two story, brick commercial storefronts, interspersed with a few modest residential buildings (most one or two family houses) and open lots (some of which were historically vacant). While commercial buildings abut the public sidewalk, residential buildings are usually set back and often elevated in the lot with a small grassy area separating the house from the public sidewalk. The commercial buildings on all four corners of the intersection of Tower Grove and Manchester serve as the nexus of the commercial district. There are 58 buildings in the district, of which all but 7 are contributing. Most are commercial buildings, although there are 13 residential buildings, a metal storage building and 3 detached garages as well. Beyond these boundaries, Manchester Avenue was never as densely developed with commercial buildings and remained residential in character. In recent years many of the buildings outside of the district, both commercial and residential, have been drastically modified or demolished and the lots left undeveloped or replaced with newer buildings. This change provides a sharp contrast between the commercial development within the district and those areas along Manchester that are outside the district boundaries. The commercial district, like the remainder of the Forest Park Southeast Historic District, has suffered economically since streetcar service ended in 1949. Although the buildings had been neglected for many years, they were well built initially and retain their character defining features, such as cast iron columns, the terra cotta embellishments, and the variety of brick patterns. While storefront display windows have been boarded over for security, these are usually cosmetic alterations rather than structural changes, retaining the massing that separates the storefront display windows and street level entries from the upper level windows and parapet details. In addition, as part of the commercial revitalization underway, several of these storefronts are currently under renovation, reopening many of these display windows, as evidenced by the need to retake some of the photographs accompanying this nomination to show the current status of the commercial district.

**GENERAL FEATURES OF THE DISTRICT**

While the commercial development extends further along Manchester Avenue, both east to where Vandeventer and Chouteau intersect with Manchester and west to Kingshighway, this historic commercial district encompasses the most densely built commercial development. It is also the section that retains the most historic integrity. Manchester Avenue, also designated as State Highway 100 has connected St. Louis and Jefferson City for nearly 200 years. Beginning in the 1890s with the construction of the Manchester streetcar line, Manchester Avenue served as one of the major avenues connecting the city of St. Louis with the suburban communities developing to the west in St. Louis County. The streetcar line lasted for more than 50 years, closing in 1949. It still serves as an important commercial artery today, but highway traffic now bypasses the area, utilizing either of the controlled access highways

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## Narrative Description (continued)

(40/64 or Interstate 44) that roughly parallel Manchester Avenue. The topography is basically flat with the district extending to the alleys on either side of Manchester and including the triangular wedge-shaped block on the north side created by Tower Grove, Arco and Manchester. On the south side, the district extends along Manchester from Kentucky west to Newstead. On the north side of Manchester, it extends from the wedge at Arco and extends to Newstead, although the commercial buildings at that corner were included in the original Forest Park Southeast Historic District's boundaries. North of the commercial area, the densely built residential area of Forest Park Southeast Historic District extends along the east-west streets up to Chouteau, which forms a triangular intersection two short blocks east of the Boundary Increase. The properties in the blocks near Manchester are excluded from the historic district east of Arco.

The resources in the historic district are primarily one and two story commercial buildings, 41 built between 1892 and 1941, with one metal storage building added within the last few years along Kentucky. Of these buildings, 37 are contributing to the historic district. The majority (23) were built in the first two decades of the twentieth century, although 8 were built between 1892 and 1899. Before 1941, 10 additional commercial buildings were built in this area of Manchester. Since then, most commercial buildings have had little more than cosmetic renovations, usually boarding the first floor openings for security reasons as the district fell upon hard times. Three of the buildings were altered significantly in attempts to modernize them, making them noncontributing to the historic district. One new building, a metal building facing Kentucky, does not drastically impact the visual character of the streetscape. Melroy's, at 4254 Manchester, has an historically significant navy blue and cream Vitrolite storefront and neon sign that were added to the 1901 two story brick building in 1946. The change marks the end of the period of significance of the district, as the last major change prior to the end of streetcar service in 1949. The district has lost what appear to have been 8 commercial buildings, but several of what appear to be separate buildings on the fire insurance maps, may actually represent combined storefronts since the losses are frequently in pairs on adjacent lots.

The buildings themselves reflect the vernacular designs commonly used on smaller commercial and residential buildings of the late nineteenth and early twentieth century in St. Louis. They are primarily built of red brick with stone details. Brick corbelling and pressed metal cornices distinguish the shaped parapets, and either masonry piers or cast iron columns support the storefronts. The one and two story commercial buildings make only modest references to stylistic influences: the mansard roof characteristic of the Second Empire style, the knee braces and tile roofs associated with Craftsman designs, the round arched windows of Romanesque Revival, oriel windows found in Late Victorian buildings, and the ornate terra cotta treatment with balustrade and urns associated with Beaux Arts classicism. The most distinguishing features of the district are the distinctive corner buildings, including the use of masonry outlined Gothic arches on 4196-4198 Manchester, the triangular wedge building where Arco merges into Manchester (4229-4231 Manchester), the Second Empire design at 4301 Manchester as well as the prominent conical corner tower on 4353 Manchester (already within the Forest Park Southeast Historic District).

Even though this is primarily a commercial district, the residential development of the Forest Park Southeast neighborhood actually included the Manchester Avenue as well. One of the features of this district is the sporadic residential development along the streetscape, including one which now has a small commercial storefront building (4180 Manchester) squeezed in front of it. There are 13 single family and multi-family residences in this commercial district. These houses generally reflect the simpler vernacular designs associated with the working class nature common to the remainder of the Forest Park Southeast Historic District. They generally have parapeted brick fronts with recessed, arched entry openings. One does have a small Late Victorian spindlework porch (4322 Manchester) and 4194 Manchester is an end gabled, one and one-half story brick house that an uncommon configuration for St. Louis. All were built prior to 1909, and all are considered contributing to the district. The oldest residence, at 4324 Manchester was finished in 1886, making it the oldest building in the entire Forest Park Southeast Historic District. Over the years, some of the residential buildings were unsuccessfully converted to commercial uses, and it appears that 12 residential buildings have been demolished since 1950.

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## Narrative Description (continued)

### ALTERATIONS AND INTEGRITY ISSUES

While the commercial district has lost some buildings, the majority of the losses were older residences that were deeply recessed into the lots, making their loss less noticeable in the streetscape. These residences were demolished in recent years in part because of the continued commercial focus of the district. They are clustered primarily in two locations, at 4312-4316 and 4338-4352 Manchester. Most other vacant lots were often historically vacant, having never been developed as either residential or commercial properties. Historically open spaces include:

- lot east of 4194,
- the large area along Manchester at 4247-4259 where the movie theatre was deeply recessed in the back of the lot,
- lot west and north of 4301,
- the front part of 4321 where the auto repair shop was deeply recessed from the street and adjacent to the alley,
- the portion of the lot east of 4333
- the lot between 4334 and 4338.

Although the district had been badly neglected for many years, losing its retail vitality with the end of the streetcar era in 1949, most buildings still retained a high degree of historic integrity. Their storefront display windows have been boarded over (for security) for years, with businesses operating behind what looks like a vacant front. Security has improved in recent years and interest in the commercial district has sparked a number of significant façade renovations that have been careful to follow the Secretary of the Interior's *Standards for Rehabilitation of Historic Buildings*. This started in 2002 with the major historic rehabilitation project of the Anton Huber Commercial Block (4266-4270 Manchester and 1110 Tower Grove), which has led to other building improvements such as uncovering and rebuilding historic storefronts on other nearby buildings. Some projects underway include:

- 4238-4240 is scheduled for rehabilitation this year,
- 4254 has restored the Vitrolite storefront and historic neon sign,
- 4261-4267 is underway, carefully uncovering the cast iron storefront and original transoms,
- 4300-4302 has reopened and rebuilt its storefront display windows,
- 4238-4240 is preparing historic rehabilitation plans now that will uncover its display windows,
- 4206-4208 Manchester has been renovated and converted into the offices of for a police substation.

Given the age of most of the buildings, as well as the lack of maintenance, most of the buildings are in fair condition. The interiors, especially upstairs, have suffered due to lack of occupancy and neglect. Through the continued efforts of their Main Street program, and with the hope of financial assistance through state and federal historic tax credits, the district has begun to turn around and new businesses are opening. New businesses include a fur retailer, a pottery workshop and two successful restaurants. In recent years, the most obvious threats to the commercial district have been neglect (which seems to be changing based upon the renovations underway), crime and vandalism (which has decreased due to the presence of the police and their offices in the district), and demolition (which remains a threat to the district). The efforts by the Main Street Committee to have the commercial district designated as part of the Forest Park Southeast Historic District is seen as one hopeful sign that the mindset about demolishing rather than repairing and renovating deteriorated buildings is beginning to change as more and more of the neighborhood's property owners recognize the historic significance of their neighborhood and the commercial district along Manchester.



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## Narrative Description (continued)

### INDIVIDUAL BUILDING DESCRIPTIONS

These descriptions are based upon the researched compiled from several sources, notably fire insurance maps and building permits (found in the *St. Louis Daily Record* and city hall files). In addition, visual inspections of the buildings, photographic documentation of the street elevations, as well city directory research helped date the buildings and identify alterations. Based upon this information, the individual site descriptions list each of the resources in the Forest Park Southeast Historic District (Boundary Increase) in terms (when known) of:

- street number
- historic name
- date of construction
- architect and/or contractor(s)
- status as a contributing or non-contributing resource within the scope of this nomination

If the property contains a secondary resource (garage or outbuilding), the primary building is listed first, followed by the secondary building (which is also identified as to its date of construction and status in the district) in the header for that address. This is followed by the narrative description of the resources on that property, including alterations and integrity issues. All resource names are the historic names, except where noted. When an historic name was unavailable, a descriptive name has been chosen. The building resources are listed by property, in progression, one side of the street at a time (even numbers followed by odd) in alphabetical order by street name. The street numbers are marked on the district map to serve as the identifying number for each property. Photo numbers are keyed to the district map as well as identified in the header for each individual site description where the buildings are clearly visible in the photograph.

### **SOUTH BOYLE AVENUE (even numbers)**

**1108-12 Flats; 1905; Ernest Hess, architect; Frank Arnold, contractor. Contributing.**

A multi-unit apartment complex, this 2-story, brick building has series of gothic arched windows interspersed with rectangular sash windows and is divided into 5 primary bays. The end bays have recessed, gothic arched entrances with 1 over 1, gothic arched windows on either side. The second floor of the each end bay has three rectangular, 4 over 1, double-hung, wood sash windows with a continuous limestone sill. The interior bays repeat the rectangular windows, except they are 1 over 1. The center bay is more elaborate with gothic arched openings on both floors and quoining along the second floor. Above the center and end bays are gabled pediments with half-timbering on the end bays. Additional detailing includes a polychromatic belt course just beneath the projecting cornice with dentils and brackets, and a parapet capped with terra cotta.

### **KENTUCKY AVENUE (odd numbers)**

**1109 Commercial Building; 1952; R. S. Gacich, contractor. Non-Contributing. (Photo #5)**

This 1-story, painted brick warehouse faces Kentucky and has clay coping tiles along the parapet. There is a recessed garage bay at the east end of the building, which has a modern garage door and metal siding covering the south (alley) elevation. The main entrance is located to the west of the garage bay; the door has iron bars covering it. The west bay has multi-paned, steel windows and a limestone sill. This warehouse is non-contributing because it was built after the period of significance for the district.

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Individual Building Descriptions (continued)

MANCHESTER AVENUE (even numbers)

- 4170-72 Kinney, E. H., Commercial Building;** 1896; E. H. Kinney, contractor; altered 1903; J. F. Hines, contractor; addition 1906; J. Costello, architect; also addressed as 1113 Kentucky. **Contributing.** (Photo #5)
- This 2-story, beige brick, corner commercial building, is divided into 6 bays. The first floor openings have been slightly modified but retain the historic storefront configuration: cladding the storefront columns with an ashlar stone veneer, windows are infilled with glass block, and the bulkheads are yellow brick. The second floor windows are 1 over 1, double-hung wood windows with lug limestone sills and aluminum siding over the lintels.
- 4174 Ring, W. J., Commercial Building;** 1906; J. Costello, architect. **Contributing.** (Photo #5)
- This 1-story, brick building has an ashlar stone veneer along the outside edges, with glass block in the display window area and a yellow brick bulkhead. The entry door is located at the east end of the building; it is non-historic and has wood boards covering the transom. The façade of this building was modified at the same time as 4170-72 Manchester, giving the appearance that this building is part of the corner building and not a separate building. It is still considered contributing to the district since it retains its historic storefront configuration.
- 4176 Vandeloecht, Henry, Commercial Building;** 1903; Fred E. A. Darr, contractor. **Contributing.** (Photos #5, 6)
- A 2-story, red brick commercial building, this building has cast iron pilasters, a continuous belt course, a projecting cornice with dentils, and a parapet roof with end chimneys that extend above the roofline. The first floor storefront has 4 display windows with transoms above and bulkheads below. The storefront has a recessed entry located to the west of the display windows; the door has three panels with a transom above. The second floor unit is accessed by a door at the west end of the façade. The second floor has three double-hung, 1 over 1, wood sash windows with aluminum storms and brick surrounds.
- 4178 Vacant Lot;** building non-extant since 1977.
- 4180 Kuhnert, J. C., Commercial Building;** 1927; H. Mayer Co., contractor/architect. **Contributing.** (Photos #5, 6)
- Because there was already a house on this lot (recessed from the street), the design of this building is actually L-shaped, although it appears to be rectangular from the façade view. The first floor is beige brick but the second floor is red brick. The raised limestone foundation provides an additional color variation on the façade. Although currently boarded over, the original storefront layout appears to be intact underneath with a sidelight, entry door, five display windows and a continuous transom above. Raised corner chimneys extend at each end of the parapet, which is capped in terra cotta and centered between the chimneys is a clay tile, shed roof with brackets. Belt courses and terra cotta medallions provide additional ornamentation to this building.
- 4182 Wolff, H., House;** 1892; William Damon, contractor. **Contributing.** (Photo #6)
- This two-story, red brick house is recessed on the lot and is obscured from view because of a commercial building (4180 Manchester) that was built in front of it thirty years later. The rusticated limestone foundation extends around all elevations. The round arched opening on the west end of the façade leads to the recessed entry. The second floor retains its original, double-hung, 3 over 1, wood sash windows with lug limestone sills and segmental arch lintels. There has been some damage to the parapet on the façade.
- 4184 Griefe, J. H., House;** 1893; Alfred How, contractor. **Contributing.** (Photo #6)
- One of the early residential buildings along this section of Manchester Avenue, this two-story, red brick house is recessed from the street, has a raised, rusticated limestone foundation and is divided into two bays. The cornice and belt course below are made of terra cotta. The fixed wood windows have lug limestone sills and segmental arch lintels. Paired windows with lunettes comprise the east bay and a single, wood window with an elliptic pane is located in the west bay (second floor). The front door also has a segmental arch above it, but a metal awning obscures this detail.

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Individual Building Descriptions (continued)

MANCHESTER AVENUE (even numbers continued)

4188 **House; c. 1890. Contributing.** (Photo #6)

This 2-story, red brick house has a raised stone foundation and stepped parapet capped with terra cotta. The façade is divided into two bays with an arched, slightly recessed, front entry in the west bay; the sidelights and transoms are currently covered. The first floor of the east bay has a Palladian-type window with lug limestone sills; it is vertically aligned with an identical window above. The first floor has a continuous, sandstone belt course above it. A single, wood window with an elliptic pane is located in the west bay (second floor).

4190 **Vacant Lot;** building non-extant since 1975.

4194 **Tacke, C. W., House; 1890. Contributing.** (Photo #7)

Recessed from the street and hidden by trees and taller buildings around it, this 1-story, red brick house has an end-gabled roof with 2-light, paired dormers and corbeling along the cornice. The raised foundation is rusticated limestone. The recessed front entry has a segmental brick surround and wood detailing around the door. The east window is an arched, Palladian-type window with a lug limestone sill and a soldier course brick surround.

4196-98 **Aiple and Himmelman Commercial Building; 1905; Ernest Hess, architect; Frank Arnold, contractor; addition at 1106 South Boyle; 1922; Hugo Eswin, contractor. Contributing.** (Photo #8)

This 2-story, brick commercial building has a battlement parapet capped with terra cotta and a series of gothic arched windows interspersed with rectangular sash windows. A gothic-arched, recessed entryway at the east end of the façade provides access to the second floor. There are four commercial spaces, two facing Manchester and two along South Boyle, which includes a 1922 addition addressed as 1106 South Boyle. The transoms and display windows for the storefronts are currently boarded over. The 1 over 1, double-hung, wood windows have lug limestone sills and soldier course brick surrounds.

4200-02 **Kuchenbruck, Moritz, Commercial Building; 1892; W. H. Wassmann, contractor; also addressed as 1101 South Boyle. Non-Contributing.** (Photo #9)

This 2-story, red brick building retains its original 6 over 1, double-hung, wood sash windows with lug limestone sills and segmental arch lintels. The parapet is capped with terra cotta and the building retains its overall massing. A canted, recessed entry is located on the east end of the façade. A side entrance to the second floor is located on the south elevation and is addressed as 1101 South Boyle. Although mostly cosmetic, the modifications to the first floor (siding at transom level and across storefront, modified windows and stucco in display areas) make this corner commercial building non-contributing.

4204 **Vacant Lot;** building non-extant since 2002.

4206-08 **Commercial Building; c. 1909-1916. Contributing.** (Photo #9)

A large, 2-story, red brick, commercial building with a canted, recessed front entry centered on the façade, this building is three bays wide. Cast iron columns guard each side of the entry. Although currently covered, the storefront display windows have 4-light transoms. A neon advertising sign extends the length of the façade and creates a visual delineation between the floors. It appears that the second floor windows were single pane, triple windows with transoms, but they are currently covered. The projecting cornice is accented by a low-pitched, gable end roof, a stepped parapet capped with terra cotta and a dentil course with brackets along the cornice.

4210-14 **Vacant Lot.**

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## Individual Building Descriptions (continued)

### MANCHESTER AVENUE (even numbers continued)

- 4216 **Davis, J. R., Commercial Building;** 1911; A. Craig, contractor. **Contributing.** (Photo #9)  
**Garage;** 1917; E. H. Koch, architect. **Contributing.**  
This 2-story, red brick commercial building is three bays wide and retains its historic openings, although they are currently boarded over. There is a canted, recessed entrance for the storefront in the west bays, with a single entry door for the second floor unit at the east end. The second floor windows have lug limestone sills and soldier course lintels with projecting metal awnings above two of the windows. The projecting cornice and the stepped parapet are capped with terra cotta. There is a historic, 1-story, painted brick garage at the rear of the lot. The garage has a flat roof and new aluminum gutters; the downspouts are missing. A metal I-beam, located above the garage door, provides additional support for the garage. The garage door is the historic wooden door with 24-lights (6 rows by 4 columns) some of which are currently covered. To the east of the garage door is a window opening that has been infilled with brick but retains its brick sill.
- 4218 **Davis, Rose R., Commercial Building;** 1913; Rose R. Davis, contractor. **Contributing.** (Photo #9)  
An almost mirror image of the adjacent building at 4216 Manchester, this commercial building has its canted, recessed storefront entrance in the east bays, with the second floor entry in the west bay. Although currently covered, the second floor windows retain their lug limestone sills and soldier course lintels. The stepped parapet is capped with terra cotta along the façade and clay tiles along the side elevations. Brick corbeling provides an additional accent to the projecting, terra cotta cornice.
- 4222 **Bru Eckner, William, Commercial Building;** built prior to 1907; addition 1914; S. Gloss, architect. **Contributing.** (Photo #9)  
This 2-story, multicolored beige brick, commercial building has a canted, recessed entry door at each end bay, with a display window area in center bay. The display windows and transoms have been covered with boards; the kickplates are covered in faux stone. The building retains its original second floor windows, which are 1 over 1, double-hung, wood sash windows with lug limestone sills. The stepped parapet is capped with terra cotta along the façade and clay tiles along the side elevations. Brick corbeling provides an additional accent to the projecting, terra cotta cornice. There is a 1-story brick garage addition that extends to the alley. The attached garage has a wood man-door with a metal covering and a wood screen door; a modern aluminum garage door is located to the east.
- 4224-26-26½ **Malvern Investment Company Building;** 1936; Fred Nauman, architect; A. & G. B. Bullock, contractor. **Non-Contributing.** (Photo #9)  
Constructed in 1936, this 1½ story, brick building is painted and the façade has been covered with wood panels and stucco (possibly original), leaving three narrow slots in each end bay for windows. This building is three bays wide and has a central, canted, recessed entry with a tiered ceiling above the opening. The flat roof is capped with terra cotta.
- 4228 **Vacant Lot;** building non-extant since 1971.
- 4232-34 **Ambruster, William, Commercial Building;** 1911; J. N. McKelvey, architect; McKelvey Construction Co., contractor. **Contributing.** (Photo #9)  
This 2-story, red brick building is one of the more elaborate commercial buildings in this area. The first floor is covered with stucco and has a central, canted, recessed entry with display windows (currently boarded over) on each side. A continuous limestone sill with dentils provides a horizontal delineation between the two floors. Façade windows have soldier course surrounds punctuated with limestone blocks. Further ornamentation can be seen in the projecting cornice with brackets, the terra cotta quatrefoil centered beneath the terra cotta stepped parapet caps, and the terra cotta motifs at each corner. An attached, 1-story, flat roofed, painted brick garage extends to the alley and retains its historic round downspout, although the gutters are replacements. The 2-car garage has modern aluminum garage doors at each end with two man doors in the center. The west door is a non-historic metal door and the east door is wood with two wood panels and a metal sheath covering the lower half.

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MANCHESTER AVENUE (even numbers continued)

- 4236 Muehliesen and Milz Commercial Building;** 1904; Muehliesen and Milz, architect; George P. Zeller, contractor. **Contributing.** (Photo #9)  
Elaborate Vitrolite panels surround the first floor openings of this 2-story, red brick, commercial building. The canted, recessed storefront entrance has display windows on each side and a transom, but these are currently boarded over. An entrance in the west bay provides access to the second floor. A continuous limestone sill and segmental arch lintels accent the second floor windows. The stepped parapet is capped with terra cotta.
- 4236 Rear Elam Company Building;** 1935. **Non-Contributing.**  
Located at the rear of the lot, this 1-story, flat roofed, painted brick building was originally built for storage but the 1951 Sanborn Fire Insurance Map identifies it as an "auto body shop." The building faces the ally (south) with a parapet along the west elevation. There is a metal man door with a wooden garage door to the east, allowing space for 1½ vehicles. The wood garage door may be original; it has two rows of 10 lights each with the lower sections covered with boards. This building has been modified numerous times, seriously compromising its historic integrity.
- 4238-40 Freund Building;** c. 1909-26; altered 1926; Wedemeyer and Nelson, architects. **Contributing.** (Photo #9)  
Although boarded up at first glance, this 2-story, brick commercial building retains its original storefront display windows and canted, recessed, double entry. The windows are 1 over 1, aluminum replacements but the decorative detailing in brick and stucco above the windows remains. The glazed terra cotta balustrade with urns on top, the projecting terra cotta cornice and pilasters between second floor window openings further accent this building.
- 4244-46 Vacant Lot.**
- 4248-50 E. B. Johnson and Son Commercial Building;** 1904; E. B. Johnson, contractor. **Contributing.** (Photo #10)  
This 2-story, red brick commercial building has a canted, recessed entrance with display windows and transoms on each side and an access door to the second floor at the west end. The display windows are boarded in and the kickplates have a faux stone covering. The second floor has four windows (covered up with plywood) with a continuous limestone sill.
- 4254 Melroys Commercial Building;** 1901; F. Arnold, architect; George Vocker, contractor; altered 1946. **Contributing.** (Photo #10)  
In 1946, the first story of this early twentieth century building was transformed into an Art Deco storefront with blue and white Vitrolite panels and a neon sign for "Melroys," a ladies dress shop. This building retains its 1 over 1, double-hung, wood sash windows with lug limestone sills and segmental arch lintels. In addition, the dentil course, projecting terra cotta cornice, and stepped parapet capped with terra cotta remain intact.
- 4256 Commercial Building;** c. 1909. **Contributing.** (Photos #10, 11)  
This 2-story, red brick, commercial building has a central entry and display windows on each side with an additional opening at the east end for second floor access. Currently the display windows, except for the two-light transoms, and the second floor doorway is boarded up and covered with stucco. A metal panel above the first floor extends the length of the building. The two large window openings on the second floor have a continuous limestone sill and a segmental arch lintel but the windows have been replaced with smaller ones and infilled with stucco. Brick pilasters with limestone bands, a projecting cornice, and small, square medallions provide additional elaboration to this otherwise simple building.
- 4258 Vacant Lot.**

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MANCHESTER AVENUE (even numbers continued)

- 4260** **Murphy Dry Goods Company Building;** 1899; M. E. Holtman, architect; George Vocker, contractor; addition 1904; Fred Howe, architect; George Vocker, contractor. **Contributing.** (Photos #10, 11)  
The parapet capped with terra cotta, the projecting cornice with dentils and brackets, a projecting belt course, and brick pilasters accentuate the façade of this 2-story, red brick building. The central, recessed, storefront entrance, which has display windows on either side and transoms above, is covered with wood panels and narrow, rectangular lights, but its basic configuration remains intact.
- 4264** **Simon, Adam, Commercial Building;** 1892; Jason Ferguson, contractor. **Contributing.** (Photo #11)  
This 2-story, red brick, commercial building has minimal ornamentation and the first floor storefront and entrance to the second floor have been modified, although the changes appear to be mostly cosmetic. The brick pilasters are covered with panels and the display window area has a smaller windowpane and siding surrounding it with faux stone kickplates. The transoms appear to be intact, but are currently hidden from view by a large canopy. The second floor windows have lug limestone sills and segmental arch lintels. A 1-story addition with a 2-story section at the rear extends to the alley.
- 4266-68-70** **Huber, Anton, Commercial Block;** 1892; Charles Hahn, contractor; addition 1900; Zeller and Walker, contractor; addition 1920; O. J. Popp, architect; I. Segel, contractor; addition 1924; Smith and Company, contractor. **Contributing.** (Photo #11)  
This 2-story, red brick, corner commercial building is divided into four main bays with two storefronts and a second floor access door at the east end. The display windows and their adjacent recessed entries have been restored, including the opening of the transoms and wood kickplates. The second floor has paired, double-hung, wood sash windows with lug limestone sills and round segmentally arched lintels. Brick dentils and corbeling complete the building.
- 4300-02** **Schramm, Madalena, Commercial Building;** 1894; E. Falkenheimer, architect; R. J. Loyd, contractor; also addressed as 1105 Tower Grove. **Contributing.** (Photo #12)  
As part of a historic rehabilitation project, the non-historic coverings that most recently covered the storefronts and entrances of this 2-story, red brick, corner commercial building were removed and the building was returned to its historic configuration. The canted, recessed, corner entry, cast iron column and adjacent display windows encompass the main storefront area along Manchester. Two additional storefronts face Tower Grove. The second floor windows on the façade are flat-headed and have a continuous limestone sill but the windows along the east elevation are more elaborate with segmental arch brick surrounds. Decorative brickwork, quoins, a projecting cornice and a stepped parapet capped with terra cotta accentuate the building.
- 4304** **Commercial Building;** 1907; L. Herman, architect; George Vocker, contractor. **Contributing.** (Photos #12, 15)  
The storefront area of this 2-story, brown brick, commercial building has replacement glass panels but the original configuration has been maintained. There is a projecting bay window at the center of the second floor that extends to the parapet and is accented with garlands above and below. The second floor windows are replacement 1 over 1, double-hung windows with brick surrounds and a continuous limestone sill. Decorative cast iron columns, panels of glazed green brick, terra cotta blocks with lion heads, and a projecting terra cotta cornice with dentils provide additional color and contrast to the building.
- 4306** **Lazarus, Leopold, Commercial Building;** 1916; Frank Arnold, architect/contractor. **Contributing.** (Photo 12,15)  
This 2-story, red brick, commercial building has a center entry with display windows on either side (currently covered with siding), glazed tile kickplates, and large transoms (boarded over), as well as an entrance to the second floor at the west end. The three windows on the second floor have a continuous limestone sill and a belt course of glazed green brick creating a continuous lintel. Additional details include cast iron columns, a projecting terra cotta cornice with brackets, and a triangular parapet capped with terra cotta.

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MANCHESTER AVENUE (even numbers continued)

4308-10 **Kucharski, A. C., Commercial Building;** 1941. **Contributing.** (Photos #12, 15)

This simple, 1-story, beige brick building has an aluminum framed storefront with a central, canted, recessed entry that has two doors with transoms above, and display windows on each side. The building has minimal ornamentation with belt courses of soldier course brick and a parapet capped with terra cotta.

4312-16 **Vacant Lot;** building non-extant since 1973.

4318-20 **Wedde, Henry, Third House;** 1900; Fred E. A. Darr, contractor. **Contributing.** (Photos #12, 13, 17)

The façade of this 2-story, red brick house is divided into three bays and has a raised limestone foundation. The recessed entrance is located under the arched opening in the west bay and is accessed by limestone steps. The remaining openings are windows with round arched, soldier course surrounds and lug limestone sills. The projecting cornice is accented with brick corbeling.

4322 **Wedde, Henry, Second House;** c. 1892. **Contributing.** (Photos #12, 13, 17)

**Garage;** post-1951. **Non-Contributing.**

A rusticated limestone foundation supports this 2-story, painted, red brick house, which is recessed from the street and has a stone retaining wall adjacent to the public sidewalk. A flat-roofed, 1-story porch with original turned support posts, brackets, and a spindle frieze (balusters appear to be modern replacements) provides coverage to the transomed entry in the east bay. This house retains its original 2 over 2, double-hung, wood sash windows with limestone sills and segmental arch lintels. The cornice is accented with decorative scrollwork and wood brackets. There is a 1-story, frame garage located at the rear of the property. The garage is approximately 10 feet by 20 feet and has space for one car. It is constructed of vertical wood slats and has a flat roof; the garage door opening is boarded over with plywood. Although it is one of the few remaining garages along this section of Manchester Avenue, this garage replaced an earlier building that appeared on both the 1909 and 1951 Sanborn Fire Insurance Maps. It was built after the period of significance and is therefore non-contributing.

4324 **Wedde, Henry, First House;** c. 1886. **Contributing.** (Photos #13, 17)

This 1-story, painted brick house with a raised, rusticated limestone foundation is two bays wide with a primary entrance located on the side (east) elevation, which has a simple porch with limestone steps and an asphalt-shingled, hipped roof. The windows have lug limestone sills accented by a decorative brick belt course and segmental arch lintels.

4326-28 **Vacant Lot.**

4332 **House;** c. 1907. **Contributing.** (Photo #13)

This 2-story, red brick building with a raised, rusticated limestone foundation and round arched openings has two units with the doors located in recessed entryway in the slightly projecting east bay. The round arched windows have lug limestone sills and soldier course lintels. Other detailing includes belt courses, dentils along the projecting cornice and a stepped parapet capped with terra cotta.

4334 **Erecker, H. B., House;** 1907; H. B. Erecker, architect/contractor. **Contributing.** (Photo #13)

A raised, rusticated limestone foundation supports this 2-story, red brick building, which has recessed entrances for the two units located in the slightly projecting west bay. The flat-headed, double-hung, 1 over 1, wood sash windows have lug limestone sills and soldier course lintels. Brick dentils located below the projecting cornice and a stepped parapet capped with terra cotta provide additional ornamentation to the otherwise plain façade.

4338-52 **Vacant Lot;** now a paved parking lot.

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4354 **Vondeloecht, H., Commercial Building;** 1914; Fred E. A. Darr and Son, architect/contractor; addition 1959. **Non-Contributing.** (Photo #14)

This 1-story, brick, commercial building has been seriously altered, the brick has been painted and it now has glass block windows along the façade. Earthquake washer anchor plates provide the only embellishments to this otherwise plain building. The entrance door is located along the east elevation, facing the parking lot created on the vacant lots to the east. The parapet projects slightly and clay coping tiles accent the roof along the side elevations. A concrete block addition extends to the alley.

4356-58 **Burns, W. C., First Commercial Building;** 1913; Alfred How, contractor. **Contributing.** (Photo #14)

With a triangular parapet that is capped with terra cotta, this 2-story, painted, brick commercial building towers above the smaller 1-story buildings on either side of it. The façade is divided into three primary bays and retains its 1 over 1, double-hung, wood sash windows with lug limestone sills. The first floor has triangular pediments above the entrances at each corner, and an additional entrance to the east of the west door. The storefront areas and transoms have been covered with wood panels and siding, but these are mostly cosmetic changes.

4360-62 **Burns, W. C., Second Commercial Building;** 1922; E. E. Christopher, architect. **Contributing.** (Photo #14)

A 1-story, red brick, commercial building with a limestone foundation and arched parapet capped with terra cotta, this building has a central, canted, recessed entryway with two doors, each with transoms and sidelights, to allow for two commercial spaces. The display windows are currently covered in vertical siding. Additional ornamentation is created by brick pilasters capped with limestone blocks, a projecting terra cotta cornice, and a soldier course of brick located just below the parapet.

4366 **Goehring John G., First Commercial Building;** 1899. **Contributing.** (Photo #14)

Divided into three bays, this 2-story, red brick, commercial building has a central, recessed entrance with display windows on each side. A second floor entrance is located at the east end. A cast iron beam completes the storefront and creates a visual delineation between the first and second floors. The second floor windows have brick surrounds and lug limestone sills.

4370 **Goehring, John G., Second Commercial Building;** 1926; A. Meyer, architect; H. H. W. Cunningham, contractor; also addressed as 1100 South Newstead. **Contributing.** (Photo #14)

This 2-story, red brick, commercial building has corner, recessed entry with a cast iron support column located at the northwest corner of the building. Although the basic storefront configuration appears to be intact, the display windows are covered with vertical siding and have replacement, multi-paned windows. Diamond-shaped terra cotta pieces and the stepped parapet capped with terra cotta accent the building.

MANCHESTER AVENUE (odd numbers)

4229-31 **Grimm, Franzisca, Commercial Building;** 1904; Louis Harman, architect; Fred E. A. Darr, contractor; also addressed as 4200 Arco. **Contributing.** (Photo #4, 18)

This 2-story, red brick, commercial building narrows as it extends toward the east end if the wedge created by Arco Avenue as it intersects with Manchester. The façade is divided into three bays and has brick piers with limestone blocks separating the first floor storefronts. Although the two storefronts facing Manchester and the storefront facing Arco (sometimes addressed as 4200 Arco) are currently covered, the kickplates and other storefront details appear to be intact underneath. All windows are currently covered and have lug limestone sills; the windows on Manchester have segmental arch lintels but the two facing Arco are flat with soldier course lintels.



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### MANCHESTER AVENUE (odd numbers continued)

**4233-35-37-39 Walsh, Matthew, Commercial Building;** 1910; Herman E. Nelson, contractor; altered 1911; Herman E. Nelson, contractor; addition 1927; H. W. Guth, architect; E. A. Simon, contractor. **Contributing.** (Photos #4, 18)

Although the four storefronts for this 1-story, red brick, commercial building are covered by a variety of non-historic materials, the central, recessed entrances with display windows on each side remain intact underneath. Terra cotta embellishments include quoins, quatrefoils squares that create horizontal bands, and shields, all located below the crenellated parapet.

**4243-45 Commercial Building;** 1909. **Contributing.** (Photos #4, 18)

This 2-story, beige brick, commercial building is divided into four bays with entrances to second floor units located at each end and two storefronts with recessed, central entries and display windows on each side. The storefronts are currently covered with non-historic materials and a wide band of siding covers the transom area. The four windows on the second floor have limestone sills and terra cotta keystones.

**4247-59 Vacant Lot.**

This area covers six lots (3 facing Manchester, 3 facing Arco) and most of the area facing Manchester was historically used as a parking lot for the Manchester Theater, which is non-extant.

**4259 Vacant Lot;** building non-extant since 1959.

**4261-63-65-67 Drozda, W. S., Commercial Building;** 1894; Louis Hermann, architect; also addressed as 1086 Tower Grove. **Contributing.** (Photos #3, 18)

One of the larger commercial buildings in the district, this 2-story, red brick building accommodates four storefronts along Manchester and an additional storefront that faces Tower Grove. The storefronts have varying degrees of alteration, mostly cosmetic, and recessed entries with display windows on either side, including a canted, corner entry at the southwest corner of the building. The transoms are covered with metal panels. Paired, rectangular windows are interspersed with paired, round arched windows on the second floor of the façade. The triangular parapet capped with terra cotta, the projecting terra cotta cornice, and cast iron stars embellish the building.

**4301 Commercial Building;** 1909; also addressed as 1083-85 Tower Grove. **Contributing.** (Photo #2, 15)

This 2-story, red brick, commercial building is located at the southwest corner of Manchester and Tower Grove Avenues, creating an obtuse, polygon-shaped building. The canted, corner entry has three cast iron support posts and a paired, recessed entrance with display windows on each side. The second floor retains its original, 1 over 1, double-hung, wood sash windows with round arched surrounds and sandstone sills. Brick corbeling and a projecting metal cornice accentuate the mansard roof punctuated with gabled dormers (currently boarded up).

**4303-05 Vacant Lot;** historically vacant.

**4307-15 Vacant Lot.**

**4317-19 Drazer, L. L., Commercial Building;** 1925; E. J. Lawler, architect; W. C. Hartig Construction Co., contractor. **Contributing.** (Photo #15)

A limestone foundation supports this 2-story, 3-bay, red brick commercial building that has a storefront located on each side of the center, round arched, second floor entrance. The storefronts have canted, recessed entryways with display windows on each side. Although the display windows have been altered, the basic configuration appears to be intact. The first floor openings are outlined with terra cotta and the second floor retains its original 1 over 1, double-hung, wood sash windows with lug limestone sills and soldier course lintels. A hipped, clay tile roof with knee braces projects above the triple windows in each end bay. The arched parapet is capped with clay tile.

**4321 (rear) House;** c.1909-1925. **Contributing.**

Located at the rear of the lot, this 1-story, gabled roof, rock faced building has two paired, 9-light windows to the west of the entry door, which is centered on the façade.

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### MANCHESTER AVENUE (odd numbers continued)

- 4325-27-29 Higley, J. C., Commercial Building;** 1916; J. C. Higley, architect/contractor. **Contributing.** (Photos #1, 16)  
Although now painted white, this 1-story, red brick commercial building is divided into three bays and has a canted, recessed, entry in each of the storefronts. The display windows, located to the east of each entry, have siding covering the kickplates and transoms. A projecting terra cotta cornice and a stepped parapet capped with terra cotta create the only architectural detailing on this building.
- 4333 Reppell, W. R., House;** 1894; Gerhard Becker, architect; George P. Zeller, contractor. **Contributing.** (Photo #16)  
Recessed from the street, this 1-story, red brick house has stepped parapet capped with terra cotta and corbeling along the cornice. The raised foundation is rusticated limestone. The recessed front entry has a segmental brick surround and wood detailing around the door. The two windows to the east of the door are 1 over 1 windows with lug limestone sills and round arched surrounds.
- 4337 Zertanna, Alexander A., Commercial Building;** 1928; Arnold Contracting Co., contractor. **Contributing.**  
**Garage;** 1928-1951; addition 1964. **Non-Contributing.** (Photos #1, 16)  
This 2-story, beige brick commercial building has a limestone foundation and corner entries with a central display area, which has brick kickplates. A metal awning covers the first floor. The second floor has a single window in the west bay and paired windows in the east bay, all with limestone sills and soldier course lintels. The projecting terra cotta cornice, decorative terra cotta blocks, and the stepped parapet capped with terra cotta complete the building. A 2-car, flat roofed, detached brick garage with a parapet is located at the rear of property. In 1964 a concrete block addition extended the garage to the alley. The addition is coated in stucco and an extension toward the yard has been added to the side. The alterations to the garage have seriously compromised its historic integrity and as such, it is considered non-contributing.
- 4339 House;** prior to 1909. **Contributing.**  
Similar to the adjacent commercial building at 4337 Manchester, this 2-story, red brick house is divided into two bays and has a raised limestone foundation. The doorway with a transom and sidelights is located in the west bay; it appears to be slightly altered and the flat-headed lintel may be a modification. The single and paired windows have lug limestone sills and segmental arch lintels. Other details include brick corbelling, a projecting terra cotta cornice, white glazed bakery brick, and a stepped parapet capped with terra cotta.
- 4341 Sondag, Peter, Commercial Building;** 1914; Frank Arnold, contractor. **Contributing.** (Photos #1, 16)  
This 2-story, red brick building is divided into three bays, has a limestone foundation, a storefront entry with display windows on either side, and a second floor access door located at the west end. The display windows are boarded over and a metal awning covers the first floor. The three windows on the second floor are 1 over 1, double-hung, sash windows with a continuous terra cotta sill and elaborate terra cotta surrounds. The projecting cornice has two rows of terra cotta with ornamental squares made of terra cotta in between. The stepped parapet is capped with terra cotta.

### TOWER GROVE AVENUE (even numbers)

- 1068 Vacant Lot;** residential building facing Arco; non-extant since 1972; also addressed as 4238 Arco.
- 1072-76 Commercial Building;** c. 1922. **Contributing.** (Photo #3)  
Located behind 4261 Manchester, this 1-story, red brick commercial building accommodates two storefronts: the 1072 storefront has a central entry with display windows on each side; the 1076 storefront has display windows and the entrance is at the south end. The storefronts have aluminum framing. The projecting terra cotta cornice and parapet capped with terra cotta provide ornamentation to this building.
- 1110-12 Perlmutter, Nathan, Commercial Building;** 1924; Smith and Company, contractor. **Contributing.**  
This 1-story, red brick, commercial building with a central, canted, recessed entryway, has display windows on each side and faces Tower Grove. The stepped parapet is capped with terra cotta.

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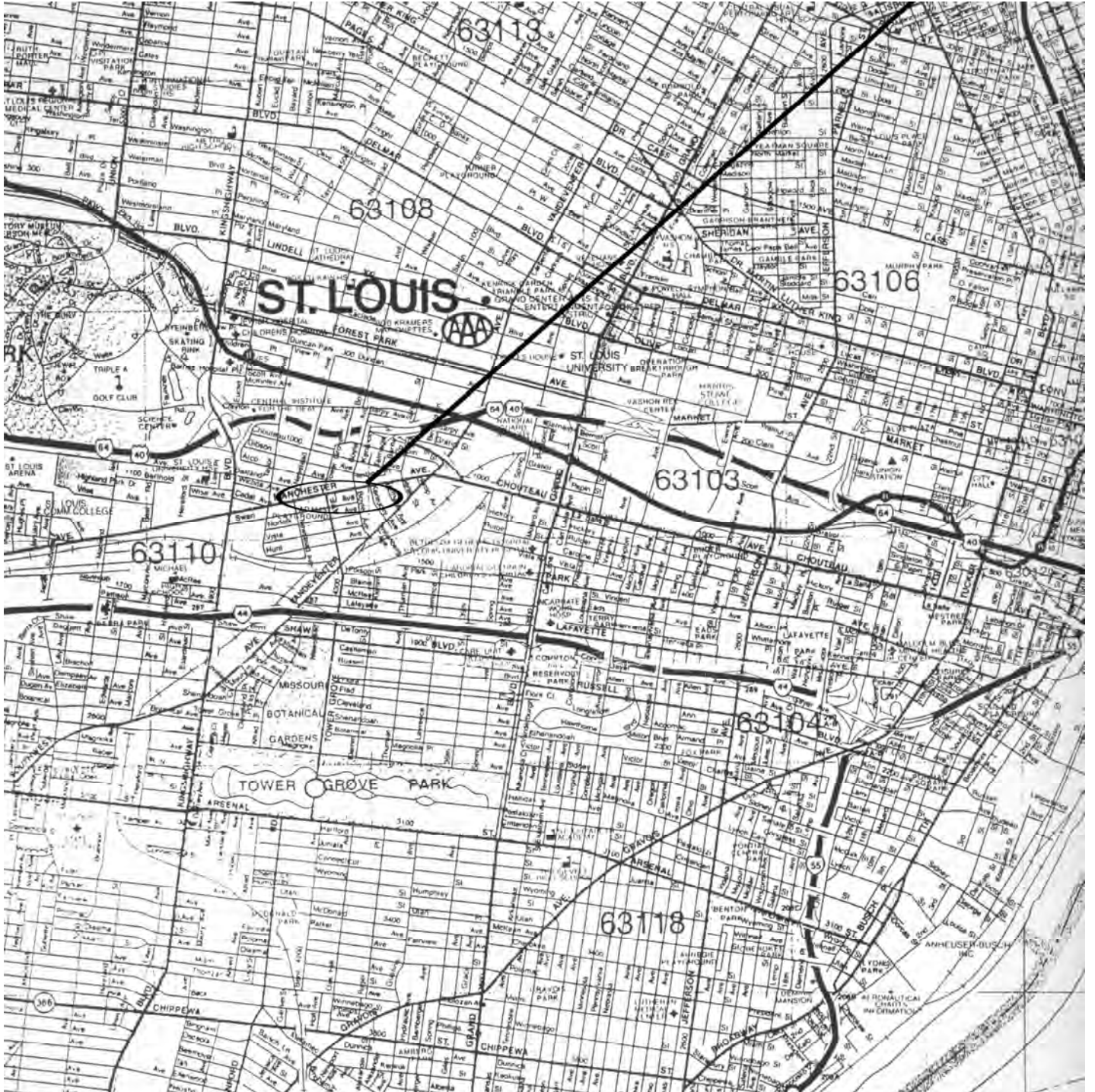
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Map of City of St. Louis

Locating District Boundary Increase



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Advertisements courtesy of Forest Park Southeast  
Development Corporation

Businesses from 4196-4260 Manchester

Hours: 8:30 A. M. to 6:30 P. M. Mon. and Sat.  
8:30 P. M. Other Hours by Appointment  
**F. A. KOETTING, OPT. D.**  
OPTOMETRIST  
Grand 0950 4196 Manchester

*Everything for Mother and the Girls*  
**FELDMAN'S**  
4254 Manchester Ave.

BUY YOUR FURNITURE  
From the  
**ARCO FURNITURE CO.**  
*"Where Your Credit Is Good"*  
4206 Manchester Ave.  
We Give and Redeem Eagle Trading Stamps

Bell, Grand 273  
**MURPHY DRY GOODS CO.**  
Makers of  
**WINDOW SHADES**  
Lace Curtains, Curtain Poles,  
Pole Trimmings, Etc.  
Samples and Estimates Submitted  
4260 Manchester Ave.

Kinloch, Delmar 1193-R  
**ARCO  
FURNITURE CO.**  
  
*Cash or Time*  
4233-35 Manchester Ave.

**MARQUARDTS**  
"The Store of Values"  
SUCCESSORS TO  
MURPHY DRY GOODS CO.  
**DRY GOODS, FURNISHINGS  
and READY-TO-WEAR**  
*We Close Tuesday and Friday Evenings at Six P. M.  
Not Open Sundays*  
4260 Manchester Avenue Grand 7755

Ready-to-Wear Made to Order  
CLOTHES OF QUALITY  
**KASSEBAUM & GODFREY**  
4248-50 Manchester Avenue  
Grand 8380  
*For Men, Young Men and Boys*  
Furnishings Fine Hats

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Advertisements courtesy of Forest Park Southeast  
Development Corporation

Businesses from 4313-4358 Manchester

WHEN SICK—SEE A CHIROPRACTOR FIRST

**WALTER E. KOCH, D. C.**  
CHIROPRACTOR  
*3-Year Graduate*

4313 Manchester Ave. Hours: 2-3, 6-8

**THE FAIR STORES**  
A COMPLETE LINE OF DRY GOODS

Men's Ladies' and Children's Furnishings  
Notions, Hosiery, Underwear  
Ladies' Ready-to-Wear Suits, Dresses, Coats  
*Stout Ladies' Garments Made to Special Measurement*

4002 Easton Ave. Lindell 8248  
4356 Manchester Ave. Grand 1492

Delmar 126 Grand 2069

**Burns Dry Goods Co.**  
4356-58 Manchester Ave.  
Dealers in  
**Dry Goods, Notions, Ladies' and  
Gent's Furnishings.**  
Telephone Orders Promptly Delivered  
Our Motto: Honest Goods  
at Honest Prices.

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Great Western Printing Co., St. Louis, MO, 1893.

Advertisement for property auction

**CLOSING OUT SALE**  
**OF**  
**MCREE PLACE**  
**AT AUCTION**  
**ON THE PREMISES.**  
**SATURDAY, MAY 27 '93**  
**BEGINNING AT 1:30 O'CLOCK P. M.**

This magnificent property, fronting on the New Manchester Road, Park, Arco, Gibson and Chouteau Aves., intersected by Sarah Street, Boyle, Tower Grove, Newstead and Taylor Aves., will be offered at Public Auction, in lots to suit, without limit or reserve.

In the midst of a thickly settled district, and in close proximity to twenty of the largest manufacturing establishments in this city, this sale offers a rare opportunity to the investor or home-seeker.

With Sewer, Water and Electric Car Lines completed and in operation, and only two blocks east of Forest Park, no more desirable property can be found anywhere.

**TERMS**--Only One-third Cash, balance in one and two years. Deferred payments bear 6 per cent interest.

**TITLE PERFECT**; warranty deeds given.

Sale will take place rain or shine. Ample provision in case of rain.  
Refreshments on the grounds.

**HENRY HIEMENZ, JR.**

**LANHAM & SUTTON, Auctioneers.** **614 CHESTNUT ST.**

Great Western Printing Co., 511-513 Market St., St. Louis. (OVER)

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Great Western Printing Co.  
St. Louis, MO, 1896.

Auction advertisement map showing Manchester streetcar line



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**Architect/Builder**

The list below includes individuals or companies that were associated with the construction of the buildings within the Boundary Increase, whether or not they were previously identified with the original Forest Park Southeast Historic District. Those with an asterisk (\*) served both as architects and builders.

**Architects**

Hess, Ernest  
Costello, J.  
\*H. Mayer Company  
Gloss, S.  
Nauman, Fred  
McKelvey, J. N.  
Muehliesen and Milz  
Wedemeyer and Nelson  
Arnold, F.  
Holtman, M. E.  
Howe, Fred  
Popp, O.J.  
Falkenheimer, E.  
Herman, L.  
\*Arnold, Frank  
\*Erecker, H. B.  
\*Fred E.A. Darr and Son  
Christopher, E. E.  
Meyer, A.  
Harman, Louis  
Guth, H. W.  
Hermann, Louis  
Lawler, E. J.  
\*Higley, J. C.  
Becker, Gerhard

**Builders/Contractors**

Smith and Company  
Gacich, R.S.  
Kinney, E. H.  
Hines, J. F.  
Darr, Fred E. A.  
Damon, William  
How, Alfred  
Eswin, Hugo  
Wassmann, W. H.  
Craig, A.  
Davis, Rose R.  
A. & G. B. Bullock  
McKelvey Construction Co.  
Zeller, George P.  
Johnson, E. B.  
Vocker, George  
Ferguson, Jason  
Hahn, Charles  
Zeller and Walker  
Segel, I.  
Smith and Company  
Loyd, R. J.  
Cunningham, H. H. W.  
Nelson, Herman E.  
Simon E. A.  
W. C. Hartig Construction Co.  
Arnold Contracting Co.



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## Narrative Statement of Significance

### SUMMARY

Located in the city of St. Louis, Missouri, the Forest Park Southeast Historic District (Boundary Increase) is locally significant under Criterion A: Community Planning and Development, one of the criterion for the original historic district. It is also locally significant under Criterion A: Commerce for its role in the commercial development of St. Louis as one of the city's major historic commercial districts. This linear commercial development, also known as the Manchester Avenue Commercial District, stretches along Manchester Avenue and is positioned adjacent to the south side of the residential neighborhood, extending from Newstead on the west to Kentucky on the east. Forty-one commercial buildings (one and two story storefront buildings) and twelve residential buildings (both single and multi-family residences similar to others in this working class neighborhood), as well as three detached garages and one modern metal storage building facing the alleys, make up the total of fifty seven buildings. Three primary buildings and three secondary alley buildings are non-contributing. This commercial development occurred within a residential area well under development, which accounts for the scattered residential buildings still along Manchester Avenue today, an uncommon feature for the major St. Louis commercial districts. While commercial construction began in 1892, it peaked in the 1900s and 1910s, and it continued to 1941. Residential construction peaked a decade earlier, in the 1890s, with all 13 of the residences in the Boundary Increase built prior to 1909. Initially, in the mid-nineteenth century, Manchester Avenue was one of the primary farm-to-market roads as well as one of the state's earliest highways, connecting downtown St. Louis to the state capitol in Jefferson City. The development of one of the region's major electric streetcar lines in the 1890s, connecting St. Louis with the bedroom communities to the west, made Manchester Avenue a regional commercial district, one that not only served the surrounding residential neighborhoods, but also served a much larger customer base made up of suburbanites and workers traveling the streetcar lines. As a result of this larger consumer base, businesses within the Manchester Avenue Commercial District provided a wide range of consumer goods and services. Although the original Forest Park Southeast Historic District has a period of significance that extends from 1890 to 1935, representing the oldest extant residence and the youngest contributing residential property in the district, the Manchester Avenue Commercial District modifies this period of significance as 1886 to 1946. The boundary increase includes an even older residence, built in 1886 (at 4324 Manchester Avenue) as well as a significant contributing commercial building completed in 1941 (the Kroger's Supermarket at 4308-4310 Manchester Avenue) and a significant Vitrolite façade renovation at 4254 Manchester Avenue added in 1946. These dates represent both the early residential development in the neighborhood as well as the commercial development associated with the streetcar line that began in the 1890s and continued in use until 1949. Although commercial development extended further in both directions along Manchester Avenue, beyond the historic district boundaries, demolition and new construction have altered the character of these areas while the historic district contains the core of what has always been the most concentrated commercial development. While this boundary increase includes several vacant lots, some of these represent historically undeveloped land. Most of the others were historically residential properties (usually more deeply recessed from the street) that were demolished in recent years in part because of the continued commercial focus of the district. As such, the loss of these residential buildings, while regrettable, does not diminish the commercial integrity of the district and its significance in the historical development of the neighborhood and the commercial development of St. Louis. Today, the commercial district is experiencing a rebirth, with numerous renovations underway and there is a new vitality in the district as new businesses continue to open.

### MANCHESTER AVENUE'S DEVELOPMENT AS A ROAD AND HIGHWAY

Manchester Avenue, or Manchester Road, initially developed as one of the earliest roads in St. Louis County, serving an important role in the development of the communities along its route. It developed into a major route to connect farmers from settlements as far as the settlement of Manchester to the city of St. Louis with its access to markets via the Mississippi River. Over the years, communities as well as a series of commercial districts developed along this road. The Forest Park Southeast neighborhood was the first major commercialized stop after leaving downtown St. Louis as the road headed southwest out of the city and into the county. Today, the road is still dotted with commercial districts, the nexus of a series of suburban communities, beginning with the town of Maplewood and extending to the once tiny farm settlement named Manchester. The subsequent development of a streetcar line along

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## **Narrative Statement of Significance (continued)**

Manchester Avenue (as this section was now known) stimulated significant commercial development along this route, notably the dense commercial development in the Forest Park Southeast neighborhood. This was the only commercial district along Manchester Avenue within the city of St. Louis since much of the area southwest of the downtown was dedicated to industrial growth. The history of Manchester Road served as an important catalyst in the development of suburban communities and closely paralleled the development of the state from its earliest settlements through the twentieth century, continuing today to serve as a major arterial street in the city of St. Louis and St. Louis County, as well as state Highway 100, one of Missouri's first six official state highways.

## **Public Road Development in the State of Missouri**

The earliest land routes in Missouri were primarily composed of trails or paths used by Native Americans and European explorers. Many of these routes were later developed as public roads used for trade and settlement. Missouri's territorial legislation enacted a plan for public road development as early as 1806 in which "district roads" were planned. Under the territorial government, individual districts were responsible for surveying, planning, and repairing roads.<sup>1</sup> Missouri became a state in 1821 and Jefferson City was selected as the state capital. This required the establishment of new and improved land routes between Jefferson City and settlements such as St. Louis, Independence, and Springfield. In 1822, the state passed legislation which created the first six state highways (including the route on Manchester Road) and stipulated that all public roads be constructed and repaired by individual counties and townships, much as they were under the territorial government.<sup>2</sup> "Specifications for an 'adequate' roadway [under the new legislation] were as follows: All trees and brush to be cleared from a strip 20 feet to 50 feet wide, with no stumps left in the roadway over 12 inches high. The law required all able-bodied men, between the ages of 16 and 45, to work on road construction and maintenance."<sup>3</sup> In 1827, the state passed additional legislation that established state roads as public highways in which the state authorized road construction; however individual counties retained jurisdiction of the roads and the cost of their upkeep.<sup>4</sup> Road improvements were virtually non-existent during the early-to-mid nineteenth century due to the costs of construction and maintenance that could not be adequately funded through local governments. The impositions placed on residents were "quite unpopular [especially] among the farmers because they believed the merchants received the greatest benefit and the farmers made the greatest contributions."<sup>5</sup>

By the mid-nineteenth century, the state held more than 400 miles of public roadways; however the condition of these roads remained extremely poor, to the point that they limited the success of commerce. Toll roads seemed a viable alternative to fund the construction and upkeep of roads without imposing state taxes, at least initially. Although several toll routes were chartered by the state as early as the 1830s, none of the routes were constructed. During the 1840s, private corporations were chartered for the means of constructing toll roads; however these attempts also fell short of their intended goal to construct an all-weather, hard surface system. Plank roads were another means by which road planners attempted to build inexpensive, but good roads. "Technically unsound, the planks warped and pulled out of the sills and wore out quickly."<sup>6</sup> Heavy wagon traffic and rain placed constant stress on these "paved" roads and resulted in muddy ditches that did little to improve travel conditions.<sup>7</sup>

An 1835 road improvement act imposed by the state authorized taxation of property owners to provide funds for construction, improvement, and maintenance of roads. In addition, the state was able to use 10 percent of its licensing fees toward road construction and improvements. Cities were able to impose taxes for construction of urban streets under the 1835 statute.<sup>8</sup> In 1847, St. Louis County (which still included the city of St. Louis at that time) gained authorization to borrow up to \$50,000 (presumably from the state) in which major roads were to be "macadamized." The state's roads, as noted above, remained in extremely poor condition despite these measures. An account from 1850 describes Manchester Road as "one continuous menace" with "only the heads of animals . . . free of mud."<sup>9</sup>

The introduction of the automobile during the late nineteenth century brought about the "Good Roads Movement." During this era, Missouri mandated that the state (not individual county or local governments) become solely responsible for all improvements and construction of state highways. Missouri's modern road planning began in 1916 with passage of the Federal Rural Post Roads Bill in which the United States government provided funds for highway construction, as well as standardized procedures that must be met for states to receive federal funding. Missouri was authorized for a 60 million dollar bond under the 1916 legislation.<sup>10</sup> The following year, Missouri passed the Hayes Law, which provided a state highway board and engineer appointed by the governor. Also in 1917,

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the state proposed a 5,000-mile state highway system.<sup>11</sup> Another significant state bill was passed in 1921, known as the Centennial Road Law. Under this legislation, the state provided an official highway plan in which each county must construct at least one primary north/south route and one primary east/west route.<sup>12</sup> These early twentieth-century legislative tools provided the state with what we recognize today as Missouri's official state highway system.

### History of Manchester Road

Manchester Road is sometimes referred to as Missouri's first official state road because of its designation as one of the state's first six official highways, authorized in 1822. Four of these six routes were planned to provide access to the new state capital in Jefferson City. Two of the Jefferson City state routes connected the state capital to St. Louis – one of which was located north of the Missouri River through St. Charles. The second state route to St. Louis was Manchester Road, which extended south of the Missouri River. In 1835, construction was authorized for Manchester Road to be extended west from St. Louis County to Jefferson City. Two years later in 1837, the route was noted as “one of the four great roads leading from St. Louis.”<sup>13</sup>

Manchester Road, as it extends through the city and county of St. Louis, was utilized as a post road during the 1820s. This early use, as well as the extension of the route during the 1830s to Jefferson City resulted in several nomenclatures for the road, including Old State Road and Road to Jefferson City.<sup>14</sup> The name Manchester Road relates specifically to the route's extension between St. Louis and the City of Manchester, which is the earliest town established west of St. Louis.<sup>15</sup> Within the city of St. Louis, Manchester Road was an early road-to-market route that extended from Market Street (as the road was obviously named) in downtown St. Louis to the western edge of the city limits. As a result, the road was often called “Market Street Road” during the late eighteenth and early nineteenth centuries. Even earlier than this, however, when St. Louis was a French settlement, Manchester Road was called “Bonhomme Road,” in association with an early settler, Joseph Hebert, who owned a farm along Manchester Road. Hebert was referred to locally as a *bon homme*, translating as good man, thus lending the route its earliest known name as Bonhomme Road.<sup>16</sup>

In 1890, the League of American Wheelmen (a bicycle organization) described Manchester Road as “nearer the heart of St. Louis wheelmen than any other road in the county.”<sup>17</sup> Instructions in the wheelman's handbook about how to reach the route and a general description of the road in 1890 are as follows:

The Manchester road is a continuation of Market street . . . best way to reach it is by Lindell avenue to the east line of Forest Park, then south 1 mile, striking the road at the 4-Mile house. From here to Benton, 2 miles, the road leads past monster foundries, sewer pipe factories and smelting works, through Howard and Cheltenham, and is always rutty and dusty.<sup>18</sup>

This description took the riders directly to the western edge of the emerging Forest Park Southeast neighborhood, along what is now known as Kingshighway, and the commercial district beginning to develop along Manchester Avenue. Even today, the western boundary of the neighborhood, Kingshighway, still separates the neighborhood from this same industrial district mentioned in the wheelman's handbook.

Situated south of Manchester Avenue today is Old Manchester Road. The road was mapped as Old Manchester Road in 1853 by the St. Louis County Engineer, indicating that by that time, the route had already been replaced by the new and improved New Manchester Road (present day Manchester Avenue). The route of Old Manchester Road in 1853, as it extended between Kingshighway and Manchester Road, followed the routes of present day Southwest and Vandeventer Avenues.<sup>19</sup>

### MANCHESTER ROAD AND ITS RAIL CONNECTIONS

Manchester Road originated as a late eighteenth and early nineteenth century farm-to-market route designated during the 1820s as a state highway. As such, the route attracted construction of industry and commerce. In addition to serving as a major highway throughout the nineteenth century, it was also the route roughly followed by the city's first major railroad. Within the city of St. Louis City and in St. Louis County, Manchester Road also served as a streetcar thoroughfare, beginning in the 1890s, further stimulating commercial development and residential construction.

The railroad is recognized as the greatest stimulus for promoting what is commonly recognized today as the commercial development of America's Main Streets. For the first time in history, ground transportation provided a reliable, inexpensive, and swift means by which goods and passengers could be transported. As a result, both the national and local economies benefited from the railroad. In

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addition to stimulating the production of goods and services, the train created tourism. The railroad “boom” was most evident in cities, where significant increases in population took place, particularly from 1860 to 1910.<sup>20</sup> The city of St. Louis’ population saw its greatest increase between 1850 and 1860, and another dramatic increase between 1860 and 1870. Prior to arrival of the train to St. Louis during the mid-1850s, the city relied heavily upon the Mississippi River as its primary transportation route, but population estimates between 1850 and 1910, shown in Table 1 below indicate that the railroad was the city’s greatest stimulus in terms of population increases.<sup>21</sup>

**Table 1. Population Estimates, City of St. Louis 1850 - 1910**

Year	Population Estimate	City’s Rank in Nation
1850	77,860	8
1860	160,773	8
1870	310,864	4
1880	350,518	6
1890	451,770	5
1900	575,238	4
1910	687,029	4

In 1849, St. Louis had hosted a national railroad convention at which 900 delegates (453 of whom were from Missouri) met to organize efforts for construction of a national railroad which would extend through St. Louis and central Missouri.<sup>22</sup> A committee created shortly after the convention in 1850 pledged money for the “Pacific Rail Road” and in 1852, the first passenger train made its way along a five-mile stretch of track. Three years later in 1855, the line extended from St. Louis to Jefferson City.<sup>23</sup> This route borders Manchester Road and Old Manchester Road, encouraging the development of the factories that surrounded the Forest Park Southeast neighborhood, and remains intact today under the ownership of the Frisco (also known as the St. Louis and San Francisco) Company.

Another form of rail transportation, the streetcar played an equally significant role in expanding the population west of downtown St. Louis. In 1859, the Missouri Railroad Company ran a streetcar along Olive Street that was shortly followed by the addition of an east/west line along Market Street. These early lines were extended further west and “by the 1870s, residential development followed new car lines almost as soon as they opened. Spacious new transit-dependent suburbs were created and an entire generation caught the riding habit.”<sup>24</sup> The electric streetcar, introduced during the late nineteenth century, created an expansion in population growth, not unlike that initiated by the railroad. In contrast to the railroad, however, which promoted urban growth, the streetcar created “suburban” growth, extending residential and commercial development beyond the limits of downtown. The streetcar fostered an environment that essentially created the American city as we know it today; as well as one that greatly enhanced the development of “Main Street America.”<sup>25</sup>

Electric streetcars were introduced to St. Louis during the late 1880s. Prior to that time, cable cars extended throughout the city. Despite their speed, these cars proved to be unreliable and expensive. The electric trolley or streetcar replaced cable cars and proved to be efficient and profitable. Corporate debt combined with ever-increasing demands on technology limited the streetcar as a profitable investment in St. Louis until 1899 when the city’s independent streetcar owners consolidated under the United Railway Company.<sup>26</sup>

Eventually, buses and to a much greater degree automobiles replaced the streetcar as the primary means by which people traveled locally. Rising costs associated with technological advances and demands on construction of new streetcar lines took their toll on the streetcar’s viability. Workers unionized, as did the companies that constructed and supplied streetcars, which further increased costs. Despite raising its fares, United Railway filed bankruptcy in 1919. In 1927, the company was taken over by the St. Louis Public Service Company, which operated all of the city’s public transportation systems. “Though it took years to realize it, for public transit the parade had gone by. New roads, new suburbs and new automobiles were the reality of metropolitan life in post-World War I America and St. Louis was not exempt from this national trend.”<sup>27</sup> The last streetcar ran along Manchester Road on April 2, 1949; and the city’s final streetcar, the Hodiamont, ended its service on May 21, 1966.<sup>28</sup>

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**Narrative Statement of Significance (continued)**

**DEVELOPMENT ALONG STREETCAR LINES IN ST. LOUIS CITY AND COUNTY**

Manchester Road quickly developed as a commercial and industrial route because of its designation as an early state highway. The railroad, which follows Manchester and Old Manchester Roads, served as a stimulus for both commerce and industry. Later, the streetcar facilitated commercial and residential growth in suburban communities such as the Forest Park Southeast neighborhood. Major transportation routes such as Manchester Road, particularly during the late nineteenth and early twentieth centuries, supported a mixture of commercial, residential, and industrial buildings.<sup>29</sup> The Manchester Road streetcar greatly changed the residential character of the Forest Park Southeast neighborhood but only next to the streetcar line itself, which ran along Manchester Road. The Manchester line extended for a total of fifteen miles, beginning downtown at Fourth and Chestnut and continuing to Kirkwood as it passed through Maplewood and Webster Groves. Constructed by the St. Louis and Suburban Company during the 1890s, the route became popular primarily because of the many commercial interests along the way.<sup>30</sup> The commercial district in the Forest Park Southeast neighborhood was the first major commercial development along the line after leaving downtown St. Louis (three miles to the east) and the next major commercial center would be outside the city limits, in Maplewood, three miles further west.

Throughout the 1890s, residential and commercial suburban development in St. Louis County occurred primarily west of Hampton Avenue (the north/south artery about one mile west of this historic district) and along Manchester Road. The electric streetcar stimulated real estate investments as thousands of people “left the city for a better life in the streetcar suburbs.”<sup>31</sup> In most cases, commercial interests sprang up along the streetcar lines and residential development soon followed. In less common instances, such as the Forest Park Southeast neighborhood, residential areas developed prior to commercial development. Once residents found downtown shopping inconvenient, they began to establish their own businesses closer to home. In the beginning, these businesses were locally dependent upon the adjacent residential area; however once streetcars began to attract larger numbers of passengers, many riders began to take advantage of streetcar stops to avoid going downtown. As a result, neighborhoods such as Forest Park Southeast began to develop commercially, serving as primary shopping centers for both local and non-local customers.<sup>32</sup> Commercial districts developed in the city of St. Louis, as well as in the nearby suburbs, along these streetcar lines, with major commercial centers strategically positioned throughout the city of St. Louis, including the North Grand area near Fairgrounds Park, the commercial area further south where North Grand and Lindell Boulevard intersect in what is known as “Midtown,” the South Grand business district by Tower Grove Park, the commercial developments along Easton Avenue (now Martin Luther King Boulevard) that led to the Wellston Loop, the business district serving the Skinker-DeBaliviere neighborhood and extending into University City, and the Manchester Avenue Commercial District in the Forest Park Southeast neighborhood that connected by the streetcar line to the streetcar suburb of Maplewood. These early commercial strips are the predecessors of the modern shopping center that developed in conjunction with post-World-War II suburbia.<sup>33</sup>

The streetcar made it possible for businesses to expand outside of the central core of the city. As a result, cities such as St. Louis expanded “into long fingers of development [and] into the surrounding countryside.”<sup>34</sup> Public transportation offered by streetcars and later buses provided ease of access to shopping areas that residents once found to be too far from home.<sup>35</sup> By the 1920s, statistics indicate that the “fringe areas” of cities, like the Forest Park Southeast neighborhood, were growing faster than the city itself, which burgeoned beyond its limits and created outlying neighborhoods or suburbs.<sup>36</sup> In St. Louis County, suburbs such as University City, Maplewood, Kirkwood, and Webster Groves were all shaped, at least in terms of their present day appearances, because of the streetcar.<sup>37</sup>

The St. Louis metropolitan area supported numerous streetcar suburbs by the 1920s. For most of these communities, whether subdivision developments within the city of St. Louis or in suburban communities, the proximity of the streetcar line primarily encouraged the development of residential areas, but some of these communities developed their own major commercial districts as well. These commercial districts served as retail and service centers for nearby residents as well as attracted customers from a larger market area due to the convenience of the streetcar connections. In the suburbs of St. Louis County, University City and Maplewood are the most notable streetcar suburbs with significant commercial districts focused along the streetcar line. Other bedroom communities in St. Louis County developed prior to the arrival of streetcar lines, but their commercial districts benefited from the added streetcar access. Within the actual city of St. Louis, amongst the most significant streetcar related developments, at least commercially, were: Midtown on North Grand Boulevard, South Grand Boulevard by Tower Grove Park, Fairgrounds Park, and the Manchester Avenue Commercial District in the Forest Park Southeast Historic District. All of these commercial districts expanded due to the arrival of the streetcar, although the manner was unique for each.

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## Narrative Statement of Significance (continued)

### Maplewood

Located along Manchester Road immediately west of the St. Louis city limits is the City of Maplewood, which developed as an early streetcar suburb during the 1890s, at the same time that the Forest Park Southeast neighborhood developed along the same streetcar line further east. Maplewood was the nearest commercial center to the Forest Park Southeast district as the streetcar extended west toward Kirkwood. Although Maplewood's commercial development occurred primarily along Manchester Road, it also extended along cross streets, particularly Sutton Avenue, which transects Manchester Road in a north/south direction and at one time supported one of the major streetcar loops. In 1890, developers Theophile Papin and Louis Tontrup platted and sold the Maplewood Subdivision, situated along the Manchester Electric Railway<sup>38</sup> and the community was incorporated that same year, developing into a residential and commercial suburb. Lots were relatively inexpensive, and the lure of country living within minutes of downtown via the streetcar was touted in connection with the "enlightened and cultural" community. By 1909, Maplewood supported numerous businesses along Manchester Road and Sutton Avenue, both part of the streetcar system, including a bank, laundry, barber, blacksmith, two meat markets, a moving company, two decorating and paint stores, three plumbers, a saloon, a tailor, and four grocery establishments. During the 1920s, Maplewood served as one of the most popular commercial strips in the county and in 1941; the community was described as one of St. Louis' largest "suburban centers."<sup>39</sup> Maplewood's success, both residentially and commercially, is attributed to its direct access to the Manchester Road streetcar line, which was extended to Kirkwood during the 1890s to open the western portion of the county for development.<sup>40</sup> Maplewood's commercial district lost its viability once the automobile replaced the streetcar and expansion continued further west, creating new shopping centers and suburban neighborhoods.<sup>41</sup> Very recently, Maplewood has shown signs of regaining its former glory as a commercial district, evidenced by the establishment of unique shops, a local brewery, and eclectic restaurants.<sup>42</sup>

### University City

University City, incorporated on September 4, 1906, was the creation of Edward Gardner Lewis. Lewis arrived to St. Louis in 1899 whereupon he purchased a magazine publishing company. In 1903, Lewis purchased a site west of Forest Park and Washington University as the new location for his women's magazine, naming the area "University Heights" because of its location near the university. Lewis planned a model city around his publishing interest – one centering on education, art, and the "City Beautiful." Although financial and legal problems sent Lewis to California in 1912, University City successfully survived in large part because of its access to the streetcar.<sup>43</sup> Around 1910, tracks were laid for a trolley/streetcar loop along Delmar Avenue, extending from the city of St. Louis into University City, which Lewis intended would serve as a "transportation hub for both rail and trolley lines."<sup>44</sup> By the 1920s, University City had become a popular streetcar suburb because of its many commercial offerings along what is still known as the Loop. The impact of this commercial success was soon followed by an influx of new residents. In 1920, University City held a population of 6,702 residents; by 1930, this number skyrocketed to 24,807 residents.

By the late twenties, the Loop shopping area was growing as rapidly as the rest of the city. The Tivoli Theatre was one of the most modern in the metropolitan area. The streetcars brought customers from all parts of St. Louis to 'shop the Loop' . . . [which at that time consisted of] a five-block business district on Delmar.<sup>45</sup>

Businesses listed along the Delmar corridor in 1916 included automotive sales/repair shops, dressmakers, tailors, confectioners, movie theaters, butchers, restaurants, bars, barbers, physicians, dentists, and more.<sup>46</sup> By the late 1930s, the Loop was recognized as the "most successful commercial district outside of downtown St. Louis."<sup>47</sup> In 1950, University City was the largest suburb of St. Louis County and the fifth largest suburb in the state, with an estimated population of approximately 40,000 residents.<sup>48</sup>

### Midtown

The North Grand Boulevard or "Midtown" area of St. Louis developed initially as a theater and commercial district during the early 1900s. Grand Boulevard was the idea of Hiram Leffingwell, a real estate developer who during the 1850s planned a "grand" north/south boulevard bordering the city's western limits. The city expanded its limits in 1855 and in 1859 the Missouri Railroad Company extended a horse car service line, which followed Olive to Twelfth Avenue.<sup>49</sup> It was during the 1870s that Grand Boulevard finally began to take shape as a major urban transportation corridor, supporting horse car lines (and later electric streetcars) leading "to

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Grand's development as a commercial thoroughfare.<sup>50</sup> Identified as the oldest streetcar line in St. Louis, the route supported a cable car service during the 1880s.<sup>51</sup> In 1867, the Grand Avenue Railway Company constructed a route along Grand Boulevard. The line was electrified in 1890, at which time a "transit crossroads" was established at the intersection of Grand and Olive.<sup>52</sup> The intersection was heavily used, connecting to multiple streetcar lines running throughout the city and county, and was noted in the press as being "fifteen minutes" from any location in the city.<sup>53</sup>

In 1880, Saint Louis University established a campus in the Midtown area at the corner of Grand and Lindell.<sup>54</sup> The university's presence led to further development during the 1890s (in conjunction with the streetcar) marked by the addition of large homes and churches. Commercial interests began to rapidly take shape during the early 1900s, with the construction of high-rise offices, numerous shops, doctors' offices, and art/dance studios.<sup>55</sup> By 1912, the Princess Theatre (a vaudeville entertainment venue) opened, followed by construction of numerous theaters thus giving Midtown its distinction as the city's "theater district."<sup>56</sup> By the 1920's, the Midtown/North Grand area had become such a busy commercial district that it "rivaled downtown as the heart of the city."<sup>57</sup> The city's 1916 business directory lists numerous restaurants, bars, physicians, laundries, tailors, artists, dressmakers, shops, hotels, studios, and automotive-related businesses located along Grand Boulevard within the Midtown neighborhood.<sup>58</sup>

## Fairgrounds Park

Fairgrounds Park is yet another distinctive streetcar community in St. Louis positioned further north along Grand Boulevard. Unlike University City, which developed as a real estate venture/investment and Midtown, which grew out of university, theater, and commercial interests, Fairgrounds Park became a viable community because of its recreational associations. Fairgrounds Park developed as a residential and commercial district following its attraction as a recreational site -- much like the Forest Park area, which developed residentially in association with the 1904 World's Fair. In 1856, the St. Louis Agricultural and Mechanical Association selected a 50-acre parcel northwest of North Grand Boulevard and Natural Bridge Road to serve as the city's official fairgrounds<sup>59</sup> with the first annual fair in 1860 having an estimated 150,000 persons in attendance.<sup>60</sup> Shortly afterward, in 1866, Sportsman's Park was established northwest of Grand Boulevard as a private recreational investment. The early recreational use of Fairgrounds Park demanded public transportation, initially served by horse-drawn cars and later replaced by electric streetcars.<sup>61</sup> The fairgrounds closed in 1902 as the city focused its efforts on planning the upcoming World's Fair and the City of St. Louis converted the former fairgrounds to a public park in 1908.<sup>62</sup>

Between the years 1890 and 1920, Fairgrounds Park began to develop residentially, in conjunction with the arrival of the electric streetcar during the 1890s, and it spurred the development of new lines along Grand, Vandeventer, Sarah, Taylor, Natural Bridge, Cass, Lee, and Bellefontaine. Investors began constructing single family homes, as well as two- and four-family brick flats. These early residences were served by a commercial corridor along Grand Boulevard, extending north from St. Louis Avenue to Natural Bridge Road. Residential and commercial development in the Fairgrounds Park area developed concurrently; and both interests relied heavily upon public transportation provided by the streetcar.<sup>63</sup> The city's 1916 business directory indicates that along Grand Boulevard, within the Fairgrounds Park neighborhood, a number of businesses were operating, including physicians' offices, a hardware store, saloons, groceries, jewelers, shoe stores, drug stores, dentists' offices, tailors, and a candy store.<sup>64</sup>

## South Grand Boulevard

Grand Boulevard's commercial appeal was not limited to the North Grand area. In 1890, a viaduct constructed across Mill Creek Valley linked the North and South Grand neighborhoods. Shortly afterward, in 1895, an electric streetcar was extended along Grand Boulevard to connect the "north" and "south" neighborhoods. The new line "linked old North St. Louis with newer and suburban South St. Louis . . . it was heavily traveled and from 1915 two-car trains were run."<sup>65</sup> Prior to the streetcar's arrival along South Grand, the area remained primarily agricultural in appearance, and also supported a large German working-class community that centered on the mining industry. During the 1850s, Henry Shaw established his private estate west of Grand Boulevard, which eventually became the Missouri Botanical Garden and Tower Grove Park (listed as a National Historic Landmark).<sup>66</sup> The South Grand neighborhood is actually comprised of several small enclaves, including Oak Hill, Tower Grove East, Tower Grove West, and Tower Grove Heights (listed on the National Register). Once the streetcar made its way into the area, these communities expanded into what is recognized today as the "Grand South Grand" or "Grand-Oak Hill" neighborhood.<sup>67</sup> The "neat rows of single- and two-family brick

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homes in the vicinity of Grand and Arsenal” were a vast departure from the existing frame cottages constructed by German immigrants.<sup>68</sup> Residents began constructing churches and businesses, creating a city suburb or streetcar suburb not unlike the area associated with the Forest Park Southeast district. Commercial interests were primarily located along South Grand Boulevard, spurring retail expansion along connecting routes such as Arsenal and Chippewa. By the 1920s, South Grand Boulevard supported numerous bakeries, pharmacies, meat markets, laundries, tailors, saloons, restaurants, and movie theaters.<sup>69</sup> Its commercial viability was long-lived, lasting well into the 1970s, at which time suburban flight finally began to adversely affect the neighborhood’s success. Today the South Grand area is recognized as one of the city’s most ethnically diverse neighborhoods. Numerous shops and restaurants owned and operated by Persian, Italian, Vietnamese, Thai, Bosnian, and Nicaraguan residents have granted this former streetcar district a distinctive nature that draws scores of customers from within and outside of the City of St. Louis.<sup>70</sup>

**MANCHESTER AVENUE COMMERCIAL DISTRICT (FOREST PARK SOUTHEAST HISTORIC DISTRICT BOUNDARY INCREASE)**

The Forest Park Southeast Historic District (Boundary Increase), known as the Manchester Avenue Commercial District, first developed as part of the residential enclave in the neighborhood, now known as the Forest Park Southeast Historic District. The commercial associations of the neighborhood, which were well established by the 1920s, did not begin to shape the character of the neighborhood until after its residential base was firmly established. The oldest residence along Manchester Avenue was finished in 1886, while the first commercial building was not built until 1892. By 1909, all residential buildings along Manchester had been erected, but half of the commercial buildings had still to be completed. This pattern of development starkly contrasts other commercial districts in St. Louis. As a working-class residential neighborhood, the Forest Park Southeast neighborhood supported numerous residences, including single family, two- and four-family flats, and apartments. What is interesting is that the commercial area of the Forest Park Southeast neighborhood was strictly tied to Manchester Road. In other words, only the section of the district through which the streetcar extended became commercially based. Businesses did not extend along cross streets bordering the streetcar line as they did in the Grand Boulevard and Delmar Avenue areas. Beyond Manchester Road, the neighborhood remained entirely residential. Industrial interests centered on the railroad, which followed Old Manchester Road (currently Vandeventer Avenue) to the south of the neighborhood or were further to the east and west along Manchester Road.<sup>71</sup>

Between 1886 and 1909, all of the extant residences within the boundary increase had already been built. As Manchester Avenue began to transform into a commercial district within the neighborhood, many of these original residences were converted to commercial use or to mixed residential and commercial use. Although the character of Manchester Avenue was being transformed from a residential thoroughfare into a commercial center, many of the newer commercial buildings still incorporated residential space on the upper floors. As illustrated in Table 2 many properties along Manchester Road served as both businesses and residences. Many of the former two- and four-family flats were converted to commercial interests by 1920. In addition, commercial buildings often combined residential and commercial use as indicated for properties located at 4216, 4218, 4236, 4243, 4268, 4319, and 4341 Manchester Road, just to name a few. Some business owners were also residents at their respected addresses, such as 4268 Manchester where Anton Huber initially had his saloon and lived upstairs,<sup>72</sup> 4216 Manchester Road with a tailoring business and residence used by Samuel and Rose Lieberman; and 4341 Manchester Road that was used both for Sondag Painting & Decorating Company and as a residence by Mrs. Emma Sondag.<sup>73</sup> The 4300 block of Manchester, between Newstead Avenue and Tower Grove Avenue appears to have remained primarily residential until after 1916. Ultimately the residential buildings deteriorated, both as less attractive residential properties on a busy commercial street and as commercial locations since they had not been designed for that use; as a result several of the vacant lots represent the location of these unsuccessful residential properties. By 1916 the character of Manchester Avenue had become decidedly commercial, with enough businesses that it obviously served a larger trade area of customers from the streetcar line, not just the Forest Park Southeast neighborhood, providing ample opportunity for entertainment (with saloons, restaurants and some of the earliest movie theatres or “odeons”), for clothes shopping (with a wide variety of men’s and women’s apparel and shoe stores as well as a department store), for food (from the grocers and early supermarkets as well as the many confectionaries and bakeries), as well as for specialty goods (from the plumbing supplies, hardware, music, and furniture stores) and for medical services (through the numerous pharmacies and offices for doctors and dentists).



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Table 2. City Directory Commercial Information, 1916, 1920, and 1929 for Manchester Road  
within the Southeast Forest Park District Boundary Increase.

Address (Manchester)	Business – 1916	Business – 1920	Business – 1929
4170	Not shown*	Confectioner / Residence	Confectioner
4174	Not shown*	Laundry	Laundry
4176	Not shown*	Vacant	Grocer
4180	Not built yet	Not built yet	Men's Clothing / Residence
4184	Not shown*	Carpenter / Residence	Residence (2-family)
4196	Not shown*	Optometrist	Optometrist / Physician / Residence
4198	Not shown*	Drug store	Drug store
4200	Saloon	Saloon	Dentist / Ice / Residence
4202	Ideal Candy Store	Confectioner	Milliner / Coal
4206	Not shown*	Arco Furniture Co.	Not shown
4210	Not shown*	Not shown	Fashion Shop
4212	Confectioner/Tailor/Dairy	Tailor / Residence	Barber
4214	Shoe Store	Shoe Store / Residence	Regent Bootery Inc.
4216	Dry goods	Dry goods / Residence	Tailor / Residence
4218	Jeweler	Jeweler / Residence	Jeweler / Residence
4222	White House Market	Arco Bake Shop / Residence	Residence
4228	Not shown*	Residence (2-family)	Tailor
4229	United Grocer Co.	Kroger Gro. & Baking Co./Residence	Kroger Gro. & Baking Co.
4232	Armbruster Undertaker	Residence (Armbruster)	Residence (Armbruster)
4233	Arco Furniture Store	The Leader -- Ladies clothing	Shoe Store
4234	St. Louis College of Embalming	Armbruster Undertaking & St. Louis College of Embalming	Armbruster Undertaking
4235	Not shown*	Arco Cleaning & Dyeing Co.	Standard Cleaning & Dyeing Co.
4236	Plumber	Minges Bros. hardware	Minges Bros. hardware
4237	Abramsky Notions	Abramsky 5 & 10-cent store	Pollman & Sons Radios
4238	Not shown*	Not shown	Ladies Shop & Freund Bldg (includes beauty shop, chiropractor)
4239	Not shown*	Abramsky 5 & 10-cent store (see 4237)	Tailor
4240	Not shown*	Not shown	Woolworth 5 & 10-cent store
4243	Elgin Creamery	Grocery / Residence	Elgin Creamery
4245	Manchester Hardware Co.	Confectioner	Confectioner
4246	Not shown*	Residence (2-family)	Auto parts
4247-4249	Not built yet	Not built yet	Manchester Theatre
4248	Kassebaum-Godfrey Clothing	Kassebaum-Godfrey Clothing Co.	Kassebaum-Godfrey Clothing Co.
4254	Blacksmith	Tailor	Milliner
4256	Dry goods	Dry goods / Residence	Herbert Style Shoppe / Residence
4257	Manchester Theatre	Not shown	Not shown
4258	Dentist/Physician/Dry Goods	Physician/Ladies Clothing/Residence	Milliner / Residence
4259	Manchester Amusement Co./ Progress Printing Co.	Progress Printing Co.	See 4247-4249
4260	Murphy Dry Goods	Murphy Dry Goods / Dentist	Dry goods / Physician/ Residence
4261	Milliner	Tailor / Residence	Vacant / Residence

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Table 3 (Continued)

Address (Manchester)	Business – 1916	Business – 1920	Business – 1929
4262	Not shown*	Not shown	Riedy & Pilgram Meats
4263	Confectioner	Residence (2-family)	Confectioner
4264	Jeweler	Residence (2-family)	Ladies clothing / Residence
4265	Barber	Barber / Residence	Mirror Hosiery Co. / Residence
4266	Shoe store	Shoe store / Residence	Physician / Beauty Shop / Shoe Store / Residence
4267	Saloon / Tailor	Milliner	Dentist / Physician
4268	Hatter	Barber / Residence	Dry goods
4270	Restaurant / Saloon	Residence	Dry goods
4300	Drug Store	Drug Store	Drug Store / Physician
4301	Saloon	Dry goods	Cigar Mfg. / Residence
4304	Shoe Store	Shoe store	Shoe store
4306	Dry Goods	Dentist / Residence	Tailor / Residence
4307	Physician	Chiropractor / Residential	Paperhanging/Chiropractor/Residence
4309	Not shown*	Residence (2-family)	Grocer / Residence
4311	Butcher	Butcher	Paint Store / Residence
4315	Not shown*	Not shown	Progress Printing Co. / Physician / Real Estate
4317	Not built yet	Not built yet	Central Candy & Tobacco Co. / Dentist
4319	Not built yet	Not built yet	Furnaces / Residence
4323	Moving Company	Physician	Multi-Family Residence
4324	Not shown*	Residence	Physician
4325	Not built yet	Advertising/Lighting Co.	Armbruster & Sons Plumbing
4326	Not shown*	Not shown	Hauling Company / Residence
4327	Not built yet	Advertising/Lighting Co.	Ideal Dyeing & Cleaning Co.
4329	Not built yet		Bicycle repair
4337	Plumber	Residence (2-family)	Plumber / Residence
4341	Paper hanger	Residence (2-family)	Painting/Decorating / Residence
4344	Not shown*	Not shown	Confectioner / Residence
4346	Not shown*	Not shown	Dry goods
4349	Barber	Superior Cleaners	Superior Cleaners
4350	Not shown*	Not shown	Beauty shop
4351	Grocer	Sanders Market	Sanders Market
4352	Not shown*	Geifers Style Shop	Gralnick Shoe Store
4354	Vandeloecht's Market	Vandeloecht's Market	Piggly Wiggly Grocery
4356	Dry Goods	Dry Goods	Fair Store No. 2
4358	St. Louis Commercial College	St. Louis Commercial College	
4360	Not built yet *	Not built yet	Morgan-Jones Motor Co.
4366	Drug Store	Residence	Spanger Moving & Furniture Co. / Residence
4370	Not built yet	Not built yet	Drug Store

\*Note: In the 1916 City Directory, only businesses are provided (no residential listings). It is likely that these addresses were in residential use (or not yet constructed) at that time.

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Based on Sanborn fire insurance maps from 1909, scattered commercial entities existed along Manchester Road at that time. Businesses indicated on the 1909 maps include two plumbers, three movie houses, two drug stores, an undertaker, a mortuary, two blacksmiths, a woodworking shop, two bakeries, auto repair shops, a furnace repair shop, and a laundry.<sup>74</sup> The presence of three “movie houses” within a three-block area indicates that this commercial strip did not serve only the immediate residents but drew customers from outside the neighborhood. By 1916, commercial interests had grown extensively along Manchester Road. This trend continued throughout the 1920s and into the 1930s. Within the boundaries of the Manchester Avenue Commercial District, only seven commercial buildings were erected in the 1890s, but between 1900 and 1920, at least twenty-two more were finished and in the 1920s, seven more would be added. With the hindrance to new construction due to the Great Depression and then World War II, only 2 more commercial buildings were built before the United States declared war in 1941.<sup>75</sup>

## Conclusion

As stated by one historian, “the story of the nineteenth-century city is in many ways the story of where people worked and how they got there.”<sup>76</sup> The advent of the automobile dramatically altered the character of the nineteenth-century city. This change began with the streetcar, which transported population growth beyond downtown. The streetcar suburb and suburban America (as we now know it) are far removed from one another, literally and figuratively. The streetcar suburb may not have been located within the heart of downtown, but it was urban, nonetheless. Streetcar suburbs relied heavily upon retail connections and on public transportation via horse-drawn streetcars, electric trolleys, and buses. Suburban expansion after World War II expanded into the rural reaches of the county. Although this expansion attracted commercial development; post-war suburbia did not rely upon commerce for survival (as did the streetcar suburb). The automobile allowed residents to travel wherever they pleased to shop and to live. No longer would American workers seek to live and work in the same community as they did traditionally.

St. Louis reached its peak population in 1950. As noted in Table 3 (below), the city’s population numbers fell rapidly after that year. Although this is not an uncommon trend throughout the United States, it was more dramatic for St. Louis, because, in 1876, St. Louis City created its own home rule charter government, separating itself from St. Louis County.<sup>77</sup> This action contributed significantly to the city’s declining population as residential growth moved away from the city’s core into the suburbs, beyond the city limits and out into St. Louis County. As a result, St. Louis fell from its national ranking of the eighth largest American city in 1950 to the 34<sup>th</sup> largest city in 1990.

**Table 4. Population Estimates and City Ranking, St. Louis, 1950-1990**

Year	Population Estimate	City’s Rank in Nation
1950	856,796	8
1960	750,026	10
1970	622,236	18
1980	453,085	26
1990	396,685	34

Source: United States Bureau of the Census website.

As people moved to suburban developments outside of the city’s limits, the streetcar suburb lost its viability, both residentially and commercially. New suburbs spurred construction of modern shopping centers that provided plenty of free parking; something that urban settings were incapable of providing. Streetcar lines closed and residents moved further from the city, forcing commercial establishments along the old streetcar lines to close. During the mid-twentieth century, these neighborhoods fell out of favor and many disappeared completely. The Forest Park Southeast Historic District clearly illustrates this transition. Many buildings within the district, particularly along Manchester Road, became (and remain) in transition. More recently, however, the neighborhood is developing as a viable residential and commercial center, as are many former streetcar suburbs—these neighborhoods are once again becoming the fashionable place to live, work, and shop. Although the entire Forest Park Southeast Historic District suffered economically in the late twentieth century and its buildings deteriorated and fell into disuse, the Manchester Avenue Commercial District has recently joined the National Main Street Center’s program for commercial revitalization. At least 3 certified historic rehabilitation projects are underway, as well as numerous other renovations, which have already uncovered and repaired historic features on these commercial storefronts, as evidenced in the recent photographs submitted with this nomination. There is a new vitality in the commercial district as new restaurants and retailers have opened for business.

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### ENDNOTES

<sup>1</sup>Missouri State Highway Commission, *Roads & Their Builders*. (Jefferson City: Self-published, 1971), 14.

<sup>2</sup>Martha May Wood, "Early Roads in Missouri," (University of Missouri at Columbia, 1934), 77-78.

<sup>3</sup>Dan A. Rothwell, *Along the Boone's Lick Road: Missouri's Contribution to Our First Transcontinental Route – U.S. Highway 40*. (Chesterfield, Missouri: Young at Heart Publishing Company, 1999), 13.

<sup>4</sup>Wood, "Early Roads in Missouri," 77-80.

<sup>5</sup>Perry McCandless, *A History of Missouri, Volume II 1820 to 1860*. (Columbia: University of Missouri Press, 1972), 140.

<sup>6</sup>*Ibid.*, 141-142.

<sup>7</sup>Missouri State Highway Commission, *Roads & Their Builders*, 33.

<sup>8</sup>[Ben Fitzgerald], "Missouri Highways, The Centennial Road Law: A Highway Plan." (Missouri State Historical Library, St. Louis, MO, 1940), 2.

<sup>9</sup>*Ibid.*, 4.

<sup>10</sup>*Ibid.*, 8.

<sup>11</sup>Missouri State Highway Commission, *Missouri Traffic Survey*. (Jefferson City: Self-published, 1934), 11.

<sup>12</sup>[Ben Fitzgerald], "Missouri Highways, 8.

<sup>13</sup>Wood, "Early Roads in Missouri," 90-92.

<sup>14</sup>City of Ballwin. "History of Ballwin Missouri." Website: <http://www.ballwin.mo.us/history.html>. Accessed: 14 July 2004, 3.

<sup>15</sup>Norbury L. Wayman, "A Brief History of the Oakland Area." Transcribed by Bob Corbett. Website: <http://www.webster.edu/-corbette/dogtown/history/wayman.html>. Accessed: 15 July 2004, Works Progress Administration: 390.

<sup>16</sup>[Henry Gustav Hertich], *History of Old Roads, Pioneers and Early Communities of St. Louis County*. (Clayton, Missouri: Watchman Advocate, 1940 ca.), 23.

<sup>17</sup>League of American Wheelmen, *Road and Hand-Book of the Missouri Division*. (Self-published, 1890), 78.

<sup>18</sup>*Ibid.*

<sup>19</sup>St. Louis County Engineer. *Old Manchester Road from Kingshighway to Manchester Road*. (Missouri State Historical Library, St. Louis), 1853.

<sup>20</sup>Chester H. Liebs, *Main Street to Miracle Mile*. (Boston: Little, Brown and Company, 1985), 7-8.

<sup>21</sup>United States Bureau of the Census, "Population of the 100 Largest Cities and Other Urban Places in the US: 1790 to 1990." June 1998. Website: <http://www.census.gov/population/www/documentation/twps0027.html>. Accessed: 12 August 2004.

<sup>22</sup>McCandless, *A History of Missouri, Volume II*, 146.

<sup>23</sup>W.A. McVey, "Yester Years: A Study of Missouri's First Roads and Transportation Systems in Central Missouri." (Reprint ed., Richmond Heights Public Library, Missouri: 1973), 88.

<sup>24</sup>Andrew D. Young, *St. Louis and Its Streetcars: the Way it Was*. (St. Louis: Archway Publishing, 1996), 4.

<sup>25</sup>Liebs, *Main Street to Miracle Mile*, 7-8; Mark S. Foster, *From Streetcar to Superhighway: American City Planners and Urban Transportation, 1900-1940*. (Philadelphia: Temple University Press, 1981), 14.

<sup>26</sup>Young, *St. Louis and Its Streetcars*, 4-6.

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<sup>27</sup> Andrew D. Young, *St. Louis and Its Streetcars: the Way it Was*. (St. Louis: Archway Publishing, 1996), 7-8.

<sup>28</sup> Ibid., 49; Andrew D. Young, *Streets & Streetcars of St. Louis, A Sentimental Journey*. (St. Louis: Archway Publishing, 2002), 104.

<sup>29</sup> Liebs, *Main Street to Miracle Mile*, 9.

<sup>30</sup> Young, *Streets & Streetcars of St. Louis*, 104.

<sup>31</sup> Young, *St. Louis and Its Streetcars*, 5.

<sup>32</sup> Tim Fox, *Where We Live: A Guide to St. Louis Communities*. (St. Louis: Missouri Historical Society Press, 1995), 4.

<sup>33</sup> Richard Longstreth, "The Diffusion of the Community Shopping Center Concept During the Interwar Decades." *Journal of the Society of Architectural Historians* 56 (September 1997), 268.

<sup>34</sup> Liebs, *Main Street to Miracle Mile*, 11.

<sup>35</sup> Ibid.

<sup>36</sup> Mark S. Foster, *From Streetcar to Superhighway: American City Planners and Urban Transportation, 1900-1940*. (Philadelphia: Temple University Press, 1981), 14-15.

<sup>37</sup> Fox, *Where We Live*, 161.

<sup>38</sup> Rosemary Davison, "Maplewood Survey District: a Community Profile." (St. Louis County Department of Parks and Recreation Division of Recreation and Cultural Services, 1982), Section 2:1-5.

<sup>39</sup> Ibid., Section 2: 7, 9; Works Progress Administration. *Missouri the WPA Guide to the "Show Me" State*. (St. Louis: Missouri Historical Society Press: 1941; reprint ed., 1998), 389.

<sup>40</sup> Young, *Streets & Streetcars of St. Louis*, 104.

<sup>41</sup> Rosemary Davison, "Maplewood Survey District," 9.

<sup>42</sup> Martin Van Der Werf, "From Blue Collar to Red Hot," (*St. Louis Post Dispatch*. Metro Section (D). 12 October 2003), D1, D13.

<sup>43</sup> Jim Longo, *A University City Album Remembrances and Reflections of Seventy-Five Years*. (University City, MO: Citizens Committee for the Seventy-Fifth Anniversary, 1981), 8-20, 62.

<sup>44</sup> Ibid., 39, 41.

<sup>45</sup> Ibid., 77, 87, 95.

<sup>46</sup> Gould Directory Co., *Gould's St. Louis Red Book*. (St. Louis, MO: Self-published, 1916), 788-789.

<sup>47</sup> Longo, *A University City Album*, 95.

<sup>48</sup> Missouri Resources and Development Division. *Metropolitan St. Louis in Missouri*. (Jefferson City, MO: Missouri State Division of Resources and Development, 1955).

<sup>49</sup> Fox, *Where We Live*, 92, 95; Young, *Streets & Streetcars of St. Louis*, 30.

<sup>50</sup> Fox, *Where We Live*, 95.

<sup>51</sup> Young, *Streets & Streetcars of St. Louis*, 30.

<sup>52</sup> Fox, *Where We Live*, 92.

<sup>53</sup> Ibid.; Young, *Streets & Streetcars of St. Louis*, 30.

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## Narrative Statement of Significance (Endnotes continued)

<sup>54</sup> Fox, *Where We Live*, 94.

<sup>55</sup> Carolyn Hewes Toft, *St. Louis: Landmarks & Historic Districts*. (St. Louis: Landmarks Association of St. Louis, Inc., 2002), 77.

<sup>56</sup> Fox, *Where We Live*, 94.

<sup>57</sup> *Ibid.*, 92.

<sup>58</sup> *Gould's St. Louis Red Book*. (1916), 848-849.

<sup>59</sup> Fox, *Where We Live*, 146.

<sup>60</sup> Norbury L. Wayman, *History of St. Louis Neighborhoods: Fairground*. (St. Louis: St. Louis Community Development Agency, 1978), 14.

<sup>61</sup> Fox, *Where We Live*, 146, 148.

<sup>62</sup> Wayman, *History of St. Louis Neighborhoods: Fairground*, 6, 14.

<sup>63</sup> *Ibid.*, 46-48, 51.

<sup>64</sup> *Gould's St. Louis Red Book*. (1916), 848-849.

<sup>65</sup> Young, *Streets & Streetcars of St. Louis*, 121.

<sup>66</sup> Toft, *St. Louis: Landmarks & Historic Districts*, 228.

<sup>67</sup> Explore St. Louis web site. "Grand South Grand Neighborhood" Fact Sheet. Website: [http://www.explorestlouis.com/factSheetsVisitors/fact\\_grand.htm](http://www.explorestlouis.com/factSheetsVisitors/fact_grand.htm) Access date: 18 August 2004, 98.

<sup>68</sup> Fox, *Where We Live*, 100.

<sup>69</sup> *Ibid.*, 100, 102.

<sup>70</sup> Explore St. Louis web site. "Grand South Grand Neighborhood," 98.

<sup>71</sup> "Fire Insurance Map of St. Louis, Missouri," (New York: Sanborn Map Company, 1909 and 1909 corrected to 1940); Sally F. Schwenk, Kerry Davis and Anne Schwenk, "National Register of Historic Places Registration Form: Forest Park Southeast Historic District," (Kansas City, MO: Historic Preservation Services, 25 May 2000).

<sup>72</sup> *Polk-Gould St. Louis Directory* (St. Louis: Polk Gould Directory Company, Self published, 1893).

<sup>73</sup> Polk-Gould Directory Co. *Gould's St. Louis Red-Blue Book*. (St. Louis, Missouri: Self-published, 1929), 1222-1223.

<sup>74</sup> "Fire Insurance Map of St. Louis," (1909).

<sup>75</sup> The analysis of the commercial district within the Forest Park Southeast Historic District was based upon research in the following sources about each building and business: "Building News," *St. Louis Daily Record* (1893-1952); Building Plans/City Block Cards, Microfilm Room, City of St. Louis (Saint Louis, Missouri); "Fire Insurance Map of St. Louis," (1909 and 1909 corrected to 1940); *Gould's St. Louis City Directory*, (St. Louis: Polk-Gould Directory Company, Publishers, 1930); *Gould's St. Louis Red Book* (1910-14, 1916, 1924); *Gould's St. Louis Red-Blue Book* (1918-23, 1925-29); *Polk-Gould St. Louis Directory* 1892-1927); Schwenk, "Forest Park Southeast Historic District."

<sup>76</sup> Fox, *Where We Live*, 3.

<sup>77</sup> City of St. Louis, "City Plan Commission – 1969, Physical Growth of the City of Saint Louis." Website: <http://stlouis.missouri.org/heritage/History69/> Accessed: 13 August 2004.

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APPENDIX

The following section provides historical information as well as comments on the significance of each building in the district. Notes on the history and significance below were based upon the assessment of a variety of information. Historic fire insurance maps helped provide basic time spans for the dates of construction and the basic features of the buildings.<sup>1</sup> The extensive city directories and business directions published by the Polk-Gould Company (and its predecessors) made it possible to more precisely determine construction dates, names of occupants and businesses. The City of St. Louis has microfilmed their building permit files and while they are not always accurate about the identity of owners, architects, and builders, having been transcribed onto a variety of forms more than once, they at least provided the date of the permit,<sup>3</sup> which in turn was checked against the *St. Louis Daily Record*, where the permits were originally published.<sup>4</sup> This information not only provided the dates of construction, the use of the buildings, the architects, builders, and owners at the time, but it also frequently helped with understanding and dating alterations to the buildings.

Each entry is not footnoted separately since the citations would be unduly repetitious. Each building is listed below in the same order as the Individual Site Descriptions in Section 7.

<sup>1</sup> "Fire Insurance Map of St. Louis, Missouri," (New York: Sanborn Map Company, 1909 and 1909 corrected to 1940).

<sup>2</sup> Gould Directory Co., *Gould's St. Louis Red Book*. (St. Louis, MO: Self-published, 1910-14, 1916, 1924); *Gould's St. Louis City Directory*, (St. Louis: Polk-Gould Directory Company, Publishers, 1930); Polk-Gould Directory Co. *Gould's St. Louis Red-Blue Book*. (St. Louis, Missouri: Self-published, 1918-23, 1925-29); *Polk-Gould St. Louis Directory* (St. Louis: Polk Gould Directory Company, Self published, 1892-1927).

<sup>3</sup> Building Plans/City Block Cards, Microfilm Room, City of St. Louis (Saint Louis, Missouri).

<sup>4</sup>: "Building News," *St. Louis Daily Record* (1893-1952).

Notes on Individual Buildings

SOUTH BOYLE AVENUE (even numbers)

1108-12 Flats; 1905; Ernest Hess, architect; Frank Arnold, contractor. **Contributing.**

The 1102-1112 South Boyle Flats were built in 1905 by contractor Frank Arnold. Ernest Hess was the architect for the project. The first tenant known to occupy the 1108 South Boyle address was Isaac A. Ormsby in 1918. In 1919 William H. Baumann lived there, but by 1921 Richard P. Harvey had moved into the building. He remained until 1927. Edward Chase lived there in 1928-1929, but then building was vacant in 1930. Henry Jackson was the occupant in 1931, and then Roy White lived there by 1935. John Pasinelli moved into the flat at the 1108 South Boyle address in 1937; he was followed by Paul Woods in 1939. Newton W. Williams lived there in 1941. By 1952, Jason Moore occupied the building.

There was also a listing for 1108a South Boyle. The first known tenant in this location was Julia Cronin, who lived in the flat from 1918-1931. Joseph Brown was the resident from 1935-1937, then Anna Cutsinger had moved into the flat by 1941. In 1952, George Feltz was living in the building.

The 1108-1112 South Boyle Flats had a third listing at 1110 South Boyle. Helen Hampton ran a business that was listed as "music" in the city directory from 1911-1913. Lloyd Bay occupied the space from 1918-1919, followed by Charles Thomas in 1921 and 1922. Julius Winter spent the following two years in the location, while tailor Moritz Rich occupied the space in 1926, along with Annie Bridegroom, who remained until 1929, one year after Rich left. In 1930 Bert Williams was listed in the building, then the Tower Grove Floral Shop in 1931. By 1935, Edward F. Young was listed, then Albert Jernigan in 1937 and John Johnson in 1939 before the space was vacant in 1941. Jason Wilson was occupying the space in 1952.

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### SOUTH BOYLE AVENUE (even numbers continued)

#### 1108-12 (continued)

In addition to the regularly listed addresses, at times there was a listing for 1110-1112 South Boyle. In 1935 this space of the building housed Elmer D. Keen's restaurant. In 1937 Matter's Ladies Wear opened in the storefront and remained in business until the 1950s, although it had modified its name to Matter's Ladies Ready To Wear.

The 1110 South Boyle unit also had a second listing for 1110a South Boyle. The first known tenant in this location was Rufus L. Stroup in 1918. From 1918-1924, Frank M. Cummins was living in the flat, while William Myers moved into the flats from 1926 to 1927. The apartment was vacant in 1928, but H. D. Craig occupied it in 1929 and William Frasure replaced him the next year. In 1935 the building was vacant, but from 1937 into the 1940s Thomas Wilson occupied the site at 1110a South Boyle. By 1952 he had been replaced in the listings by Mary M. Wilson.

There was yet another listing for the 1108-1112 South Boyle Flats at 1112 South Boyle. In 1918, Lee Kimler was the first confirmed tenant at this address, although he was only there for one year. In 1919, Jesse Mastin was living in the flat, then John Cady spent 1921-1929 at the address, although he was joined in the listings by Max Aldeman in 1927, who had a fruit stand, Albert Honegger, a butcher in 1928, and Michael P. Killoughey, who also had a fruit stand, in 1929. The building was vacant in 1930, but both Clara Coleman and Fred Henry, a tailor, were listed at the address in 1931. By 1935 John Brown was occupying the space. He was replaced by William Jackson in 1937. Tillie Hoehle spent 1939 in the building, then John Yates was there by 1941. Samuel P. Politte was listed as the occupant in 1952.

Like the other sections of the 1108-1112 South Boyle Flats, the 1112 South Boyle unit had a second listing at 1112a South Boyle. The first tenant found for this unit was Frederick O. Crawford in 1918. Philip Reisenleiter replaced him the next year. Mary O'Grady was living there in 1921, but by 1922 the listing had changed to David O'Grady. From 1923-1928 Jason Fitzgerald lived in the flat, until F. W. Mertons moved into the space in 1929. 1930 saw the tenancy of Sarah Flaskamper along with a second year in the location for F. W. Merton. The site was vacant in 1931, but Raymond Lanquist was listed there in 1935. Faith Everett spent 1937 in the building, then Elam Cotner occupied the site by 1941. Clarence Gann was listed as the resident of the 1112a South Boyle address in 1952.

### KENTUCKY AVENUE (odd numbers)

#### 1109 **Commercial Building;** 1952; R. S. Gacich, contractor. **Non-Contributing.** (Photo #5)

The 1109 Kentucky Commercial Building was constructed in 1952 by contractor R. S. Gacich. The building was constructed for use as a sheet metal shop.

### MANCHESTER AVENUE (even numbers)

#### 4170-72 **Kinney, E.H., Commercial Building;** 1896; E. H. Kinney, contractor; altered 1903; J. F. Hines, contractor; addition 1906; J. Costello, architect; Also addressed as 1113 Kentucky. **Contributing.** (Photo #5)

The E. H. Kinney Commercial Building was built by the owner in 1896. The building housed Henry Vandeloecht's grocery store from the time of its construction until 1903, when Vandeloecht moved out and the building was modified for an unknown tenant. There was a second addition three years later designed by architect J. Costello. By 1918, the building housed a confectionary, first owned by James Hobson, and then by Thomas Dwyer from 1919-1930, after which the confectionary changed hands a third time and was operated by Charles Powell from 1931-1944. The building was vacant in 1946, but in 1947, John Gacich opened a liquor store in the building.



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**MANCHESTER AVENUE (even numbers continued)**

**4170-72 (continued)**

The building also housed an apartment at 4170a, which frequently had new tenants. The earliest known tenant in this location was Hiram Matlock from 1918-1919. The listing did not appear for a number of years, but in 1937 John B. Edwin was living there, followed by Maude Louterus in 1938. Eva Heitty lived there in 1939-1940, before Louis Buonamici lived there from 1941-1948. By 1952 Charles Gacich was living in the 4170a Manchester storefront.

The storefront at 4172 Manchester also housed a number of businesses throughout the history of the E. H. Kinney Commercial Building. By 1912, Emil Schulz ran his tailoring business from the location, although his shop was replaced by a shoe store, run by Joseph Stahl in 1914. Stahl's business was replaced by Edward H. Work's moving business by 1918, but the moving company moved out by 1919. The building was vacant until 1921, when a tailor once more used the space, this time a man by the name of Louis Feiler. Feiler remained in the building until 1926, when Morris Lazarowitz opened his own tailor's shop in the space. Michael J. Fred replaced Lazarowitz as a tailor in the storefront. After remaining vacant for 1931, Jacob Lasky opened a cobbler's store in the space, which he shared with Samuel Lasky, a news broker. The Lasky's were replaced by the Jung and Son Bakery in 1935, and then John M. Young's bakery from 1940-1941, after which time the building was vacant for a number of years.

The building also housed an apartment at 4172a Manchester, which also had a frequent change in tenants. The first known of these tenants was Loran E. White, who lived at the address in 1918 and 1919. Earl Williams was at the address in 1921, then Herman Methier was the occupant from 1922-1924. Golder Grover was listed at 4272a Manchester in 1926, then Jason Bird was there from 1927-1930. The apartment was vacant in 1931-1934, but Theodore Roderick was listed in 1935. In 1936, Josephine Gay was the resident, but she had been replaced by Henry Gardalia. In 1938, Daisy Hankey was the resident, followed by Fred Angle in 1940 and William Leslie in 1941. 1942 saw Fern Rhodes occupying the space, remaining there until 1946. The 4172a Manchester space was vacant in 1947 through 1948, but Raymond A. Schmidt occupied the building in 1952.

**4174 Ring, W. J., Commercial Building; 1906; J. Costello, architect. Contributing. (Photo #5)**

The W. J. Ring Commercial Building was completed in 1906 according to architect J. Costello's design. The earliest known tenant was Tom Lee, who was running a laundry in the building by 1918. Sing Lee's laundry replaced Tom Lee's laundry in 1922. From 1926-1927 George Jong ran a laundry in the building; Joe Jeu then owned the laundry in the building from 1928-1929. From 1930-1944, Joseph Lee had a laundry in the location, then in 1946 Sam Lee had a laundry in the location. From 1947-1948, Howards Cleaner's, Inc. was located at 4174 Manchester. By 1952 John Maschmann is listed in the building.

**4176 Vandeloecht, Henry, Commercial Building; 1903; Fred E. A. Darr, contractor. Contributing. (Photos #5, 6)**

The Henry Vandeloecht Commercial Building was built in 1903 to house Henry Vandeloecht's grocery store. By 1908 Edward Heyd was running a grocery store in the building and his store was replaced by August May's grocery store by 1918. In 1921 the building housed the Household Chemical Company, a company that remained in the building for only two years before H. E. Bullerdick ran a grocery store in the building in 1923-24, until the Radeacker and Eatherton Grocery Company opened a store in the building and ran the grocer's until 1939. When the Radeacker and Eatherton Grocery Company closed, Rogers Furniture Company moved in for a year, only to be replaced by the American Legion Employment Industries second hand clothes store in 1940. Alf C. Allen ran a moving company in the building in 1941. He changed his business to the Allen Furniture Company in 1942, which sold used furniture in this location until 1946. In 1947, the Denison furniture company, also a used furniture dealer, moved into the building.

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**MANCHESTER AVENUE (even numbers continued)**

**4176 (continued)**

The building also has an apartment at 4176a. Although the apartment often had a rapid succession of tenants, the earliest known tenant was Oscar Land in 1921. The next year Carl J. Hamm was in the apartment for one year, then Jacob Camann lived there from 1923-1924. George Radeacker of the Radeacker and Eatherton Grocery Company lived in the apartment from 1926-1930. It was vacant in 1931, but in 1932 Frank Smith lived in the apartment. From 1933-1934, Marie Olliver lived in the apartment, but in 1935 Daniel Oliver is listed as having a furniture display room in the location. In 1936, the listing is again under Marie Oliver's name, but it still has "furn rms" after her name in the listing, indicating that she is also using it for a furniture display room. In 1937, Thomas Doherty was running a furniture display room in the storefront at 4176a Manchester Avenue, but he was only listed for that year. William Watkins was listed in 1940, but the next year Alf C. Allen was living above his furniture company, remaining in the building until 1946. From 1947-1948, Richard Frances was living at 4176a Manchester, but he was replaced by Rose Bazzel by 1952.

**4178 Vacant Lot;** building non-extant since 1977.

**4180 Kuhnert, J. C., Commercial Building;** 1927; H. Mayer Co., contractor/architect. **Contributing.** (Photos #5, 6)

The J. C. Kuhnert Commercial Building was built in 1927 by the H. Mayer Company, which supplied the architect and contractor for the construction of the building. The building was vacant in 1928, but in 1929 William Bleich opened a men's furnishings store in the building, remaining in business until 1932. In 1933, Joseph Kuhnert opened a confectionary in the storefront, which operated in the location for over twenty years, remaining in business until the 1950s. There is an apartment at 4180a, which was the home of Joseph Kuhnert by 1928. He continued to live there after opening his confectionary store downstairs and lived there into the 1950s.

**4182 Wolff, H., House;** 1892; William Damon, contractor. **Contributing.** (Photo #6)

The H. Wolff building was constructed in 1892 by contractor William Damon. The first occupant of the building is not known, but by 1918 John Sommer had opened an upholstery store in the building, expanding his business to include phonograph repair in 1923, a move that apparently did not pay off because the storefront was occupied by William Egenberger in 1924. Egenberger was followed by a succession of short term tenants, including Mrs. Chattie Allen from 1926-27. J. C. Kuhnert simultaneously, albeit temporarily, used the space for a furniture room in 1927 in conjunction with his furniture business in the building next door. In 1928 Lucy Bunch was listed at the address, then Jason J. Fanger in 1929. Fanger was followed by George Rovies in 1930. The building was vacant in 1932, but Herman Kuhnert moved into the building in 1933, remaining there until 1937. The 4182 Manchester storefront was vacant from 1938-1940, then in 1941 Edward Cantillon occupied the storefront for one year. Della Schafer moved into the building in 1942. By 1944 Charles Dotson was listed at the address, remaining until 1946. From 1947-1948 Jason O. Dyer was listed at 4182 Manchester, but he moved out and by 1952 Marvin Lough was occupying the storefront.

There was also an apartment at 4182a, which was occupied by a number of tenants who were only in the apartment for a short time. The first of these tenants was Kate Jones, who was in the apartment from 1919-1923. In 1926, John Vaughn spent the year in the apartment, but he was replaced by Wakefield McNeese in 1927. Then Clarence A. Lunn occupied the apartment in 1928. The 4182a Manchester apartment was vacant in 1929-1930, until Luther A. Henderson moved into the space in 1931. The building was vacant once again in 1932, then in 1933 Herman Kuhnert moved into the apartment. He remained until through 1935. From 1936 into the 1950s, Clarence Kuhnert was living in the apartment at 4182a Manchester Avenue.

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**MANCHESTER AVENUE (even numbers continued)**

**4184 Griefe, J. H., House;** 1893; Alfred How, contractor. **Contributing.** (Photo #6)

The J. H. Griefe house was built by contractor Alfred How in 1893. J.H. Griefe remained in the house for an undetermined amount of time, but by 1918 George Griefe was living in the house. In 1921 Rufus Stroup was living in the house, but he moved out the next year and Marion Wood lived there in 1922. By 1923 Etam Cotner moved into the house, along with David Breeding. In 1924 Elmer Harper lived in the house, but only until Eva Ramsey moved in from 1926-28 with Alice McMaster, who remained in the house until 1929. By 1931 Charles Stevenson lived there, but in 1935 Charles Ramsey, who previously had lived at 4184a Manchester (in the same building), moved into the house until 1937. Della Schafer moved from 4184a Manchester to 4184 Manchester, remaining in the house throughout the 1940s. Charles Brown had moved into the house by 1952.

The property also has a listing at 4184a, which had a very similar occupancy pattern as the main unit at 4184 Manchester. Edgar E. Whitney was listed in 1918, followed by Henry M. Brook in 1919. In 1921, J. T. Boyle was listed in the building, but Oscar Fargie had moved into the space the next year. Emil E. Carney occupied the apartment in 1923, then Charles Ramsey is listed in the apartment. From 1926-1927 Earl Anderson was in the building, then Jason W. Alexander in 1928. Ramsey returned in 1931-1932, only to move to the 4184 Manchester space in 1933, when Frances Hannich was listed at the 4184a Manchester address. Claude H. Davis spent 1935 in the apartment, but Della Schaffer replaced him the next year in 1937-1938. In 1939, Orville Hughes moved into the space but in 1940 William Schaffer is listed in the apartment. David James was the resident from 1941-1944. By 1946, William E. Austin lived in the apartment, but only until 1947, when Ellen Asher was listed at the resident. Asher was in the apartment at least through 1948, but by 1952 Edward J. Benn occupied the apartment at 4184a Manchester Avenue.

**4188 House;** c. 1890. **Contributing.** (Photo #6)

The house located at 4188 Manchester was built circa 1890 for an unknown original occupant. In 1918 Andrew Gass lived in the house, followed by Rose Gass in 1921 and August Gass from 1923-1928. The house was vacant in 1929, but in 1930 John J. Martin moved into the house and lived there until 1941, when Margaret M. Martin is listed as the resident of the house. The house was vacant from 1942 until 1946, when Jason Walker moved into the house for a year, although he was replaced by Daniel Bryant the following year. By 1952 a Mrs. Anna Cooley lived in the house.

The house also has a second apartment, listed as 4188a. The location was occupied by John J. Martin until he moved into the house in front at 4188 Manchester, leaving 4188a Manchester vacant until Jason Walker moved into the building in 1944, remaining until Lester Dunlap moved into the house in 1947. In 1952 Clyde Luck lived at 4188a Manchester.

**4190 Vacant Lot;** building non-extant since 1975.

**4194 Tacke, C. W., House;** 1890. **Contributing.** (Photo #7)

The C. W. Tacke House was built for C. W. Tacke in 1890. By 1914 Serena Hurley, a dressmaker, was living in the house. A man named Lyman Boyce then lived in the house from 1918-1919. James Layland moved into the house in 1921; he lived there until 1922. Conrad Rese then lived in the house for two years until George Button moved into the house in 1926; Thomas Harmon also was listed at 4194 Manchester Avenue in that year. 1927 saw Frank Edwards move into the house, spending the next three years there, until Benjamin Wooley occupied the house from 1930-1935. Harry Millaway then occupied the site for a year in 1937, followed by Iris M. Dalrymple in 1938-1939, and Hollon Hiens in 1940, then Warren Weston in 1941. Charles Moreland lived in the house from 1942 until 1945, followed by Ethel Moreland starting in 1946. Moreland was joined at the house by Cynthia Luster for 1947 and 1948. John Rosenkranz lived in the house by 1952.

The 4194a Manchester space was occupied by Charles Dodel from 1923-24, but was vacant most of the time, with listings only appearing in those two years with a tenant in the location.

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**MANCHESTER AVENUE (even numbers continued)**

**4196-98** **Aiple and Himmelman Commercial Building;** 1905; Ernest Hess, architect; Frank Arnold, contractor; Addition at 1106 South Boyle; 1922; Hugo Eswin, contractor. **Contributing.** (Photo #8)

The Aiple and Himmelman Commercial Building was designed by architect Ernest Hess and built by contractor Frank Arnold in 1905. The 4196 storefront was originally occupied by William Gotsch, a watchmaker. Gotsch's business remained at the site until 1914. By 1919 Oliver L. Wright had an optometrists office in the storefront, a use continued by Felix Koetting when he replaced Wright in 1922. Koetting remained in that location until the 1950s, and expanded his business. He was also listed as the Eyesight Survey Corporation starting in 1930. Jason F. Koetting, optometrist, and Robert A. Koetting, a second optometrist, were also addressed at the site by 1952.

The building also has an apartment listed at 4196a, the first listing for which was found in 1918, when Oliver Wright was living there. When Wright left, Henry Striker occupied the space from 1922-23. A quick succession of tenants followed, with most living there for only one year, including John Meher in 1924, Rose Shy in 1926, Vernie Crain in 1927, William Broyles in 1928, and Edward Kriner in 1929, before physician Samuel Freund moved in from 1929-1931. After some time vacant, Hubert Smith occupied the space in 1937, and then after another vacancy Wiley Pilkenton occupied 4196a Manchester in 1941, but in 1942 Henry Gravot moved in and remained there until the 1950s.

The connected storefront at 4198 Manchester was occupied by the Boyle Avenue Pharmacy, which remained at the sight until 1918, when Oliver Wright had a drug store in the space. In 1919, the storefront remained a pharmacy, but it was now run by Hugo Eswin. Harry Stiegemeyer's pharmacy replaced Eswin's pharmacy in the storefront in 1926, and remained until 1930. Baker Brothers pharmacy then occupied the storefront until 1935. Hugo Eswin returned in 1937 and his business remained there until 1946, when Daniel Zimmerman ran the pharmacy, although he was replaced by Everett's Cut Rate Drugs by 1952.

The building had an addition addressed as 1106 Boyle, built by contractor Hugo Eswin in 1922. James Cook was the first tenant of the addition, occupy the space from 1922-1924. In 1926 Frank J. Schuermann opened a shoe repair store that remained in the location through 1931. By 1935, William Gallina was running a shoe repair business in the location. By 1939 Charles Williams was operating a radio repair shop out of the building. Marie Horton had a beauty shop in the 1106 Boyle storefront of the Aiple and Himmelman Commercial Building by 1952.

The 1106 Boyle addition also had a second address at 1106a Boyle Avenue. The first tenant listed at this address was also James Cook in 1921. By 1924 Charles Decker was using the space, but he was replaced by Charles Johnson by 1926. Martha Boyles was listed for 1927, followed by John Vaughan in 1928, Frankie Garret in 1929, and Emil Hanson in 1930. Ethel Page occupied the 1106a Boyle space in 1931, but by 1935 the city directory listed the address as vacant.

**4200-02** **Kuchenbruck, Mortitz, Commercial Building;** 1892; W. H. Wassmann, contractor; Also Addressed As 1101 South Boyle. **Non-Contributing.** (Photo #9)

The Moritz Kuchenbruck Commercial Building was built by contractor W. H. Wassmann in 1892. By 1905 the building was used for a saloon, run by August Pinkepank, who remained in the location until 1910. Frank Burn ran a saloon in the location from 1911 through 1914. By 1918 Edward Meyericks was running a saloon in the location, but his business was replaced by the Manchester Produce Company in 1921 only to become a butcher's shop run by Charles Hamble in 1922. Hamble shared the space with Clarence Nevins, a grocer for a year, but in 1923 the grocery store was run by Louis Schwartz, who was also only in the location for one year before Jacob Lederele took over the grocery store. In 1926 the building was not used as a grocer's at all, rather Lyden Royce was running a confectionary in the location. Only two years later in 1928, Florence Pappas opened a restaurant in

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**MANCHESTER AVENUE (even numbers continued)**

**4200-02 (continued)**

the location, which was replaced by the dentist's office of Charles Slawson in 1929. In 1930 Thomas Wright opened a tobacconist's shop in the building, which remained there until Israel Gerstein's tobacco shop replaced Wright's. Gerstein ran the tobacconists from 1932 through 1948. The building was vacant by 1952.

The building also had an apartment, listed as 4200a. Like many of the apartments along this stretch of Manchester, there was a quick turnover of tenants for many of the years of the building's existence. Some even used the space for business, including Jay Taylor, who ran a hauling company, Jason M. Farrar, who delivered ice until he moved to 4202a Manchester, and Charles Slawson, a dentist. Although he did not live there initially, Gerstein also lived in the apartment, from 1936 until 1941, when the apartment once again had a quick turnover of tenants.

The storefront at 4202 Manchester Avenue also housed a number of businesses. The earliest confirmed business in the location was the confectionary run by Jessie Hortsmeyer, which was in the location from 1909-1911. After Hortsmeyer moved out of the space, David Miller continued to run a confectioner's store in the storefront, from 1918-1923 and his business was followed by the confectionary run by Royce Lyden in 1924. The storefront was vacant in 1927. From 1928-1931 Flora Wall ran a millinery at the site. The Lungstras Dyeing and Cleaning company then occupied the building from 1932-1948. By 1952 the Jo-Ann Shop had moved into the building to sell women's clothes.

There was also another unit addressed as 4202a Manchester Avenue. The early history of this space is uncertain, but in 1927-1928 Margaret Taylor ran a furniture room in the location. In 1929 Jason Farrar, a coal dealer, moved into the space, only to be replaced by Grace Hurley in 1931. A Joseph Farrar moved into the space from 1932-1948. By 1952 William W.A. Koch occupied the space at 4202a Manchester Avenue.

**4204 Vacant Lot;** building non-extant since 2002.

**4206-08 Commercial Building;** c. 1909-1916. **Contributing.** (Photo #9)

The 4206-08 Manchester Avenue Commercial Building was built sometime between 1909 and 1916. The building housed the Arco Furniture Company from 1918-1927 and then the store became the Home Furniture Company in 1928. It remained the site of the Home Furniture Company through at least 1948 but by 1952 it had become the Circle Furniture Company. The building had a one-story concrete/brick addition added in 1951.

**4210-14 Vacant Lot.**

**4216 Davis, J. R., Commercial Building;** 1911; A. Craig, contractor. **Contributing.** (Photo #9)

**Garage;** 1917; E. H. Koch, architect. **Contributing.**

The J. R. Davis Commercial Building was built by contractor A. Craig in 1911. From 1912-1914 James Dennison ran a dry goods company in the building. By 1918 Louisa Muth was using the space for the same purpose and continued to run a dry goods store until 1924. In 1926 Samuel Lieberman opened a tailor's shop in the storefront that he ran until 1932, while Samuel Lieberman ran a tailor's shop from 1933-1934. In 1935 Clarence Perkins opened a florist's shop in the storefront and continued to operate the store until the 1950s.

There was also a second listing for the building at 4216a Manchester Avenue. The earliest known tenant at this site was C. Davis, who was listed there in 1918. In 1919, John R. Davis was listed in the apartment. By 1922, R. F. Russell was listed at the address, followed by Fred W. Brown in 1923. Samuel Lieberman, who had a tailor's shop in the storefront, moved into the apartment in 1924. From 1928-1929, W. F. Reddy occupied the building, then Ella Williams occupied the building from 1930-1934. She was replaced in by Clarence Perkins in 1936, who remained there until 1948, then Clarence W. Perkins was listed in the apartment in 1952.

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- 4218**      **Davis, Rose R., Commercial Building;** 1913; Rose R. Davis, contractor. **Contributing.** (Photo #9)
- The Rose R. Davis Commercial Building located at 4218 Manchester was constructed by its owner/contractor, Rose R. Davis in 1913. By 1918 William Gotsch, a jeweler, had moved into the storefront. In 1921 the jewelers became Gotsch and Leuders, which continued in business until 1946, when it became Leuders Jewelers. By 1933 Gotsch had also expanded his business to include optometrist services. Sometime between 1948 and 1952, Gotsch left the business and George Leuders was running the jeweler's by himself.
- 4218a Manchester was the home of William Gotsch from 1921 until 1944, at which time a Jennings S. Keeney lived in the apartment, although he had moved out and sometime after 1948 and George Leuders, the jeweler who worked with Gotsch, had moved into the location.
- 4222**      **Brueckner, William, Commercial Building;** built prior to 1907; addition 1914; S. Gloss, architect. **Contributing.** (Photo #9)
- The William F. Brueckner Commercial Building was originally constructed as a residence sometime before 1907. In 1914 there was an addition designed by architect S. Gloss and by 1916 William Brueckner had opened a grocery store in the building. In 1919 Jacob Baum opened a short-lived men's furnishings store, which was replaced by Joseph Hallemann's bakery in 1921. Hallemann in turn moved out the next year and from 1922-1923 Gustav Cesak ran a bakery in the storefront. In 1924 Joseph Dolejs opened a new bakery in the store, but he was replaced by August Gerlach in 1926. Gerlach was replaced by George Mueller, who also ran a bakery in the site from 1928-1941. Starting in 1941 Joseph Zimmerman ran a bakery at the location, lasting until 1948. By 1952 the site housed the Manchester Bakery.
- The William Brueckner Commercial Building also had a second listing at 4222a Manchester. This site was occupied by James E Arthur in 1919, but George Mueller had moved into the site by 1931 and remained there until 1941. Joseph Zimmerman replaced Mueller not only in the bakery but also in the 4222a Manchester apartment in 1941 and he remained in the apartment through 1948.
- 4224-26-26½** **Malvern Investment Company Building;** 1936; Fred Nauman, architect; A. & G. B. Bullock, contractor. **Non-Contributing.** (Photo #9)
- The Malvern Investment Company Building was designed by architect Fred Nauman and built by A. and G. B. Bullock, the contractor. The building is non-contributing. Thomas McAn ran a shoe store in the 4224 Manchester storefront from 1938 through the 1950s. The 4226 Manchester storefront housed the Wolfson LaVogue Shop in 1937-1938, which became the store of Nathan Wolfson, also selling women's clothes in 1939. Sometime between the years 1948 and 1952 the store became the LaVogue Shop and continued to sell women's clothes.
- The 4226½ Manchester storefront was used by both Isaac Joseph, a jeweler, and Howard Marshall, an optometrist. Both businesses remained in the space through 1940, but by 1942 Richard Reichard had replaced Marshall as the optometrist who shared the space with Joseph. Joseph and Reichard continued with their jewelry and optometry businesses in the same location through the 1940s.
- 4228**      **Vacant Lot;** building non-extant since 1971.
- 4232-34**      **Ambruster, William, Commercial Building;** 1911; J. N. McKelvey, architect; McKelvey Construction Co., contractor. **Contributing.** (Photo #9)
- The William Ambruster commercial building was built in 1911 by the McKelvey Construction Company, according to plans drawn up by architect J. N. McKelvey. The 4232 Manchester Avenue address was occupied by Edith E. Ambruster from 1918-1924. The listing stated that the location was vacant in 1928, but in 1929 Edith Ambruster was once again listed at that address, remaining there until 1937. From 1938-1940 William R. Cameron was listed at the address, but it was vacant once again in 1941. Edith Ambruster was listed at 4232 Manchester once again in 1942, only this time as the Edith E. Ambruster Undertaking Company, as opposed to the

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**4232-34 (Continued)**

earlier listings which had simply stated "Ambruster, Edith E. Mrs." The Edith E. Ambruster Undertaking Company remained at 4232 Manchester until 1946, after which time the building was listed as vacant.

There was a listing for an Edwin H. Bockhorst at 4232a Manchester in 1923-24, but this is the only appearance of this address.

In contrast, the 4234 Manchester Avenue storefront had a long and consistent tenant. From 1912-1913, the site was listed as the home of the Saint Louis College of Embalming, as well as the William Ambruster Undertaking Company. This dual listing lasted until 1919, at which time only the William Ambruster Undertaking Company was listed until 1926. In that year, the William Ambruster Undertaking Company remained, but there was a second listing that once again included the Saint Louis College of Embalming. The Manchester Investment Company was also listed at the address starting in 1926. By 1930, the Ambruster Undertaking Company was once again the only listing at 4234 Manchester, and remained there until 1942, when there was no longer an address listed for 4234 Manchester, and in the same year that the Edith E. Ambruster Undertaking Company was first listed in the other address at the building. In 1947, Florenz Eynck was listed at 4234 Manchester, and by 1952 the Life Missionary Church, a Pentecostal congregation, was using the building for to house its services.

**4236 Muehliesen and Milz Commercial Building; 1904; Muehliesen and Milz, architect; George P. Zeller, contractor. Contributing. (Photo #9)**

The Muehliesen and Milz Commercial Building was constructed by contractor George P. Zeller in 1904. Starting in 1907, William Abruster ran his undertaking services from the building, and in 1911 he opened the Saint Louis college of Embalming at the location, before moving into his new building next door in 1912. After Ambruster moved next door, James J. Smith ran his plumbing company from his location, leaving the site after three years in the building, in 1914. Morris Koslow, a tailor, then had a business in the location for a short time. In 1919 the building was vacant. In 1921 the Minges Brothers hardware store moved into the building. Minges Brothers hardware remained at the site until 1938. The following year, Samuel Feldman opened a women's clothing store, which remained in business until the 1950s.

The building also had an apartment located at 4236a. Florenz Eynck lived there from 1918-1937, after which 4236a was not listed.

**4236 Rear Elam Company Building; 1935. Non-Contributing.**

The Elam Company Building was constructed in 1935 as a brick storage building. There was an alteration made to the building in 1949, when it was being used as an automotive repair shop. For a time in the 1950s it was used as a welding shop before eventually being converted back into use as an automotive repair shop.

**4238-40 Freund Building; c. 1909-1926; altered 1926; Wedemeyer and Nelson, architects. Contributing. (Photo #9)**

The Freund Building was altered in 1926, although the original construction date is not known. The alteration was designed by the acclaimed architectural firm of Wedemeyer and Nelson. From 1927-1930, Wolfson's La Vogue ladies ready-to-wear clothing store was located in the building. In 1931, it became the La vogue Shoppe, also selling women's clothing, only to become the Nathan Wolfson's women's clothing store once again the next year in 1932. In 1937, Nathan Wolfson's store was replaced by a F. W. Woolworth's Company Five and Dime store. Woolworth's remained in the building into the 1950s; it was listed at 4238-42 from the years from 1937-1952. Even before moving to the 4238-4242 Manchester address, Woolworth's had already had a store in the same building, in the 4240 Manchester Avenue storefront, from 1927-1936.

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**4238-40 (Continued)**

The Freund Building also housed a number of office tenants for many years. In 1927, the Freund Building, listed as 4238a Manchester Avenue, housed the Manchester Loan Company, the Springfield Life Insurance Company, and the offices of E. J. Malone, an insurance salesman, the Vel Beauty Shop, and Johnana E. Brandenburger's dress making school. Brandenburger's dress making school was gone by 1928, while physician Robert O. Urban opened an office in the building in that same year. By 1929, Vel's Beauty Shop was the only business that had not moved. Edward Burns, a chiropractor, had moved into the building by 1929. The next year, John J. Cleary, a dentist opened his offices in the building. Dr. William Sherman's medical practice had replaced Vel's Beauty Shop in the same year. By 1935 Sherman and Cleary still had their practices in the Freund Building, but Burns had been replaced by Walter E. Koch, also a chiropractor. In 1937, Harles Bockhorst was running a real estate business in the building, but Cleary had moved his offices out of the building. 1939 saw the return of a beauty parlor to the building, when Mildred Wayters opened a beauty shop there. Katherine Mitchell's beauty shop replaced that of Wayters the next year. The offices of

Peter S. Kelemen appeared in the building in the same year. In 1942, Mitchell's beauty shop had also moved out of the building, while Emmett Pitts, a dentist, joined Kelleman and Mark in running medical practices in the Freund building. Kelemen was not listed in the building in 1946 when Mark and Pitts both were, but in 1947 Kelleman was once again listed. Jacob Reby, another dentist, Samuel Zuckerman, a chiropractor, and Robert Roth, also a chiropractor, replaced Mark and Pitts in the building. By 1952, Reby was joined by Adele Reby in dentistry, and Kelleman and Roth were both still in the building. Charles Johnson, an optometrist, replaced Zuckerman in the building by 1952.

**4244-46**

**Vacant Lot.**

**4248-50**

**E. B. Johnson and Son Commercial Building; 1904; E. B. Johnson, contractor. Contributing. (Photo #10)**

The E. B. Johnson and Son Commercial Building was constructed in 1904, with the owner acting as the contractor. The building first housed Kassebaum Godfrey and Company, a clothing store. In 1907, the company changed its name to Kassebaum Godfrey Clothing Company, but the business remained the same other than its name change. John C. Kassebaum, Stephen W. J. Godfrey, John M. Schwaig, and Adolph M. Schilly acted as officers for the company under both names. The official address of the Kassebaum Godfrey Clothing Company switched from 4248 Manchester to 4248-50 Manchester in 1929, the same year that the Manchester Loan Company was listed at 4248 Manchester. This was the last year that there was a listing for 4248 Manchester and the Manchester Loan Company did not remain in business. The Kassebaum Godfrey Clothing Company remained in the location until 1946, when it became the Godfrey Clothing Company. The Godfrey Clothing Company was replaced by Levinson's Men's Shop by 1952.

The E. B. Johnson and Son Commercial Building also had an apartment at 4250a Manchester. The apartment was occupied by Philip H. Loebner from 1919-1923, when the Hannah Loebner was listed as the resident until 1944, when Mae Loebner was listed as the resident. By 1946, Isaac Loebner was living in the apartment and remained there until the 1950s.

**4254 Melroys Commercial Building; 1901; F. Arnold, architect; George Vocker, contractor; Altered 1946. Contributing. (Photo #10)**

The Melroys Commercial Building was built by contractor George Vocker according to architect F. Arnold's design. The building was the home of George Heitzman's blacksmith shop from 1902-1914. The building was also the residence of Oscar Heitzman from 1902-1906 and Benjamin Heitzman from 1905-07. George and Oscar Heitzman also sold wagons and carriages out of the location from 1904-1908. By 1918, Louis Aronberg was running a men's furnishings company in the 4254 Manchester storefront, but he was replaced by tailor Morris Kostow in 1919. By 1921 the Paris Cloak and Suit Company moved into the building. In 1921, Louis Spitzburg,



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who ran a ladies furnishings store, was also listed at the location from 1921-1923. In 1924 Samuel Feldman opened a millinery at the location, although he changed his business to ladies ready-to-wear fashions in 1931. Samuel Feldman's clothing store lasted until 1937. The building was vacant until 1940, when Mel-Roy's Dress Shop moved into the building. Mel-Roy's Dress shop was located in the building until the 1950s.

There was also an apartment listed at 4254a, although 1918 is the earliest listing found for the address. In that year, George Heitzman was living in the building. By 1931, Samuel Feldman was living in the building, and remained there until 1937. After his business closed, Feldman also moved out of the apartment, to be replaced by Nathan W. Glazer in 1940-1946. There was no listing for 4254a Manchester in 1947-48.

**4256 Commercial Building; c.1909; Contributing.** (Photos #10, 11)

The 4256 Manchester Commercial Building was built sometime prior to 1909. The building housed Henry Vanderloecht's grocery store from 1909-1914. By 1916, Benjamin Koplovitz was running a dry goods store in the location. Koplovitz's store was replaced by Jacob Figure's dry goods store in 1926 and remained in the location until 1928. In 1929 the Herbert Style Shoppe moved into the building, remaining there until 1932. Herbert D. Franklin ran a women's clothing store in the location from 1933-1937. Then in 1938 the Hollywood Shop moved into the storefront, also to sell women's clothing. By 1946, Abe L. Katleman was selling women's clothes from the store. In 1948, Katleman was joined in the storefront by the Hollywood Hosiery Shop and George M. Sherman's women's clothing store. By 1952 these businesses were replaced in the storefront by Bradlee Shops, which sold dresses.

The 4256 Commercial Building also had an apartment listed at 4256a Manchester. The earliest listing for this site was Kate Meyer in 1918. In 1919 Louis Hammerman was also listed at 4256a Manchester. In 1921, August Masel was listed at the apartment, but Louis Hammerman was also listed there. In 1922 Robert C. Beshler was listed there, but August Masel was still listed at the address. In 1924 Paul Vorhies replaced Robert C. Beshler, while Masel remained. There were no more changes until 1927 when John Farris joined Masel at the listing for 4256a Manchester. By 1928 Masel had left, to be replaced by Nick Milosevitch, who was joined in the listing in 1929 by Isaac Stroud. In 1935 4256a Manchester was vacant, but Edward Cantillon and Harry E. Fortune were listed at the location in 1937. Cantillon was gone the next year, but Fortune remained at the location until the 1950s.

**4258 Vacant Lot.**

**4260 Murphy Dry Goods Company Building; 1899; M. E. Holtman, architect; George Vocker, contractor; addition 1904; Fred Howe, architect; George Vocker, contractor. Contributing.** (Photos #10, 11)

The John Murphy Commercial Building was built in 1899 by contractor George Vocker. M. E. Holtman was the architect of the original design. The building had an addition added in 1904, again built by contractor George Vocker, but the architect for the addition was Fred Howe. The building housed the R. B. Bullock and Son, which was managed by John J. Murphy, who also lived at 4260a Manchester. By 1902, John Murphy was no longer the manager of the R. B. Bullock and Son company, but rather he ran the Murphy Dry Good Company. He continued to live at 4260a Manchester. The Murphy Dry Goods Company remained at the location until 1926. The next year, Henry F. Marquardt opened a dry goods store in the building, which continued in business until 1930. The Sterling Dollar Store occupied the space until in 1930 through 1938, although Louis Seidel is also listed as running a dry goods store there in 1935. In 1939 the Bago Cut Rate Drug Stores, Inc. moved into the building and remained there until the 1950s.

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**4260 (Continued)**

The 4260a Manchester address houses an apartment that was originally occupied by John Murphy while his dry goods store was in the storefront. By 1918, James E. Light had replaced Murphy at the address, as well as William A. Cartwright. In 1919, Kames Bottroff and Arthur Edmondson were listed at the address. In 1921, L. L. Drazer, a dentist, was listed at the address. In 1927, William Sherman, a physician, replaced Drazer, while an Abraham L. Wood was also listed at the address. 1932 saw Edward Goessling move into the location, to be replaced by John L. Riley in 1935. From 1937-48 Raymond Perry occupied the space. By 1952 B.S. Kane, Charles E. Line, a dentist, and chiropractor Reed S. Wallace were occupying the space.

**4264 Simon, Adam, Commercial Building; 1892; Jason Ferguson, contractor. Contributing. (Photo #11)**

The Adam Simon Commercial Building was built by contractor Jason Ferguson in 1892. The earliest known business in the location was R. B. Bullock and Son in 1900, which moved next door to 4260 Manchester the next year. By 1908, Arthur A. Thebus, a watchmaker, and William M. Sherman, a physician, were both listed at 4264 Manchester. From 1909-1919, Arthur A. Thebus was listed as a jeweler and his was the only business listed in the building. Benjamin Taff, another jeweler, ran his store in the location in 1921, but the building was vacant the following year. In 1923, William Loomstien opened a shoe repair store in the building, but he was replaced by Nathan Wolfson's ladies furnishings store the next year. Wolfson's store lasted until 1928, after which Isaac Goldberg sold ladies furnishings in the shop. 1931 saw the Marilee Shoppe move in and begin selling ready to wear women's clothes. The building was once again vacant from 1933-1934. Albert Goldman occupied the space for one year in 1935 then the building was vacant again from 1936-1941. After the period of vacancy, the Plaza Hat Shop opened in the location in 1942. By 1944, the Nifty Hat Shop was operating in the location and continued to operate into the 1950s.

There was also a second space in the Adam Simon Commercial Building, listed as 4264a Manchester. The earliest known occupant of the location is Elizabeth Simon, who was there from 1918-1921. In 1922, Isaac Goldberg occupied the space, remaining through 1924. Arthur Prack was then listed at 4264a Manchester from 1927-1930. In 1931, Physician Edward J. Burns, dentist Marion J. Yount, and Frank P. Lynch had offices in the building, but were replaced by Abraham Wood in 1932. The 4264a Manchester location was vacant for the next two years, but Minette Chapman was running a beauty shop in the building the next year, before it was vacant for another year. From 1937-38, music teacher Floyd Baldwin taught music there, but it was vacant once again until Leo Feldman occupied the space in 1940, only to moved out and have John R. Houghton move into the building in 1941, remaining through 1948, but the building was again vacant by 1952.

**4266-68-70 Huber, Anton, Commercial Block; 1892; Charles Hahn, contractor; addition 1900; Zeller and Walker, contractor; addition 1920; O. J. Popp, architect; I. Segel, contractor; addition 1924; Smith and Company, contractor. Contributing. (Photo #11)**

The Anton Huber Commercial Block was built in four parts between 1892 and 1924. The first section, built in 1892 for owner Anton Huber, was constructed by contractor Charles Hahn. The first addition was built by contractors Zeller and Walker in 1900. O.J. Popp was the architect for the addition on which I. Segel was the contractor; their work was done in 1920, under a new owner, Nathan Perlmutter. In 1924 Perlmutter again expanded the Anton Huber Commercial Block with an addition, this time Smith and Company were the contractors.

Anton Huber had the first section of the building constructed as a new site for his saloon, which had been down the street at 4328 New Manchester Road. After building the first addition in 1900, Huber moved into the apartment above the new section, the first floor had room for a new storefront, and by 1902 Andrew Brusasco had a shoe store in the location. In 1908 Steinmeyer Brothers shoe store moved into the 4266 Manchester storefront, remaining in business in the location past 1952.

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**4266-68-70 (Continued)**

There was also an occasional listing for 4266½ Manchester. Harrison Wilson occupied the space in 1924. There was also a listing for 4266½a Manchester, which in 1921 had George Gibson and John Ludwig listed, a Thomas Murray in 1922, and Alice M. McMaster in 1923. In addition there was also a listing for 4266a Manchester, occupied by Maffrand Brothers from 1911-1914. Barbara Huber was listed there in 1921. In 1922 Mary O'Donnel and Jennie Steffan were listed in the apartment. In 1926 Abraham L. Woods, was in the apartment. Jason Wilson and George Reiss were listed there in 1927. The space was vacant in 1928. In 1929 Belle Beauty Shoppe moved into the building. William C. Gross had the second listing at 4266a Manchester in 1929 to house his medical offices. In 1935 the offices were the location of Harry L. Bremser's doctor's office, while William Gross remained as a tenant. Bremser remained in the location until 1952, sharing it with Ray Hubbs in 1935-36 and William Manson in 1937-1940. Bremser was the only occupant until 1946 when Nell Meleski was listed, followed by John Vanderbrugge in 1947-48, and then Gladys Hubbs in 1952.

The Anton Huber Commercial Block also had a listing for 4266b Manchester Avenue. In 1918, the space was occupied by Anna Betwars, who was replaced by Barbara Hobart the next year. In 1921, James Wilson was the only listing for the address. By 1926, William P. Button and Meade A. Button opened their physicians' practices in the offices. By 1928, William Button had left and Grover Dean and Claude Decker had joined Meade Button. John T. Brown, Mary Stroud, and Myrtle Berberich, a midwife, were all listed in the location. Brown was gone by 1935, and George Evans had replaced Mary Stroud in the listing in 1937. There were no more listings for 4266b Manchester after 1937.

Besides all the other offices and addresses in the Anton Huber Commercial Block, there were also listings for 4268 Manchester Avenue. This location housed the barber shop of Frederick Wilmas from 1912-1913. It remained a barber shop in 1914 when John Breiner replaced Wilmas, and continued in the same use as a barbershop when Albert A. Rueh opened his shop in 1919. In 1926-1927 Oliver Rosinsky ran a lady's furnishings store in the location. 1927 was the last year that an address was listed for 4268 Manchester.

4268-70 Manchester, also part of the Anton Huber Commercial Block, was the home of Nathan Perlmutter ladies furnishings store from 1921-24. In 1928 Carp and Company, a large dry goods company that morphed into one of the first department stores, opened a store in the building. Carp's changed its name in 1933 to Carp's Inc., but it remained in the location until 1973, when the entire Carps chain was sold amidst the legal problems of the primary owners, who were accused of fraudulently running the company.

The building also had an address at 4268a Manchester where first Augustus Short was first listed in 1919 and then Rufus Garrison occupied the location from 1923 to 1924. The address does not appear again, but 4270 Manchester also had businesses in that location. First, in 1911 Frederick J. Wilmas's saloon was listed at the location. In 1912-1913 William Wassmann is listed as running a saloon in the location, while Edwin Brewington ran a restaurant. Augustus Short's saloon was listed at this location in 1918, the year before he appeared in the listings for 4268a Manchester. Edwin Merricks then ran a saloon in the location in 1919. The next listing is not until 1927, but in that year, Carp and Company dry goods moved into the building. A Mrs. Jessie M. Hagensicker and a Joseph Blackford were listed at the address in 1941.

The Anton Huber Commercial Block also had an address listed at 4270a. This address appears only sporadically, with paperhanger Harry Burns listed in 1911, William Watson listed in 1918, Jessie Hagensicker (who was later listed at 4268a Manchester) there in 1939, and Eve and Ira Bradshaw and Raymond Wulfekammer listed at the address in 1952.

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**4300-02 Schramm, Madalena, Commercial Building;** 1894; E. Falkenheimer, architect; R. J. Loyd, contractor; also addressed as 1105 Tower Grove. **Contributing.** (Photo #12)

The Madalena Schramm Commercial Building was built by contractor R. J. Loyd in 1894; E. Falenheimer was the architect. The first tenant was the Lehmann Brothers Drug Store, run by Charles and Louis Lehmann. By 1896, only Charles A. Lehmann was listed with the drug store, but he remained at the location until 1931, when Joseph Hickey opened a drug store in the location. Hickey's drug store was replaced by Tower Drugs in 1947, and that pharmacy continued in business into the 1950s.

The building also had a second unit at 4300a Manchester Avenue. The early tenants are not known, but in 1922 Martin Ehrenberg was listed in the building. In 1923, Ehrenberg was replaced by Mr. Schwartz, who was supplanted by John C. Tompkins by 1928. In 1930 physician Martin Sheets opened his office at the location. Sheets remained in the building until 1948. By 1952 the office at 4300a Manchester was the location of dentist Joseph A. Petralia's office.

**4304 Commercial Building;** 1907; L. Herman, architect; George Vocker, contractor. **Contributing.** (Photos #12, 15)

The 4304 Manchester Commercial Building was built according to architect L. Herman's design by contractor George Vocker and completed in 1907. The building was the home of Andrew Brusasco's shoe store which remained in business until 1922. In 1923 Palmina Brusasco took over for Andrew and ran the shoe store until 1930. In 1931, Joseph Cerutti is listed, while in 1932 he is listed at 4304a Manchester Avenue but Pauline Cerutti's shoe store is listed at the main address. In 1933 the Brusasco Shoe store is the occupant of the building. In 1937, the shoe store became Charles Brusasco Shoes, which remained in the building until the 1950s.

There are also listings for 4304a Manchester, although these only appear occasionally. In 1932 Joseph Cerutti is listed in the building, remaining until 1936, when Charles Brusasco is listed as having his residence at that address. The address does not appear in the city directories after 1937.

**4306 Lazarus, Leopold, Commercial Building;** 1916; Frank Arnold, architect/contractor. **Contributing.** Photo #12,15)

The Leopold Lazarus Commercial Building was built by contractor/architect Frank Arnold in 1916. The building was constructed to house Emma C. Sloan's dry goods store. By 1918, Sloan had been replaced by the dry goods store of Louis Spitzburg. Spitzburg was out of the location by 1921 when Morris Koslow opened a ladies furnishings store that remained in the building until 1924. In 1926, Tower Furniture moved in, but was only in the location for one year. In 1927 Samuel King opened a tailor's shop, remaining in business until 1930 when Harry L. Bortnick opened a clothing store. In 1931, Bortnick changed his business from a clothing store to a dry goods store, which he ran in the location until Jack Hausfater opened a dry goods store in 1946. By 1952 the business in the location was Jay's Department Store.

The Leopold Lazarus Commercial Building also had a second address at 4306a Manchester Avenue. Courtney J. Murphy, a dentist, had his office in the building 1918, only to be replaced by Charles J. Murray in 1919. By 1921, Morris Koslow and Ida Vollman were listed at the address, only for the space to be listed as vacant by 1926. The following year, the space was occupied again, this time by Early Bray and Arthur O. Payne. Payne remained until 1930, but Bray was replaced by George Johns and Earl Miller in 1928. Joseph W. Tibbs and Riley Walter occupied the building in 1929. Walter and Payne both remained in 1930, but in 1931 Harry Bortnick moved into the space until 1946, when Jack Hausfater replaced Bortnick in this location as well as at 4306 Manchester. By 1952, Robert Gilmore was occupying the space.

**4308-10 Kucharski, A. C., Commercial Building;** 1941. **Contributing.** (Photos #12, 15)

The A. C. Kucharski Commercial Building, constructed in 1941, The first tenant in the building was Kroger Grocery and Baking Company. The company remained in the location into the 1950s, although between 1946 and 1947 the company changed its name from Kroger Grocery and Baking Company to just the Kroger Company.

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**MANCHESTER AVENUE (even numbers continued)**

**4312-16** **Vacant Lot;** Building non-extant since 1973.

**4318-20** **Wedde, Henry, Third House;** 1900; Fred E. A. Darr, contractor. **Contributing.** (Photos #12, 13, 17)

The 4318-20 Manchester Avenue Henry Wedde House was constructed by contractor Fred E. A. Darr in 1900. Henry Wedde was the first tenant and was listed in the building until 1940. In 1941 Lena Wedde was listed as the resident and remained until Albert M. Macker moved into the house in 1946. Macker remained in the house into the 1950s.

The listing for the 4320 Manchester address did not have the consistency of residency that the 4318 Manchester Avenue had. The earliest known tenant was Emma Schmidt, who was listed in the building in 1918-1919. John Schneider then moved in and remained until 1922. The space was vacant in 1923, but in 1924 Anthony Schlereth moved and stayed until 1926. Edward Brooks and Howard Ellis were both listed in 1927, but were both gone in 1928 when Charles L. Allen was listed in the building. In 1929, Gus Toenningsmeyer was listed, but in 1930 the building was vacant again. John W. Seaton occupied the building in 1931, though he left the next year and the building was vacant until 1933 when Daniel Aldrich occupied the space until 1935. The space was once again left vacant, this time until 1937, when Joseph Lore moved into the house for two years. Mary E. Kelley spent one year in the house, then it was once again vacant in 1940. 1941 saw Ida M. Terry move into the Henry Wedde House, remaining there until 1944. In 1946 Ralph Habig was listed at the address, but Frances Richey moved into the house the following year and lived there until the 1950s. There was also an address listed for Virgil L. Seaton, at 4320a Manchester in 1931, but this was the only year that address was listed in the city directories.

**4322** **Wedde, Henry, Second House;** c.1892. **Contributing.** (Photos #12, 13, 17)

**Garage;** post-1951. **Non-Contributing.**

The 4322 Manchester Avenue Henry Wedde House was believed to be built around 1892. The original tenants are not known. The earliest confirmed resident was James S. Nabors in 1918. The next year, Eliza Harbke had moved in, remaining until 1926, although Christian W. H. Meyer was also listed in the city directory 1921. In 1927, George H. Combs moved into the building for two years, followed by Clark R. Wines' two years of residence from 1929-1930. Harry E. Fortune moved into the house in 1931, also living there for two years. Emma Jackson lived in the house from 1933-1934, then Louis Hoehle lived there in 1935. Claude Decker lived in the house from 1936-1939, while Jason Huskey living there in 1940. Clyde E. Huff occupied the house from 1941-1945, and John T. Burlison lived in the house from 1946-1948. By 1952, George Granger was living in the house.

The 4322a Manchester address of the 4322 Manchester Henry Wedde House actually saw fewer turnovers in the occupation of the site than the main address. As with the 4322 Manchester Avenue location, the earliest tenants are not known. In 1918, Young T. Hall was living in the house. From 1922-1929, Henry Meyer lived in the house. George Shuler occupied the house for a year in 1930, and it was vacant the next year. In 1932, Simon S. Matilda moved into the house, living there until 1945. In 1946, Dorton C. Crocker lived in the building, but only for one year. Leroy Botts was the resident in 1947-48, but by 1952 the house was listed as the Donahey Corporation.

**4324** **Wedde, Henry, First House;** c. 1886. **Contributing.** (Photos #13, 17)

The 4324 Manchester Avenue Henry Wedde House was believed to be built around 1886. The original tenants are not known. The earliest confirmed resident was Eli Zumwalt, who moved into the house by 1918 and remained until 1923. Bernard Lake occupied the site in 1924, but had moved out of the house by 1926. William P. Button, the physician who had his offices down the street in the Anton Huber Commercial Block occupied the house for a short time. In 1926-1927 J. T. Harmon and Company was also listed at the house with Button. Button lived there until 1931, and the house was vacant in 1932. The house was vacant from 1932-1935, when Jason Belle moved into the house. Bell was listed in the house from 1935-1944, although there was a second listing, with Jason Johnston listed in 1937, John Hatridge in 1939, and Chester Spink in the basement in 1941. In 1946, dentist Marion Yount lived in the house and had his office there, remaining in the house into the 1950s.

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**MANCHESTER AVENUE (even numbers continued)**

**4326-28 Vacant Lot.**

**4332 House; c.1907. Contributing.** (Photo #13)

The 4332 Manchester House was built prior to 1909. The earliest tenant has not been discovered, but in 1918 it is known that Frederick Staude was living in the house. The next year, Charles Neeley moved into the house, living there until 1923. 1924 saw Charles Eveker move into the house, and he continued to live there into the 1950s.

4332a Manchester Avenue is the second address for the 4322 Manchester House. Like the main address for the house, the earliest tenant is not known, but Henry Kessler was living in the house by 1918. 1919 saw Lee Gillespie move into the house, but he only lived there for a short time, before Cyril Brugere moved into the house in 1921. In 1923, Isabelle Phelan moved into the house, but only for a year before William Fitzgerald moved into the house in 1924. By 1926, Albert Eveker was living in the house; Eveker remained until 1948. By 1952 Raymond G. Turner had moved into the house.

There was some discrepancy in the building permit records for this building. The permit was taken out for the construction of two flats, but the only address listed on the permit is for 4334 Manchester Avenue. It is believed that this was the second flat because there are no other building permits listed for 4332 Manchester Avenue at all.

**4334 Erecker, H. B., House; 1907; H.B. Erecker, architect/contractor. Contributing.** (Photo #13)

The H. B. Erecker House was built in 1907 under the guidance of H. B. Erecker, who was the architect and contractor. The first tenant is not known, but by 1912 William G. Wood, a physician, was living in the house. 1918 saw William Heltibrand move into the house, and he continued to live there until 1928. In 1929, John E. Arthur moved into the house, but it was vacant the next year and remained so until 1936 when Ross Schnarr moved into the house. Schnarr lived there until 1939, after which Claude Decker moved into the house, living there from 1940-1946. In 1947 Harold Bruce lived there, but Homer Buckert was living in the building by 1952.

The H. B. Erecker House also had a second listing at 4334a Manchester Avenue. Dressmakers Lizzie and Laura Beckman lived in the house from 1912-1914. After they moved out, James B. Carpenter lived in the house from 1918-1922. In 1923 Theodore Ulbricht moved into the house, remaining until 1928. Otis Tinker moved in for the 1929 year, but was replaced by Elizabeth Bowden in 1930. The 4334a Manchester Avenue unit was vacant from 1932-1934, then in 1935 Dane Aldrich moved into the house for two years. In 1937, May Weaver moved into the house and lived there until 1941. In 1942 Otto H. Reiter lived in the house, but only through 1944. In 1946 Stephen M. Chandler lived in the house through 1948. In 1952, Jason Matlock was living in the building.

**4338-52 Vacant Lot; now a paved parking lot.**

**4354 Vondeloecht, H., Commercial Building; 1914; Fred E. A. Darr and Son, architect/contractor; addition, 1959. Non-Contributing.** (Photo #14)

The H. Vondeloecht Commercial Building was built by architect/contractors Fred E. A. Darr and Son in 1914. The building originally housed Henry Vandeloecht's grocery store from 1914-1919. By 1922 the site was the home of the Piggly Wiggly Company. Piggly Wiggly remained at the site until 1941, but in 1942 it was replaced by Herman Rhinehart's grocery store. Rhinehart remained at the site well into the 1950s. The building was altered with an addition in 1959.

**4356-58 Burns, W.C., First Commercial Building; 1913; Alfred How, contractor. Contributing.** (Photo #14)

The W. C. Burns Commercial Building was built in 1913 by contractor Alfred How. The earliest known tenant was the Burns Dry Goods Company, which was in occupancy by 1918. It was listed at 4356 Manchester Avenue until 1923, when the address was changed to 4356-58 Manchester. Burns Dry Goods Company remained in the building until 1926. In 1927, Fair Store Number Two opened for business in the building until 1935. The building was vacant in 1936 and 1937, but in 1938 the Great Atlantic and Pacific Tea Company, better known as the A & P, moved into the building, remaining at the location through 1946. In 1947, Schnucks Markets opened a grocery store in the location and remained there into the 1950s.

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**4356-58 (Continued)**

In addition to the space used as a grocery store, the 4356-58 Manchester Avenue W. C. Burns Commercial Building also had an address at 4356a Manchester Avenue. This apartment housed Kate Anshutz from 1922-1924. By 1927 Jason Coughlin had moved into the apartment, remaining there until 1936. The space was vacant for the next two years, but in 1939 C. L. Scott, a physician and osteopath, opened an office in the location, and remained there until the 1950s.

There were also occasional listings for 4358 Manchester Avenue before the grocery store took over that address. In 1918 the Saint Louis Commercial College was located in the building, and in 1930 Charles C. Craig was listed at the location. 4358a Manchester had a more consistent pattern of occupancy and existence than the listings for 4358 Manchester. In 1919, the Central Commercial College was in the building, followed by the Harstock Shorthand and Business school in 1922. In 1923-1924 Benjamin Barton was listed at the address, and then Joseph Wilson from 1926-1928. Charles Craig changed his address and was listed at this address in 1931. The following year, Eve Luyckfassel was in the apartment, followed by Hilda Molin, a dressmaker, and Phillip Lehman both listed in 1933-1934. Lehman remained until 1936. David Wetzel had moved in by 1937. After a year of vacancy, Harvey Morgan moved into the space in 1939, staying there until 1944. The apartment was again vacant in 1946, but John Strieve was listed in 1947-1948. By 1952, H. W. Bostelmann was listed at the address.

**4360-62 Burns, W. C., Second Commercial Building; 1922; E. E. Christopher, architect. Contributing. (Photo #14)**

The 4360-62 Manchester Avenue W. C. Burns Commercial Building was built in 1922 according to architect E. E. Christopher's design. The first tenant of the building was the Manchester Motor Sales Company. In 1924 Vogel Motor Sales Company shared the building with the Manchester Motor Sales Company, but both were gone by 1926, when the building was vacant. 1927 saw the return of a car dealer, when Felkel-Loesch Motor Sales moved into the building for one year, before it was vacant again in 1928. In 1929, the Morgan-Jones Motor Company moved into the building, remaining there until 1932. The following year, Wearen Food Shoppes moved into the building, operating out of the building until 1935. After Wearen Food Shoppes left the building, Benton Baking and Pastry Company moved into the building and continued in business in the location into the 1950s.

**4366 Goehring, John G, First Commercial Building; 1899. Contributing. (Photo #14)**

The John. G. Goehring Commercial Building was constructed in 1899. The original tenant is not known for sure, but John G. Goehring was running a drug store in the building by 1901 and it is likely he was the original tenant, since he was listed on the building permit as the owner. He remained there until 1919. Starting in 1903, Godfrey Goehring was listed as having his residence in the building while John Goehring was still running the drugstore in the storefront. Godfrey Goehring lived there until 1909. In 1911, George M. Beers moved into the building, presumably replacing Godfrey Goehring in the apartment since John Goehring's drug store was still in the building. In 1921, Bretislav Kubicek opened a drug store in the site that had housed John Goehring's drug store. In 1929, Spangler Moving and Furniture Company moved into the building until 1935. In 1936, Robert W. Blevins was selling second hand furniture in the location. The building was vacant from 1937-1939. Frank Morhack, a cabinet maker, was listed in the building starting in 1940 and he remained in the location into the 1950s.

The building also had a second address, listed as 4366a Manchester Avenue. This appears to be the location Godfrey Goehring and George Beers had lived in for the first decades of the building's existence. In 1929, Maggie Engenberger was listed in the apartment, but by 1932, the Twenty-Fifth Ward Republican Club was located in the building. The club left after 1935 and the space was vacant from 1936-1937 until Giras C. Pastel occupied the building in 1938. From 1940-1946 Frank Morhach was listed in the apartment while his cabinet making business was in the 4266 Manchester storefront, but in 1947 Charles Vest moved into the apartment, while Morhach still ran his business in the storefront.

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### MANCHESTER AVENUE (even numbers continued)

**4370** **Goehring, John G., Second Commercial Building;** 1926; A. Meyer, architect; H.H.W. Cunningham, contractor; Also addressed as 1100 South Newstead. **Contributing.** (Photo #14)

The 4366 Manchester Avenue J. G. Goehring Commercial Building was constructed in 1926 by contractor H. H. W. Cunningham according to architect A. Meyer's design. The first tenant in the building was Beulah Kubicek, who ran a drug store in the building until 1937. In 1938, Edward Sever was running a drug store in the building, but he was replaced by the confectionary of Michael Vesich in 1940. Vesich's confectionary remained in the building until 1946, but in 1947 Claude Vineyard was running the confectionary. Vineyard's confectionary was replaced by Velvet Freeze Ice Cream Store Number 2 by 1952.

In addition to the storefront, there was a second address in the building, 4370a Manchester Avenue. Michael Vesich moved into the apartment in 1940 when he opened the confectionary in the storefront. He remained in the apartment until 1948, but it was vacant by the time the confectionary became a Velvet Freeze Ice Cream Store.

### MANCHESTER AVENUE (odd numbers)

**4229-31** **Grimm, Franzisca, Commercial Building;** 1904; Louis Harman, architect; Fred E. A. Darr, contractor; also addressed as 4200 Arco. **Contributing.** (Photos #4, 18)

The Franzisca Grimm Commercial Building was designed by architect Louis Harman and built by contractor Fred E. A. Darr in 1904. Andrew Brusasco had a grocery store in the storefront in 1904-05. By 1911, Charles N. Sableman ran a business listed simply as "amusement" in the storefront. The next year, Thomas P. Serando opened a confectionary in the location, remaining there until 1914. In 1918, Kroger Grocery and Baking Company opened a store in the building, continuing in business at the site until 1937. In 1938 Angelo Savoldi opened a grocery store in the building and was in business into the 1950s.

The building also had an apartment listed as 4229a Manchester Avenue. This apartment was occupied by Matthew J. Walsh from 1918-1923, but the listing does not appear after 1923. In addition there was a storefront at 4231 Manchester Avenue. This location was the site of Hollocher and Corcoran's billiard hall in 1914. The next listing found was for Matthew Walsh, who had been located in the building already, at 4229a Manchester Avenue. The listings are spotty for the next few years, but in 1932 Patsy Fanning, Raymond Hubs, Lyle Johnson, and Charles Lanc were all listed in the building. The next year, only Mamie Brewer was listed in the building, although she did stay until 1935. In 1936 John Visos moved into the building and remained until 1946. By 1952, this area of the building was vacant.

The Franzisca Grimm Commercial Building also had a listing for 4231a Manchester Avenue, the first of which appeared in 1926 when Claude Fanger was listed in the building. In 1927, Fred Helton had a furnishing room in the location, but in 1928 Jason Hall was listed. The next year John B. Bradley and Sadie Nelson were both listed in the building, then George Bishop move into the building in 1930 after Bradley and Nelson left the location. The space was vacant in 1931, and there was no listing for this address from 1932-1944. From 1944-1946 the location was vacant, but in 1947 John Visos changed his address from 4231 Manchester to 4231a Manchester. He, remained in the building until the 1950s.



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**MANCHESTER AVENUE (even numbers continued)**

**4233-35-37-39 Walsh, Matthew, Commercial Building;** 1910; Herman E. Nelson, contractor; altered 1911; Herman E. Nelson, contractor; addition, 1927; H. W. Guth, architect; E. A. Simon, contractor. **Contributing.** (Photos #4, 18)

The building originally constructed on this site was a one-story movie theater. There were two building permits taken out for the construction of a movie theater on this site; one in 1909 taken out by J. W. Price for a one story picture show with J. M. Hirshstein listed as the architect and J. C. Biggs as the contractor. The other permit was taken out by Matthew Walsh in 1910 for a one story brick Odeon. It appears that the second permit, taken out by Matthew Walsh, was the permit for the building that was actually constructed by contractor Herman E. Nelson. Whether Price had the building built in 1909 or Walsh in 1910, in 1911 Walsh and Price both appeared as the owners for a 1911 building permit taken out to have Nelson alter what was listed in the building permit as "brick stores." This alteration converted the movie theater into a series of storefronts. There was a second alteration to the building made in 1927, this time by a new owner of the building, I. Moscow. E. A. Simon was the contractor for the 1927 alteration and H. W. Guth was the architect.

The Walsh and Price Commercial Building was originally used as a picture show, but by 1914 it was The Arco cigar store. By 1919 the 4233 Manchester storefront was the home of The Leader, which sold ladies furnishings. Louis Rosenfeld was running a ladies' furnishings store in the building in 1921, only to be replaced in the same business by Lillie M. Castlen in 1922. In 1923 the Therapeutic Appliance Corporation had its home in the building, but was replaced by the Rehm and Joem Decorating Company in 1924, a business that operated out of the location until 1927. In 1928 Harry Levin started a 3 year run selling shoes, but the location was vacant in 1932. In 1933 Marion Sharkey opened a beauty shop in the space and remained through 1944. By 1946, Roy Cox, a jeweler was located in the building, but only for one year. In 1947, Janet Davidson was running a liquor store in the location, but it had changed to Jason Mantias's liquor store by 1952.

The Walsh and Price Commercial Building also had businesses inside of it listed at 4235 Manchester. The first known business in this storefront was the Arco Cleaning and Dyeing Company, which was located in the building from 1919-1928. In 1929, Arco was replaced by Standard Cleaning and Dyeing Company, only to become Arco Cleaners in 1939. Arco Cleaners remained in the building into the 1950s.

4237 Manchester was also part of the building, and was first occupied by Abraham Abramsky from 1914-1918, where he sold notions. In 1928 George Jeffers opened a millinery in the storefront, but was replaced by F. C. Pollman and Son radios. This radio store remained in the building until 1931. after a year of vacanancy in 1932, Isadore Moskow ran a shoe store in the storefront, moving from her location in the building at 4239 Manchester, which she had occupied since 1931. The shoe store moved to 4237-39 Manchester Avenue in 1940, also in the J. W. Rice Commercial Building, and remained there until 1946, while Roy Werner's ladies ready to wear clothes store replaced the shoe store in the 4237 Manchester Avenue storefront. Werner's store moved out after 1938, leaving the business vacant in 1939. The listing did not appear throughout much of the 1940s, but in 1947, Samuel Eisen opened a hardware store in the 4237 Manchester storefront that remained in business until the 1950s.

There was also a listing for 4237-39 before Moskow's shoe store moved into that space in 1940. From 1919-1927 Abraham Abramsky ran a five and dime in the storefront. In addition, the K.C. Packing Company grocery store was in the building in 1928, at 4239 Manchester, and Nathan Mitchell's tailor store in 1929.

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**4243-45 Commercial Building; 1909. Contributing.** (Photos #4, 18)

The 4243-45 Manchester Commercial Building was constructed in 1909. By 1912, Hollocher and Corcoran's billiard hall was in the storefront before moving to down the street to 4229-4231 Manchester in 1914. That same year, Morris Laza was selling butter from 4243 Manchester Avenue. In 1918, Elgin Creamery Company began business in the building, remaining in the location until 1936, when George Koch's grocery store was listed at the site. This was a continuation of an early collaboration between the Creamery and Koch, who was first listed for one year, 1919, as running the F. and G. Koch grocery store in the building; it was only listed that year until the listing reappeared in the 1936 city directory. In 1938 the Elgin Grocery and Meat Market was located in the building, but it was replaced by the Manchester Food Center in 1940. The food center was supplanted by Lafe Montgomery's billiards hall in 1947-1948, but that business was replaced by Jim's Ice Cream Bar by 1952.

The building also had an apartment at 4243a Manchester. The apartment lists Anton Koch at the location from 1919-1926. In 1927, George Koch moved into the building and lived there until the 1950s.

The 4243-45 Manchester Commercial Building also had a second address at 4245 Manchester Avenue. The first tenant of this space was the Manchester Hardware Company, which occupied the storefront from 1909-1914. In 1918, Thomas Serando opened a short lived confectionary in the location, only to have Henry Hopkins run a confectionary in the location in 1919. William T. Shawhan took over the confectionary in 1921, with Michael Donnelly taking over from 1922-23. Nicholas Milosevich ran a confectionary in the location from 1924-1934. In 1935, Anna Milosevich was running a restaurant, and expanded to include liquor sales in 1939. The restaurant continued in the location until 1946, but in 1947 Jesse Nee replaced the restaurant with a liquor store in the location. By 1952, Russell R. Cain was running a liquor store in the location.

4245a Manchester also had an apartment in the building. In 1918, Charles Jones was listed in the building, with Henry Hopkins following him in 1921. In 1922, William Kass and Peter Fuchs were both listed in the building, while Anna Barnes was listed there in 1923. By 1937, Nicholas Milosevich was listed in the building, remaining until 1946. Jesse Nee moved into the apartment when he opened the liquor store in 1947 in the building and lived there into the 1950s, even after the ownership of the liquor store had changed hands in 1952.

**4247-59 Vacant Lot.**

This area covers six lots (3 facing Manchester, 3 facing Arco) and most of the area facing Manchester was historically used as a parking lot for the Manchester Theater, which is non-extant. The lot is currently used as a parking lot as well.

The historic building, the Manchester Theater, now non-extant, that was at this site was located on the back of the lot. The one story movie theater was at the back of the lot to leave room for a parking lot in front of the building. The lots facing Manchester were used for this parking lot, as well as some of the lots facing Arco.

**4259 Vacant Lot; Building non-extant since 1959.**

There was as tiny, one story building on this site, but it has been non-extant since 1959. This lot was not part of the movie theater at 4247-4259, nor was it used as a parking lot for the theater.

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**MANCHESTER AVENUE (odd numbers continued)**

**4261-63-65-67 Drozda, W. S., Commercial Building;** 1894; Louis Hermann, architect; also addressed as 1086 Tower Grove. **Contributing.** (Photos #3, 18)

The W. S. Drozda Commercial Building was built in 1894 according to the designs of architect Louis Hermann. The earliest known tenant was Andrew Brusasco, who ran a shoe store from 1899-1900. In 1906 Guth Sister's millinery opened in the location, remaining there until 1911. In 1912, Olive Benson opened a millinery in the storefront, working there until 1918. Hill Warshawsky opened a tailor's in the storefront in 1919 and ran the business until 1924. Moses A. Goodman opened a dry goods store in 1926, but the Lorraine Style Shop replaced his business the next year. The Lorraine Style Shop was then replaced by Herbert's Style Shoppe in 1928. The building was vacant in 1929, but in 1930 Clams Clothing Company moved in for a year and was then supplanted by the Florence Hat Shop. After two years of vacancy, the Nine Cent Shoe Repair System moved into the building in 1935, but Howard's Cleaners, Inc. supplanted the Nine Cent Shoe Repair System in the location by 1936. In 1937, William J. Kurstin opened a women's dress shop in the storefront. Charles J. Ramsey's fruit stand occupied the site in 1938. In 1939, the Monarch Furniture Company moved in for two years, but was soon replaced by the Superior Beauty Shop just two years later. The Superior Beauty Shop remained in business until 1945, then in 1946 the location became the home of Mabel Ewing's beauty shop. Ewing was only in the location for one year, before Georgia Wyatt opened a beauty shop in the store in 1947. Her shop was replaced by Iris Bureta's beauty shop by 1952.

The W. S. Drozda Commercial Building also had an apartment at 4261a Manchester Avenue. This apartment's earliest known tenant was William Hacker, who lived there from 1907 to 1908. In 1918, Ellery Benson was listed in the building, followed by Benjamin Ketchum in 1919, who remained in the location through 1921. The apartment was then vacant until Edward Anderson moved into the building, remaining in the apartment until 1940, after which Alf Labbe was listed in 1941. Warren Lee moved into the location in 1942. From 1944-1948 Frank Alexander lived in the apartment, and then Jason Huskey was living there by 1952.

The W. S. Drozda Commercial Building also had an additional storefront addressed at 4263 Manchester Avenue. John Steger ran his tailoring business in the storefront from 1905-1913 then Robert H. Gary opened a short lived confectionary in 1914. In 1918, Christ Terzi ran a confectionary in the storefront, but the listing changed to Vasil Terzi in 1921, remaining under that name until 1923, after which Tarpo Terzi was running the confectionary in 1924. Andrew Paleologs tried his hand at the confectionary business in 1926, but Gentle Jack's confectionary replaced Paleologs confectionary the next year. Thomas Serando ran a confectionary from 1928-1929, only to see Emil J. Peteler's confectionary replaced his in 1930, remaining in business until William Lambros replaced him from 1936-1938. After a year of vacancy, Sarah Herman opened a dry goods store from 1940-1942. After Herman's business left, the storefront was vacant in 1944, until Jason Chinchin moved into the building in 1946. The following year, Chinchin was gone and Eva Hopper was listed in the storefront. By 1952 the Rite-Way Sandwich Shop was located in the building.

There was also a 4263a Manchester address in the W. S. Drozda Commercial Building. The earliest known tenant of this apartment was John Steger, who had moved out of 4261 Manchester and into this location in 1914. Benjamin Ketchum, who was listed at 4261a Manchester starting in 1919, occupied the location in 1918, while John Steger was once again listed in 1919 at 4263a Manchester. M. J. Ballard was listed at the address in 1921, followed by William E. Tingle from 1922-1923. Mattie Hawkins was listed in 1924, but the record is unclear for the rest of the 1920s. By 1930, Charles Casey was living in the apartment, but the listing had changed to Arthur Casey from 1932-1934. The apartment was vacant in 1935, but Charles Curran moved into the apartment in 1936-1937, while Wendell Gibson lived there in 1938. The space was vacant again in 1939, but in 1941 William Mathis moved into the apartment and remained there into the 1950s.

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**MANCHESTER AVENUE (odd numbers continued)**

**4261-63-65-67 (Continued)**

There was an additional storefront at 4265 Manchester Avenue. As early as 1911 Phillip McIntyre had opened a barber shop in the location, remaining in business through 1914. By 1918, the barber shop of Joseph Christopher had replaced McIntyre, but Philip Fruth replaced Christopher in turn the next year. Louis Cates took over the barber shop in 1921, lasting until 1922. In 1923 William Smith opened a billiards hall in the storefront, but the storefront was vacant by 1926. Hardie Rickman opened a hosiery store in 1927, but Dollar Hosiery took over in 1928. Mirror Hosiery then started a four year run, lasting until 1932. In 1934, Mauritz Rich ran a men's furnishing's store in the location, but was replaced by Theo Lending's dry good store the next year. After two years, Theo Lending's dry goods store was supplanted by Donald Turner's shoe store, which he ran in the location until 1944. The storefront was vacant for a time, but in 1947 Sarah Herman, whose dry goods store had been at 4263 earlier in that decade, moved into the space, staying in business there until the 1950s.

4265a Manchester was also in the W. S. Drozda Commercial Building. The first known tenant at this location was Charles Pfeiffer, who occupied the location from 1918-1928. In 1923 Jules DeKeersgeiter was also listed at the address, remaining there until 1924. In 1926 Joseph J. Arnold joined Pfeiffer, until both were replaced by music teacher L.J. Schott in 1928. Schott remained until 1929, after which Martin Regal is listed in the apartment, although only for one year before T.S. Dill replaced Martin in 1931. The space was vacant in 1932, but Walter Bruner moved in for the years 1933 and 1934. The building was then vacant from 1935-1937, until William Mathis moved into the building in the year 1938. Mathis remained in this location until 1941 when he was listed in the 4263a Manchester apartment. In 1941, Glenwood Hughes lived in the apartment, but only for one year before Allen G. Hughes moved into the apartment in 1942 (assuming the G. In Allen Hughes name is not short for Glenwood) and remained through 1946. Rolla Woodruff moved into the apartment in 1947-1948, but Ernest Bradley had moved into the apartment by 1952.

The W. S. Drozda Commercial Building had yet another storefront, addressed at 4267 Manchester Avenue. Charles Pfeiffer's saloon was the earliest known business in the location, but it was replaced by the Hietzman and Smith saloon in 1912. After two years, the saloon became the Smith and Kuchenbuch saloon in 1914. By 1918, J. W. Thomas was running a saloon in the location, but his business was joined in the listings by Ellery Benson's millinery in 1919. The storefront was vacant in 1922, until Kohn Stores grocery store opened in 1923, continuing business until 1928, when Rolla Graham was listed at 4267rear Manchester, the only year that listing appears. In 1930, the Tower Grove Quality Market opened in the building, remaining in business until 1934. Herman G. Rhinehart ran a grocery store in the location from 1935-1936, but the expansion of Donald Turner's shoe store to 4265-67 Manchester supplanted his business. The shoe store had consolidated back to a single storefront by 1941, allowing Nine-0-Five Liquor Store to occupy the space. The liquor store remained in business into the 1950s, but sometime between 1948 and 1952, the store modified its name to Peoples 9-0-5 Liquor Stores.

The 4267 Manchester storefront also had a second space connected to it, listed at 4267a Manchester. The earliest known tenant was John Steger, in 1918, in between his times living at 4263a Manchester and 4265a Manchester. By 1921, the apartment was being used as dentists' and doctors' offices. The first of these occupants were Forest Staley, a physician, and Courtney Murphy, a dentist. They shared the space with Epsilon Eta Corporation from 1921-1924, but after 1924 only Courtney Murphy is listed until 1929, when Murphy is joined by physician John A. Brennan from 1929-1934. After a few years as the only occupant Murphy was joined in the location by Charles Picket, a chiropractor for a year. Murphy was the sole tenant of 4267a Manchester from 1938-1948. By 1952, Province John W. Meek Glenwood was listed in the 4267a Manchester address of the W. S. Drozda Commercial Building.

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**Narrative Statement of Significance (Appendix continued)**

**MANCHESTER AVENUE (odd numbers continued)**

- 4301 Commercial Building;** 1909; also addressed as 1083-85 Tower Grove Avenue. **Contributing.** (Photo #2, 15)
- The 4301 Manchester Commercial Building, also addressed as 1083-1085 Tower Grove Avenue, was completed in 1909. The first known tenants were Edward and Eugene Treutler, who ran Treutler Brothers dry goods on the first floor while living on the second floor. 1911 was the Treutler Brothers last year in the building. Russel W. McAllister ran a saloon in the location from 1914-1918. Thomas Fehl took over the saloon in 1919, but he was gone by 1921. In that year, Charles Blitt, a cigar maker, moved into the building. He was joined by Peter Meyer in 1931, but continued his business after that year. In 1935 Blitt expanded and started a restaurant to go with his cigar making enterprise, but it was only one year before Blitt changed his business again and began to run a liquor store in the location. The liquor store was operated by Blitt into the 1950s.
- There was also an apartment at 4301a Manchester Avenue. The first known tenant was occupying the building by 1921, a man by the name of Charles Finnegan. Arthur Brack was also listed at the address in 1921. Finnegan was gone in 1922, but Brack remained through 1922. In 1923, Lettie Hamey, Bernard Lehrter, and Hubert Luttrell were all listed in the apartment, but in 1924 Josie Ogle was the only person listed at the address. Dee Davis moved into the building from 1926-1927, while William M. Gaddy occupied the space in 1928. Ezra Beanblossom and Lee H. Kitson were both listed in 1929, while Eugene Meyers replaced them in 1930. Charles Brumsik was listed in 1931, only to have Fred Mahoney and John Jones replace him in 1932. The apartment was empty in 1933-1934, but Lee Kitson was living there in 1935. In 1936 Charles Blitt moved into the apartment and lived there into the 1950s.
- The 4301 Manchester Commercial Building had a third address as well, at 4301b Manchester. This apartment was not listed as consistently as the other addresses were, but in 1924 Annie Lahay was living there. By 1928 Norma Kilkenny occupied the apartment, along with William Whiffen at the second listing. The following year Fred Hayes and Jason Livingston were listed at the address, but Emma Brooks replaced them the next year. In 1932 Bradley Ernest and Oliver Veach were listed in the apartment, while Ernest continued to live there until 1934. The apartment was vacant from 1936-1943, then Frank Bazel, and Charles Brennecko were listed at the address from 1944-1946. From 1947 into the 1950s, the apartment was vacant.
- 4303-05 Vacant Lot;** historically vacant.
- 4307-15 Vacant Lot.**
- 4317-19 Drazer, L. L., Commercial Building;** 1925; E. J. Lawler, architect; W. C. Hartig Construction Co., contractor; **Contributing.** (Photo #15)
- The L. L. Drazer commercial Building was designed by architect E. J. Lawler and built by the W. C. Hartig Construction Company in 1925. The building was initially vacant, but the Cecilia Beauty Parlor occupied the building in 1927. Rebecca Latter's ladies' ready-to-wear clothing store occupied the building in 1928, only to see the Central Candy and Tobacco company move in and replace her business the next year. In 1930, the Ideal Dyeing and Cleaning Company moved into the building, occupying it until 1938. In 1939, the Minges Brother Hardware Company opened in the building and continued in business into the 1950s.
- There was also a second office in the L. L. Drazer Commercial Building, listed at 4217a Manchester. Dentist Lee Drazer had his office in the location from 1926-1947. Anthony Meisner occupied the location starting in 1948 and remained there into the 1950s.
- There was also a second storefront, listed at 4319 Manchester. This storefront first housed Nell McMillan's ladies' ready-to-wear fashions in 1927. The storefront then was the home of W. R. Newgent's furnace business, but only in 1930. From 1931-1934 Walter Moller ran a bicycle repair shop, but the storefront was vacant from 1935-1937, then the B and B Ice Cream Company occupied the site through 1939, but the space was then vacant from 1940-1941, until the American Legion Industries Store opened in the location, operating successfully until 1948. By 1952 Fred S. Engelhardt was running his photography business in the location.

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**Narrative Statement of Significance (Appendix continued)**

**MANCHESTER AVENUE (odd numbers continued)**

**4317-19 (Continued)**

The L. L. Drazer Commercial Building also had an apartment above the 4319 Manchester Storefront, listed as 4319a Manchester. Lawrence Lake is the earliest known tenant, living there in 1927-1928. Theo Krolick then spent the next two years there, until Dr. Thad Krolick was listed with Lee L. Drazer. In 1932, only Drazer was listed, and he remained listed in the location until 1948. By 1952, William Minges was listed in the apartment.

**4321(rear) House; c.1909-1925. Contributing.**

The 4321 Manchester House is located at the back of the lot on which it sits. The building was constructed between 1909 and 1925. The original use appears to have been as an auto repair shop.

**4325-27-29 Higley, J. C., Commercial Building; 1916; J. C. Higley, architect/contractor. Contributing. (Photos #1, 16)**

The J. C. Higley Commercial Building was designed by architect J. C. Higley and completed in 1916. The earliest known tenant was Howard J. Bode, an electrical contractor, and the Star Decorating Company. By 1922, both businesses had moved and Oscar D. Schroeder had opened a confectionary in the building, operating his business there from 1922-1923. In 1924, plumber Frederick Armbruster moved into the building. Armbruster changed the name of his business to Armbruster and Son in 1929, but still remained in the building until 1937. The building was vacant in 1938, but from 1939-1944. By 1946 Robert J. Hubbel was running a clothes cleaning service in the building, but only for that year. From 1947-1948 Jason L. McLaughlin ran a clothes cleaning company in the building. By 1952, the Alsam Surplus Store was operating out of the building.

The J. C. Higley Commercial Building also had a number of other businesses listed at other addresses throughout the years. In 1919, the Lightning Manufacturing Company Advertising was in the building, but that listing only appeared in that year. The 4327 Manchester avenue listing was more consistent. In 1921, the Castlen Ladies Shop occupied the building, but it was replaced by the Ideal Dyeing and Cleaning Company the next year, a business that remained in that location until 1929 before moving to the L.L. Drazer Commercial Building up the street at 4317-4319 Manchester Avenue. The storefront was vacant in 1930, but in 1931 Ernest Eickermann opened a restaurant in the location, but only for that year. From 1932-1934, Israel Soldofsky sold shoes from the storefront, until the Apex Rotarex Service Corporation moved into the building from 1935-1938. In 1939 the Twenty-Fifth Ward Democratic Organization moved into the building. It remained until 1941; the following year Charles Williams was listed in the building as a "radio reporter" and he was in the location through 1944. In 1946, Omar Williams is listed as a radio reporter at the location and he remained there through 1948.

A third storefront was in the building, addressed as 4329 Manchester Avenue. The earliest known tenant at this location was Oscar Faszold, an advertising agent who worked in the storefront in 1919. By 1921 the Voss Storage Battery Company had moved into the storefront, but it was replaced by Walter Moller's bicycle repair shop in 1923.

Moller remained in the building until 1930. After that year Moller moved to the L.L. Drazer Commercial Building at 4317-19 Manchester for four years, until he returned to this site in 1935 to sell bicycles, which he did from the storefront until 1942. In the years between Moller's two times as a tenant in the building, John Dansky sold auto supplies in 1931 while Thomas and Goza, poultry sellers, occupied the building in 1932. From 1933-1934, the Gem Metal Products company was listed along with the Appliance Service and Machine company. After Moller left the building in 1942, the Schafer Brothers moving company occupied the building from 1944-1946. There was no listing for the 4329 Manchester storefront from 1947-1948, but by 1952, Martin Sheets, a physician, had his office in the building.

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**Narrative Statement of Significance (Appendix continued)**

**MANCHESTER AVENUE (odd numbers continued)**

- 4333 Reppell, W. R., House;** 1894; Gerhard Becker, architect; George P. Zeller, contractor. **Contributing.** (Photo #16)  
The W. R. Reppell House was designed by architect Gerhard Becker and constructed in 1894 by contractor George P. Zeller. William R. Reppell is listed as the resident until 1948, but by 1952 a William G. Reppell was living in the house.
- 4337 Zertanna, Alexander A., Commercial Building;** 1928; Arnold Contracting Co., contractor. **Contributing.**  
**Garage;** 1928-1951; addition 1964. **Non-Contributing.** (Photos #1, 16)  
The Alexander A. Zertanna Commercial Building was constructed by the Arnold Construction Company in 1928. The building was constructed to house Alexander A. Zertanna's plumbing business, a business that had been on the site as early as 1905, long before the Alexander A. Zertanna Commercial Building existed. Zertanna was only able to enjoy his new building for eight years, because in 1936 Jason Skinner, also a plumber, had his business in the building. In 1938 Miller and Company, a company that sold novelties and vending machines, moved into the building. By 1946, the listing was for Albert V. Miller, who sold vending machines, most likely the only remainder of the Miller Company, although Albert Miller's business remained at the site until 1948. After the Miller Company left, the storefront was left vacant.  
The Alexander A. Zertanna Commercial Building also had a second address. There was a listing for 4337a Manchester, which was also in the Alexander A. Zertanna Commercial Building. The first known tenant was Annie Thompson, who moved into the building in 1929, the year after it was built. Thompson lived in the building until 1935. In 1936, George Bothe moved into the building with his wife Bernice. They lived there until 1948, but by 1952 George had died so only Bernice Bothe was listed in the city directories.
- 4339 House;** prior to 1909. **Contributing.**  
The first known tenant of the 4339 Manchester House was Margaret Wohlfarth, who lived there from 1918-1919. In 1921-1922, Joseph Baker is listed at the house. By 1923, Joseph J. Kaolin was living in the house and he remained there until 1925, then Emil P. Sundog was listed in 1926. From 1927-1929 Joseph A. Kaolin is listed in the building. Starting in 1930 and into the 1950s, George E. Kaolin lived in the 4339 Manchester House.  
The 4339 Manchester House had a second listing at 4339a Manchester. The earliest known tenant at this address is George H. Lemp, who lived in the house from 1918-1922. Joseph A. Kalin, who was listed at 4339 Manchester for a time, is listed at this address from 1923-1926. In 1927-1928, Joseph A. Kalin, Junior is listed in the city directories for the address, then from 1930-1937 Joseph A. Kalin is listed at this address once again. From 1938 into the 1950s Theresa M. Kalin is the resident of the 4339a Manchester address of the 4339 Manchester House.
- 4341 Sondag, Peter, Commercial Building;** 1914; Frank Arnold, contractor. **Contributing.** (Photos #1, 16)  
The Peter Sondag Commercial Building was constructed by contractor Frank Arnold in 1914. From the time of its construction until 1934, the Sondag Painting and Decorating Company was located in the building. In 1935, the building was vacant, but in 1936 Roma Garner was selling musical instruments from the storefront. In 1937, Milton S. Curtin, a painter, occupied the storefront, remaining there until 1941. From 1941-1948, Robert Roth, a chiropractor, had his offices in the building. By 1952, the American Floor Surfacing Machine Company had moved into the storefront at 4341 Manchester.  
The Peter Sondag Commercial Building also had a second listing, at 4341a Manchester. Peter and Emma Sondag lived in this section of the building from 1923-1931, when only Emma Sondag's name appears, although the widowed Emma Sondag continued to live in the building until 1934. The space was vacant in 1935, but in 1936 Roma Garner was selling musical instruments from the location. In 1937, Frederick Butts replaced Garner, but the 4341a Manchester address did not appear in the city directories again after 1937.

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## Narrative Statement of Significance (Appendix continued)

### TOWER GROVE AVENUE (even numbers)

- 1068**            **Vacant Lot;** Residential building facing Arco; non-extant since 1972, also addressed as 4238 Arco.
- 1072-76**        **Commercial Building;** c. 1922. **Contributing.**  
The 1072-76 Tower Grove Avenue Commercial Building was built sometime after 1922. By 1923, J. E. Beezley had a barber shop in the building, a business that he continued to run and operate into the 1950s.
- 1110-1112**      **Perlmutter, Nathan, Commercial Building;** 1924; Smith and Company; contractor. **Contributing.**  
The Nathan Perlmutter Commercial Building was built by contractors Smith and Company for Nathan Perlmutter in 1924. Perlmutter took out the building permits while he was still the owner of the Anton Huber Commercial Block, located at 4266-70 Manchester Avenue. The two buildings actually share a wall; the rear south wall of the Anton Huber Commercial Block is the north side wall of the Nathan Perlmutter Commercial Building, but the two buildings are not internally connected and were never used as one building or even by the same tenants of either building. Perlmutter never occupied his building and was not listed for any address on Manchester in the 1925 city directories or phone books, with his only address at 5560 Pershing. Perlmutter was still listed at the Anton Huber Commercial Block in 1924. The first occupant of the building is not known, but by 1935, Elmer D. Keen was operating a restaurant in the building. In 1937, Matter's Ladies' Wear moved into the building, remaining in the location until the 1950s, although the name of the company changed to Matter's Ladies' Ready-to-Wear.



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### Verbal Boundary Description

The boundaries extend from the alleys north and south of Manchester Avenue, beginning at South Newstead and continuing east to Kentucky Avenue on the south side and to Tower Grove Avenue on the north side. From the intersection of the alley north of Manchester Avenue at Tower Grove Avenue, the boundary extends north to Arco Avenue then east along Arco Avenue to where it intersects with Manchester Avenue. See the historic district map for the exact boundaries.

### Boundary Justification

These boundaries incorporate the core of the commercial area along Manchester Avenue that has been historically associated with the Forest Park Southeast Historic District. Except, at the northeast corner of Newstead and Manchester, the two corner properties are already included in the Forest Park Southeast Historic District, although they do contribute to the significance of the commercial district as well. Beyond these boundaries to the north lies the existing district and its residential properties, to the south are additional residential properties, and to both the east and west the historic integrity of the commercial area has been compromised by numerous demolitions and new construction.

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**Photo Log**

Photographer: Todd Owyong  
December 2002

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

- Photo #1: Looking northeast along north side of Manchester, from Newstead
- Photo #2: Looking north at 4301 Manchester, from Tower Grove
- Photo #4: Looking northeast along north side of Manchester, midblock to the corner at Arco
- Photo #5: Looking southwest along south side of Manchester, from Kentucky
- Photo #6: Looking southeast along south side of Manchester, midblock between Kentucky and Boyle
- Photo #7: Looking south at 4194 Manchester
- Photo #8: Looking southeast along south side of Manchester from Boyle
- Photo #9: Looking southeast at the south side of Manchester midblock between Arco and Tower Grove
- Photo #11: Looking southeast at south side of Manchester from the corner at Tower Grove
- Photo #12: Looking southwest at south side of Manchester from the corner at Tower Grove
- Photo #13: Looking southeast along south side of Manchester midblock between Tower Grove and Newstead
- Photo #14: Looking southeast at south side of Manchester, from corner with Newstead

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Photographer: Sheila Findall  
October, 2004

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

- Photo #3: Looking northeast at corner of Manchester and Tower Grove
- Photo #10: Looking southwest along south side of Manchester midblock between Arco and Tower Grove
- Photo #15: Looking east on Manchester toward intersection with Tower Grove
- Photo #16: Looking northwest at north side of Manchester midblock between Tower Grove and Newstead
- Photo #17: Looking southwest at south side of Manchester between Tower Grove and Newstead
- Photo #18: Looking northwest at north side of Manchester from intersection with Arco



Newstead Av

FOREST  
PARK  
SOUTH  
EAST



Tower Grove Av



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85

85









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CENTERS

HARDY  
PARK  
NORTH  
EAST





