

NRSL151 of  
NRSLC262

United States Department of the Interior  
National Park Service

### National Register of Historic Places Registration Form

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

#### 1. Name of Property

historic name Hi-Pointe/De Mun Historic District

other name/site number N/A

#### 2. Location

street & town An area roughly bounded by S. Skinker Blvd, Clayton Rd, Seminary Place (University Lane), De Mun Ave and Northwood Ave. N/A not for publication

city or town Clayton and St. Louis (Independent City) N/A vicinity

zip code 63105/63117

state Missouri code MO county St. Louis and St. Louis (Independent City) code 189/510

#### 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.)

Mark A. Miles 03/22/05  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

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

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

#### 4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain) \_\_\_\_\_

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

HiPointe/De Mun Historic District  
Name of Property

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

### 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	
441	40	buildings
9	4	sites
		structures
5	1	objects
455	45	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**

3

### 6. Function or Use

**Historic Function**  
(Enter categories from instructions)

- Domestic: multiple dwelling
- Domestic: single dwelling
- Domestic: secondary structure
- Commercial/trade: specialty store
- Commercial trade: department store
- Commercial trade: professional
- Health Care: medical business/office
- Education: school

**Current Function**  
(Enter categories from instructions)

- Domestic: multiple dwelling
- Domestic: single dwelling
- Domestic: secondary structure
- Commercial/trade: specialty store
- Commercial trade: restaurant
- Commercial trade: professional
- Health Care: medical business/office
- Education: school

### 7. Description

**Architectural Classification**  
(Enter categories from instructions)

- Late 19th & Early 20th Century American Movement: Craftsman
- Late 19th & 20th Century Revivals: Georgian Revival
- Late 19th & 20th Century Revivals: Tudor Revival
- Late 19th & 20th Century Revivals: Colonial Revival
- Late 19th & 20th Century Revivals: Italian Renaissance

**Materials**  
(Enter categories from instructions)

- foundation Stone
- walls brick
- stucco
- roof terra cotta
- other steel

### Narrative Description

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

See continuation sheet(s) for Section No. 7

HiPointer/De Mun Historic District  
Name of Property

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

**8. Description**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**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 # \_\_\_\_\_

**Areas of Significance**

(enter categories from instructions)

Community Planning and Development

Architecture

**Period of Significance**

1917-1948

**Significant Dates**

N/A

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Wright, Henry, Landscape Architect /Architect

Multiple

See continuation sheet(s) for Section No. 8

**Primary location of additional data:**

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

St. Louis County Parks Dept.

See continuation sheet(s) for Section No. 9

HiPointe De Man Historic District  
Name of Property

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

## 10. Geographical Data

Acreeage of Property approximately 72.5 acres

### UTM References

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

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

2 1/5 7/3/4/2/3/0 4/2/7/9/5/8/0  
Zone Easting Northing

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

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

### Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

### Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Jean Cody, Jan Anglin, Sally Hezel, and Tivoli Majors  
organization Clayton Citizens for Responsible Development date 11/05/04  
street & number 6349 Clayton Road telephone 314-725-7765  
city or town St. Louis state MO zip code 63117

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

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

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

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

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

### Property Owner

name/title Multiple  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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



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National Park Service

# National Register of Historic Places Continuation Sheet

**Hi-Pointe/De Mun Historic District**

Section number 6 Page - 1 -

**St. Louis (Independent City ) and St. Louis County**

**Historic Functions**

**Current Functions**

Commerce/trade: specialty stores

Commerce/trade: financial institutions Religion:

Religion: religious facility

Religion: religious facility

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## National Register of Historic Places Continuation Sheet

De Mun Historic District

Section number 7 Page - 2 - St. Louis (Independent City) and St. Louis County, Missouri

### 7. Description

#### Architectural Classification

Late 19th & 20th Century Revivals: Spanish Revival

Late 19th & 20th Century Revivals: Collegiate Gothic

Late 19th & Early 20th Century American Movement; Prairie School

Late 19th & Early 20th Century American Movement; Commercial Style

Mixed

See Section Seven Exhibit Three attached for detail listing of architectural styles.

#### Materials

Foundation	concrete
Walls	stucco
Walls	wood
Walls	stone
Roof	slate

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### De Mun Historic District

Section number 7 Page - 3 - St. Louis (Independent City) and St. Louis County, Missouri

### Summary

The Hi-Pointe/De Mun Historic District, roughly bounded by Clayton Road, Seminary Place, De Mun Avenue, Northwood Avenue and South Skinker Boulevard, straddles the city limits of Clayton, St. Louis County and St. Louis (Independent City). The district encompasses two residential subdivisions that share common lot and road layout and architectural features. The arrangement of lots and streets in the district take advantage of the local topography and reflect the city planning and architectural philosophy of Henry Wright. Wright, a proponent of the Garden City movement and co-founder of the "New Town" movement in city planning, prepared the plat for the Hi-Pointe subdivision and was a trustee for the same. As an influential planner in the St. Louis region and close associate of the developer of DeMun Park, he likely had input in the design of the De Mun Park subdivision plat. This early example of Wright's work exhibits the efficient land use patterns and self-sufficient community design that would later become tenets of his design philosophy. Platted in 1917 and 1923 respectively, the two subdivisions now include a total of 484 residential, commercial and secondary buildings (garages). The area also was designed to include four small parks and green spaces to provide open and recreational spaces for the residents. In the early years, a streetcar line located on De Mun Avenue provided transportation to the residents and today the former streetcar bed provides additional green space. Two interior walkways provided convenient access to areas of the district separated from automobile and streetcar traffic. Of the resources in the district 455 are contributing, 45 are non-contributing and 3 were previously listed. The buildings reflect the architectural styles popular during the 1920's and early '30's. Though the buildings vary in many respects, they share a visual continuity because of restrictive covenants put in place when the area was platted. Most of the construction in the subdivisions was completed by 1930 and the district retains a high degree of integrity from that period. There have been very few demolitions in the area to date, and modifications to individual buildings have not greatly affected the historic character of the buildings or the district as a whole.

### Narrative Description of the District

The Hi-Pointe/De Mun Historic District straddles the border of St. Louis (Independent City), Missouri and one of its suburbs, Clayton, St. Louis County, Missouri. It is located in the central corridor of the St. Louis Metropolitan Area (Exhibit 1). Hi-Pointe/De Mun is one of the most sought after residential locations in the metropolitan area. It is a neighborhood of diverse, high quality residential properties built on a human scale and with a strong sense of community. Hi-Pointe De Mun's access to top quality educational institutions, such as Washington, Fontbonne and St. Louis Universities and Concordia Seminary; excellent Clayton Public schools; the Federal, City and County Courts; major centers of commerce in downtown St. Louis and Clayton; Forest Park; cultural resources such as the Symphony and Art, Science and History Museums; world class medical facilities; national sporting events; and a great diversity of shopping areas is unparalleled.

The boundaries of the Hi-Pointe/DeMun neighborhood are set on the east by South Skinker

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### De Mun Historic District

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Boulevard and Forest Park: on the west, by Seminary Place and Concordia Seminary (formerly Christian Brothers College); on the south by Clayton Road and on the north by the north side of Northwood Avenue and Captain School. (Exhibit 2) The boundaries are clearly demarcated and the district is unified in style and character. Entrance and egress to the neighborhood by car is restricted to five streets on the east and south sides of the site. An entrance onto Buena Vista Ave. from Clayton Road and one onto San Bonita Ave. from South Skinker Blvd. were closed approximately thirty years ago. There is no vehicular access to the neighborhood from the North. De Mun Avenue was closed at the private alley for Hillcrest Subdivision and access was restricted to pedestrian traffic when the streetcar line was abandoned. Northwood, Southwood and Rosebury Avenues on the East Side of De Mun Avenue have the original red Missouri granite pylons at South Skinker Boulevard. These red granite pylons were widely used in subdivisions to create the sense of a gate and to clearly delineate the neighborhood. They represent three of the contributing objects in the district. The remaining two entrances are marked with newer monuments. One in the district is non-contributing. It is at the corner of De Mun Avenue and Clayton Road. It was erected in the 1970's and marks the entrance to the Hi-Pointe/De Mun Historic District on De Mun Avenue. Though non-contributing, it does continue the sense of a distinct neighborhood created by the original pylons. The final entrance is at Seminary Place and Clayton Road. A newly erected monument outside the district marks the entrance to Concordia Seminary. The monument constructed of brick and limestone is in keeping with the architecture of the neighborhood and like the other monuments conveys to the public a demarcation point at the entry into the neighborhood.

The Hi-Pointe Subdivision is situated on the highest point in St. Louis City and there is a clear view of the St. Louis Arch at the corner of South Skinker Boulevard and Clayton Road. Internationally renowned landscape architect and city planner, Henry Wright prepared the plat of the Hi-Pointe Subdivision in 1917 for the Frisco Building Company. The plat of De Mun Park was completed in 1923 by the firm of another giant in landscape architecture, Julius Pitzman. The De Mun Park plat followed the convention of streetcar neighborhoods by locating larger and higher density residential buildings and commercial areas at major streetcar stops.

The Hi-Pointe/De Mun Historic District is an exciting example of the early work of Henry Wright. In its design you can see the seeds of much of his later work at Radburn, NJ, Chatham Village, PA and Sunnyside, NY. Wright was noted for his sensitivity to the topography of the site; the efficient use of land to provide shared open spaces for greenery; careful consideration of the impact of sun and shadow on the quality of life; planning communities that were self sufficient and integrated many income levels; and concern for the separation of vehicular and pedestrian traffic.

The plan developed by Wright took maximum advantage of the topography of the property. Clayton Road was then and remains now a major traffic artery and is on the top of the hill from South Skinker Boulevard to Seminary Place (the full length of Hi-Pointe Subdivision) and forms the southern boundary of the plat. From Clayton Road the land falls dramatically into a valley

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### De Mun Historic District

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the base of which is the De Mun Park Subdivision. Wright's plan and the subsequent plan for De Mun Park take into account the impact of the hill on the Southern border of the property. The buildings on the highest ground were restricted to two stories in height and the larger buildings of three stories or more were built at the bottom of the hill. This plan accomplished two objectives. First visually, as one progressed down the hill, the heights flowed together; second, the step down allowed the developer to achieve relatively high density on small lots while maximizing natural lighting and air circulation. The shorter buildings did not produce a shadow on their neighboring buildings so that all had access to sunlight and air circulation.

In keeping with Wright's background as a landscape architect, the landscape of Hi-Pointe/De Mun is critical to the quality of life of the residents. The Hi-Pointe/De Mun neighborhood is distinguished for its park-like atmosphere. The curvilinear layout of the streets dotted with island parks is a signature of the Wright style of landscape architecture. The streets are lined with mature trees and the island parks provide areas for residents to play and have neighborhood gatherings. In addition to the amenities provided by Wright's plan, the area enjoys access to Forest Park on the east side of South Skinker Boulevard and a large expanse of park at Concordia Seminary in the heart of the site. The former streetcar track has been converted to park space. These green spaces attract pedestrians from all over the city, who enjoy walking through the neighborhood to the restaurants on De Mun and Northwood. Pedestrians can enjoy a cup of coffee at Kaldi's, the best coffee house in St. Louis; a glass of wine at Sasha's Wine and Cheese Market; or dinner at Jimmy's on the Park. The ambiance created by Wright and the De Mun Park architects continues intact to the enjoyment of residents and visitors alike.

Hi-Pointe/De Mun could be defined as a streetcar/automobile suburb, despite the fact that over one third of the geographic area of the district is in the city of St. Louis. The area in St. Louis was at the time of its development more suburban in character than the densely populated St. Louis City neighborhoods east of Forest Park. The streetcar line running the length of De Mun Avenue and forming the western boundary of the De Mun Park Subdivision was a central focus of the development. The automobile was an equally important component of the development. Most homes and apartments had provisions for parking and many of the buildings had garages. Alleys were provided to keep service traffic in the rear of the homes, to limit traffic on the streets and to provide access to garages. In Radburn, Wright made significant adjustments to separate vehicular and pedestrian traffic and to control traffic in the development. Early attempts at this were evident in Hi-Pointe/De Mun. Like the superblock of this later development, major traffic arteries at Clayton Road and South Skinker Boulevard frame Hi-Pointe/De Mun and there are significant areas of green space within and adjacent to the district. Within Hi-Pointe/De Mun, the residential streets were private, curvilinear and narrow to slow traffic. A pedestrian walkway was built from Alamo Avenue to St. Mark's Church and a streetcar loop on the South side of Clayton Road. This walkway remains in use today and is listed as a contributing site.

Wright was committed to building communities that not only could be homes for families for life but also provided all of the services of a small town. Hi-Pointe/De Mun is a perfect example of

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### De Mun Historic District

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the execution of this commitment. The range of housing from one bedroom apartments, duplexes, small starter homes, mansions and modest and elegant apartments provided housing for persons from their first home away from their parents to retirement in apartments with doormen and elevators.

The commercial areas at the busy intersection of De Mun Avenue and Clayton Road and at the corner of De Mun Avenue and Northwood Avenue provided for virtually all of the needs of the residents. In its early history, these areas provided sources for groceries, medical services, dressmakers and other personal services. Today, these areas provide primarily restaurant and specialty shopping and services. However, within less than four blocks outside of Hi-Pointe/De Mun the current residents can still meet virtually all of their needs of daily living. At the Northern boundary of Hi-Pointe/De Mun, there was a grade school. While the original building is gone, there is still a grade school at that location. It is within walking distance of all of the homes in Hi-Pointe/De Mun. On the South side of Clayton Road outside Hi-Pointe/De Mun, St. Mary's hospital provides and has provided access to a full range of medical services to residents. Finally, St. Mark's church on Clayton Road was a part of the original landscape plan and continues today to provide religious services to residents in Hi-Pointe/De Mun. Hi-Pointe/De Mun provided in its early days, and still provides today, small town convenience in a large city atmosphere.

Though both Hi-Pointe and De Mun Park Subdivisions were public neighborhoods there were restrictive covenants attached to their deeds. Henry Wright was an original trustee for the Hi-Pointe Subdivision, which had restrictive covenants until December of 1999 (Section 8 Exhibit 3). The restrictions were designed to insure architectural consistency, maintain the residential nature of the area, provide a funding mechanism for maintenance of the parks, trees and streets, and restrict the uses of the property to those originally designated. Like many of the neighborhoods of St. Louis, these covenants provided stability and predictability for property owners and have served to maintain the historical integrity of the neighborhoods. The original covenants also included racially restrictive provisions making Hi-Pointe/De Mun a "whites only" neighborhood. These restrictions were found unconstitutional in the 1949 Supreme Court Case, *Shelley v. Kremer*, which challenged such covenants in another St. Louis, MO neighborhood.

Because of the care that was taken in developing Hi-Pointe/De Mun, the neighborhood maintains a high level of historic integrity. All but 8 of the 305 primary buildings in the district are contributing to the historic district. The largest number of non-contributing resources is garages that have been either added or replaced and have virtually no impact upon the historic integrity of the district.

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The resources that allow visitors to the neighborhood a visual trip back to the middle 1920's in St. Louis include:

- 305 primary buildings (295 contributing, 8 non-contributing, and 2 previously listed)
  - 130 single family residences
  - 166 multifamily residences
  - 9 commercial buildings
  
- 179 detached garages for both single and multifamily residences (146 contributing and 32 non-contributing 1 previously listed)
  
- 13 sites (9 contributing and 4 non-contributing)
  - 3 vacant lots
  - 2 city parks
  - 1 median that formerly was a streetcar right of way
  - 4 island parks
  - 2 parking lots
  - St. Mark's walkway
  
- 6 objects (5 contributing and 1 non-contributing)
  - 3 decorative pylons marking the east entrances to Northwood, Southwood and Rosebury Avenues
  - 1 monument marking the entrance to the Hi-Pointe/De Mun neighborhood on De Mun Avenue
  - 1 fountain in a private yard
  - 1 gazebo in a private yard
  - 2 stucco arches on Buena Vista Avenue

The plats and original covenants divided Hi-Pointe/De Mun into a number of general residential areas. The area was designed to allow middle to upper middle class families in the St. Louis Metropolitan area to move to Hi-Pointe/De Mun and stay their entire lives. In the Hi-Pointe Subdivision two story one-bedroom brick apartment buildings and smaller brick single-family homes were built on Clayton Road and on De Mun Avenue. As one progressed down the hill on De Mun Avenue from Clayton Road, one finds to the west first one block of two-story two bedroom brick apartment buildings on Alamo, then one block of two-story two and three bedroom brick duplexes on San Bonita. To the east and further removed from De Mun Avenue, the lots and homes generally became larger and more elegant. The single-family residences increased from two- to two-and-one-half story brick buildings. The single-family residential area was separated from the streetcar line by two small island parks. Four of the original island parks remain and are half of the contributing sites listed in the nomination. At the base of the hill in De Mun Park at a major streetcar stop, larger three-story brick multifamily residences and a

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### De Mun Historic District

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commercial area were constructed. The apartments in these buildings are generally significantly larger than those on Clayton Road and Alamo Avenue. Many have three and four bedrooms and more than one bathroom. South Skinker Boulevard was divided into two distinct areas. To the South, at the top of the hill in Hi-Pointe, the lots were large and the residences echoed the grand mansions on the north side of Forest Park on Lindell Boulevard. To the north, in De Mun Park, the lots were platted for luxury hi-rise apartments. Two of these buildings, the Versailles and the Wiltshire, are listed on the National Historic Register.

Hi-Pointe/De Mun was built by many of the same developers responsible for much of the construction of the near western suburbs of St. Louis. E.A. Wagner and his partners, Grant and Bell, built more than one half (49) of the large multifamily buildings on Northwood, Southwood and Rosebury Avenues. V. Chinberg built 20 multifamily buildings including 11 on the 6400 block of Alamo and 7 on the 6400 block of San Bonita. Jacob Rubin and his partner, George Pomeroy, built 18 multifamily buildings including 10 on the 6400 block of Alamo and three large buildings on Southwood Avenue. Charles Wilcox built 8 buildings including 1 commercial building, 2 multifamily buildings, and 5 single-family residences. The multifamily buildings at 6401 Alamo Avenue and 915 De Mun Avenue were owned and designed by Henry Wright. He also is credited as the architect for two single-family residences in the 6200 block of Alamo and a multifamily building at 921 De Mun Avenue. Other important builders included Sol Abrahams, H.A. Barnett, J. Beveridge, William Boenecke, R.A. Bullock, B.J. Charleville, Mederacke Company and Sam Simon.

A variety of architects worked on the development of Hi-Pointe De Mun. Nolte and Nauman designed 6 residences on San Bonita and one on Buena Vista. Oliver J. Popp designed 13 multifamily buildings for among others builders L.A. Rice, H. A. Barnett, George Pomeroy, and V.A. Chinberg. Ben Shapiro designed six residences and multifamily buildings. Leo Abrams designed two single-family residences for his father, builder Sol Abrahams. J.W Leigh designed a duplex on San Bonita. Marcel Bouilicault designed an elegant building built by E.A. Wagner at 6231 Rosebury Avenue. Foeli Architects designed two homes on adjacent lots in the 6200 block of Alamo on lots owned by Henry Foeli and August Foeli. F. Peipers designed the commercial building at 800 De Mun Avenue. Study and Farrar designed four modest one and one-half-story Dutch Colonial houses for owner C. Crawford. All are variations on the same basic design.

In the multifamily areas, buildings of similar size used similar plans with individuality attained by changing the decorative tile roofs and brick patterns. The single-family neighborhood has a more interesting and eclectic collection of homes. However, the commonality of size, scale, and materials throughout Hi-Pointe De Mun and in each distinct residential area gives the neighborhood a comfortable sense of unity. The majority of the buildings have cut stone foundations with brickwork walls that are dark in color and vary from heavily textured to smooth faced brick. The brick varies in color including greens, tans, yellows and browns. The brick is generally laid in an American common bond pattern. All colors are muted. The mortar colors



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vary. The predominant mortar color is black, however, brown, red, light gray and sand are also common. Accents on the buildings are created using limestone, terra cotta and bricks of different colors and textures. Many of the original roofs were terra cotta tiles – either red unglazed or green glazed. The other main material used in the roofs of the original buildings is slate. Many of the homes include leaded and art glass windows and doors. The garages matched the homes using the same brick, mortar and in some cases roofing accents.

Despite its unity of appearance, Hi-Pointe/De Mun is distinguished by a mixture of the late 19<sup>th</sup> and 20<sup>th</sup> century architectural styles both of the Revival and American Movements. The following chart lists the number of contributing buildings by their most obvious influence. Since the fashion in the years in which Hi-Pointe/De Mun was developed was eclectic, many of these buildings have more than one influence and these designations have been used to describe the most significant influence.

### Architectural Influences

#### American Movement

No Style	1
Commercial	2
Craftsman	64
Craftsman/Bungalow	18
Prairie	51

#### Revival

Classical Revival	15
Colonial Revival	36
Dutch Colonial	8
French Renaissance	3
Gothic Revival	1
Italian Renaissance	21
Renaissance Revival	1
Spanish Revival	3
Tudor Revival	56
Tudor Revival/Jacobethan Revival	19

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Over 96% of the buildings were constructed between 1917-1930. There are twelve buildings that were constructed after 1930. Four of these buildings were built between 1931-1948 and because of their age and consistency with the original architecture and function are included as contributing resources. The remaining 8 non-contributing buildings were built between 1955 and 2001. The buildings built between 1955-2001 are scattered throughout the Hi-Pointe/De Mun area and generally conform with some exceptions to the initial size and scale of the original construction and there is no concentration of nonconforming buildings in one location in the area.

### Construction Periods

<i>Year</i>	<i>Number</i>	<i>Percentage</i>
1917	5	1.65%
1918	3	0.98%
1919	15	4.92%
1920	14	4.59%
1921	19	6.23%
1922	50	16.39%
1923	33	10.82%
1924	28	9.18%
1925	56	18.36%
1926	20	6.56%
1927	26	8.52%
1928	12	3.93%
1929	5	1.64%
1930	7	2.3%
1931-1948	4	1.31%
1955-2001	8	2.62%
	305	100.00%

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### National Register of Historic Places Registration Form

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

#### 1. Name of Property

historic name Hi-Pointe/De Mun Historic District

other name/site number N/A

#### 2. Location

street & town An area roughly bounded by S. Skinker Blvd, Clayton Rd, Seminary Place (University Lane), De Mun Ave and Northwood Ave. N/A not for publication

city or town Clayton and St. Louis (Independent City) N/A vicinity

zip code 63105/63117

state Missouri code MO county St. Louis and St. Louis (Independent City) code 189/510

#### 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.)

Mark A. Miles 03/22/05  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

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

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

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

#### 4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain) \_\_\_\_\_

HiPointe/De Mun Historic District  
Name of Property

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

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
441	40	buildings
9	4	sites
		structures
5	1	objects
455	45	Total

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

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

N/A

3

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

- Domestic: multiple dwelling
- Domestic: single dwelling
- Domestic: secondary structure
- Commercial/trade: specialty store
- Commercial trade: department store
- Commercial trade: professional
- Health Care: medical business office
- Education: school

**Current Function**  
(Enter categories from instructions)

- Domestic: multiple dwelling
- Domestic: single dwelling
- Domestic: secondary structure
- Commercial/trade: specialty store
- Commercial trade: restaurant
- Commercial trade: professional
- Health Care: medical business/office
- Education: school

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- Late 19th & Early 20th Century American Movement: Craftsman
- Late 19th & 20th Century Revivals: Georgian Revival
- Late 19th & 20th Century Revivals: Tudor Revival
- Late 19th & 20th Century Revivals: Colonial Revival
- Late 19th & 20th Century Revivals: Italian Renaissance

**Materials**  
(Enter categories from instructions)

- foundation Stone
- walls brick
- stucco
- roof terra cotta
- other steel

**Narrative Description**

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

See continuation sheet(s) for Section No. 7

HiPointe/De Mun Historic District  
Name of Property

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

**8. Description**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**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 # \_\_\_\_\_

**Areas of Significance**

(enter categories from instructions)

Community Planning and Development

Architecture

**Period of Significance**

1917-1948

**Significant Dates**

N/A

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Wright, Henry, Landscape Architect /Architect

Multiple

See continuation sheet(s) for Section No. 8

**Primary location of additional data:**

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

St. Louis County Parks Dept.

See continuation sheet(s) for Section No. 9

HiPointe/De Mun Historic District  
Name of Property

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

## 10. Geographical Data

Acreeage of Property approximately 72.5 acres

### UTM References

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

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

2 1/5 7/3/4/2/3/0 4/2/7/9/5/8/0  
Zone Easting Northing

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

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

### Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

### Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Jean Cody, Jan Anglin, Sally Hezel, and Tivoli Majors  
organization Clayton Citizens for Responsible Development date 11/05/04  
street & number 6349 Clayton Road telephone 314-725-7765  
city or town St. Louis state MO zip code 63117

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

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

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

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

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

### Property Owner

name/title Multiple  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

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National Park Service

# National Register of Historic Places Continuation Sheet

**Hi-Pointe/De Mun Historic District**

Section number 6 Page - 1 -

**St. Louis (Independent City ) and St. Louis County**

**Historic Functions**

**Current Functions**

Commerce/trade: specialty stores

Commerce/trade: financial institutions Religion:

Religion: religious facility

Religion: religious facility

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## National Register of Historic Places Continuation Sheet

De Mun Historic District

Section number 7 Page - 2 - St. Louis (Independent City) and St. Louis County, Missouri

### 7. Description

#### Architectural Classification

Late 19th & 20th Century Revivals; Spanish Revival

Late 19th & 20th Century Revivals; Collegiate Gothic

Late 19th & Early 20th Century American Movement; Prairie School

Late 19th & Early 20th Century American Movement; Commercial Style

Mixed

See Section Seven Exhibit Three attached for detail listing of architectural styles.

#### Materials

Foundation	concrete
Walls	stucco
Walls	wood
Walls	stone
Roof	slate



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### De Mun Historic District

Section number 7 Page - 3 - St. Louis (Independent City) and St. Louis County, Missouri

### Summary

The Hi-Pointe/De Mun Historic District, roughly bounded by Clayton Road, Seminary Place, De Mun Avenue, Northwood Avenue and South Skinker Boulevard, straddles the city limits of Clayton, St. Louis County and St. Louis (Independent City). The district encompasses two residential subdivisions that share common lot and road layout and architectural features. The arrangement of lots and streets in the district take advantage of the local topography and reflect the city planning and architectural philosophy of Henry Wright. Wright, a proponent of the Garden City movement and co-founder of the "New Town" movement in city planning, prepared the plat for the Hi-Pointe subdivision and was a trustee for the same. As an influential planner in the St. Louis region and close associate of the developer of DeMun Park, he likely had input in the design of the De Mun Park subdivision plat. This early example of Wright's work exhibits the efficient land use patterns and self-sufficient community design that would later become tenets of his design philosophy. Platted in 1917 and 1923 respectively, the two subdivisions now include a total of 484 residential, commercial and secondary buildings (garages). The area also was designed to include four small parks and green spaces to provide open and recreational spaces for the residents. In the early years, a streetcar line located on De Mun Avenue provided transportation to the residents and today the former streetcar bed provides additional green space. Two interior walkways provided convenient access to areas of the district separated from automobile and streetcar traffic. Of the resources in the district 455 are contributing, 45 are non-contributing and 3 were previously listed. The buildings reflect the architectural styles popular during the 1920's and early '30's. Though the buildings vary in many respects, they share a visual continuity because of restrictive covenants put in place when the area was platted. Most of the construction in the subdivisions was completed by 1930 and the district retains a high degree of integrity from that period. There have been very few demolitions in the area to date, and modifications to individual buildings have not greatly affected the historic character of the buildings or the district as a whole.

### Narrative Description of the District

The Hi-Pointe/De Mun Historic District straddles the border of St. Louis (Independent City), Missouri and one of its suburbs, Clayton, St. Louis County, Missouri. It is located in the central corridor of the St. Louis Metropolitan Area (Exhibit 1). Hi-Pointe/De Mun is one of the most sought after residential locations in the metropolitan area. It is a neighborhood of diverse, high quality residential properties built on a human scale and with a strong sense of community. Hi-Pointe/De Mun's access to top quality educational institutions, such as Washington, Fontbonne and St. Louis Universities and Concordia Seminary; excellent Clayton Public schools; the Federal, City and County Courts; major centers of commerce in downtown St. Louis and Clayton; Forest Park; cultural resources such as the Symphony and Art, Science and History Museums; world class medical facilities; national sporting events; and a great diversity of shopping areas is unparalleled.

The boundaries of the Hi-Pointe/DeMun neighborhood are set on the east by South Skinker

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### De Mun Historic District

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Boulevard and Forest Park; on the west, by Seminary Place and Concordia Seminary (formerly Christian Brothers College); on the south by Clayton Road and on the north by the north side of Northwood Avenue and Captain School. (Exhibit 2) The boundaries are clearly demarcated and the district is unified in style and character. Entrance and egress to the neighborhood by car is restricted to five streets on the east and south sides of the site. An entrance onto Buena Vista Ave. from Clayton Road and one onto San Bonita Ave. from South Skinker Blvd. were closed approximately thirty years ago. There is no vehicular access to the neighborhood from the North. De Mun Avenue was closed at the private alley for Hillcrest Subdivision and access was restricted to pedestrian traffic when the streetcar line was abandoned. Northwood, Southwood and Rosebury Avenues on the East Side of De Mun Avenue have the original red Missouri granite pylons at South Skinker Boulevard. These red granite pylons were widely used in subdivisions to create the sense of a gate and to clearly delineate the neighborhood. They represent three of the contributing objects in the district. The remaining two entrances are marked with newer monuments. One in the district is non-contributing. It is at the corner of De Mun Avenue and Clayton Road. It was erected in the 1970's and marks the entrance to the Hi-Pointe/De Mun Historic District on De Mun Avenue. Though non-contributing, it does continue the sense of a distinct neighborhood created by the original pylons. The final entrance is at Seminary Place and Clayton Road. A newly erected monument outside the district marks the entrance to Concordia Seminary. The monument constructed of brick and limestone is in keeping with the architecture of the neighborhood and like the other monuments conveys to the public a demarcation point at the entry into the neighborhood.

The Hi-Pointe Subdivision is situated on the highest point in St. Louis City and there is a clear view of the St. Louis Arch at the corner of South Skinker Boulevard and Clayton Road. Internationally renowned landscape architect and city planner, Henry Wright prepared the plat of the Hi-Pointe Subdivision in 1917 for the Frisco Building Company. The plat of De Mun Park was completed in 1923 by the firm of another giant in landscape architecture, Julius Pitzman. The De Mun Park plat followed the convention of streetcar neighborhoods by locating larger and higher density residential buildings and commercial areas at major streetcar stops.

The Hi-Pointe/De Mun Historic District is an exciting example of the early work of Henry Wright. In its design you can see the seeds of much of his later work at Radburn, NJ, Chatham Village, PA and Sunnyside, NY. Wright was noted for his sensitivity to the topography of the site; the efficient use of land to provide shared open spaces for greenery; careful consideration of the impact of sun and shadow on the quality of life; planning communities that were self sufficient and integrated many income levels; and concern for the separation of vehicular and pedestrian traffic.

The plan developed by Wright took maximum advantage of the topography of the property. Clayton Road was then and remains now a major traffic artery and is on the top of the hill from South Skinker Boulevard to Seminary Place (the full length of Hi-Pointe Subdivision) and forms the Southern boundary of the plat. From Clayton Road the land falls dramatically into a valley

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### De Mun Historic District

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the base of which is the De Mun Park Subdivision. Wright's plan and the subsequent plan for De Mun Park take into account the impact of the hill on the Southern border of the property. The buildings on the highest ground were restricted to two stories in height and the larger buildings of three stories or more were built at the bottom of the hill. This plan accomplished two objectives. First visually, as one progressed down the hill, the heights flowed together; second, the step down allowed the developer to achieve relatively high density on small lots while maximizing natural lighting and air circulation. The shorter buildings did not produce a shadow on their neighboring buildings so that all had access to sunlight and air circulation.

In keeping with Wright's background as a landscape architect, the landscape of Hi-Pointe/De Mun is critical to the quality of life of the residents. The Hi-Pointe/De Mun neighborhood is distinguished for its park-like atmosphere. The curvilinear layout of the streets dotted with island parks is a signature of the Wright style of landscape architecture. The streets are lined with mature trees and the island parks provide areas for residents to play and have neighborhood gatherings. In addition to the amenities provided by Wright's plan, the area enjoys access to Forest Park on the east side of South Skinker Boulevard and a large expanse of park at Concordia Seminary in the heart of the site. The former streetcar track has been converted to park space. These green spaces attract pedestrians from all over the city, who enjoy walking through the neighborhood to the restaurants on De Mun and Northwood. Pedestrians can enjoy a cup of coffee at Kaldi's, the best coffee house in St. Louis; a glass of wine at Sasha's Wine and Cheese Market; or dinner at Jimmy's on the Park. The ambiance created by Wright and the De Mun Park architects continues intact to the enjoyment of residents and visitors alike.

Hi-Pointe/De Mun could be defined as a streetcar/automobile suburb, despite the fact that over one third of the geographic area of the district is in the city of St. Louis. The area in St. Louis was at the time of its development more suburban in character than the densely populated St. Louis City neighborhoods east of Forest Park. The streetcar line running the length of De Mun Avenue and forming the western boundary of the De Mun Park Subdivision was a central focus of the development. The automobile was an equally important component of the development. Most homes and apartments had provisions for parking and many of the buildings had garages. Alleys were provided to keep service traffic in the rear of the homes, to limit traffic on the streets and to provide access to garages. In Radburn, Wright made significant adjustments to separate vehicular and pedestrian traffic and to control traffic in the development. Early attempts at this were evident in Hi-Pointe/De Mun. Like the superblock of this later development, major traffic arteries at Clayton Road and South Skinker Boulevard frame Hi-Pointe/De Mun and there are significant areas of green space within and adjacent to the district. Within Hi-Pointe/De Mun, the residential streets were private, curvilinear and narrow to slow traffic. A pedestrian walkway was built from Alamo Avenue to St. Mark's Church and a streetcar loop on the South side of Clayton Road. This walkway remains in use today and is listed as a contributing site.

Wright was committed to building communities that not only could be homes for families for life but also provided all of the services of a small town. Hi-Pointe/De Mun is a perfect example of

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### De Mun Historic District

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the execution of this commitment. The range of housing from one bedroom apartments, duplexes, small starter homes, mansions and modest and elegant apartments provided housing for persons from their first home away from their parents to retirement in apartments with doormen and elevators.

The commercial areas at the busy intersection of De Mun Avenue and Clayton Road and at the corner of De Mun Avenue and Northwood Avenue provided for virtually all of the needs of the residents. In its early history, these areas provided sources for groceries, medical services, dressmakers and other personal services. Today, these areas provide primarily restaurant and specialty shopping and services. However, within less than four blocks outside of Hi-Pointe/De Mun the current residents can still meet virtually all of their needs of daily living. At the Northern boundary of Hi-Pointe/De Mun, there was a grade school. While the original building is gone, there is still a grade school at that location. It is within walking distance of all of the homes in Hi-Pointe/De Mun. On the South side of Clayton Road outside Hi-Pointe/De Mun, St. Mary's hospital provides and has provided access to a full range of medical services to residents. Finally, St. Mark's church on Clayton Road was a part of the original landscape plan and continues today to provide religious services to residents in Hi-Pointe/De Mun. Hi-Pointe/De Mun provided in its early days, and still provides today, small town convenience in a large city atmosphere.

Though both Hi-Pointe and De Mun Park Subdivisions were public neighborhoods there were restrictive covenants attached to their deeds. Henry Wright was an original trustee for the Hi-Pointe Subdivision, which had restrictive covenants until December of 1999 (Section 8 Exhibit 3). The restrictions were designed to insure architectural consistency, maintain the residential nature of the area, provide a funding mechanism for maintenance of the parks, trees and streets, and restrict the uses of the property to those originally designated. Like many of the neighborhoods of St. Louis, these covenants provided stability and predictability for property owners and have served to maintain the historical integrity of the neighborhoods. The original covenants also included racially restrictive provisions making Hi-Pointe/De Mun a "whites only" neighborhood. These restrictions were found unconstitutional in the 1949 Supreme Court Case, *Shelley v. Kremer*, which challenged such covenants in another St. Louis, MO neighborhood.

Because of the care that was taken in developing Hi-Pointe/De Mun, the neighborhood maintains a high level of historic integrity. All but 8 of the 305 primary buildings in the district are contributing to the historic district. The largest number of non-contributing resources is garages that have been either added or replaced and have virtually no impact upon the historic integrity of the district.

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### De Mun Historic District

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The resources that allow visitors to the neighborhood a visual trip back to the middle 1920's in St. Louis include:

- 305 primary buildings (295 contributing, 8 non-contributing, and 2 previously listed)
  - 130 single family residences
  - 166 multifamily residences
  - 9 commercial buildings
  
- 179 detached garages for both single and multifamily residences (146 contributing and 32 non-contributing 1 previously listed)
  
- 13 sites (9 contributing and 4 non-contributing)
  - 3 vacant lots
  - 2 city parks
  - 1 median that formerly was a streetcar right of way
  - 4 island parks
  - 2 parking lots
  - St. Mark's walkway
  
- 6 objects (5 contributing and 1 non-contributing)
  - 3 decorative pylons marking the east entrances to Northwood, Southwood and Rosebury Avenues
  - 1 monument marking the entrance to the Hi-Pointe/De Mun neighborhood on De Mun Avenue
  - 1 fountain in a private yard
  - 1 gazebo in a private yard
  - 2 stucco arches on Buena Vista Avenue

The plats and original covenants divided Hi-Pointe/De Mun into a number of general residential areas. The area was designed to allow middle to upper middle class families in the St. Louis Metropolitan area to move to Hi-Pointe/De Mun and stay their entire lives. In the Hi-Pointe Subdivision two story one-bedroom brick apartment buildings and smaller brick single-family homes were built on Clayton Road and on De Mun Avenue. As one progressed down the hill on De Mun Avenue from Clayton Road, one finds to the west first one block of two-story two bedroom brick apartment buildings on Alamo, then one block of two-story two and three bedroom brick duplexes on San Bonita. To the east and further removed from De Mun Avenue, the lots and homes generally became larger and more elegant. The single-family residences increased from two- to two-and-one-half story brick buildings. The single-family residential area was separated from the streetcar line by two small island parks. Four of the original island parks remain and are half of the contributing sites listed in the nomination. At the base of the hill in De Mun Park at a major streetcar stop, larger three-story brick multifamily residences and a

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### De Mun Historic District

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commercial area were constructed. The apartments in these buildings are generally significantly larger than those on Clayton Road and Alamo Avenue. Many have three and four bedrooms and more than one bathroom. South Skinker Boulevard was divided into two distinct areas. To the South, at the top of the hill in Hi-Pointe, the lots were large and the residences echoed the grand mansions on the north side of Forest Park on Lindell Boulevard. To the north, in De Mun Park, the lots were platted for luxury hi-rise apartments. Two of these buildings, the Versailles and the Wiltshire, are listed on the National Historic Register.

Hi-Pointe/De Mun was built by many of the same developers responsible for much of the construction of the near western suburbs of St. Louis. E.A. Wagner and his partners, Grant and Bell, built more than one half (49) of the large multifamily buildings on Northwood, Southwood and Rosebury Avenues. V. Chinberg built 20 multifamily buildings including 11 on the 6400 block of Alamo and 7 on the 6400 block of San Bonita. Jacob Rubin and his partner, George Pomeroy, built 18 multifamily buildings including 10 on the 6400 block of Alamo and three large buildings on Southwood Avenue. Charles Wilcox built 8 buildings including 1 commercial building, 2 multifamily buildings, and 5 single-family residences. The multifamily buildings at 6401 Alamo Avenue and 915 De Mun Avenue were owned and designed by Henry Wright. He also is credited as the architect for two single-family residences in the 6200 block of Alamo and a multifamily building at 921 De Mun Avenue. Other important builders included Sol Abrahams, H.A. Barnett, J. Beveridge, William Boenecke, R.A. Bullock, B.J. Charleville, Mederacke Company and Sam Simon.

A variety of architects worked on the development of Hi-Pointe De Mun. Nolte and Nauman designed 6 residences on San Bonita and one on Buena Vista. Oliver J. Popp designed 13 multifamily buildings for among others builders L.A. Rice, H. A. Barnett, George Pomeroy, and V.A. Chinberg. Ben Shapiro designed six residences and multifamily buildings. Leo Abrams designed two single-family residences for his father, builder Sol Abrahams. J.W Leigh designed a duplex on San Bonita. Marcel Bouilicault designed an elegant building built by E.A. Wagner at 6231 Rosebury Avenue. Foeli Architects designed two homes on adjacent lots in the 6200 block of Alamo on lots owned by Henry Foeli and August Foeli. F. Peipers designed the commercial building at 800 De Mun Avenue. Study and Farrar designed four modest one and one-half-story Dutch Colonial houses for owner C. Crawford. All are variations on the same basic design.

In the multifamily areas, buildings of similar size used similar plans with individuality attained by changing the decorative tile roofs and brick patterns. The single-family neighborhood has a more interesting and eclectic collection of homes. However, the commonality of size, scale, and materials throughout Hi-Pointe De Mun and in each distinct residential area gives the neighborhood a comfortable sense of unity. The majority of the buildings have cut stone foundations with brickwork walls that are dark in color and vary from heavily textured to smooth faced brick. The brick varies in color including greens, tans, yellows and browns. The brick is generally laid in an American common bond pattern. All colors are muted. The mortar colors

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vary. The predominant mortar color is black, however, brown, red, light gray and sand are also common. Accents on the buildings are created using limestone, terra cotta and bricks of different colors and textures. Many of the original roofs were terra cotta tiles – either red unglazed or green glazed. The other main material used in the roofs of the original buildings is slate. Many of the homes include leaded and art glass windows and doors. The garages matched the homes using the same brick, mortar and in some cases roofing accents.

Despite its unity of appearance, Hi-Pointe/De Mun is distinguished by a mixture of the late 19<sup>th</sup> and 20<sup>th</sup> century architectural styles both of the Revival and American Movements. The following chart lists the number of contributing buildings by their most obvious influence. Since the fashion in the years in which Hi-Pointe/De Mun was developed was eclectic, many of these buildings have more than one influence and these designations have been used to describe the most significant influence.

### Architectural Influences

#### American Movement

No Style	1
Commercial	2
Craftsman	64
Craftsman/Bungalow	18
Prairie	51

#### Revival

Classical Revival	15
Colonial Revival	36
Dutch Colonial	8
French Renaissance	3
Gothic Revival	1
Italian Renaissance	21
Renaissance Revival	1
Spanish Revival	3
Tudor Revival	56
Tudor Revival/Jacobethan Revival	19

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Over 96% of the buildings were constructed between 1917-1930. There are twelve buildings that were constructed after 1930. Four of these buildings were built between 1931-1948 and because of their age and consistency with the original architecture and function are included as contributing resources. The remaining 8 non-contributing buildings were built between 1955 and 2001. The buildings built between 1955-2001 are scattered throughout the Hi-Pointe/De Mun area and generally conform with some exceptions to the initial size and scale of the original construction and there is no concentration of nonconforming buildings in one location in the area.

### Construction Periods

<i>Year</i>	<i>Number</i>	<i>Percentage</i>
1917	5	1.65%
1918	3	0.98%
1919	15	4.92%
1920	14	4.59%
1921	19	6.23%
1922	50	16.39%
1923	33	10.82%
1924	28	9.18%
1925	56	18.36%
1926	20	6.56%
1927	26	8.52%
1928	12	3.93%
1929	5	1.64%
1930	7	2.3%
1931-1948	4	1.31%
1955-2001	8	2.62%
	305	100.00%



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### De Mun Historic District

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#### Eligibility Criteria and Integrity

Hi-Pointe/De Mun has an exceptionally high degree of historic integrity. Because of its location and consistent demand for the property, commercial, multifamily and single family buildings have been able to weather their "middle" age and have entered a now gracious old age with a minimum of loss to their visual integrity. Though many of the buildings lack significant architectural integrity on their own, the area is historically important not because of individual buildings but because of the whole. The area, because of its uniformity and integrity, has preserved for the residents and visitors a picture of what a neighborhood looked like in the middle 1920's. In addition, it provides an excellent source of insight into the urban planning and landscape architectural ideas that would make Henry Wright a world-famous landscape architect and city planner.

Changes to the buildings since their original construction are generally not significant in relation to the visual and historic integrity of the area. The features most frequently changed include (1) replacement windows that may or may not repeat the original mutton configuration; (2) new or replacement garages; (3) replacement of iron stairways with large wooden decks; (4) new additions on the rear of buildings; (5) replacement of red and green glazed terra cotta tile and slate roofs with composition roofs; and (6) conversion of apartments to condominiums. The only changes that are visible from the street and thus have an impact on the visual integrity of the area are the windows and roofs. These are, however, not significant, since they do not detract from the sense of the neighborhood. The other changes are not visible from the street. None of the changes have altered the scale, proportion, or major distinctive details of the buildings and, as a result, none of the changes have been deemed to be sufficient to classify a building as non-contributing. The non-contributing garages (secondary structures) generally fit seamlessly on the alleyways in the rear of the buildings and it was difficult at times to determine if they were in fact new or old. As a result, though there are 32 non-contributing garages, none undermine the integrity of the district.

The maintenance of the landscaping and public green spaces adds to the integrity of the district and underlines the preservation of Wright's original vision of a park-like, pedestrian friendly neighborhood. The area is alive with walkers, runners and bicycle riders, and children at play on any sunny day. The warm, small-town atmosphere is exactly what Wright had planned for in his original design.

The twelve non-contributing properties consist of two parking lots, two city parks and eight non-contributing primary buildings. The city parks, while counted as non-contributing, are in fact enhancements to the Wright neighborhood plan, since they provide public green space and shared areas for the community to enjoy. The one on De Mun Avenue in De Mun Park, is a very popular children's playground. The pocket park on Alamo Avenue provides a quiet place for residents to sit and visit. It could easily be argued that these areas do in fact contribute to the historic integrity of the area. The two parking lots are on Clayton Road. One is a City parking

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lot at the former site of a gas station. The other serves the commercial buildings on the west corner of Clayton Road and De Mun Avenue and is used by Joseph Wotka, a descendant of the original owners and occupants of the commercial building at 6403 Clayton Road.

The eight non-contributing primary buildings are scattered throughout the district. Two are brick two-story colonial multifamily buildings on Rosebury Avenue, that do not detract significantly from the appearance of the area and are functionally congruent with their neighbors. One is a brick colonial duplex on San Bonita that has been converted to a single-family dwelling. It fits well into the neighborhood because the original blond brick has been painted and the size and scale is congruent with its neighbors. The Commerce Bank Building on the east corner of Clayton and Hi-Pointe/De Mun is incongruous because of its modern design. It does, however, work within the district because of its location and function in the commercial area originally designated by Wright. The six-family condominium at 901 South Skinker Boulevard is a modern building facing Forest Park. It is incongruent in style and function both with the high rises and the single-family residences. However, it does form a transition between single-family residences on the south end of the boulevard and the high rises on the north. The high rises at 801 South Skinker Boulevard and the Dorchester also do not have architecture that is congruent with the neighborhood. The building at 801 South Skinker Boulevard adds the most discord because it is built higher on the hill and is much more visible than its older neighbors. However, both fit functionally within the row of elegant high-rise homes on South Skinker Boulevard. They share the vistas of Forest Park with two early hi-rises listed on the National Register of Historic Places, the Versailles and the Wiltshire. Finally the most recent building at 830 Hi-Pointe/De Mun, a brick six family contemporary building designed by Andy Trivers attempts to echo the limestone accents and ironwork on the neighboring buildings and fits functionally providing six residential condominium units. However, its modern design is inconsistent with the architecture of the area. While in most cases these buildings are architecturally non-contributing, they are functionally compatible with the plans as articulated by the original landscape architects.

Aside from the obvious historic merit of the area because of its visual integrity and status as the early work of a master urban planner, the area could benefit greatly from designation as an historic district. Forest Park that forms the eastern border of Hi-Pointe/De Mun has recently celebrated its one-hundredth birthday and has been totally rehabilitated. While always a desirable destination, Hi-Pointe/De Mun is now "the place to be." This has fueled a desire by both St. Louis City and Clayton governments to encourage tear down development in the district. There have been two development proposals, one in the City and one in Clayton, that threatened the historic integrity of the district both as a planned community and architecturally. The city governments have offered encouragement to developers, who seek to build larger and denser mixed-use and condominium developments than allowed by the current zoning code. Developments such as those proposed threaten the careful balance of uses so successfully implemented by Wright, as well as, the architectural integrity of the area. Because of objections by concerned citizens, property owners and residents, these development proposals have not

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been accepted by either St. Louis City or Clayton. However, the interest of developers and city government in the area is high. In addition, the pressure of the baby boom for new housing closer to cultural activities and medical facilities has escalated the prices of all real estate in the area. Developers in other parts of Clayton are buying older multifamily dwellings, razing them and building larger and very expensive units. Hi-Pointe/De Mun is one of the last areas in Clayton that has not experienced significant teardowns in order to take advantage of these trends.

The recognition that has come from the historic designation process has given residents a strong argument against allowing these activities to spread in Hi-Pointe/De Mun. Residents of Hi-Pointe/De Mun hope that the designation as a National Register historic district will encourage developers to work within the historic buildings and bring the area the recognition of its important place in the history of building and landscape architecture and community planning and development in the United States.

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### Narrative Description of the Individual Buildings

#### INDIVIDUAL SITE DESCRIPTIONS

The descriptions of these buildings are based upon the historic inventory notebooks prepared by residents of this neighborhood and submitted to the State Historic Preservation Office in Jefferson City on August 20, 2004. In addition to the historic inventory notebooks, the following processes and documents were used to support the nomination of the buildings: visual inspection of the buildings, photographic documentation of the facades; examination of historic images; and review of original architectural contracts, original indentures, fire insurance maps, building permits (both from the Saint Louis Daily Record and the city hall files of Saint Louis and Clayton) and Saint Louis County Assessor's records. Each entry is not footnoted since the citations would be unduly repetitious.

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

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

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

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

We begin with South Skinker Boulevard. These buildings face east toward the great expanse of Forest Park, which creates a very desirable environment for living as well as a great vista. Consequently, there is a high degree of pressure to tear down these lovely older apartments/condos, commercial storefronts and houses and replace them with bigger and greater tax-producing modern buildings.

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### *South Skinker Boulevard*

625 South Skinker Boulevard. 1929; Architect: Avis, Frank C.; Builder: Modern Construction Company; Developer: Skinker Northwood Investment Company. (photo #40)

This 16-story Tudor Revival building is now a condominium. It has a generally L shaped plan, with primary elevation toward Skinker Boulevard in both wings. The three bay elevations have a center bay window in stone or terra cotta and terra cotta parapets and corner finials. On the Northwood side, the first, third and fourth bays have paired windows. The first and mezzanine floors are limestone clad, with similar ornamentation.

[1 contributing building]

665 South Skinker Boulevard. The Dorchester; 1961; Developer: Tracco Skinker and Compagne, C. A. (photo #36)

The building permit does not indicate the architect or builder. This sand colored brick multifamily high-rise is the largest on S. Skinker. It has 22 stories and covers four lots. The broad primary façade is toward S. Skinker. There are restaurant and shop openings in addition to the off-center primary entrance. A restaurant opened here at the same time as the building. Three front bays have cantilevered balconies on all floors, as does one bay on each of the side elevations. Windows alternate between single and paired and several have wall-mounted air conditioning units below and aligned with the outer edge of the windows.

[1 non-contributing building]

701 - 709 South Skinker Boulevard. The Versailles; 1927; Architect: Bradshaw, Preston J.; Builder: Wilson-Koontz.

The Versailles was placed on the NATIONAL REGISTER OF HISTORIC PLACES in 1982. It was built in the heyday of speculative luxury apartment buildings in St. Louis. Considered high-rise in the Twenties, the Versailles is constructed with buff brick and is trimmed with Renaissance Revival details in limestone.

[1 listed building]

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**725 South Skinker Boulevard. The Wiltshire; 1924; Owner: Wagner-Grant; Architect: Mills, William H.; Builder: Wagner & Co., E. A.**

The Wiltshire was placed on the NATIONAL REGISTER OF HISTORIC PLACES in 1982. It was built in the heyday of speculative luxury apartment buildings in St. Louis. Considered high-rise in the Twenties, the nine-story red brick Wiltshire is embellished with Tudor Revival ornament. The one story original red brick garage is embellished with quoins and is contributing as well.

[1 listed building] [1 listed garage]

**801 South Skinker Boulevard. 1961; Architect: Architectural Design Associates (Waldman, H.); Engineer: Monsey, Arthur; Builder: Millstone Construction. (photo #30)**

This 17-story high-rise co-op is a glass-walled International Style building. The double-height ground floor has brick screens on the sides away from the entrance, and clad columns set outside the recessed lobby wall. All the upper floors have continuous projections at floor level, creating a pattern of cornice lines.

[1 non-contributing building]

**809 South Skinker Boulevard. Kistenmacher, G. A., House; 1919.**

*It was a grand two-story brick Colonial Revival residence that faced the western edge of Forest Park and sat directly across from the wooded area of the park known as the John F. Kennedy Forest. The last resident at this address was Mrs. Eugene Gerhard. This home was demolished in early 2004 by the lot's current owner, the co-op owners at 801 South Skinker. Though the co-op purchased the lot to protect the building's view to the South, members of the co-op Board had instead suggested that they build a 15 story Planned Unit Development (PUD) in a style complimentary to their building. This would have required the rezoning of two lots from Single Family Residential Zoning to a PUD. A vote of the all co-op owners defeated the development proposal*

**901 South Skinker Boulevard. 1981.**

This non-contributing (four-story) contemporary building was constructed in the early 1980s on a lot that had been vacant since being reclaimed from use in the 1904 World's Fair. There are six condominiums (two on each floor) in this building over a first floor garage that is entered from San Bonita.

[1 non-contributing building]

**911 South Skinker Boulevard. Keiner, H., House; 1925. (photo #17)**

This two-story brick Italian Renaissance mansion was constructed on grounds used during the 1904 World's Fair. The original hipped roof of Spanish tile is intact on the brick house and on the brick garage. This immaculate residence has many wonderful architectural features. The roof is trimmed with cornices that are boxed and decorated

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with pairs of brackets. The entrance has a bracketed elliptical stained glass light over the glass front door and stained glass sidelights. The entrance and four pairs of French doors open onto a terrace that is the same width as the residence. Each pair of French doors has a semi-circular stained glass light overhead. These doors and their curved stained glass lights are framed with radiating voussoirs and a central keystone, all set in relief. The French doors have 4 panes of glass over wooden "raised" panels. The double sash, double-hung windows have eight lights over one. Stone lug sills are used throughout. The brick garage is in impeccable condition. Doors and windows are early or original.

[1 contributing building] [1 contributing garage]

#### 919 South Skinker Boulevard, Herget, Mrs. B. J., House; 1919.

This two and one-half story brick Craftsman mansion is the largest in Henry Wright's Hi-Pointe Subdivision. It has a hipped gable roof with the original green glazed Spanish tile.

The exterior chimney for both fireplaces is located on the left side slope of the main building. Just to the south (left) of the central house is an attached sun porch with many French doors. A pair of Victorian segmental dormers over the entrance protrudes from the attic. Beneath these dormers is a pair of 4/1 double hung windows that share a large masonry window box that is directly over the gabled entrance. All of the windows and doors are original. The windows are generally 6 over 1. From the outside entrance, there is a six-foot deep vestibule to the inner double doors. Both pairs of doors are original to the house. On each side of the front entrance there is a pair of pilasters. Over the outside doors is a painted relief coat of arms centered under the gabled hood. The entrance is influenced by the Classical Revival style. The huge front facing terrace has its original masonry balustrade. The terrace extends southward to the single story sunroom. The brick garage or carriage house has the original sliding wooden doors and an exterior chimney for a cast iron wood burning stove. South of the mansion's massive sunroom is a small pool and fountain in a garden. In the left rear corner of the yard is a gazebo that was recently restored using the original structure. Spectacular old trees shade the backyard. The grand interior spaces include servants' quarters on the third floor and narrow servants' stairs that go from the basement all the way up to the top floor. The living room has a Rookwood ceramic tile mantle. The original walls were plaster covered in linen. The hardwood floors have mitered corners. The large rear porch has a mahogany bead board ceiling. Doors and windows are early or original.

[1 contributing buildings] [1 contributing garage][2 contributing objects]

#### 929 South Skinker Boulevard, 1927; Developer: Rebara Realty Company. (photo #21)

This asymmetrical brick two-story baroque Spanish Revival residence is unique to the Hi-Pointe Subdivision. The roof has a variety of attributes. It is basically gabled and the

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left side has a hipped gable. The right front side has a shed porch roof extending over a balcony with columns and a balustrade. Over the central gabled entrance is a massive baroque ornamental medallion. The roof is terra cotta Spanish tile. The left (south) wing consists of a front facing basement garage and a first floor sunroom under a shed roof. The sunroom's two front windows have Moorish styled paired arches outlined with terra cotta moldings. Three twisted columns support the arches. To the right of the entry is a set of French doors that opens onto a small wrought iron balcony. The front entrance has a semi-circular topped original wooden door flanked by small windows that are over small ornamental medallions. An offset left front slope massive exterior chimney has terra cotta tiles at the top. Doors and windows are early or original.

[1 contributing building]

#### 935 South Skinker Boulevard. Hodge, O., House, 1923; Builder: Beckmeier, E.

This symmetrical brick two-story Italian Renaissance residence has dark green, glazed Spanish tile. The roof is a hipped gable. Some of the windows are not original to the house. Two large sets of single pane windows fill the voids where French doors with semi-elliptical transoms used to be. It is possible that there is a semi-circular transom over the central entry but is screened by a semi-spherical awning. Flanking the central entry are small semi-circular windows each having a trio of radiating voussoirs. There are stone lug sills throughout. A large terrace extends across the full width of the house. The doors and the windows are early or original. The brick double garage has the original matching glazed green tile on a hipped roof.

[1 contributing building] [1 contributing garage]

#### 941 South Skinker Boulevard. Herget, Mrs. B. J., House: 1919.

This two and a half story brick, stucco and stone Prairie influenced residence has a multi-hued terra cotta Spanish tile roof with a shed dormer that is sided with the flat terra cotta tiles of the same colors. Beneath the central dormer, large overhangs of boxed plain cornice encircle the residence. There are several other dormers and bay windows on the sides of the house. The entrance of the house is framed by ornately decorated stone fluted pilasters and a frieze of garlands in relief. The front terrace has a masonry balustrade combined with a half wall of the original brick. The second story of this residence is faced largely with stucco. Brick is used ornamentally on the stuccoed upper stories. A one-story addition at the rear of the house is relatively modern. However, the hipped roof theme was maintained in its design. A three-car garage that is original to the residence is at the rear of the lot. The original multi-hued terra cotta roof has been removed and was replaced with composition shingles. The doors and the windows are early or original.

[1 contributing building] [1 contributing garage]



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**947 South Skinker Boulevard. Poore, C., House; 1922; Builder: Urban, C.**

Facing Forest Park, this two-story brick Prairie influenced residence has a hipped roof of dark green Spanish tile with large projecting eaves. The cornice is boxed with many brackets. There are hipped roof hoods over the front entrance and over a double pair of French doors that open onto a large front terrace. The windows and doors are original and some have stained glass transoms. The brick garage in the rear has pairs of windows on three sides, under a hipped roof with the same dark green tile as the house.

[1 contributing building] [1 contributing garage]

**961 South Skinker Boulevard. Sheets, M. E., House; 1921; Builder: Beckmeier, E.**

This two-story brick Prairie influenced residence is the last house on the block. (Consequently, it is on the southeast corner of its block, this residence has a southern view of what was originally one of Henry Wright's "signature" community gathering-places. This soft cornered triangle was the former entrance to the Hi-Pointe Subdivision and is the highest geographical point in the City of Saint Louis. However, the lovely green space now is the site of a very brightly illuminated gas station.) This house faces the most southern edge of the Kennedy Forest, and has clear views of the Saint Louis Arch on the Riverfront. The house has a complex hipped roof covered with the original terra cotta tile. A shed dormer shelters the east facing front porch, which overlooks the park. Entrance to this porch is available only through the living room. The front entry is in an umbrage that is on the left, front corner of the house. Over the front porch there are two large bay windows that are protected by the massive overhang of the main roof. All other windows and doors are original to this house. The brick garage has the same kind of hipped tile roof as the house and the original sliding doors have been replaced with a modern overhead door.

[1 contributing building] [1 contributing garage]

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### **Buena Vista Avenue**

Henry Wright was famous for designing neighborhoods with generous community green spaces for gathering with neighbors and simple enjoyment. The Hi-Pointe Subdivision has four of those spaces and they are very generous in size. They are all triangular green islands in the center of

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intersections. There are two of them located on Buena Vista Avenue. One is located at the Buena Vista – Alamo intersection within view of the Alamo Arches. The other Buena Vista “triangle” is at the San Bonita intersection. These spaces are still used frequently for neighborhood association picnics, block parties and ice cream socials.

[2 contributing sites]

#### 900 Buena Vista Avenue. 1923; Builder: Mederacke Building Company.

This is a brick and stucco one and one-half story Dutch Colonial Revival house. The roof consists of a bell cast gambrel with large shed dormers on the front and back. The faces of the shed dormers are protected with stucco. The entrance has a small pediment over it decorated with brackets. The central front door has six-panels with an overhead light and sidelights. On each side of the entrance is a pair of French doors. Each door has fifteen panes of glass. The second story has original storm shutters, which are flat paneled with a new moon cutout.

[1 contributing building]

#### 905 Buena Vista Avenue. Henschen, B., House; 1925.

This brick two-story Colonial Revival house was built in 1925 for B. Henschen. The slate for this medium gable roof has been replaced with new slate in 2004.. The exterior chimney is on the right side of the house. The cornice is boxed and plain with return and plain frieze. Recessed by an umbrage, the entrance has a six-panel door and sidelights, with a semi-elliptical light overhead. Over the central front door there is a gabled overhang with returns. This hood has pilasters on plinth supports. The windows are generally original and have double-hung sashes of six panes of glass over one. There are stained glass windows. A soldier course serves as lintels over windows. There is a small, enclosed porch on the left side of the house. Above the porch the balcony has been converted into a small room with a small balcony facing the front yard. A second story overhang, with a circular window faces the back yard. The wall around the round window is faced with clapboard.

[1 contributing building] [1 contributing garage]

#### 910 Buena Vista Avenue. 1919, Builder: Hernberg, R. G.

R. G. Hernberg built this massive two-story brick residence in 1919. Although this house has a strong Tudor overtone, the shape and canted terrace make it a good candidate for being Prairie influenced or Craftsman rather than Tudor. The medium gabled slate roof has a central exterior chimney. The eaves are open, and rafter tips are exposed and carved. The left most second story windows are in a gabled overhang with both straight and curved half-timbering and stucco. The central second story windows are a pair of intricate American Movement stained glass windows. On the right side of the second

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story there is a single double-hung window. All of the windows are original and have surrounds of brick voussoirs, stone ornaments, and bracketed stone lug sills. There is a gambrel shaped roof over the front porch. The face of that porch has the same Tudor half-timbering and stucco seen on the second floor. Natural cut-stone piers support the porch roof. The porch shelters the center of the wide stone terrace. The entry is under the centrally located front porch and consists of the original door with sidelights and transoms over all. Intricate French doors with semi-elliptical tops open onto the parts of the terrace that are not protected by the porch roof.

[1 contributing building]

#### 914 Buena Vista Avenue. Meichel, P. A., House; 1922; Architect: Fuqua, S.C.

This simple Prairie influenced two-story brick house is spacious and understated. The low-hipped roof was tile but has been replaced by composition shingles. The exterior chimney is on the right side of the house on the slope. The original windows have three vertical panes of glass over one, in a double sash design. There are stone lug sills throughout. The front porch is nearly the full width of the house and, like the main roof, has a low-hip shape. The eaves are closed, the boxed cornice, and the frieze is plain. The supporting piers for the porch roof are brick with a small stone cap. The entrance is on the left side of the front of the house and the front door has a large pane of glass with mullions and sidelights. The porch railing is a brick wall topped with stone.

[1 contributing building]

#### 915 Buena Vista Avenue. Kasselbaum, W., House; 1927; Architects: Nolte and Nauman, Builder: Mueller, J. C., & Son.

This is one of the most charming asymmetrical Italian Renaissance houses in the Hi-Pointe Subdivision. The original green glazed Spanish tile roof has been retained on both the house and the two-car garage in the rear. The exterior chimney is located on the left wing on the left slope. The foundation is composed of broken course natural stone. The roof has boxed cornice, sloped soffit and pairs of brackets. The entrance is shaded by an arched umbrage that also opens on the left side to access a stone terrace. This terrace can also be accessed from the dining room through the French doors. Radiating voussoirs with a keystone and a pair of quoins surrounds the umbrage. Over the other openings there are soldier course brick lintels. Under the second story there is a belt course of brick. All of the windows are original. The first floor has casement windows with stained glass transoms. The second story has either fixed stained glass lights or double-hung windows of six-panels over one. The gabled brick garage has double-hung

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windows that are original. The overhead door is not original. However, the entrance to the back yard is original and has an original trellis protecting it.

[1 contributing building] [1 contributing garage]

#### 924 Buena Vista Avenue. (photo #16)

This foursquare two-story brick Italian Renaissance has a low-pitched gabled roof. The exterior chimney rests on the right side of the hip's slope. The original green Spanish tile remains on the roof. The eaves are open with the carved tips of the rafters exposed. There is a plain frieze behind the bases of the rafters. Shutters that are not original to the house can be seen from the street. Over the centered entrance are three semi-circular topped small windows. Each window has a keystone, and quoins that create a "cross" near the top. Beneath all three windows is a shared stone lug sill. Under the lug sill is the hipped green tile roof over the vestibule. Just as the rafters are exposed under the edge of the main roof, that pattern repeats here. The entrance to the vestibule has a semi-circular top that repeats the shapes of the three windows above. The round arched entry door has a curved band of five lights above the door. Above the curved band of lights is a band of smooth cut radiating stone voussoirs, which give the appearance of being a single band. The door has three sidelights on each side. In front of the vestibule there is a stone stoop. Flanking the central, two-story focus point, there are double-hung windows. These windows are original and have three rectangular panes of glass over one. Again, there are limestone lug sills throughout.

[1 contributing building]

#### 929 Buena Vista Avenue. Bergfeld, George, House; 1924.

This brick Craftsman two and one-half story foursquare has Tudor ornaments. The gabled roof no longer has the original slate or tile. The end of the gable faces the street and is covered with half-timbering, stucco and the edge of the roof has supporting brackets. The exterior chimney is on the left side of the building. The double-hung windows are three rectangular lights over one. The cornice and fascia are plain. There is a flat arch of soldier course bricks and brick voussoirs as ornaments around the openings on the brick walls. The two-car garage on the alley has composition shingles and is a brick building.

[1 contributing building] [1 contributing garage]

#### 930 Buena Vista Avenue. Attributed Builder: Mederacke Building Company.

This brick and stucco Dutch Colonial Revival house is similar to 900 Buena Vista Avenue. Like 900 Buena Vista Avenue, this house has a bell cast gambrel roof with large fore and aft shed dormers. Also, it has the large terrace in front. However, this house does not have shutters and the central entrance has a curved hood instead of a gabled one.

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In addition, instead of French doors flanking the front door, there are double-hung windows with transoms. This house has a rear entry basement garage. The yard is filled with very large Scotch pine trees.

[1 contributing building]

#### 933 Buena Vista Avenue. 1920.

This two-story brick symmetrical Colonial Revival has a medium gable with an exterior chimney that straddles the ridge of the roof on the right side of the house. The slate or tile roof has been replaced with composition shingles. The cornice is boxed and plain with return. The fascia is plain and has four pairs of brackets anchored thereon. The central bay has a stained glass window directly above the entrance. The stained glass window has a limestone keystone voussoir with a brick flat arch and limestone ornaments under the sill. There are stone lug sills throughout. The first floor windows all have keystone voussoir that are fixed in a belt of soldier course bricks. Over the front door there is a curved hood with brackets. The umbrage has a semi-elliptical top, but has been enclosed with a storm door, sidelights and transom. The entrance has a six-panel door. The windows are all double-hung, with eight lights over one.

[1 contributing building]

#### 936 Buena Vista Avenue. 1920.

This two-story brick Prairie influenced house has a hipped roof with a right side exterior chimney. The boxed cornice does not have a frieze. There are many stained glass windows, but the working windows are double-hung with six lights over one. There is a front porch and terrace combination facing the street. The front porch is on the left half of the space and has a gabled roof supported by brick piers. Under the gable end of this porch is an open brick arch. An open terrace sits to the right of the entrance. The living room windows that look out onto the terrace have a semi-circular brick arch over them. There is a brick two-car garage with a hipped roof in the backyard.

[1 contributing building] [1 contributing garage]

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### De Mun Avenue

This area of the neighborhood has been tagged by Clayton as the "De Mun Shopping District" as posted on a sign at the street entrance. It boasts some very popular venues such as Kaldi's coffee shop, Jimmy's Café on The Park (restaurant), Sasha's (also a restaurant), and Joint Venture Antiques. Some other popular shops have recently moved out of the district because the

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new owners of their buildings have significantly increased their rents. It has a broad streetscape with a tree lined center divide hosting large double-globed iron streetlights and low level landscaping. Directly across from the "shopping district" is Concordia Park, which has park benches, picnic tables, and lots of green space. The median for this street was once the site of the United Railways of Saint Louis, a trolley car line that ran north and south through the De Mun Park neighborhood.

[1 contributing site]

**700 / 702 De Mun Avenue. Leubke, J. F., Building; 1928; Architect: Ellerman, E. A.; Builder: Beckemeier, E. H.**

This three-story brick Tudor Revival building continues to function as originally intended, with a business on the street level and residences above. It houses a very popular coffee shop, Kaldi's, that has received many local awards. The original storefronts face De Mun and wrap around the first bay on Northwood Avenue. There is a wide terra cotta stringcourse above the storefronts. There is an ornamental stringcourse above the third floor windows underlining the parapet, which has a shaped gable over the entrance bay. The second entrance bay from the south end has quoins around the door and ornamental surrounds on staircase windows above it. The Northwood side of the building has two bays above the storefront followed by four bays built at slightly higher elevation. Every other bay has an iron balcony on both the second and third floors.

[1 contributing building]

**706 / 706C De Mun Avenue. Leubke, J. F., Building; 1925; Architect: Ellerman, E. A.; Builder: Beckemeier, E. H.**

This two-story Craftsman influenced building continues to function as originally intended, with a business on the street level and apartment above. It houses the popular Jimmy's Café on the Park and Sasha's wine and cheese shop and restaurant. This is a three bay building with a gable over the center. The main one story brick wing is to the north. There is a long stucco faced brick one story brick wing to the south. The main building has the original pattern of storefront openings but the south wing has been altered.

[1 contributing building]

**726 / 730 De Mun Avenue. Weinberg, Ida, Building; 1926; Architect: Latner, M. L.; Builder: Weinberg Construction.**

This three-story building continues the pattern of Tudor Revival storefronts and apartments. There are five bays on De Mun. It has an asymmetrical façade with two bays to the left of the center entrance divided by a much larger brick space than the two bays to the right. In both cases, these brick spaces are ornamental with stone or terra cotta panels displaying shields. There's a broad molding over the storefronts and a terra cotta cornice below the shaped parapet, which also has inset ornamental panels. The entrance is set in a broad stone surround and has a panel of stone shields above the door. The window

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above the entrance has quoins and spandrels ornamented with shields. The other four bays have semi-circular brick arches above the windows with insets. The bays flanking the entrance bay have ornamental panels between the second and third floor windows. The storefronts have rock face stone bulkheads and elaborate transoms.

[1 contributing building]

**734 / 738 / 740 De Mun Avenue. Schneider, Louise, Building; 1926; Architect: Latner, M. L.; Builder: Weinberg Construction Company.**

This three-story brick building also continues the original pattern of storefronts and apartments. It is also asymmetrical with single windows above the center entrance and right bay while the other bays have paired windows. The windows and storefronts are topped with soldier courses. The simple entrance bay is highlighted with stucco panels. Stacked bricks surround the second and third floor windows in the central bay. The storefronts to the left of the entrance are unequal in size and separated by a brick pier. The storefront to the right of the front entrance has a diagonal recessed opening behind the brick pier. This shop is the perennial Joint Venture Antiques. The original brick garage remains but is used by the businesses for warehousing.

[1 contributing building] [1 contributing garage]

**800 / 802 De Mun Avenue. Loeffler, G. L., Building, 1925; Architect: Peipers, F.; Builder: Charleville, B. J.**

This Tudor Revival/Jacobethan Revival two-story building with gabled parapet continues the pattern of storefronts and apartments. Six bays face on De Mun with five irregular bays on the south side. The storefronts have awnings. There is a corner entrance storefront. The upstairs windows are paired and have with ashlar surrounds. They are 6 over 6.

[1 contributing building]

**804 De Mun Avenue. 1981.**

De Mun Park (tot lot) was created by tearing down an original retail building and development of the grounds by the City of Clayton.

[1 non-contributing public park]

**830 De Mun Avenue. King, Jerry, Condominiums; 2001; Architects: Trivers; Builder: Westin Properties. (photo #26)**

This warehouse/loft style building is new. Early on, this lot was the site of a neighborhood miniature golf course, which eventually gave way to a one-story apartment building, which was torn down to enable the present construction. This massive building contains a six-family loft style condominium with first floor garage. Four stories tall.

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with a 1950's style public school, sharp-box shape, it is oversized and an aesthetic departure from the overall style of the neighborhood.

[1 non-contributing building]

**903 De Mun Avenue. 1920; Architects: Study and Farrar; Builder: Beveridge, J.;**  
**Developer: Crawford, C. and L.**

The impeccably proportioned one and one-half story brick Dutch Colonial Revival has a gable roof and large frame shed dormers front and rear. The exterior chimney is a side slope on the south side of the building. The windows are double hung and have 4/4 and 6/6 lights. A small gable overhang accents the front entry vestibule that protrudes from the front of the house with a plain pediment on two simple columns. There is a transom window over the door. The original two-car brick garage with a gable roof shared with 907 De Mun Avenue has been carefully converted to a guesthouse.

[1 contributing building] [1 contributing garage]

**906 De Mun Avenue. 1924.**

This two-story Colonial Revival originally had a rippled terra cotta tile roof. Now it has composition shingles. The side gabled roof has a central gabled dormer with a pediment facing the street. An original pair of triple paned windows are under the pediment. The eaves originally were open and the rafter tips were visible. Now the cornice has been boxed, and gutter helmet has been installed. The windows are double-hung. The original windows are nine lights over one. The right side chimney is external. The house has a central stairway and central entrance. The entrance has the protection of a small porch. The gabled pediment design on the front dormer has been repeated on the porch roof. The porch has brick piers. This house has enormous white pine trees in the backyard.

[1 contributing building]

**907 De Mun Avenue. 1920; Architects: Study and Farrar; Builder: Beveridge, J.;**  
**Developer: Crawford, C. and L. (photo #19)**

It is a variation on 903 De Mun Avenue. The one and one-half story Dutch Colonial Revival house has a shed roof over the front entry vestibule and a pilaster frame instead of columns flanking the front door. A two-car brick garage shared with 903 De Mun Avenue has been converted into a guesthouse.

[1 contributing building]

**911 De Mun Avenue. 1920; Architects: Study and Farrar; Builder: Beveridge, J.;**  
**Developer: Crawford, C. and L.**

The one and one-half story brick Dutch Colonial Revival house is identical to 903 De



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Mun Avenue. A one car detached brick garage with a gable roof faces south on the alley.

[1 contributing building] [1 contributing garage]

#### 912 De Mun Avenue. McGrath, J. M., House; 1924; Builder: Fischman, E.

This Tudor Revival influenced house has a cross gable roof with projecting eaves and exposed rafters. The exterior chimney is on the right rear slope of the roof. The main house has all of the original windows and doors. Original windows are double-hung with nine panes over one. However, the central light of the nine-pane sash is enlarged to fill all but a few inches of the entire sash, making the other lights an ornamental border. The windows have a flat arch of vertical bricks overhead. An ornamental gable over the windows on the left side of the second story has half-timbering and stucco. The front porch has a pediment roof. Its face is covered in stucco. The piers of the small front porch are brick. The front door is the original with nine panes of glass. The original copper gutters remain. Originally foursquare, a large one-story addition has been added in the backyard. This addition has been built to the highest standards, matching the original construction in every detail. The new addition has a stone foundation, windows and doors that match the original and the same rippled terra cotta tile roof, and copper gutters.

However, the addition has a low-hipped roof and a small-hipped roof over the rear porch. In addition to these high quality materials, beautiful columns support the rear porch. There is a single car garage on the alley. The front yard of this house has two aged sycamore trees.

[1 contributing building] [1 contributing garage]

#### 914 De Mun Avenue. 1927.

This brick one and one-half story Craftsman bungalow has retained its original rippled terra cotta roof and all of its windows and doors. The roof is side gabled and there are two exterior chimneys. There is a central gabled dormer over the open front porch and in the rear roof. The eaves project and the cornice fascia indicate that there may have been brackets at one time, but are now encased with vinyl. The double-hung windows have six lights over one. There are stained glass accent windows above the side dining room windows. There is a transom window above the front door. Over the windows and doors there are flat arches of vertical bricks. The chimneys are exterior and there are paired windows on both sides of the front door. The original brick hipped roof garage has space for two-cars. The roofing tiles have been replaced with composition shingles. Except for the overhead garage door, all garage doors and windows are original. A large cedar deck has been added to the rear of the house.

[1 contributing building] [1 contributing garage]

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**915 De Mun Avenue. Wright, Henry, Apartments; 1919; Architect: Wright, Henry;  
Builder: Wilcox, Charles.**

This two and one-half story brick four-family hipped roof Colonial Revival apartment building has a shed dormer in the front and rear of the sloped hip roof. Twin sunrooms protrude four feet from the main façade on the north and south ends of the building. There are aluminum sided bay windows on the sides and stucco sun porches on the rear of the building. Windows in the building are multi-paned casement windows that swing into the units. A half round arch accents the front door opening. A four-car flat roofed large brick garage opening to the north was designed by Wright and built by Wilcox in 1920. The placement on the lot with the longest dimension of the building facing east and with short side yard walls reflects Wright's commitment to maximizing the light and air in the units.

[1 contributing building] [1 contributing garage]

**921 De Mun Avenue. Viehaller Building; 1920; Architecture attributed to: Wright, Henry; Builder: Wilcox, Charles.**

This two-story, over-sized brick and stucco four-family hipped roof, Colonial Revival apartment building has bay windows on each side of the building and a hipped roof. There is a shed roof with large brackets over the front entry. There is a mixture of double hung and multi-paned sash windows. The central hallway window is accented by a semi-circular arch of stucco. The placement on the lot with the longest dimension of the building facing east and with short side yard walls reflects Wright's commitment to maximizing the light and air in the units.

[1 contributing building]

**922 De Mun Avenue. 1948.**

The last single family dwelling to be built in Hi-Pointe, was this diminutive Tudor Revival bungalow. There are one and one-half stories under a gabled roof of terra cotta Spanish tile. There is a central gable dormer facing the street and a matching one facing the alley. There is a hint of Tudor in the placement of the fireplace and exterior chimney on the front wall of the living room to the right of the front door. There is a small front stoop with painted wrought iron railings that have iron garlands ornamenting the handrail. The large open porch on the right side of the house has square columns. The roof of this porch is hipped with boxed eaves. The ceiling of that porch is bead board. There is a large enclosed rear kitchen porch under a shed dormer. The rear porch has masonry clapboard siding. None of the original windows remain. Renovation architect (Yelland, Wynne) created a Cross theme for the homeowners who are supporters of nearby Concordia Seminary, at 801 De Mun Avenue. All of the new doors and windows favor the architectural tone of the neighborhood. The new casement windows have mullions that form a Christian Cross. The doors are wooden paneled in the shape of the Cross, with a pair of lights on the right and left "of Christ's head." The brick garage is original

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and it has early or original doors and windows.

[1 contributing building] [1 contributing garage]

**923 De Mun Avenue. Loomstein, William; 1922; Builder: Charleville, B. J.**

This one-story brick commercial building features a flat roof with a boomtown front façade that is accented by terra cotta stringcourses at the top and above the first floor windows. A rectangular terra cotta accent box extends almost the full length of the building. There are triangular terra cotta accents on the corners of the building. The windows and front were altered in a 1960's update. It is part two of a commercial block consisting of it and 929 De Mun Avenue.

[1 contributing building]

**929 De Mun Avenue. Loomstein, William; 1922; Builder: Charleville, B. J.**

This two-story brick commercial building is part one of a commercial block with its neighbor 929 De Mun Avenue. It repeats the terra cotta decorations that are shown in 923 De Mun Avenue. There is an ornate limestone pediment with a double curve door surround above the sidewalk level entry to the second floor offices. A similar ornamental accent piece marks the center of the building. Two second-floor balconies with wrought iron railings are above on either side of the door to the second floor offices. The building currently houses two small businesses. The windows, doors and storefronts were altered in a 1960 renovation. The building also has frontage on 6401 Clayton Road.

[1 contributing building]

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### **Northwood Avenue**

All of the three-story brick, multi-family residences on Northwood Avenue were built between 1924 and 1928, primarily by E. A. Wagner. A noteworthy architect, Benjamin Shapiro, gave us 6216 Northwood. All of the buildings on this avenue are original. The rear fire escapes on some of the buildings have been reworked to incorporate enlarged wood decks. Most of the garages are the original brick except for three that are new and non-contributing as noted. Many of these apartment buildings have been converted to condominiums.

The sidewalk approach at the Northwood Avenue entrance, on South Skinker Boulevard, is graced with a cut stone, broken course pylon made of red Missouri granite. The right leg of the pylon is L shaped with large stone caps at the top of each section of the L. The left leg is identical in appearance except it is slightly shorter and is the reverse L shape. This red Missouri granite is prevalent in nearby neighborhoods as well, especially in the vicinity of Washington

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University, to the north. The pylons are similar in appearance to those designed by Henry Wright for nearby subdivisions. Forest Park presides at the east end of Northwood and Concordia Park presides at the west end, providing bracketing green spaces for the neighborhood.

### [1 contributing object]

**6216 - 6220 Northwood Avenue. Miller, J. W. & Cohen W. F., Apartments; 1928;  
Architect: Shapiro, Benjamin.**

The two entrances to this three-story brick L-shaped Classical Revival/Tudor influenced apartment building have a rock face stone bay and wrought iron balconies above the doors. There are similar stone bays on the north end closest to the street. Continuing above the exterior bays, smooth stone quoins frame two upper stories topped by large broken pediments. A limestone stringcourse connects the second floor windowsills and exterior bays. A vertical brick stringcourse divides the first and second floor and is accented with limestone corners. The 6/6 double hung windows are paired on the east and west sides of the building and single on the north side of the building and in the exterior bays. There are flat arched lintels with square keystones above the windows. There are decorative stone ornaments between the two stringcourses under the second floor paired windows. Windows and doors are original.

### [1 contributing building]

**6221 Northwood Avenue. 1925; Attributed Architect & Builder: Wagner, E. A.;  
Developer: Wagner-Grant-Bell Realty Company. (photo #39)**

The ends on the Tudor Revival U-shaped front of this three-story brick condominium have shaped gables ornamented with diamond pattern brick. There are short finials at the corners and a knob at the top. The brick vestibule at the center entrance is trimmed in stone with a brick parapet forming the balcony. The 6 over 6 windows are grouped in twos and threes. A gabled dormer breaks through the cornice above the front door. The building has a cross gable. On the wings, a squared random course stone basement rises to the first floor sill. More recently, wooden decks have been added to the back of the building. It has the original brick garage with new doors.

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

**6226 Northwood Avenue. 1926; Attributed Architect & Builder: Wagner, E. A.;  
Developer: Wagner-Grant-Bell Realty Company.**

This U-shaped front for this three-story brick French Renaissance condominium building has a smooth stone foundation rising to the first floor sills. A matching stringcourse forms the third floor sills. The lintels are arched on the tops and have stone keystones and voussoirs. An ornamental gable parapet rises through the cornice line above the

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center windows at the end of the bays. The windows are 6 over 1. The entrance bay has a bracketed stone surround. The windows above it are on the staircase landings so the upper one breaks through the third floor stringcourse and is topped by an ornamental stone panel. A replacement garage has been built. This garage is non-contributing.

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

**6227 Northwood Avenue. Hederman, A., Apartments; 1925; Attributed Architect & Builder: Wagner, E. A.**

There is a stringcourse on the first and third floors of this three-story brick Italian Renaissance U-shaped condominium building. The first floor windows all have semicircular transoms and stone keystones. These windows are 8 over 8 while the others are 6 over 1. The second floor windows have a stone balustrade supported on brackets and match the stone balustrade over the center door. The hipped roof has a low-hipped roof gable over the front door. There are stone shields below the third floor stringcourse.

[1 contributing building]

**6232 Northwood Avenue. Grant, E. W., Apartments; 1925; Architect: Wagner, E. A.; Builder: Wagner, E. A. (photo #38)**

This three-story brick Italian Renaissance condominium building matches number 6227 Northwood except that it still preserves the original clay tile roof. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6233 Northwood Avenue. Hederman, A., Apartments; 1925; Attributed Architect: Wagner, E. A.; Builder: Wagner, E. A.**

This Tudor Revival/Jacobethan Revival U-shaped three-story brick condominium building has front gables with finials at the corner of the gables. The windows are 6 over 1 with smooth stone lintels, sills and quoins. The entrance has a large stone surround and now has a canvas awning. More recently, wooden decks have been added to the back of the building. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6245 Northwood Avenue. 1925; Attributed Architect: Wagner, E. A.; Builder: Wagner, E. A.; Developer: Wagner-Grant-Bell Realty Company.**

The three-story brick Tudor Revival condominium building has ashlar lintels and quoins. The ashlar stone foundation rises to the first floor sills. A brick parapet tops the classical cornice. The three-bay front has two windows to the left with a triple window in the

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center and single windows on each floor above the entrance door. More recently, wooden decks have been added to the back of the building. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6246 Northwood Avenue. Grant, F. W., Apartments; 1925; Attributed Architect: Wagner, E. A.; Builder: Wagner, E. A.**

This three-story brick Tudor Revival/Jacobethan Revival condominium building is the same as 6233 Northwood except that it has a tile roof with a central gabled dormer. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6249 Northwood Avenue. 1925; Builder: Wagner-Grant-Bell; Developer: Wagner-Grant-Bell Realty Company.**

This three-story brick Tudor Revival building has stone lintels and quoins. It has a small shed roof below the brick parapet, which tops the classical cornice. The three-bay front has two windows to the left with a triple window in the center. The entrance has a cloth awning. More recently, a wooden deck has been added to the back of the building. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6252 Northwood Avenue. Grant, Ida C., Apartments; 1924; Builder: Maguire, E. A.**

There are seven bays across this three-story brick Classical Revival U-shaped building and the windows are 8 over 1. The entrance has a classical stone surround with pilasters, entablature and pediment. The first and second floor windows have stone ornaments at the corners and centers. There is a low-hipped roof dormer over the entrance. The building has a hipped roof with a boxed cornice accented with brackets. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6253 Northwood Avenue. 1925; Builder: Wagner-Grant-Bell; Developer: Wagner-Grant-Bell Realty Company.**

This three-story brick Colonial Revival building matches 6245 Northwood except for its classical cornice. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6300 Northwood Avenue. 1924; Attributed Architect & Builder: Wagner, E. A.; Developer: Wagner, E. A.**

This three-story brick Classical Revival condominium building matches 6252 Northwood

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except that it has a flat roof and parapet instead of a hipped roof. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6304 Northwood Avenue. 1924; Attributed Architect & Builder: Wagner, E. A.;**  
**Developer: Wagner, E. A.**

This three-story condominium matches 6249 Northwood except that it has a bracketed tile ornamental roof below the parapet. Wooden decks have been added more recently. It has the original brick garage with new doors. This is a three-story brick Tudor Revival apartment dwelling.

[1 contributing building] [1 contributing garage]

**6310 Northwood Avenue. 1924; Attributed Architect & Builder: Wagner, E. A.;**  
**Developer: Wagner, E. A.**

This matches three-story brick apartment building 6249 Northwood except that it has a full portico sheltering the entrance and has an ornamental panel above the third floor window and a dentileol cornice. It has the original brick garage with new doors. Colonial Revival is the style for this building.

[1 contributing building] [1 contributing garage]

**6314 Northwood Avenue. 1924; Attributed Architect & Builder: Wagner, E. A.;**  
**Developer: Wagner, E. A.**

This three-story brick Colonial Revival condominium building is the same as 6300 Northwood. Although it has Acanthus leaf ornaments as labels the entry is clearly Colonial Revival rather than Classical Revival. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6320 Northwood Avenue. 1924; Attributed Architect & Builder: Wagner, E. A.;**  
**Developer: Wagner, E. A.**

This three-story Colonial Revival brick condominium building is the same as 6249 Northwood except that it has a bracketed ornamental roofline and a front entrance portico. It has the original brick garage.

[1 contributing building] [1 contributing garage]

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**6324 Northwood Avenue. 1924; Attributed Architect & Builder: Wagner, E. A.;**  
**Developer: Wagner, E. A.**

This three-story brick Tudor Revival condominium building also is similar to 6249 Northwood except that it has quoins around the front door and a modillion cornice below the parapet. More recently, wooden decks have been added to the back of the building. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6328 Northwood Avenue. 1925; Attributed Architect & Builder: Wagner, E. A.;**  
**Developer: Wagner, E. A. (photo #37)**

This three-story brick Classical Revival condominium building has an ornately carved limestone pediment supported by limestone pilasters. The windows have labels of acanthus leaves. This building is similar to 6252 Northwood except that it has retained its original hipped tile roof, with centered hipped dormer. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6330 Northwood Avenue. Grant, E. W., Apartments; 1925; Architect: Wagner, E. A.;**  
**Builder: Wagner, E. A.**

This three-story brick Colonial Revival apartment building matches 6334 Northwood except this apartment building has a flat roof, with a cornice and frieze. A replacement garage has been built.

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

**6334 Northwood Avenue. Grant, E. W., Apartments; 1924; Architect: Wagner, E. A.;**  
**Builder: Wagner, E. A.**

This three-story brick Tudor Revival apartment building also matches 6249 Northwood except that it has a panel with a checkerboard above the third floor window at the entrance bay. It also has a tiled ornamental roofline. A replacement garage has been built.

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



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### Rosebury Avenue

#### (North side of:) Rosebury Avenue & North Rosebury Avenue

*Rosebury Avenue is "Y" shaped, with the single leg of the "Y" beginning on South Skinker Boulevard. That single leg is simply named Rosebury Avenue. Where the "Y" divides, the street names change from Rosebury Avenue to North Rosebury Avenue and South Rosebury Avenue. Therefore, Rosebury Avenue itself has been divided in this narrative so that the north side of Rosebury flows into North Rosebury Avenue. The converse is true for the narrative on South Rosebury Avenue.*

All but two of the three-story brick, multi-family residences on Rosebury/North Rosebury Avenue were built between 1923 and 1928. The rear fire escapes on some of the buildings have been reworked to incorporate enlarged wood decks. Most of the garages are the original brick except for three that are new and non-contributing as noted. Many of these apartment buildings have been converted to condominiums. The two built later, in 1952 and 1968, are non-contributing as noted below.

The sidewalk approach at the Rosebury Avenue entrance on South Skinker Boulevard is graced with a cut stone, broken course pylon made of red Missouri granite. On the right (north) side of the sidewalk, the pylon is L shaped with large stone caps at the top of each section of the L. There is a short, decorative terra cotta finial on top of the shorter section. To the left of the sidewalk, the pylon is a reverse L shape but the bottom of the L becomes a curved wing extending away from the sidewalk and into the landscape. The wing is topped with periodic vertical stones and is anchored at the end with a slightly taller building the same general shape as the tall end of the L. This red Missouri granite is prevalent in nearby neighborhoods as well, especially in the vicinity of Washington University. The pylons are similar in appearance to those designed by Henry Wright for nearby subdivisions. Forest Park presides at the east end of Rosebury/North Rosebury and Concordia Park presides at the west end, providing bracketing green spaces for this street.

[1 contributing object]

**6219 / 6221 Rosebury Avenue. 1928; Architect: Shapiro, Benjamin; Builder: Kaplan, N. M.; Developer: Tober, A. (photo #35)**

This three-story brick Tudor Revival is a variation on 6216 / 6220 Northwood. There is a lot of Tudor detailing including half timbered corner pavilions with hipped roof on the front corner and rear L. It has herringbone brick nogging and corner turrelle. The

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parapet is crenellated. The entrance bays and front wing have squared rock face stone. The end bays on the first floor front have French doors under segmented arches and narrow wrought-iron balconies. Staircase windows include third floor oriels. Most of the windows are grouped in two's and three's and are 6 over 1. The entrance court has a brick entry wall with tall stone-capped pylons and wrought iron overthrows.

[1 contributing building]

**6227 Rosebury Avenue. 1925; Builder: Denham, W. L.; Developer: Tober, A. (photo #34)**

The entrance bay of this three-story condominium is set back behind a stone terrace. The front door has sidelights and ashlar quoins and Tudor label molding under a metal marquee. The windows appear somewhat modern because they take up a whole wall space. They have stone lug sills, lintels, quoins and mullions as well as transoms. Both front wings have tall gabled parapets trimmed with terra cotta ball finials. All windows are leaded with very small panes. It has the original brick garage with new doors. This is a Tudor Revival/Jacobethan Revival three-story apartment building.

[1 contributing building] [1 contributing garage]

**6231 Rosebury Avenue. 1926; Architect: Boulicault, Marcel; Builder: Wagner, E.; Developer: Wagner, E. A. (photo #33)**

Among the French Renaissance features of this three-story brick condominium building is the ogee curved door surround, pyramidal hipped roof, segmented arched third floor windows rising through the cornice, and a corbeled chimney with random stone quoins. The main building corners and windows have decorative quoins. Every seventh course of brick is Flemish bond. The leaded windows are 12 over 12. There's an oval stone ornament below the corbel chimney. More recently, wood decks have been added to the back of the building. A replacement garage has been built. This garage is non-contributing.

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

**6239 Rosebury Avenue. Schilling, E., Apartments; 1926; Architect: Popp, Oliver. J.**

The U shaped front of this three-story brick Colonial Revival condominium building has a railing closing off an entrance court and similar iron balconies across French doors and wings. The front door has an arched hood on brackets and the windows above it are stained glass including a transom above the third floor window. The windows are outlined with stacked and vertical bricks and have stone keystones. Most windows are 6 over 1 or 8 over 1. The brick parapet is underlined by terra cotta cornice molding. More recently, the back doorways were widened to double doors with siding surrounds to create

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a more open approach to the wood decks which have been added to the back of the building. A replacement garage has been built and is non-contributing.

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

**6247 Rosebury Avenue. 1925; Builder: Wagner, E. A., Company.**

This L-shaped three-story brick condominium has a gable with corner ornaments and cross gable tile roof. The limestone foundation rises to the first floor sills. Heavy ashlar surrounds the front door and there are wide stone lintels and window quoins. The windows are grouped and are 6 over 1. More recently, wood decks have been added to the back of the building. It has the original brick garage with new doors. This is a three-story brick Tudor Revival/Jacobethan Revival.

[1 contributing building] [1 contributing garage]

**6253 Rosebury Avenue. Rhodes, V. C., Apartments; 1925; Builder: Rhodes & Cook Company.**

This three-story brick Tudor/Jacobethan Revival building has four bays across the front so the entrance is off center. It has a round arch with a heavy molding. A second molding forms a stringcourse around three sides of the entrance court but becomes a lintel for the outer first floor windows. A frieze of Doric triglyphs forms a third floor lintel. The third floor windows are set in quoin panels. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6300 / 6302 North Rosebury Avenue. 1923; Builder: Better Built Homes; Developer: Better Built Homes Company.**

The east Tudor Revival façade is part of a three-story brick, larger building with elevations on both North and South Rosebury Avenue. The windows are relatively small for this neighborhood and are 1 over 1, paired, and single set in wood frames. The front door has a cut stone surround and Tudor label molding. The side doors are a simpler version. Stair windows above the entrance have stone surrounds and spandrels. There is water table molding and cornice molding below the parapet. The large semi-circular lawn in front of the building actually lays within the city limits of Saint Louis. The building itself is in Clayton.

[1 contributing building]

**6301 North Rosebury Avenue. Siegfried & Rosenberg, Apartments; 1923; Architect: Abrams, Leo F.; Builder: Abrahams, Soloman, & Son.**

This three-story brick apartment has alternating headers and Flemish bond stretchers on

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the front façade and creates a visual impression of diamond patterns across the façade. The entrance is in the left front bay with stone steps and stoop. There are wrought iron balconies above the entrance and the two first floor bays to the right. The right front bay has triple 6-over-1 windows. Other windows are 8 over 1. There is a parapet with cornice. More recently, metal decks have been added to the rear of the building. It has the original brick garage with new doors. This is a three-story Colonial Revival building.

[1 contributing building] [1 contributing garage]

#### 6305 North Rosebury Avenue, 1958.

No Building permit has been found but the address first appears in the county directories in 1959. This is non-contributing. The end bays are set back a few inches from the main façade. Inner bays have Chicago style windows. The center door has a broad ashlar surround. The windowsills form string cornices. It has the original brick garage with new doors.

[1 non-contributing buildings] [1 non-contributing garage]

#### 6309 North Rosebury Avenue, 1926; Architect & Builder & Developer: Wagner, E. A.

This three-story brick apartment building is similar to the three bay units designed and built by E. A. Wagner on Northwood. This one has a stone surround on the windows and a parapet with a cornice. It has the original brick garage. This is a Tudor Revival building.

[1 contributing building] [1 contributing garage]

#### 6312 / 6316 North Rosebury Avenue, 1926; Architect: Popp, Oliver J.; Builder: Chinberg, V. A.; Developer: Marget Realty Company.

The façade of this three-story brick Classical Revival apartment building is organized as 2 five-bay units, each with a center entry, outer single windows and inner three-part windows. The front doors have limestone surrounds with entablature. The staircase windows above have surrounds rising to a blank lunette. The first floor sills form a stringcourse. The parapet has shaped sections above the entrances and in the center. Limestone blocks in lintels accent the windows.

[1 contributing building]

#### 6315 North Rosebury Avenue, 1926; Architect, Builder & Developer: Wagner, E. A. (photo #32)

This is a seven-bay E. A. Wagner three-story brick Tudor Revival apartment building

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with a first floor stringcourse, shaped lintels, and dentiled cornice. The center doorway has a shallow vestibule. The pointed arch has stone quoins and corner finials. More recently, wood decks have been added to the rear of the building. It has the original brick garage but new doors and siding have been added.

[1 contributing building] [1 contributing garage]

#### 6318 North Rosebury Avenue.

This nine-bay three-story Tudor Revival apartment building has paired windows in its outer bays. The doorway has a stone Tudor surround but the windows all have quasi-Georgian lintels. There are stringcourses below the first floor windows and above the third floor windows and a cornice with a parapet. Prominent basement windows have been filled with glass block.

[1 contributing building]

#### 6322 North Rosebury Avenue. 1925; Architect, Builder & Developer: Wagner-Grant-Bell Realty Company.

This three-story Classical Revival brick apartment building is 9 bays wide. The center of the building containing 7 of the bays is a few feet closer to the street than the pair of bays that frame it. The entrance is centered at street level and has an ornamented limestone entablature pediment overhead that is supported by limestone pilasters. There are limestone labels that are ornamented with acanthus leaves at each bay of windows. A limestone stringcourse forms a lintel for the third floor windows. All windows have limestone lug sills. That is except for the first floor windows, which have a limestone belt that serves as both sill and visual ornament. This building is the same as 6332 N. Rosebury.

[1 contributing building]

#### 6327 North Rosebury Avenue. Noonan, Elizabeth, Apartments; 1927; Architect: Godwin, Clifford B.; Builder: Caldeway, J. W., Construction Company.

The U-shaped front of this three-story brick Craftsman apartment building has an entry framed in stylized pilasters and entablature with both the pilasters and the pediment inset with brick. The second floor window sills form a stringcourse that rises above the staircase window above the front door. The third floor appears to be original but is articulated differently with paneled framed sleeping porches with exposed rafters on their hipped roofs. A frieze of diamond pattern brickwork underlines the pediment-shaped parapet. Most windows are narrow 6 over 1. It has the original brick garage.

[1 contributing building] [1 contributing garage]

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**6329 North Rosebury Avenue. 1962.**

No building permits have been found but the address first appears in the county directories in 1962. The entry has a wide sidelight and the spandrels are contrasting brick slightly raised from the plane of the wall. It has fixed three-part windows.

[1 non-contributing building]

**6332 North Rosebury Avenue. 1925; Architect, Builder & Developer: Wagner-Grant-Bell Realty Company.**

This three-story Classical Revival brick apartment building is 9 bays wide. The center of the building containing 7 of the bays is a few feet closer to the street than the pair of bays that frame it. The entrance is centered at street level and has an ornamented limestone embrasure pediment overhead that is supported by limestone pilasters. Directly above the entrance by at the roofline was a large broken pediment ornament. (Evidence of its removal can be seen from the street) There are limestone lintels that are quasi-Georgian decorate each bay of windows. All windows have limestone lug sills. The windows are double sash 6 over 1 lights. A limestone stringcourse forms a lintel for the third floor windows. Windows and doors are original. That is except for the first floor windows, which have a limestone belt that serves as both sill and visual ornament. This building is the same as 6322 N. Rosebury.

[1 contributing building]

**6333 North Rosebury Avenue. 1925; Architect, Builder & Developer: Wagner-Grant-Bell Realty Company.**

This U-shaped Classical Revival three-story brick apartment building is ornamented with limestone. There are seven bays. The inner part has three bays. The entrance is centered at street level and has an ornamented limestone pediment overhead that is supported by limestone squared pilasters. The first floor windowsills form a limestone stringcourse. The third floor lintels form a frieze below the cornice and parapet. The first and second floor lintels are vertical bricks accented with limestone acanthus leaf labels. Windows are 6 over 1 and 8 over 1. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6337 North Rosebury Avenue. Sloebright, Fredrick; 1928.**

This U-shaped three-story Classical Revival brick apartment building is 7 bays wide. The center of the building containing five of the bays is a few feet closer to the street than the pair of bays that frame it. The entrance is centered at street level and has an ornamented

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limestone pediment overhead that is supported by limestone squared pilasters. There are limestone labels that are ornamented with acanthus leaves at each bay of windows. A limestone stringcourse forms a lintel for the third floor windows. All windows have limestone lug sills. That is except for the first floor windows, which have a limestone belt that serves as both sill and visual ornament. This building is the same as 6322 N. Rosebury.

[1 contributing building]

**6343 / 6353 North Rosebury Avenue (at De Mun). Sprague, Jesse M., Building; 1924;**  
**Architect: Popp, Oliver, J.; Builder: Sprague, Jesse M.**

The first floor is of this 2-story Tudor Revival commercial and apartment building is entirely storefronts with multi-paned transoms, all original. The upper windows of the storefronts are outlined in terra cotta molding. The center entry to the second floor has both brick and terra cotta molding. The second floor windowsills form a stringcourse. The windows have stone accent blocks near their upper corners. The roof has a low-pitched hip. The base of the building has a green marble bulkhead.

[1 contributing building]

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### (South side of:) Rosebury Avenue & South Rosebury Avenue

All of these three-story brick, multi-family residences on Rosebury/South Rosebury Avenue were built between 1923 and 1926 with the exception of one built in 1930. The rear fire escapes on some of the buildings have been reworked to incorporate enlarged wood decks. Most of the garages are the original brick with updated garage doors. Many of these apartment buildings have been converted to condominiums. Forest Park presides at the east end of Rosebury South Rosebury and the rolling, park-like lawns of Concordia Seminary preside at the west end, providing bracketing green spaces for the neighborhood.

**6220 Rosebury Avenue, 1925; Builder: Agatstien Brothers; Developer: Agatstien Brothers.**

The entrance bay for this three-story brick Tudor Revival condominium building is in the center with three bays on each side. The center bay on those breaks forward under an arched parapet with side buttresses and has French doors on the second and third floors with transoms and bowed wrought iron balconies. The entry has a wide Tudor arch with stone quoining and is sheltered by an elaborate metal marquee. The foundation is ashlar

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stone rising to half the height of the entry door. Other windows are 6 over 1. The third floor center window has a fanlight. The parapet is ornamented with three panels showing shields. There are bowed wrought iron balconies on the side as well. A replacement garage has been built. This garage is non-contributing.

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

**6226 Rosebury Avenue. Burnstine, M., Apartments; 1925; Architect: Harrison, David R.; Builder: Harrison Construction Company. (photo #31)**

The complex three-story Spanish Revival façade of this condominium has basically an L shaped front with a three-story tower of porches in the angle. The projecting wing of this three-story brick and limestone apartment is semi-octagonal in front and has windows with shaped lintels. It has a tiled ornamental roof over the parapet. The porch tower also has a parapet with raised corners and a broken pediment in the center with a large ornamental terra cotta panel. Each porch has two round arches to the front supported in the center by a short spiral column and an arch to the side. Porch balustrades have four renaissance balusters in each opening. The first floor entry stands forward from the more recessed elevation. It has a glazed door, semi-circular fanlight and is fronted with terra cotta including two spiral columns, entablature, broken pediment, and urn finials. A round-headed door on the second floor opens onto the terrace above the entry. On the third floor, this bay has French doors framed with a bracketed entablature and is topped by an ornamental tile roof. Adjacent to the west of the entry is a porte cochiere with its own ornamental tile roof above the round arched opening and topped by a balustrade similar to the balconies. The windows and doors have small multiple clear glass panes in the leaded glass windows. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6232 Rosebury Avenue. 1925; Builder: Agatstien Brothers; Developer: Agatstien Brothers.**

This three-story brick Tudor Revival condominium building is the same as 6220 Rosebury except that it has rectangular balconies. A replacement garage has been built. This garage is non-contributing.

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

**6240 Rosebury Avenue. 1925; Builder: Agatstien Brothers; Developer: Agatstien Brothers.**

This, too, is the same three-story Tudor Revival brick condominium building as 6220 Rosebury except for the rectangular balconies. A replacement garage has been built. This garage is non-contributing

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



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**6246 Rosebury Avenue. Silberstein, R. M., Apartments; 1930.**

This three-story brick Tudor Revival/Jacobethan Revival apartment building is similar to 6216 Northwood and 6219 Rosebury except that it's a mirror image. It has mostly paired windows. The entrance faces a side yard and is three bays from the street elevation. The side entry has a coursed rubble stone surround and similar stone rises from the basement level about halfway to the next floor and rises even higher on the street front. The corner forms a semi-octagonal tower and the middle front bay rises to a tower at the top. The left front bay breaks forward under a gabled parapet and there are similar gables above the first and third side bays. The second floor of the left front bay has an iron balcony. The spandrel between the second and third floors is decorated with terra cotta trim. Above the third floor windows is a blind lunette under a gothic pointed arch.

[1 contributing building]

**6252 Rosebury Avenue. Builder: (attributed to) Wagner, E. A.**

No Building Permits could be found for this three-story Colonial Revival brick building. However, it is clearly an E. A. Wagner building. The front windows are leaded diamond panes on this three bay building. The first floor has three French doors, one with sidelights, all opening onto wrought iron balconies. The front door has a semi-circular hood and brick piers framing the landing. A wide stringcourse forms the first floor lintels. The third floor lintels form a frieze for the dentiled cornice topped by a brick parapet. It looks very much like the documented E. A. Wagner buildings. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6304 South Rosebury Avenue. Hechs, F. E., Apartments; 1924; Architect & Builder: Paulus, E. H.**

The entrance is in the left bay of this Classical Revival three-story brick condominium building. This apartment has three front bays, each of which is treated differently. The end bays have dentiled cornices below the parapet while the slightly recessed center bay has a shaped parapet and French doors with sidelights and wrought iron balconies. The entrance bay has ashlar framing and quoins rising up all three floors. It has an elaborately molded pediment above the front door. The right front bay has brick patterned spandrels and a coursed rubble basement wrapping around the first bay on the side. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

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6308 South Rosebury Avenue. 1923; Architect: Harrison, David R.; Builder & Developer: Ahnefeld, A. L.

This unusual design for this three-story Italian Renaissance apartment building has a continuous limestone cornice and parapet but the center bay is recessed beneath that. The second and third floor verandas are behind round arched brick openings with renaissance balustrades. The side bays have triple 6 over 6 windows with transoms. It has the original brick garage.

[1 contributing building] [1 contributing garage]

6309 / 6311 South Rosebury Avenue. 1923; Architect: Popp, Oliver J.; Builder: Chinberg, V. A.; Developer: Marget Realty Company.

The Classical Revival three-story apartment building has two entrances in the third bays from the end that are marked by shaped gables in a continuous parapet. The doors have limestone frames topped by ornamental panels. This three-story brick apartment building is similar to 6312/6316 N. Rosebury.

[1 contributing building]

6310 South Rosebury Avenue. 1923; Architect: Harrison, David R.; Builder & Developer: Ahlefeld, A. L.

A three-story brick Tudor Revival apartment building has a squared rubble random course foundation that rises to the first floor windowsills and forms buttresses at the east corner and the entry where it rises to the second floor windows. Entrance bay windows have diamond patterned leaded glass. The second floor window has a wrought iron balcony. The third floor window is set in half-timbered panels with brick nogging and a sharply pointed gable against the building parapet. Triple windows in the left bay have herringbone brick nogging in spandrels and at parapet level.

[1 contributing building]

6313 South Rosebury Avenue. 1925; Builder & Owner: Wagner-Grant-Bell Realty Company.

This three-story Classical Revival brick apartment building is 9 bays wide. The center of the building containing 7 of the bays is a few feet closer to the street than the pair of bays that frame it. The entrance is centered at street level and has an ornamented limestone embrasure pediment that is supported by limestone pilasters. Directly above the entrance bay at the roofline is a large broken pediment ornament. There are limestone lintels that are quasi-Georgian decorate each bay of windows. A limestone stringcourse that has been painted black forms a lintel for the third floor windows. All windows have

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limestone lug sills. That is except for the first floor windows, which have a limestone belt that serves as both sill and visual ornament. This building is the same as 6332 N. Rosebury.

[1 contributing building]

**6314 South Rosebury Avenue. Loohofsky, Benjamin, Apartments; 1925; Architect: Harrison, David R.; Builder: Harrison Construction.**

Three center bays of this U-shaped three-story brick Tudor Revival/Jacobethan Revival apartment building are recessed. The center entry has a broad Tudor arch with a stone surround and above it, decorative spandrel panels. The top entry bay window has a semi-circular transom and prominent ornamental keystone. The front windows all have stone lug sills, broad stone lintels, and quoined sides. The end bays have tall gabled parapets with corner and center finials and a round arched fence.

[1 contributing building]

**6318 South Rosebury Avenue. 1925; Architect: (attributed to) Wagner, E. A.; Builder & Developer: Wagner, E. A.**

This is the basic Wagner three story brick Tudor Revival condominium building with three-bay design but has ashlar at the front foundation level and a broad stringcourse above the first floor windows.

[1 contributing building]

**6322 South Rosebury Avenue. 1925; Architect: (attributed to) Wagner, E. A.; Builder & Developer: Wagner, E. A.**

This, too, is the basic Wagner three-bay, three story brick condominium building design but is Tudor Revival in style. It has an arched front door and brick at the foundation level. It has a tile pent roof. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6323 South Rosebury Avenue. 1925; Builder & Developer: Wagner-Grant-Bell Realty Company.**

This three-story Classical Revival brick apartment building is 9 bays wide. The center of the building containing 7 of the bays is a few feet closer to the street than the pair of bays that frame it. The entrance is centered at street level and has an ornamented limestone pediment that is supported by limestone pilasters. There are limestone labels that are ornamented with acanthus leaves at each bay of windows. A limestone stringcourse

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forms a lintel for the third floor windows. All windows have limestone lug sills. That is except for the first floor windows, which have a limestone belt that serves as both sill and visual ornament. This building is the same as 6322 N. Rosebury.

[1 contributing building]

**6326 South Rosebury Avenue. 1925; Architect & Builder: Wagner-Grant-Bell; Developer: Wagner, E. A.**

This building is also the basic Wagner three-bay, three-story condominium building. This Tudor Revival has ashlar at the foundation level, a stringcourse, and dentiled cornice. More recently wooden decks have been added to the back of the building. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6330 South Rosebury Avenue. 1925; Architect: (attributed to) Wagner, E. A.; Builder: Wagner, E. A.; Developer: Wagner, E. A.**

This is the same as three-story Italian Renaissance brick condominium building at 6227 Northwood except it still has its original tile roof. More recently, wooden decks have been added at the back of the building.

[1 contributing building]

**6333 South Rosebury Avenue. 1925; Architect & Builder: Wagner-Grant-Bell; Developer: Wagner-Grant-Bell Realty Company.**

This is the same three-story brick Tudor Revival apartment building as 6318 N. Rosebury.

[1 contributing building]

**6334 South Rosebury Avenue. 1925; Architect: (attributed to) Wagner, E. A.; Builder: Wagner, E. A.; Developer: Wagner, E. A.**

This is the same three-story brick condominium building as 6233 Northwood. It is Tudor Revival/Jacobethan in style. More recently, wooden decks have been added to the back of the building.

[1 contributing building]

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### Southwood Avenue

All but one of these three-story brick apartments were built between 1924 and 1929, with the one exception built in 1946. The rear fire escapes on some of the buildings have been reworked to incorporate enlarged wood decks. Most of the garages are the original brick with updated garage doors. Many of these buildings have been converted to condominiums. The sidewalk approach at the Southwood Avenue entrance on South Skinker Boulevard is graced with a cut stone, broken course pylon made of red Missouri granite. The right leg of the pylon is L shaped. The one on the left is a reverse L. Both sections of the pylon are topped with large stone caps. This red Missouri granite is prevalent in nearby neighborhoods as well, especially in the vicinity of Washington University. The pylons are similar in appearance to those designed by Henry Wright for nearby subdivisions. Forest Park presides at the east end of Southwood and the grass and tree-filled rolling lawns of Concordia Seminary preside at the west end, providing bracketing green spaces for the neighborhood.

[1 contributing object]

**6218 Southwood Avenue. 1928; Architect: Popp, Oliver J.; Builder & Developer: Cloverleaf Real Estate Company.**

This is Tudor Revival/ Jacobethan Revival three-story brick condominium building. The foundation is exposed and is squared random course rubble. The corner windows and the front and side elevations have transoms. The center entry bay has a broad door under a segmental arch with a squared random course rubble surround. The tall staircase windows above have ashlar lintels and quoining. Other lintels are brick with ornamental keystones. The tall parapet has a center gable and corner battlements. More recently, wood decks have been added to the back of the building. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6221 / 6223 Southwood Avenue. 1924; Builder: Rubin, Jacob; Developer: Ade Building & Investment Company.**

This large three-story brick L-shaped apartment building has one entrance in the third bay of the west side of the building facing a courtyard not on the street elevation. This is a Tudor Revival Jacobethan Revival influenced building. The entrance in the last bay is approached by a diagonal staircase and landing. The second, fourth, and seventh bays

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have ten light French doors with sidelights. The doors open onto braced balconies with iron railings. The windows above the entries have sidelights and shaped lintels. Other windows are mostly paired 6 over 1 with brick lintels and sills accented with stone blocks. A broad brick frieze underlines the parapet. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6226 Southwood Avenue. 1928; Architect: Popp, Oliver J.; Builder: (attributed to) Cloverleaf Real Estate; Developer: Cloverleaf Real Estate Company. (photo #29)**

This is a three-story U-shaped brick Tudor Revival condominium building. Three central bays are recessed. The front door has stone quoins and a shaped limestone lintel. The two windows above it have fanlights and ornamental keystones and stained glass. The shaped lintel is carved with the word "Cloverleaf." A stringcourse underlines the first floor windows and a terra cotta molding lines the parapet. Brick lintels have stone ornaments of acanthus leaves at the corners and center. Six pane basement windows are visible. The one on the east bay is 6 over 6 lighting for a garden apartment. A replacement garage has been built. This garage is non-contributing.

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

**6227 / 6229 Southwood Avenue. 1924; Builder: Rubin, Jacob; Developer: Ade Building & Investment Company.**

This building is the same as 6221 Southwood and has the original brick garage. This large three-story brick L shaped building apartment has one entrance in the third bay of the long side. This is a Tudor Revival/Jacobethan Revival influenced building. The entrance in the last bay is approached by a diagonal staircase and landing. The second, fourth, and seventh bays have French doors with sidelights and a top light opening onto braced balconies with iron railings. The windows above the entries have sidelights and shaped lintels. Other windows are mostly paired 6 over 1 with brick lintels and sills accented with stone blocks. A broad brick frieze underlines the parapet.

[1 contributing building] [1 contributing garage]

**6232 Southwood Avenue. 1924; Architect: Stiegemeyer, C.; Builder: Stiegemeyer, C.; Developer: Stiegemeyer C. (photo #28)**

The third floor windows of this brick condominium are Italian Renaissance in style with two arched lights under a larger arch that's outlined in terra cotta and has spandrel ornamented with diagonal bricks. Below the left two bays is a broad bay window with a segmented arch framing the triple windows on two stories. It also has patterned brick

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spandrels. This bay has tapered brick buttresses topped with terra cotta volutes. The tall front door is round topped with terra cotta voussoirs. Above the door is a narrow window with a terra cotta surround. The parapet has four crenellations and is underlined by a dentiled cornice.

[1 contributing building]

**6235 / 6237 Southwood Avenue. 1924; Builder: Rubin, Jacob; Developer: Ade Building & Investment Company.**

This L shaped building, three-story brick Tudor Revival/Jacobethan Revival apartment building is the same as 6221 Southwood except the balconies are supported on iron columns. In addition, the word "Southwood" is inscribed over the two entrance bays with stained glass windows in the second and third floor staircase windows above the entrances. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6238 / 6240 / 6242 Southwood Avenue. 1929; Architect: Etz, Carl E.; Builder & Developer: Progress Building & Investment Corporation.**

This is the largest three-story building in the neighborhood. The center court of this Tudor Revival U-shaped building is seven bays deep. The center bays of the street front wings and of the central block are semi-octagonal with arched windows in the center third floor and much smaller windows in the side panels. The front corners are reinforced with brick piers that are decorated with brick diaper work or diamond patterns. The windows are 3 over 1, paired, with ornamental center keystones. The foundation level is a squared random course and opens into a garage under the center court. The court level is protected from this drop by an ornamental balustrade.

[1 contributing building]

**6241 / 6243 Southwood Avenue. 1924; Builder: Rubin, Jacob; Developer: Ade Building & Investment Company.**

This L shaped, three-story brick building is Tudor Revival/Jacobethan and is the same as 6221 Southwood except for the balconies, which are supported by iron columns. In addition, the word "Forest" is inscribed over the two entrance bays with stained glass windows in the second and third floor staircase windows above the entrances. It has the original brick garage.

[1 contributing building] [1 contributing garage]

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**6249 Southwood Avenue. 1926; Architect & Builder: (attributed to) Wagner, E. A.;  
Developer: Wagner E. A.**

This three-story Italian Renaissance apartment building is an unusual design for a Wagner building with a side entrance under a bracketed hood. The front elevation is divided between a corner pavilion under a pyramidal roof with a bracketed cornice and a flat roofed three story sun porch with brick corner piers. The original limestone balustrade atop the flat roof remains in good condition. The sun porches were enclosed in 2004 (being converted to condominiums, by James Fong) with brick arched windows and the original balustrade along the spandrel area. The enclosure does not so significantly alter the appearance of the building to make it non-contributing to the district. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6252 Southwood Avenue. Brown, Samuel, Apartments; 1946; Architect: Conzelman, Russell.**

The end bays of this simple three-story brick apartment building are slightly recessed and the center entry bay projects forward slightly. A shed roof porch on wrought iron columns shelters the front bay. The fourth bay from both ends has a Chicago window.

[1 contributing building]

**6253 Southwood Avenue. 1925; Builder: Williamson, J.; Developer: Agatstein Brothers.**

This is a three-story Tudor Revival/Jacobethan Revival brick condominium building. The center bay has windows and spandrels linked under a lunette. A basket arch shelters the front door. The end bays have a decorative brick pattern flanking the end bays and rising through the height of the building. The first floor windowsills form stringcourses and the top floor lintels form a band underlining the frieze, cornice, and parapet. The parapet is stepped above the end bays and arched over the entrance. More recently, wood decks have been added in the back of the building. A replacement garage has been built. This garage is non-contributing.

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

**6300 Southwood Avenue. late 1920s; Architect, Builder, Developer (attributed to):  
Wagner, E. A.**

This three-story brick Colonial Revival apartment building has a central entrance with a pedimented hood and a pair of Doric pilasters. A replacement carport has been built. This carport is non-contributing.

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



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**6301 Southwood Avenue. 1926; Architect, Builder, (attributed to): Wagner, E. A.;**  
**Developer: Wagner, E. A.**

This condominium is a Tudor Revival variation on the Wagner three-bay buildings. The center bay on this one steps out several feet, creating a series of sunrooms. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6305 Southwood Avenue. 1925; Architect, Builder, (attributed to): Wagner, E. A.;**  
**Developer: Wagner, E. A.**

This three-story condominium building is identical to 6233 Northwood Ave. This is a Tudor Revival/Jacobethan Revival variation on the Wagner buildings. More recently, wood decks have been added to the back of the building.

[1 contributing building]

**6306 Southwood Avenue. late 1920s; Architect, Builder, Developer (attributed to):**  
**Wagner, E. A.**

This three-story brick Colonial Revival condominium building has wonderful architectural details. Above all of the windows there are limestone Tudor labels. Stained glass windows are over the entry area and they have brick arches above. Originally this building was identical to 6300 Southwood. However, the original columns and pediment surrounding the entry were removed and replaced in the 1950s with a contemporary stone surround. There is a limestone ledge as a belt above the third story windows, a few feet front he top of the façade. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6311 Southwood Avenue. 1925; Architect, Builder, (attributed to): Wagner, E. A.;**  
**Developer: Wagner, E. A.**

This three-story brick condominium building is a lavishly ornamented Italian Renaissance style. There are limestone segmental arches with Tudor labels. There are "balconets" with carved limestone balustrades, limes stone shields and ornamented limestone lug sills. The keystones are complex, as if one narrow keystone was placed on a wider keystone, giving additional depth, shadow and detail. This building is identical to 6227 Northwood Ave.

[1 contributing building]

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6312 Southwood Avenue. late 1920s; Architect, Builder, Developer (attributed to):  
Wagner, E. A.

This is a three-story brick Colonial Revival condominium building. It has the original brick garage.

[1 contributing building] [1 contributing garage]

6317 Southwood Avenue. 1925; Architect, Builder, (attributed to): Wagner, E. A.;  
Developer: Wagner, E. A.

This U-shaped Tudor Revival/Jacobethan Revival three-story brick condominium building is also identical to 6233 Northwood Ave. More recently, wood decks have been added to the back of the building. It has the original brick garage with some new doors.

[1 contributing building] [1 contributing garage]

6318 Southwood Avenue. late 1920s; Architect, Builder, Developer (attributed to):  
Wagner, E. A.

This three-story brick Colonial Revival condominium building is identical to the buildings at 6300 and 6312 Southwood Avenue. Here, a replacement carport has been built.

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

6321 Southwood Avenue. 1925; Architect, Builder, (attributed to): Wagner, E. A.;  
Developer: Wagner, E. A.

This three bay, three-story Tudor Revival brick apartment building has a tile pent roof. This Wagner building is similar to the one at 6322 S. Rosebury Ave. It has the original brick garage.

[1 contributing building] [1 contributing garage]

6325 Southwood Avenue. 1925; Architect, Builder, (attributed to): Wagner, E. A.;  
Developer: Wagner, E. A.

This Wagner three-story Tudor Revival apartment building is the same as 6245 Northwood Ave. There is dentil molding below the frieze. The limestone foundation extends to the first floor windows. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

6326 Southwood Avenue. 1927; Architect: Shapiro, Benjamin; Builder: Albert Realty

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**Company; Developer: Albert Realty Company. (photo #26)**

This L-shaped Tudor Revival three-story brick apartment building with Jacobethan accents is related to 6216 Northwood. There are entrances in the center of the wing closest to the street and in the right wing away from the street. They have elaborate terra cotta Tudor labels, quoins, and narrow sidelights. The side bays on the wing closest to the street and center bay of the distant wing have glazed doors with sidelights, iron balconies, and broad terra cotta Tudor labels. At the parapet level these bays have gables flanked by terra cotta buttresses and framing Greek cross-shaped ornamental panels. Above the center door the second floor has paired round arched windows with a spiral column between them. The third floor has paired gothic windows framed by a large gothic pointed terra cotta surround. Smaller windows on the side rear elevations have heavy terra cotta Tudor labels. A brick wall with decorated brick piers screens the side yard.

[1 contributing building]

**6330 Southwood Avenue. 1925; Architect, Builder, (attributed to): Wagner, E. A.;  
Developer: Wagner, E. A.**

This Tudor Revival three-story brick condominium building is similar to other Wagner three bay buildings but instead it has a seven bays. It has Tudor stone quoins around the front door, and Tudor labels above the windows. It has a white-painted dentil cornice below the frieze. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6331 Southwood Avenue. 1925; Architect, Builder, (attributed to): Wagner, E. A.;  
Developer: Wagner, E. A.**

This Classical Revival three-story apartment building is the same as 6328 Northwood Ave. There are Acanthus leaf labels on all of the front windows. The entry is centered at street level and has a limestone surround that includes a limestone pediment over the wide entry. Inside the pediment are carved stone ornaments including a central shield. The carved, squared stone pilasters have the Classical shape that is typical ancient Greek Doric columns. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6334 Southwood Avenue. 1927; Architect, Builder, (attributed to): Wagner, E. A.;  
Developer: Wagner, E. A.**

This Wagner three bay Tudor Revival condominium has a tile pent roof. It differs from other Wagner buildings in that the two window bays are matching instead of contrasting.

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It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

**6337 Southwood Avenue. 1924; Architect, Builder: Craig, John.**

This three-story brick apartment building is the only Craftsman style building with on Southwood. It has Mediterranean stylistic influences. The entry bay is deeply recessed between sun porch bays. Both the first and second floors have stringcourses. Under the second story limestone lug sills is a projecting stringcourse of limestone molding. A third limestone stringcourse above the third floor windows underlines an ornamented limestone frieze under brick decorated with diamond shaped blocks. In the entry bay, an ornamental tile roof is on brackets at the parapet level. Below this roof and above the first floor windows, and above the first floor windows on the sides are limestone carved blocks showing garlands. It has the original brick garage.

[1 contributing building] [1 contributing garage]

**6340 / 6342 / 6344 / 6346 Southwood Avenue. 1928; Architect & Builder: Steffan, J. J., Developer: De Mun Realty Company**

This complex U shaped three-story brick Tudor Revival/Jacobethan building has a different configuration at each elevation. All four front corners have irregular stone quoins. The east wing street front has three bays. The center bay has a different treatment at each floor. The first floor has paired leaded glass windows with an ashlar surround. The second floor has a single double hung window with leaded glass and an irregular rock face surround. The wider third floor window is set in a gabled brick panel with a diaper work pattern created from protruding brick headers. The west front elevation has two bays and on the third floor, a large panel of glazed brick set under a semicircular arch. Panels of arcaded corbeled brick support rock faced stone crenellations on all four front corners. The 6340 entrance is the third bay of the east wing. It is set out from the wall and has a stone-capped gable over the third floor window with rock faced stone crenellations in the main wall above that. The 6342 entrance is in the second bay of the court elevation and is set in a projecting panel with diaper-work pattern brick and topped by three crenellations that step down from left to right. More brick crenellations are in the main wall above that. The 6344 entrance is in the last bay of the west wing and is topped by flat stonework. The 6346 entrance is in the second bay of the west wing. The door has random course squared rubble around it rising diagonally to the left. The staircase windows above it are staggered. The brickwork has combed faces combining red, yellow, green, brown, and gray colors.

[1 contributing building]

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**6341 Southwood Avenue. 1926; Builder: Kaiser, S H.; Developer: Kaiser, E. H., Jr.;**

This is a three-story brick Tudor Revival condominium building. There are four asymmetrical bays with the entrance in the second bay from the east. The first and third bays have triple windows while the fourth bay has only double windows. The first floor windows have more elaborate treatment with a stringcourse sill, ashlar quoins, and a continuous lintel with center keystone. The second floor windows have a similar lintel. The third floor windows are topped by a frieze and cornice and parapet. A shallow hood shelters the front door. It has the original brick garage with new doors.

[1 contributing building] [1 contributing garage]

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### San Bonita Avenue

Of the four Henry Wright islands of green space at the street intersections, the largest and the smallest reside close together at the intersection of San Bonita Avenue and De Mun Avenue. The largest of the four islands, which all are in the single family housing area of the Hi-Pointe Subdivision, was originally depicted in sales literature as a possible location for a tennis court with plenty of grass and trees around it. The smallest of the four islands is just south of the big island and softens a gradual eastward curve from De Mun Avenue to San Bonita Avenue.

[2 contributing sites]

**6211 San Bonita Avenue. Neston, Nick; 1919; Architect: Price, Roy; Builder: Cox, Charles.**

*The original 1919 two-story mansion was built for Nick Neston, designed by Roy Price and built by Charles Cox and was torn down by the owners of the 801 high rise co-op located north of this property. It is contiguous with the newly vacant lot at 809 South Skinker Boulevard.*

**6216 San Bonita Avenue. Wiedman, C., House; 1925; Builder: Voepel Building Company.  
(photo #20)**

This is an ornate one and one-half story brick Dutch Colonial residence. It has the original roof of Pennsylvania and Vermont slate. The gabled roof has exterior chimneys at the ridge on both ends. The second story of this residence has front and rear shed dormers that are faced with stucco and trimmed in elaborate brick quoins. There is a central entry with a small, gabled shed hood and columns. The entrance has a semi-circular stained glass transom. All of the windows are original to the house. On the first floor, all windows have stained glass transoms. The one-story wing to the left has an

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open walk above, with a masonry balustrade and urn ornament. On the first floor beneath the open walk there are the same original windows (with surrounds) as elsewhere on the first floor of the main building. Beneath and to the left of the wing, is a front entry, two-car basement garage.

[1 contributing building]

**6219 San Bonita Avenue. Kopolow, L., House; 1927; Architect: Shapiro, Benjamin. (photo #25)**

This two-story brick Classical Revival residence has a hipped roof of composition shingles. The original roof was probably slate, like other Classical Revival residences in the subdivision. This central hall building has a large front terrace. The central pedimented limestone entrance with Corinthian columns is centered between two pairs of French doors. Above the French doors are semi-circular transoms with keystones. Within the porch pediment, there is ornamental stucco and a painted medallion of an American bald eagle. All doors open onto the bricked terrace. All bays, except the entrance, have limestone lug sills and cut stone quoins surrounding the openings. Original stained glass windows are visible from the exterior. The exterior chimney is on the right side. All of the corners of the house are edged with quoins. An attached garage that is original is at the rear of the house on the left.

[1 contributing building]

**6224 San Bonita Avenue. Misloh, H., House; 1923; Builder: Shassene, W.**

The two and one-half story brick Italian Renaissance residence has a hipped roof made of tile. On the roof, one can see a centered hipped dormer with three windows. The entrance has a gabled open porch. The opening is arched with radiating voussoirs of brick and stone. There are similar ornamental arches of brick and stone with keystones over the living room windows. The left wing has a decorative, semi-elliptical arch over its large window. Above the first story wing is an open walk, with wrought iron balustrade. The garage is original, and is attached to the back of the house. All of the windows and doors are early or original.

[1 contributing building]

**6225 San Bonita Avenue. 1919.**

Built in 1919, this two and one-half story brick Colonial Revival residence originally had a slate roof. Now the roofing material is composition shingles. The exterior chimney is offset to the right. There is a shed dormer over the left two thirds of the roof. Some of the original windows still remain. The original windows all have two sashes. These double-hung windows have eight lights over one. The entrance is on the front of the

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house but offset to the left. There is an entrance porch with a nearly flat roof and with supporting columns. On the right side of the house are two sun porches; one over the other. The upper porch was a sleeping porch and the lower porch, a sitting porch. Both have been altered by brickwork and by windows placed in the porch openings. The first floor porch has vinyl replacement windows over a cinderblock wall. The original detached brick garage is in the back yard. It is gabled with a composition roof.

[1 contributing building] [1 contributing garage]

**6229 San Bonita Avenue. Blank, Mary, House; 1921; Builder: (attributed to) Mederacke Building Company.**

Although the building permit did not have a builder's name, it is fair to attribute this house to the Mederacke Building Company because of the style of the house, and because this company often listed the owner as Mary Blank. The two-story brick Prairie influenced residence has a hipped roof. The original glazed green Spanish tile and original windows and doors are intact. The double sash, double-hung original windows are nine lights over one. A shed hood protecting the front stoop has supporting brackets. The entrance has stained glass sidelights and transoms. The exterior chimney is on the right. The windows are surrounded with plain embrasure. The windows and doors are early or original. The garage is original to the house, and is the only "garage" in the Hi-Pointe Subdivision that has a gambrel roof, useable as a hayloft. This building could have been used to house a real carriage, a horse and hay. We do not know if that occurred. The attic of the garage is similar to a barn loft and has a stairway, a wood stove, and windows.

[1 contributing building] [1 contributing garage]

**6233 San Bonita Avenue. Blank, Mary, House; 1924; Builder: Mederacke Building Company.**

Since this house was built in 1924 for Mary Blank, one wonders if naming Mary as the owner may have provided some legal benefit to the builder, M. Mederacke. This brick residence has typical Colonial Revival features, including stone keystones. This two-story residence has a simple design and gabled slate roof. There are limestone lug sills throughout and a front stoop. The left side chimney is on the exterior. A semi-circular door with radiating voussoirs and a keystone forms the entrance. The windows have a flat arch of radiating voussoirs with a keystone as well. There is a pair of windows over the entrance, sharing the original stone window box. The windows and doors are early or original.

[1 contributing building] [1 contributing garage]

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**6239 San Bonita Avenue. Glauber, E. W., House; 1923; Architect: Levy, Will; Builder: Lotz, C., Company. (photo #24)**

Architect Will Levy designed this residence for E. W. Glauber, and it was constructed by C. Lotz Company in 1923. This two and one-half story brick Craftsman residence with a centered hipped dormer over the hipped front porch roof has brackets and exposed rafters as well. There is a single story porch on the right side of the residence that appears to have been enclosed early in the history of the house or perhaps the enclosure is original. On the left rear roof of the house is a shed dormer. The former attached garage on the right side of the residence has been converted into a family room. There is a limestone lug sill belt course on the first floor of the house. The windows are double sashed with six over one lights and are original to the house. A new garage has been built at the rear of the backyard.

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

**6245 San Bonita Avenue. Hoffman, E., House; 1922; Architect: Wuest, P.; Builder: Wilcox, Charles.**

This brick Tudor Revival residence is two and one half stories tall. The roof is slate. There is a right side sloped exterior chimney. The original windows have two sashes. They are double-hung and have six lights over one. There are many stained glass windows in the house. There are servants' stairs near the kitchen and a large open screened porch off of the kitchen. The front entry faces to the right into the front porch that is offset to the right as well. The porch has a hipped roof. There are two soldier brick belts around this house. The lower one is just at the height of the first floor and the one above is at the height of the lintels to the second story windows. There are two original window boxes, one is on the attic window facing the front yard and the other is on the first floor foyer. There are room-wide bookcases with leaded glass doors, on either side of the fireplace. Windows and doors are early or original. There is a clipped, gable roofed, two-car brick garage at the alley.

[1 contributing building] [1 contributing garage]

**6250 San Bonita Avenue. 1922; Builder: Stiel, A. H., Developer: Weill and Koenigsberg.**

This is a good example of a two-story brick Prairie influenced residence with a hipped roof and large front terrace that flanks a square central front porch. The central porch has a hipped roof and canted brick piers. The large roof overhang has a closed cornice with a narrow frieze. Belief is that the original roof was Spanish tile. Since the narrowest part of this pie shaped lot is in the rear, the brick garage is about twenty feet from the edge of the alley. The required low backyard fence of Henry Wright's English garden district remains, allowing an open feeling in a small garden. Windows and doors are early or



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original. The two-car garage has a hipped roof that, like the house, has composition shingles, which are not original.

[1 contributing building] [1 contributing garage]

#### 6251 San Bonita Avenue. 1927; Builder: Skinker.

It is a one and one-half story brick sideways Dutch Colonial Revival with a gabled slate roof. The roof ridge runs perpendicular to the street and there are exterior chimneys at each end. There are shed roof dormers on either side of the gabled roof. Both ends of the shed roof dormers are decorated with stucco. The brickwork on the exterior wall of the living room fireplace is ornamental in design. There is an arched wooden entry door. Semi-circular radiating voussoirs accent the entryway. The original windows have two sashes. They are double-hung and have six lights over one. Windows and doors are early or original. The brick garage is original and has a gable roof with composition shingles.

[1 contributing building] [1 contributing garage]

#### 6254 San Bonita Avenue. Bohnerkamp, John, House; 1924; Architect & Builder: Lisk, E.

This two-story, gabled roofed brick Colonial Revival house has the original slate roof and a left side exterior chimney. The cornice has returns, closed soffits and brackets on a plain frieze. The original windows are double-hung and the upper sash has three vertical rectangular lights. The entrance is in the center with a curved, bracketed hood over the original front door, original storm door and the stoop. Windows and doors are early or original. The brick garage has a gable and the original roof as well as a right-facing exterior chimney.

[1 contributing building] [1 contributing garage]

#### 6255 San Bonita Avenue. Heyde, E. F., House; 1930.

Built in 1930 for E. F. Heyde, this is a two-story Tudor Revival with a cross gable and a right side hipped roof. The original slate roof has been replaced with composition shingles. On the gable end facing the street there is an intricate diamond brick pattern laid in relief, where traditional Tudor half-timbering and stucco would normally have been. There is the traditional Tudor window over the entrance. This window is arched and has a radiating and alternating surround of stone voussoirs. There are stone lug sills throughout. There is a left side exterior chimney with terra cotta pots at the top resting on ornamental brickwork. The large front terrace flows to the entry umbrage. It has stucco walls and the original door with sidelights.

The two-car garage is the original brick and the gabled roof is covered with the original

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slate. Windows and doors are early or original.

[1 contributing building] [1 contributing garage]

**6300 San Bonita Avenue. Thomann, Robert and Mercedes, House; 1923; Architect & Builder: Kolb, E.**

This brick Prairie influenced two-story house was built in 1923 by builder/architect E. Kolb for Mercedes and Robert Thomann. The original roof has been replaced with composition shingles. It was likely tile or slate. The roof is a low, hipped style. There are stone lug sills throughout. The walls of the bricked terrace are constructed of the same brick as the residence. The entry has a glass door with stained glass sidelights and transoms above the grouping. An entablature overhang is above the entry. It has brick piers and mitered crown molding. The exterior chimney is located on the left side slope. There is a plain frieze around the entire house. The soffit is sloped. The double sash, double-hung windows are one light over one. Leaded and stained glass windows are used as well. Two additions have been made to the rear of the residence. Windows and doors are early or original. The garage is the original brick. The original sycamore trees are under the care of an arborist and have been preserved.

[1 contributing building] [1 contributing garage]

**6301 San Bonita Avenue. Hellwing, Anna M., House; 1923; Architect & Builder: Schoknecht, H. A.**

This house was built for Anna M. Hellwing by builder/architect H. A. Schoknecht. Built circa 1923, this brick two-story house is a Craftsman American foursquare. There is a gabled front porch that is faced with stucco and decorated with brackets. Stone lug sills are used throughout. The cornice is boxed with a sloped soffit. There are sidelights around the front door. The windows have three rectangular, vertical panes over one, in double sash, and are double-hung. These windows are original. The roof is a rippled terra cotta hipped roof. The garage is the original two-car garage with hip roof and windows. The brick garage no longer has its original tile roof. Windows and doors are early or original.

[1 contributing building] [1 contributing garage]

**6305 San Bonita Avenue. Gralick, A. A., House; 1922; Architect: Stires, Sylvester W.; Builder: Paffenbarger, J. L.**

The first owner of this house was A. A. Gralick. The architect was Sylvester W. Stires. Built in 1922 by J. L. Paffenbarger, this Tudor Revival is a one and one-half story brick residence. It has a high gabled roof with the original terra cotta tile. The classic Tudor

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fireplace is on the front wall of the house. There is a front stoop made of the same brick as the residence. The front door has a semi-circular top and the door is the original and is Tudor Revival in design. As in the residence at 6255 San Bonita, instead of traditional Tudor half-timbering and stucco, decorative brick and stone ornaments are used. A belt course of natural rubble stone is above the front door. There are limestone lug sills throughout. The brick garage on the alley has a gable roof and the same original tile as the residence. There has been an addition to this residence. A greenhouse at the rear of the house faces north. Windows and doors are early or original.

[1 contributing building] [1 contributing garage]

#### 6306 San Bonita Avenue. Weber, Otto and Ophelia, House; 1922.

Built for Ophelia and Otto Weber, this 1922 brick, one and one-half story Craftsman bungalow is simple in design. The fireplace and exterior chimney are on the left side front slope. The double-hung original windows have three vertical rectangular lights

over one. The gable overhangs, and the original slate or tile roof have been replaced with composition shingles. The front porch is covered by a shed roof and has a wide gabled dormer above it. Stone lug sills are used, throughout. A gas yard light is located to the left of the house. The original brick two-car garage has a gabled composition roof. Windows and doors are early or original.

[1 contributing building] [1 contributing garage]

#### 6308 San Bonita Avenue. Brown, Alfred and Estelle, House; 1925; Architects: Nolte & Nauman; Builder: Bullock, R. A. & G. B.; Developer: Guarlford Realty Company.

Built in 1925 by R. A. & G. B. Bullock from blueprints by Nolte & Nauman for Guarlford Realty, it is likely that the first residents of this brick house were Estelle and Alfred Brown. This two and one-half story brick house is Tudor Revival. The double-hung windows are original, with six lights over six. There is a segmental keystone ogee arched front door surrounded with decoration. There is an entry keystone with arch radiating painted brick voussoirs and quoins. The Tudor Revival front door is intact and has a diamond-shaped window. The high front gable roof with overhang is decorated with brackets. There is a left side sloped exterior chimney. This house has a plain, boxed cornice with brackets throughout, and a sloped soffit. The wrought iron railing on the front stoop is decorated with twisted iron rope swags. Windows and doors are early or original. The original entry was below a second-story, wrought iron balcony. The balcony was removed in the late 1980's and a window box the width of that balcony was installed. The shutters are not original to the house. The interior, however, is well preserved. The rear-facing dining room windows were replaced in the 1980s by atrium doors that open onto a new brick patio.

[1 contributing building]

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**6309 San Bonita Avenue. Hardesty, Fred J. and Phyllis, House; 1927.**

The first owners of this house were Phyllis and Fred J. Hardesty. This 1927 brick Craftsman bungalow has a high-pitched side gable roof that originally was terra cotta tile. The centered front entrance, located on the porch, consists of a pair of fifteen-light French doors. The gable dormer over the front porch has an overhang and exposed rafters. The exterior chimney is located on the right side of the central gable. The French door entry has a flat arch of vertical bricks. Original windows are six over one lights that are double-hung. There are also eight-light original casements. The windows and doors are early or original. The garage, like the house, has projecting eaves with exposed rafters and a gable roof. From the alley view of the brick garage one can see a "hay mow" just under the ridge of the roof.

[1 contributing building] [1 contributing garage]

**6314 San Bonita Avenue. Sigoloff, Max and Cecelia, House; 1925; Architect: Bahnsen, John; Builder: Greulick, John.**

This two-story brick foursquare Craftsman house was built in 1925. The architect was John Bahnsen. The contractor was John Greulick. The owners were Cecelia and Max Sigoloff. The roof has the original glazed green tile on a clipped gable roof with decorative brackets. The exterior chimney is on the left side of the house. The cornice is boxed plain with return. There is a large oriel or bow window over the front porch. The front porch has a shed roof that is supported by segmental arches of natural cut limestone in broken course and stucco. There is mahogany bead board on the porch ceiling. There are many stained and leaded glass windows. The rear porch has been incorporated into the kitchen. One of the windows has been bricked in, but the other screened ones were replaced with modern replicas of the original windows. The replacement windows are double-hung, wooden, good quality windows throughout. The windows have a flat arch brick soldier course. Stone lug sills are under the windows. The original single car garage was demolished. Its bricks were reclaimed and used in the construction of a new two and one-half-car garage with a gabled hip roof and car entry from the backyard and from the alley.

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

**6315 San Bonita Avenue. Lea, Lorenzo B. and Ursula, House; 1925; Architects: Nolte & Nauman; Builder: Bullock, R. A. & G. B.; Developer: Guarlford Realty Company.**

The original architects for this house were the firm of Nolte & Nauman. The builder was R. A. & G. B. Bullock. Guarlford Realty was the first owner, but the first residents were likely to have been Ursula and Lorenzo B. Lea. This is a 1925 Tudor Revival two-story residence. There is an oriel over the front door. An example of the original slate roof is

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still on the oriel. The original slate roof has been replaced with composition shingles. The modified cross gable roof has decorative brackets. The entry façade is mostly stucco. The front door has a round arched top with a small window. The entire front door is surrounded by radiating, alternating voussoirs in brick. A large two-story addition, designed by architect Ted Christner, has been added to the rear of the house. It continues the original style of the house smoothly. The one and one-half story brick garage (with stairs and attic) is on the alley.

[1 contributing building] [1 contributing garage]

**6316 San Bonita Avenue. 1923; Architect: Schamacher, Stephen; Builder & Developer: Gamache, A. J.**

This brick Craftsman bungalow was constructed in 1923 by builder/owner A. J. Gamache using architectural drawings by Stephen Schamacher. It has one and one half stories. The original roof was probably tile. The current roof is composition shingles. The original windows are double-hung with 3/1 lights. There is a gable dormer with return and brackets. There are stone lug sills throughout. The brick garage is original.

[1 contributing building] [1 contributing garage]

**6319 San Bonita Avenue. 1926; Builder: Reilly, William F.**

This brick Craftsman bungalow, built circa 1926 by William F. Reilly, has been lovingly altered by owner/architect Theodore Christner. The front porch was enclosed and reproduction Craftsman style casement windows were added. Mr. Christner's wife, Dr. Claudia Trautmann, insisted on casement windows rather than double-hung because of her fond childhood memories of morning mist entering her residence through large casement windows. Eventually the living room was enlarged and extended into the front porch. This required the addition of a soffit around the perimeter of the living room that matched the lower ceiling of the original front porch. The original rippled terra cotta rippled tile has been retained. The gabled dormer, with return, is faced with stucco and has the same replacement windows as the altered front porch. The eaves project, and there are decorative brackets all around. The exterior chimney is on the left side of the house. The entry has its own bracketed gable porch. The transom over the front door has been enclosed. The entry is plain without an embrasure. Window surrounds are plain as well. Leaded and stained glass windows have been preserved. The original garage was for three cars. Clay Melugin reduced the three-car brick garage to a two-car garage in the late 1980s to make a bigger backyard. Off of the kitchen, a wooden deck and stairs were added to replace the original rear stoop and stairs. The garage roof no longer has the original rippled tile roof, but has composition shingles.

[1 contributing building] [1 contributing garage]

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**6320 San Bonita Avenue. Baker, A. E., House; Builder: 1927; Koester, William.**

This Italian Renaissance house was built in 1927 by William Koester for the owner, A. E. Baker. The hipped roof has slate tiles but the ridges are capped with glazed green Spanish tile. The attic dormer is low and hipped and mimics the line of the roof. The exterior chimney is on the left side of the house. The windows are original to the house and are Craftsman style casements. On the first floor, French doors open onto the terrace and illuminate the living room. Over the French doors are semi-circular fanlights and keystones. The entrance has a semi-elliptical hood with brackets. The front door has a semi-elliptical fanlight and sidelights. The garage has a gabled roof with composition shingles. Vehicles may enter the original brick garage from the driveway in front or from the alley.

[1 contributing building] [1 contributing garage]

**6321 San Bonita Avenue. Heinrich, Julius F. and Clara, House; 1917.**

This two-story Craftsman foursquare brick house was built in 1917 for the owners, Clara and Julius F. Heinrich, making it one of the older houses in the neighborhood. Half timbering at the gable end of the roof facing the street gives it a Tudor-like accent. This design element has been softened by painting the half-timbering and stucco a single color. A shed roof covers the wide, natural-stone porch. It has been enclosed with vinyl replacement windows. The exterior chimney is on the right side. Projecting eaves with exposed, decorated rafters add some interest. Plain molding surrounds the windows. The brick garage is original.

[1 contributing building] [1 contributing garage]

**6323 San Bonita Avenue. Kuhn, Frank B. and Hazel, House; 1923.**

Built in 1923 for owners Hazel and Frank B. Kuhn, this small painted brick Craftsman bungalow has been altered and modified by Phillip Greene, the current owner/architect, and his wife Peggy. The original bungalow has one and one half stories, while two large additions at the rear of the house are two stories tall. The front porch of the original bungalow has been screened in, and ornamental elements of the house have been brought to the eye by contrasting colors of paint. The bungalow has a high side gable roof with composition shingles. The original bungalow also has a gabled dormer that is above the front porch. The exterior chimney is on the front left slope. A rear door and stoop open to the rear yard. The original garage has been modified extensively. The driveway from the street was removed and an alley auto entry was re-opened. The former driveway entrance was replaced with a wall of windows and a door. Vinyl fencing and a vinyl pergola encircle the backyard.

[1 contributing building] [1 contributing garage]

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**6324 San Bonita Avenue. Baylen, J. C., House; 1925; Architect: Tuchs Schmidt, A. J.;  
Builder: Wiggins, J. C.**

This Craftsman brick bungalow was built in 1925 by J. C. Wiggins. The architect was A. J. Tuchs Schmidt, and the owner was J. C. Baylen. It has major Tudor overtones. A high side gable roof has a large gable dormer that has half-timbering and stucco decorating the face of that gable. The porch could be called a veranda if it were not for its low gable roof. The face of the porch gable has half-timbering and stucco. The entrance is in the center of the porch and at one time had a transom, but that has been enclosed. The original door has been removed and the replacement door is plain. The original windows remain and are double-hung with four vertical rectangular lights above one light. The original tile or slate roof has been replaced with composition shingles. There are stone lug sills throughout. There is a back porch with half-timbering and stucco. The brick two-car garage has the original sliding wooden doors on the front, and the alley vehicle access has been covered with paneling. The brick garage also has a gabled roof and composition shingles.

[1 contributing building] [1 contributing garage]

**6329 San Bonita Avenue. Architect: Schoelmann, Carl F.; Builder: Abrahams, Solomon and Son.**

Although the actual construction date of this brick Tudor Revival bungalow is uncertain, it remains in pristine original condition. It was designed by the architect, Carl F. Schoelmann and built by Solomon Abrahams and Son. The high bell cast front gable and the cross side gable roof is covered in the original multi-colored slate and the gable dormer is faced with the same. The exterior chimney is on the right side of the house and has terra cotta "pots" atop it. All of the windows and doors are original, as are the interior appointments in the house. The three casement windows have diamond-shaped leaded panes and stained glass central ornaments. They are centered directly over the basement front-entry single car garage, have sloping brick sills, and have an equally wide original flower box that rests on the original brackets. The front stoop leads to a typical Tudor door. One of the most charming details of this house is the pass through mailbox just to the right of the front door. The mailbox is beside a window. On the inside of that window is a built-in desk. The mail slides out of the mailbox directly on to the top of the desk. There are transoms above the living room windows. Above that is a very slightly elliptical arch with a radiating soldier course. There are brick voussoirs at the sides of this grand window. The original wide Venetian blinds are still in view. The kitchen contains the original porcelain wall sink with individual faucets for hot and cold water and a large drain board. The smallish living room has a huge fireplace with a carved stone surround with a soft center ogee and a stone hearth. The large backyard still has the original low fencing and a modest back porch.

[1 contributing building]

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#### 6330 San Bonita Avenue. O'Toole, George M., House; 1927.

Built circa 1927 for George M. O'Toole, this magnificent brick Craftsman house with strong Tudor overtones dominates the houses near it. The roof is front gabled with the original rippled terra cotta tiles. The eaves are open and the carved rafter ends add a bit of decoration to be viewed from below. The chimney is located on the exterior left side. This chimney services an unusually deep fireplace that is faced with a carved piece of solid stone. The shape of the opening to the firebox is typically Tudor, having a center ogee. Flanking the fireplace are original bookcases in the original unpainted walnut. Above the bookcases are stained glass windows. Since this house is two stories, there is an attic vent in the center of the Tudor half-timbering and stucco fill that gable's face. The second story has a large bank of double sashed original windows flanked by semi-circular topped ornamental stained glass windows. These small flanking windows have curved stone labels overhead and stone lug sills. Beneath these second story windows is the large front porch. Gabled like the main roof, it has matching half-timbering and stucco that repeats the pattern seen above the second story. The porch roof rests on canted pillars of natural cut stone. An arched balustrade, carved from four large pieces of stone, forms the railing to the front porch. Individual cut stones form the stairs to the porch and the stairs going from the sidewalk up to the front yard. The original double-sashed windows have three rectangular lights above one. The basement is limestone. The brick garage is original, and the garage doors are the original sliding garage doors. There are three windows on the garage, but the window facing the alley has been closed in with clapboard. The original tile roof is still on the garage. Ray and Dorothy Becvar added a two-story addition. Joe Rauth was the contractor for this addition. Mr. Rauth copied and crafted all of the woodwork for the two-story addition so that it is exactly like the original unpainted walnut trim. This new addition has composition shingles.

[1 contributing building] [1 contributing garage]

#### 6332 San Bonita Avenue. 1927.

This brick two-story Prairie influenced house was built in 1927. The original double hung windows were Prairie style casements, four to a bay. These were replaced with 1/1 double hung vinyl windows. John Sutherland changed the rear entry single car garage into a family room. The original house had a small one-story wing on the rear of the building that was a breakfast nook. It was converted to a laundry room by David Anglin in 1987. The exterior chimney is on the right side slope of the roof. There are two matching stained glass windows on either side of the fireplace. The original English dark olive-green glazed tile roof remains, except on the one-story breakfast nook wing, which has composition shingles. There are stone lug sills throughout. An enormous sycamore tree in the backyard shades this house and others nearby.

[1 contributing building]



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**6333 San Bonita Avenue. Mitchell, Mrs. Mary A., House; 1927; Architects: Nolte & Naumann; Builder: Bullock, R. A. & G. B.; Developer: Guarlford Realty Company.**

The first owner of this house was Guarlford Realty Company, but the first resident was likely to have been Mrs. Mary A. Mitchell. The architects were from the firm of Nolte and Nauman. The builder was R. A. and G. B. Bullock. This two and one-half story Tudor house was built in 1927. There have been a few alterations and one addition to this property. The original high front gabled roof of rippled terra cotta tiles is over a finished attic. There are decorative brackets on the gable ends and the eaves project and are plain.

The front door and the first floor windows have segmented arched radiating voussoirs and a stone medallion. The original front door is round arched with a small window. Over the front door were wooden brackets that supported a large window box. The original casement windows open inward. In 2004, the original small kitchen was converted into a mud room that opens onto a new deck. A large kitchen in a one-story rear wing was added behind the dining room. The new addition is faced with brick that matches the original house and has a mansard roof. The top of the mansard roof is covered in sheet copper. The sides of the mansard have the same terra cotta tile that is on the main roof. The vehicle door to the two-car garage was moved from the front of the garage to the alley. The original entry to the garage now contains windows and a door.

[1 contributing building] [1 contributing garage]

**6337 San Bonita Avenue. Wiest, Adam and Edna, House; 1923; Architects: Nolte & Naumann; Builder: Bullock, R. A. & G. B.; Developer: Guarlford Realty Company.**

Similar in design to 6333, this two and one-half story brick Colonial Revival was built in 1923. Like 6333 San Bonita this house was a Nolte & Nauman/Bullock/Guarlford Realty project. The first residents were Edna & Adam Wiest. There have been alterations and additions made to this house by previous owner, Joe Gamblin. The original tile roof was replaced with composition shingles. Behind the dining room a one-story rear wing was built to serve as a family room. The exterior chimney is on the left side of the house. The cornices are boxed plain with return. There is a plain pediment over the front door. Wrought iron "mini-balconies" decorate the French doors that open outward from the living room. A concrete terrace stretches across the width of the front of the house. A half bath was added to the first floor and the attic was altered to contain a master suite.

[1 contributing building]

**6338 San Bonita Avenue. Reilly, John M. and Agnes, House; 1927; Builder: Moran, James.**

Built in 1927 for Agnes and John M. Reilly by James Moran, this brick Prairie influenced house and 6332 San Bonita are side by side and originally had nearly the same floor plan.

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At one time, the houses were nearly identical when viewed from the street. During the ownership of Charlene and David Gottlieb, the original Spanish terra cotta tile roof was removed in the late 1980s and was replaced with composition shingles. One of the original stained glass windows from 6332 San Bonita was installed when the matching original in this house was broken. The roof shape, cornice, mahogany bead board overhang brackets, and plain frieze are all the same on each house. The original casement windows have been removed. However, Caroline Fullerton, the owner of the house during the window replacement, had custom-made thermal windows installed that mimicked the original design, but with one difference. Since Mrs. Fullerton believed in Chinese philosophy, the original design of four casement windows in each bay was replaced with three replacement windows per bay. (Three is a better Feng Shui number.) Also, the original six-panel door was replaced with a new panel door that has three lights at the top. The original rear entry garage was converted early on to a room that is accessed through the living room. A wrought iron railing was added to the front terrace.

A brick three-car garage of the same brick as the house was then built in 1929 on the alley. The original low fence that typified the English garden movement was replaced with a tall privacy fence.

[1 contributing building] [1 contributing garage]

**6341 San Bonita Avenue. Skinker, Howard and Fay, House; 1924; Architects: Nolte & Naumann; Builder: Bullock, R. A. & G. B.**

This Tudor brick house was built in 1924 by the Bullocks with plans by the firm of Nolte & Nauman. for first residents Fay & Howard Skinker. It is nearly identical to 6333 San Bonita, except that it has retained nearly all of its original design elements. All of the ornaments are original except the window box is missing from the brackets over the front door. This house also has a stoop instead of a front terrace. There is a large screened in porch on the rear of the house. Cars enter the two-car garage from the alley. A curved hood protects the backyard utility door of the brick garage.

[1 contributing building] [1 contributing garage]

**6342 San Bonita Avenue. Roman, Benjamin and Josie, House; 1922.**

Built in 1922 for Josie & Benjamin Roman, this two-story brick Prairie influenced residence had a Spanish tile roof, but now has a composition one. The low-pitched hip roof has a side slope exterior chimney on the left. The glory of this house is its numerous windows with stained glass transoms. Banks of windows surround this house and all are double-hung with four lights over one. Over the centered entrance is a bay that has been enclosed. However, the owner states that the original windows survive underneath. The gabled hood of the front door has two sidelights and transoms over all. The transoms have been enclosed from the inside, but remain intact. A front terrace is

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nearly the width of the house. There is a cellar door in the rear.

**[1 contributing building]**

**6344 San Bonita Avenue. Kingsbacker, Harry and Florence, House; 1922; Builder: Simon, Samuel.**

Built by Sam Simon for Florence and Harry Kingsbacker, this 1922 two-story brick Prairie influenced house has a low-pitched hip roof. The exterior chimney is on the right side with a side slope. The eaves project with a boxed cornice and sloped soffit with a plain frieze. The entrance is under a huge gabled hood with large wooden braces. The original Spanish terra cotta tile is still on the hood. However, the main roof has been replaced with composition shingles. The entrance is very wide with a central glass panel door and two rather large sidelights. The size of the entrance is original; however the door and sidelights have modern etched glass lights. There are decorative shutters that are not original. The house has been painted for many years, but there are keystones over the first floor windows as well as stone lug sills. Wrought iron railing has been added to the original terrace. A massive white pine tree shades the front yard. There is a centered rear wing that consists of a kitchen porch below and a sleeping porch above that is entered from the master bedroom. Several houses in this subdivision have a summer sleeping porch exactly like this. The theory of that time was that sleeping out of doors in the fresh air, in all seasons of the year, prevented tuberculosis. Vertical flat arches over the windows decorate the six lights over one, double-hung windows. The original two-car brick garage on the alley has been lengthened by one foot.

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

**6345 San Bonita Avenue. Murphy, John E. and Mary, House; 1927; Architects: Nolte & Naumann; Builder: Bullock, R. A. & G. B.**

Built in 1927 from Nolte and Nauman blueprints by the builder R. A. and G. B. Bullock for the first residents. Mary and John E. Murphy, this brick Colonial Revival two and one-half story house is thirty feet square. The original wooden six panes over one pane double-hung windows have been replaced with one light over one light, vinyl replacement windows. In addition to the entrance door, the first floor has two sets of French doors that are original and open outward. These doors have small wrought iron balconies. The entry has a pediment and pilasters hidden from view by a canvas awning over the front door. The cornice is boxed with a gable return. There is a small front stoop at the entrance. The original slate or tile roof on the front gable roof has been replaced with composition shingles. The non-contributing cinderblock garage on the alley is old, but is probably not original.

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

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**6350 San Bonita Avenue. Morris, Harry and Laura, House; 1927.**

Another house built in 1927, this simple brick house (built for Laura and Harry Morris) has Prairie influenced overtones due to its simple lines and low-hipped roof. There is a small balcony off of the dining room and a semi-circular, arched front door with circular window. Flanking the entrance are French doors that open onto the terrace. The French doors have canvas awnings over them and probably have rounded tops like the entrance. The original Spanish tile roof has been replaced with composition shingle. The terrace has a wrought iron railing that is not original. There is a left side slope exterior chimney on the house for the furnace and the living room fireplace. In the rear, there is a detached original two-car brick garage on the alley. It has a low-hipped roof with composition shingles like the house.

[1 contributing building] [1 contributing garage]

**6354 San Bonita Avenue. Simon, Rosetta, House; 1922; Builder: Simon, Samuel.**

The floor plan for this 1922 brick Italian Renaissance house is the original one that was designed for 6358 and 6344 San Bonita. Sam Simon built it. The first owner was Rosetta Simon. There is a low-hip roof, with a right side exterior chimney on the side slope. The eaves project with a boxed cornice and sloped soffit with plain frieze. The entry to this version of this floor plan is the most elegant of the three houses with a fifteen light door with sidelights of ten glass panes. Overhead there is a semi-elliptical fanlight. There are two French doors on the first floor that open onto the entry terrace. The French doors have curved fanlights overhead. There are stone lug sills throughout. A flat arch soldier course decorates the windows. There are brick radiating arch voussoirs over the curved fanlights.

[1 contributing building]

**6355 San Bonita Avenue. Steffen, J. J., House; 1927; Architect & Builder: Steffen, J. J. (photo #23)**

In a neighborhood where some floor plans have been repeated with minor decorative alterations, this Spanish Revival house is unique. Designed and built in 1927 by J. J. Steffen for himself, with 32 inch thick natural squared rubble limestone walls, terrazzo floors, vaulted ceilings and a solitary second story bedroom with its own balcony and awning, the unprepossessing exterior belies a spacious interior. The original bell cast low-hip roof was likely covered with multi-hued Spanish tile, since there is still some tile on the railing of the upstairs balcony. The front porch underneath the balcony has open arches that are faced with stucco. The exterior chimney is located on the left side. The eaves project and have exposed rafters. The double-hung windows are original and are

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one pane of glass over one. Although the living room window appears to be a Chicago picture window flanked with double-hung windows. That is not the case. All three of the living room windows are original double hung. A single car garage was added to the property in the 1990s. Entered from the alley, it is faced with stucco.

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

#### 6358 San Bonita Avenue. 1927; Builder: Simon, Samuel.

Built in 1927 by Rosetta and Sam Simon, this two-story brick Prairie influenced house has a low-hip roof that was originally slate, and still has the original copper gutters. All of the original six-pane over one-pane windows remain, as does the original fifteen pane front door with similar sidelights. Alterations to this house by the owner/internationally known architect Randall Spurr, have been well in keeping with the original style. A small addition to the kitchen was created by building a small pop-out and then facing it with slate. Above the kitchen, the bath was enlarged the same way. Also, a hipped dormer was added to the rear roof of the house to gain access to the roof of the sleeping porch. Like the two other houses in Hi-Pointe with a two-story rear porch, this sleeping porch is accessed from the master bedroom. The entire porch was re-worked, the first floor kitchen porch was expanded by one foot in each direction and custom-made bronze screens were finished in 2002. The porch floor is slate. A cedar deck behind the porch was added at the same time. The brick garage is original, including the sliding carriage doors with stained glass.

[1 contributing building] [1 contributing garage]

#### 6360 San Bonita Avenue. 1927.

This 1927 Colonial Revival style brick house has two and one half stories. Its 25 square foot footprint is smaller than the more common 30 square foot versions of this model. The chimney is in the center of the house straddling the ridge. The original multi-colored slate roof remained until 1997, when it was replaced with composition shingles. The copper gutters remain. A boxed, plain cornice with a return has crown molding as a frieze. The entrance has engaged columns (plinth and embrasure) with an ornamented gable, and leaded fanlight over the original six-panel door. The house numbers are painted in gold leaf on the fanlight. Entry ornaments are dentil molding and a wooden keystone. Some of the flat panel shutters are original to the house, others were copied (by owner David Anglin) in 2001 and were made of cypress and hung on the original storm shutter hinges. There are bull nose bricks at the exterior slip sills. All of the windows are original six light over six light double-hung except for the east attic window which was replaced with a six light casement. Skylights were added to the rear slope of the roof when the composition roof was installed. The wrought iron window box over the front entrance is not original to the house. The original side door to this house was lost and a fifteen light wooden door replaced it. The dining room windows overlooking the

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backyard were replaced with atrium doors and a cedar deck was added. The two-car garage has a gabled roof and a half-moon louvered vent with keystone on both clapboard gables. The original sliding carriage doors have been replaced with an overhead door. The original utility door to the garage was lost, but was replaced with an identical door from a house in the same subdivision. Raised panel shutters were fixed to the masonry garage around the original windows.

[1 contributing building] [1 contributing garage]

#### 6364 San Bonita Avenue. 1927.

This 1927 foursquare two story Craftsman brick and stucco house has nearly all of its original elements. The medium pitched, side gable roof has projecting eaves with exposed rafters. There are double-hung original windows with nine lights over one in all windows except the upstairs bath. There are limestone lug sills throughout. There is a left rear exterior chimney. A flat arch of soldier course bricks rides above the windows. There is a small open front porch with a shed roof. The original rippled terra cotta roof was replaced with composition shingles and the window over the centered front door was replaced with glass block. There is a small screened in kitchen porch. The interior plaster is the original, rough style.

[1 contributing building]

#### 6403 San Bonita Avenue. 1922; Builder: Pomeroy, George; Developer: Ada Investment and Building Company. (photo #22)

Built in 1922 by George Pomeroy for Ada Investment and Building Company, this two-story brick Craftsman duplex features blind arches with keystones above French doors that open onto a large terrace along the entire front of the building. There is a continuous limestone window sill under the three front windows. The half-timber center gable has a boxed cornice ornamental roof with large brackets. The main roof is flat. The front door is on the side of the building facing De Mun Avenue and has an art glass light. The windows have 8/8 light double hung sashes.

[1 contributing building]

#### 6405 San Bonita Avenue. 1922; Builder: Pomeroy, George; Developer: Ada Investment and Building Company.

Built in 1922 by George Pomeroy for Ada Investment and Building Company, this two-story duplex brick Craftsman residence was converted to single family use in 1997. It features a recessed entry with French doors on the balcony above. The four front windows on the first and second floors are linked with limestone sills and flat arch

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vertical joint brick courses accented with limestone squares on the first floor. The gable ornamental roof over the front portion of the house has a plain fascia with large brackets. The main roof is flat. There are art glass windows flanking the fireplaces on the first and second floors. The original double hung sashes have been replaced with 6/1 double hung vinyl windows. There is a new detached two-car garage facing north on the alley.

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

**6409 San Bonita Avenue** 1922; Builder: Pomeroy, George; Developer: Ada Investment and Building Company.

Built in 1922 by George Pomeroy for Ada Investment and Building Co., this two-story brick Craftsman duplex is being converted to a single-family residence in 2004. It features a recessed entry with French doors on the balcony above. The four front windows on the first and second floors are linked with limestone sills and flat arch vertical joint brick courses accented with limestone squares on the first floor. The clipped gable ornamental roof over the front portion of the house has a plain fascia with large brackets and has red unglazed tile. The main roof is flat. The front doors have fifteen-lights and the windows are double hung with 6/1 lights. There is a detached two-car garage with the original unglazed red tile roof facing north on the alley.

[1 contributing building] [1 contributing garage]

**6410 San Bonita Avenue** 1920; Architects: Study and Farrar; Builder: Beveridge, J.; Developer: Crawford, C. and L.

Built in 1920 by J. Beveridge for C. and L. Crawford, this Dutch Colonial house was designed by noted architects Study and Farrar of St. Louis. This one and one-half story stucco residence with a side gable roof has large frame shed dormers front and rear. The exterior chimney is on the front slope on the east side of the building. The front entry vestibule that protrudes from the front of the house has a shed roof with a pilaster frame around the front door and transom window over the door. There is a detached two-car garage with sliding carriage doors and a flat roof facing south on the alley.

[1 contributing building] [1 contributing garage]

**6414 San Bonita Avenue** 1921-1923.

Built between 1921 and 1923, this Craftsman building is the mirror image of 6418 San Bonita Avenue, which was built in 1923. The two-story brick single family residence was converted from a duplex in 2000. It has a timber gable ornamental roof with brackets and a balcony over an open porch on the east side of the building. The gable features a

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soldier course of bricks between the gable ends and ten vertical rows of stacked bricks around a large decorative roof vent. The main roof is flat. In the extensive renovation done in 1999 the French doors at the balcony and two front doors were replaced. There are art glass accent windows in the living room. There is a detached brick garage built in 2000 that faces north on the alley.

[1 contributing buildings] [1 non-contributing garage]

**6415 San Bonita Avenue. Frankman, Mrs., Apartments; 1922; Architect: Harrington, C.; Builder: Boenecke, William.**

Built in 1922 by William Boenecke for Mrs. Frankman, this Prairie influenced duplex was designed by architect C. Harrington. The two-story brick duplex has a side gable roof with a center gable with a return dormer. It has an open porch along the entire front of the building with a balcony above accessed by three sets of French doors. The brick walls forming the front porch and the columns supporting the balcony are topped with limestone caps. The second floor doors are covered with aluminum awnings. There are art glass accent windows in the living room. There is a two-car brick hip roofed detached garage facing north on the alley.

[1 contributing building] [1 contributing garage]

**6417 San Bonita Avenue. 1920-1923.**

Built between 1920 and 1923, the original owner and builder of this Craftsman duplex are unknown. The two-story brick duplex has an ornamental truncated hip roof and front entry overhang tiled with green glazed tile featuring a boxed cornice with brackets and a plain frieze. The main roof is flat. The windows have limestone lug sills. There is a terrace along the full front of the building and side pedestals with limestone caps flanking the stairs. There is a mixture of double hung 3/1 and 4/1 vertical light and sash and mullion windows. There are art glass accent windows in the living room. There is a two-car brick gable roofed detached garage facing north on the alley.

[1 contributing building] [1 contributing garage]

**6418 San Bonita Avenue. Halteman, Laura, Apartments; 1923; Architect: Meyer, A.; Builder: Cunningham, W. (photo #18)**

Built in 1923 by W. Cunningham for Laura Halteman, the architect for this Craftsman duplex was A. Meyer. The two-story brick duplex is the mirror image of the building at 6414 San Bonita. It has not been updated and has two front doors with art glass windows and accent windows in the living room and a wrought iron railing on the balcony that is



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accessed by one set of French doors. The double hung windows are 4/1 vertical lights. There is a four-car brick detached garage with a flat roof facing south on the alley.

[1 contributing building] [1 contributing garage]

**6421 San Bonita Avenue. Hackman, Leo, Apartments; 1922; Builder: Beatty, J. T.**

Built in 1922 by J.T. Beatty and the owner Leo Hackman, this two-story brick Craftsman duplex has a half timber gable ornamental roof with a cornice fascia with brackets. The main roof is flat. The gable and brackets are echoed in a gable roof over the sunroom. It features a recessed entry with two front entry doors under a balcony. The balcony forms the roof of a first floor porch and is accented by brackets. It has wood lattice replacing the original wrought iron railing. The balcony is accessed through a ten light door with a transom. Two double hung windows flank the door on the balcony. The windows are double hung with 3/1 vertical lights. There is a frame garage that is non-contributing facing north on the alley.

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

**6422 San Bonita Avenue. McMenemy, John, Apartments; 1922; Architect: Stauder, A. F.; Builder: Wilson Construction. (photo #18)**

Built in 1922 by Wilson Construction for John McMenemy, the architect for this Craftsman duplex was A.F. Stauder. The two-story brick duplex has a half timber gable ornamental roof with bracket at the corners. The main roof is flat. There is a diamond shaped accent in glazed brick at the peak of the gable and a large open porch across the entire front of the building. The porch has a gable roof and pediment roof trim with small brackets. There are two eight-light front doors and the double hung windows have 4/1 vertical lights. There is a two-car detached brick garage with a gable roof facing south on the alley.

[1 contributing building] [1 contributing garage]

**6425 San Bonita Avenue. Johnston, Mand Spear, Apartments; 1922; Builder: Knapke, Harry, P.**

Built in 1922 by Harry P. Knapke for Mand Spear Johnston, this two-story brick Prairie influenced duplex has a pent roof with large brackets below a brick parapet. The main roof is flat. The open porch features two front doors that have matched three vertical light doors with transoms and a balcony with a twelve light door. The window sills and caps on the two vertical brick columns supporting the balcony are limestone. There is a wrought iron railing on the balcony. The windows are shielded from the sun by

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aluminum awnings. There is a two-car brick gable roofed detached garage facing north on the alley.

[1 contributing building] [1 contributing garage]

#### 6426 San Bonita Avenue. 1923; Builder & Developer: Boenecke, William.

Built in 1923 by the owner William Boenecke, this two-story brick Craftsman duplex has matching green glazed tile half timber ornamental gable roofs on the building façade and on the open front porch. The main roof is flat. The porch features cut stone columns and an open terrace that fronts the east third of the building. Triangular limestone dots and terra cotta caps accent the parapet. The windows are double hung with 3/1 light sashes. There is a two-car brick hip roof detached garage facing south on the alley.

[1 contributing building] [1 contributing garage]

#### 6429 San Bonita Avenue. Althaus, Jacob, Apartments; 1922; Architect: Gieseler, Ed

Built in 1922 by the owner Jacob Althaus, the architect for this Craftsman building was Ed Gieseler. The two-story brick duplex has a green glazed tile high hip closed boxed, sloped, ornamental roof with brackets. The main roof is flat. The open front porch features a balcony above with a set of French doors and two sidelights with six small lights above three vertical lights with transoms above. The windows have limestone lug sills and double hung windows with 4/1 and 3/1 vertical lights. There is a limestone stringcourse near the top of the second floor windows and a limestone surround with a keystone above the first floor windows. There are art glass accent windows in the living room. There is a two-car brick, gable roofed, detached garage facing north on the alley.

[1 contributing building] [1 contributing garage]

#### 6430 San Bonita Avenue. Fleischle, John A., Apartments; Architect: Harrington, C. G., Builder: Boenecke, William.

Built in 1922 by William Boenecke for John A. Fleischle, the architect for this Craftsman building was C.G. Harrington. The two-story brick duplex has a green glazed tile pent roof. The front entry overhang has brackets. The main roof is flat. The front doors have transom lights and the double hung windows have 4/1 vertical lights. The front doors and windows have limestone lug sills. The building currently has non-fitting shutters and a limestone planter in front of the building. There is a two-car brick gable roofed detached garage facing south on the alley.

[1 contributing building] [1 contributing garage]

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**6434 San Bonita Avenue.** Ulrich, Henry, Apartments; 1923; Architect: Popp, Oliver J.;  
Builder: Boenecke, William.

Built in 1923 by W. Boenecke for Henry Ulrich, this Craftsman duplex was designed by architect Oliver Popp. The two-story brick duplex has a green glazed tile cross gable ornamental roof and a shed roof over the front porch. Both roofs have decorative brackets and a cornice fascia alone. The main roof is flat. The brick front porch is open and runs the full length of the building. The windows are accented by a flat arch vertical joint brick course with keystones. There is a two-car brick gable roofed detached garage facing south on the alley.

[1 contributing building] [1 contributing garage]

**6435 San Bonita Avenue.** 1923; Builder: Chinberg, V. A.; Developer: Alco Investment Company.

Built in 1923 by V.A. Chinberg for Alco Investment Co., this two-story brick Prairie influenced duplex has an unglazed red tile hip ornamental roof with a cross gable on the east side of the building. It has a boxed cornice with large brackets and a plain frieze. The main roof is flat. The first floor windows are linked with a limestone band. There is a recessed entry with a second floor balcony accessed by a twelve light door. The double hung windows have 6/1 lights and limestone lug windowsills. There are art glass accent windows in the living room. There is a four car brick detached garage with an ornamental gable unglazed tile roof with a flat main roof. The garage faces north and opens on a driveway behind the building.

[1 contributing building] [1 contributing garage]

**6437 San Bonita Avenue.** 1922; Builder: Chinberg, V. A.; Developer: Alco Investment Company.

Built in 1922 by V.A. Chinberg for Alco Investment Co., this two-story brick Prairie influenced duplex is identical to 6435 San Bonita Avenue except it has smaller and more numerous brackets. The limestone above the first floor windows and the bricks between the windows has been painted. The garage in the rear is a variation on the garage at 6435 San Bonita. The original windows have been bricked closed.

[1 contributing building] [1 contributing garage]

**6438 San Bonita Avenue.** 1923; Builder & Developer: Schrimpf, Charles E.

Built in 1923 by the owner Charles E. Schrimpf, this two-story brick Prairie influenced duplex features a high hip green glazed tile ornamental roof with a boxed cornice with brackets and a plain frieze on three quarters of the façade. The recessed front entry has a

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second floor balcony and the remaining quarter of the building has an ornamental gable roof with a continuation of the plain frieze and boxed cornice with brackets. The main roof is flat. The double hung windows have 4/1 vertical lights and limestone lug windowsills with limestone accents. The three-car brick detached garage has a medium hip roof and opens to the south on the alley.

[1 contributing building] [1 contributing garage]

**6441 San Bonita Avenue. 1922; Builder: Chinberg, V. A.; Developer: Alco Investment Company.**

Built in 1922 by V.A. Chinberg for Alco Investment Co., this two-story brick Prairie influenced duplex is the mirror image of 6435 San Bonita Avenue except it has smaller and more numerous brackets like 6437 San Bonita. There is a two-car non-contributing garage that opens to the north on the alley.

[1 contributing buildings][1 non-contributing garage]

**6442 San Bonita Avenue. 1925; Builder & Developer: Schrimpf, Charles E.**

Built in 1925 by the owner Charles E. Schrimpf, this two-story brick Craftsman duplex has a red unglazed tile half timber gable ornamental roof with brackets on the façade and over the open front porch that covers two thirds of the building. The main roof is flat. Cut stone columns support the porch. The gable is defined by a brick soldier course with two horizontal brick courses tying the soldier course to the gable roof line. Art glass windows accent the living rooms. There is an original four car brick gable roofed detached garage facing south on the alley.

[1 contributing building] [1 contributing garage]

**6445 San Bonita Avenue. Cullinane, Thomas H., Apartments; 1922; Builder: Leigh, J. W.**

Built in 1922 by J.W. Leigh for Thomas H. Cullinane, this two-story brick Tudor Revival duplex was converted into a single-family residence in 1997. The ornamental truncated cross hip roof has composition roofing that replaced the original tile. The main roof is flat. It features a half-timber second floor with a recessed entry, second floor balcony and front bay window. The original French doors that provided access to the balcony have been replaced with two small sashes. There are wrought iron railings on the balcony and front porch. One of the two arched front doors has been replaced with an art glass window. The windows are sash with muttons that open into the residence. There is a two-car non-contributing brick garage built in 1997 that faces north on the alley.

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

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**6446 San Bonita Avenue. Camman, F. A., Apartments; 1923; Architect: Niemann, Emil**

Built in 1923 by the owner F.A. Cammann, the architect for this duplex was Emil Niemann. The two-story brick Prairie influenced duplex features a wide open brick front porch extending the full width of the building. The half-timber red unglazed tile gable ornamental roof is repeated on the façade of the building and over the front porch. The main roof is flat. The front porch has a plain frieze forming a pediment with the boxed cornice plain roof trim and is supported by four brick columns. The porch ledges and windowsills are limestone lugs. The double hung windows have 3/1 vertical lights. There are glass accent windows in the living room. There is a three car brick flat roofed detached garage that faces south on the alley.

[1 contributing building] [1 contributing garage]

**6449 San Bonita Avenue. Drozda, William S., Apartments; 1923; Builder: Drozda, William S.**

Built in 1923 by the owner Wm. S. Drozda. this two-story brick Colonial Revival duplex features a plain pediment front porch roof supported by columns. The parapet wall is accented by a boxed cornice with a plain frieze and square brackets. A vertical soldier course of bricks accented at the corners with limestone squares forms a band below the frieze and a flat arch vertical joint with a keystone accents the hallway window. The main roof is flat. The windows have limestone lug sills and double hung windows with 6/1 lights.

[1 contributing building]

**6450 San Bonita Avenue. 1950**

This two-story non-contributing single-family residence was converted from a duplex in 2002. It was an infill built on a vacant lot in the 1950's. It has a wide hip roof with a short overhang and an open front porch with a hipped roof overhang on cut stone columns. It has an oriel window above the front entry.

[1 non-contributing building]

**6453 San Bonita Avenue. 1922; Builder & Developer: Schrimpf, Charles E.**

Built in 1922 by the owner Charles E. Schrimpf, this two-story brick Prairie influenced duplex has an open front porch with a balcony above accessed by one set of French doors. The balcony has a wrought iron railing. The side gable roof is a boxed cornice, sloped, ornamental roof with a plain frieze. The main roof is flat. The windows have limestone lug sills. The original double hung windows have been replaced with vinyl double hung windows. The two-car brick detached garage is non-contributing.

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

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**6454 San Bonita Avenue. Vogel, Elize, Apartments; 1923; Architect: Shaffer, M. T.;  
Builder: Holdoway, William J.**

Built in 1923 by Wm. J. Holdoway for Elise Vogel, this Craftsman building was designed by architect M.T. Shaffer. The two-story brick duplex has a medium pitched hip ornamental roof on two thirds of the building and a cross gable front facing hip ornamental roof on the remaining one third of the building. The roof is tiled with green glazed tile and has a boxed cornice plain soffit. The main roof is flat. It has a recessed front porch with a balcony. The balcony is accessed by a pair of French doors. The double hung windows have 4/1 vertical sashes. There is a two-car, flat roofed, detached brick garage facing south on the alley.

[1 contributing building] [1 contributing garage]

**6457 San Bonita Avenue. Mallon, H. G., Apartments; 1923; Architect: Koenig, O.;  
Builder: Schwab, William**

Built in 1923 by Wm. Schwab for H.G. Mallon, the building was designed by architect O. Koenig. The two-story brick single family Craftsman residence was converted from a duplex in 1996. The open front porch features a second floor balcony, which is accessed by French doors. A terrace extends to the left of the front porch for the full length of the building. A green glazed tile pent roof is supported by brackets below the brick parapet. The main roof is flat. There are limestone lintels above the front windows and French door with limestone detail that forms a drop to small triangular accent blocks. There are art glass accent windows in the living room. There is a brick two-car, flat roofed, detached garage facing north on the alley.

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

**6460 San Bonita Avenue. 1922; Builder: Chinberg, V. A.; Developer: Vangee, H. W.**

Built in 1922 by V.A. Chinberg for H.W. Vangee, this two-story brick single family Craftsman residence was converted from a duplex in 1999-2000. It features a green glazed tile pent roof on the façade below a brick parapet and over the front door. Both have boxed cornice soffits with brackets. The main roof is flat. The sunroom protrudes from the front of the building and the entrance is recessed. There is a front stoop and a twelve light front door. The window and door sills are limestone lug. The original windows have been replaced with double hung 1/1 light sashes. There is a flat roofed, two-car detached garage facing west adjacent to the alley.

[1 contributing building] [1 contributing garage]

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**6461 San Bonita Avenue, Row, L. W., Apartments; 1922; Builder: Fugua, S. C.**

Built in 1922 by S.C. Fuqua for L.W. Row, this two-story brick single family Craftsman residence was converted from a duplex in 1996. The recessed front porch features a second floor balcony with a wrought iron railing that is accessed by French doors. The green glazed tile pent roof has a boxed cornice sloped soffit with pendant drop brackets. The main roof is flat. The windows are linked by limestone sills. There are flat arch vertical joint window surrounds above the basement and first floor windows.

[1 contributing building]

**6464 San Bonita Avenue, 1922; Builder: Chinberg, V. A.; Developer: Vangee, H. W.**

Built in 1922 by V.A. Chinberg for H.W. Vangee, this two-story brick single family Craftsman residence was converted from a duplex in 2004. It is the mirror image of 6460 San Bonita Avenue. During the renovation, the original windows in this building were also replaced with double hung windows with 6/6 lights. There is a two-car flat roofed brick detached garage facing east adjacent to the alley.

[1 contributing building] [1 contributing garage]

**6465 San Bonita Avenue, 1923; Builder & Developer: Gamache, A. J.**

Built in 1923 by the owner A.J. Gamache, this two-story brick single family Craftsman residence was converted from a duplex in 2003. It is a variation on the building at 6421 San Bonita. The primary difference between this building and 6421 is the window treatment on the second floor balcony. This building has one double hung window and a door with a transom. The windows in this building have all been replaced and the two front doors were removed and replaced with an oak door with oak sidelights. There is a three-car, non-contributing detached garage.

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

**6466 San Bonita Avenue, White, Russell and William L., Apartments; 1923; Builder: White, Russell and William L.**

Built in 1923 by the owners Russell and Wm. L. White, this Tudor Revival two-story brick single family residence was converted from a duplex in the late 1970's. It features a cut stone front under the front windowsill and on the first third of the recessed open front porch. The balcony over the front porch is covered by the roof. The roof is a half-timber ornamental roof with a clipped gable roof. The windows are double hung with 4/1 vertical lights. There is a non-contributing two-car detached garage.

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

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**6469 San Bonita Avenue. Bawn, Mary, Apartments; 1924; Builder: Dougherty, A.**

Built in 1924 by A. Dougherty for Mrs. Mary Bawn, this two-story Craftsman duplex features a recessed entry with a second floor balcony on the west half of the building. The balcony is accessed by French doors. A limestone lug windowsill links the windows on the first and second floor. The building has a red unglazed tile ornamental truncated-hipped roof and a boxed cornice, sloped soffit with brackets. The main roof is flat. The double hung windows have 4/1 lights. There is a two-car brick detached garage with a gable roof that faces away from the alley to the south and toward the rear of the building.

[1 contributing building] [1 contributing garage]

**6470 San Bonita Avenue. 1922; Builder: Chinberg, V. A.; Developer: Alco Investment Company.**

Built in 1922 by V.A. Chinberg for Alco Investment Co., this two-story Prairie influenced duplex has red tile on the ornamental gable roof and the hip roof on the open porch that extends the length of the building. The main roof is flat. The brick front porch has four brick columns and limestone topping the porch wall and limestone lug windowsills. There are art glass accent windows in the living room. There is a two-car flat roofed detached brick garage opening to the south on the alley.

[1 contributing building] [1 contributing garage]

**6475 San Bonita Avenue. 1923; Builder: Chinberg, V. A.; Developer: Alco Investment Company.**

*The duplex on this lot was razed by Concordia Seminary in 2002 and it is now a vacant lot that is to be converted to a park area marking the entrance to Concordia Seminary. The original duplex was built in 1923 by V.A. Chinberg for Alco Investment Co.*

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### Alamo Avenue

After the reclamation of this area from use in the St. Louis World's Fair of 1904, and before the recording the plat for this neighborhood in 1917, "The Spanish Eclectic" style of architecture was brought to prominence during the Panama California Exposition in 1915 in San Diego. This style was different from the earlier Spanish Revival architecture because it took attributes from many different Spanish-speaking countries worldwide. We wonder if Henry Wright attended the Panama California Exposition, because he used



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so many Spanish names here in the Hi-Pointe subdivision, two years later. Also, his lovely World's Fair Pavilion and the pair of arches at the entrance to Alamo Avenue (at the Alamo - Clayton Road intersection) are a similar type of Spanish design.

[2 contributing objects]

#### 6204 Alamo Avenue, 1918; Architect: Wright, Henry.

This two and one-half story brick Italian Renaissance residence was built on a grand scale and has the original glazed green Spanish tile roof. This medium hipped roof has a central hipped dormer with three windows and decorative brackets. The boxed cornice has a plain frieze and many brackets. Centered on the first floor is the grand entrance under a large bracketed elliptical hood. The elliptical fanlight over the six-panel entry door and sidelights has wooden mullions. Flanking the entrance and opening onto the large terrace are sets of French doors. Over these doors are flat stone lintels, with semi-circular brick ornamental arches. The two-car brick garage has a low-hipped roof with the original green tile seen on the house. The original sliding wooden doors have been replaced with raised panel metal overhead doors.

[1 contributing building] ] [1 contributing garage]

#### 6209 Alamo Avenue, Goldfeder, H., House; 1928; Architect: Shapiro, Benjamin. (photo #6)

Designed by Benjamin Shapiro and built for H. Goldfeder, this brick 1928 mansion is a glorious example of the Italian Renaissance movement and eclectic combinations of style. The original Spanish tile terra cotta roof is on a low, hipped roof. The exterior chimney is located on the right side and has decorative terra cotta pots on the top. There is a center gable faced with half-timbering and stucco. The timbers are arrayed in a starburst pattern and radiate from the alternating radiating keystone and voussoirs surrounding the round topped French doors that open onto a small balcony over the front entrance. Flanking the balcony are original casement windows with semi-elliptical tops. Both windows have the original flat panel storm shutters. Like all of the other houses with storm shutters in the neighborhood, they are decorated with new moon cutouts. This two-story house has a centered entrance, surrounded by cut stone and a smooth stone lintel and quoins. This entrance has flanking original glass doors. Each door has original sidelights and semi-elliptical transoms over head. These first floor doors are surrounded by cut stone quoins, and the doors open onto a large terrace, with urns. A single story right side wing has a parapet. There are window boxes and stone lug sills throughout.

[1 contributing building]

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6212 Alamo Avenue. Cox, W. W., House; 1920; Architect: Wright, Henry; Builder: Sheehen, W. F.

Built in 1920 from Henry Wright plans, by W. F. Sheehen for W. W. Cox, this large four-square brick Colonial Revival house is two and one half stories tall. The original tile on this side gabled roof has been replaced with composition shingles. There is a curved hood over the entrance that is decorated with pilasters. A wide terrace with a wrought iron railing is up a few steps from the front yard. The exterior chimney is on the left side of the house. Decorative shutters that are not original to the house have been attached to the masonry on the front windows (the house faces east). There is a wonderful fully proportioned single car garage on the alley with an original overhead door made up of ten panels. Rather than wooden panels, the top row of panels is glass. The original rippled shingles are still on the brick garage.

[1 contributing building] [1 contributing garage]

6219 Alamo Avenue. Goldfield, H. J., House; 1922; Architect: Abrams, Leo F.; Builder: Abrahams, Solomon & Son.

Designed by Leo F. Abrams, built by Solomon Abrahams & Son for H. J. Goldfield in 1922, this house is a two-story irregular Tudor Revival. The entire house is faced with stucco, and painted. The picturesque roofline has crossed clipped gables. The living room has a large bay window. Original windows and doors are maintained throughout. The gable roof and dormers are original and the garage has the original slate roof as does the house. The garage has hipped gables like the house. The rounded top window centered over the garage doors has been removed and needs to be replaced. Original brackets and bracketed window boxes are visible. The original great trees remain.

[1 contributing building] [1 contributing garage]

6220 Alamo Avenue. Boulecault, Mrs., House; 1931; Architect: Struebig, A. L.

A. L. Struebig designed this house for Mrs. Boulecault in 1931. This two-story brick house is an irregular Tudor Revival, with Craftsman tones. The gabled roof of original slate has one clipped gable softening the left cross gable that points to the street. The half-timbering and stucco over that attic wall have brackets and the roof overhangs by about one foot. The large half-timbered fascia of the hipped gable end, flows downward to the right front entrance. The front door has a round top and is surrounded by radiating and alternating stone voussoirs. There is a small stoop. The first floor corners of the house have stone rubble quoins that become more substantial as they near the foundation. There are two small windows on the second floor over the entrance. The small windows have round tops. Original windows throughout are double sashed, with six lights over one.

[1 contributing building]

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**6226 Alamo Avenue. Lee, Frank, House; 1921. (photo #9)**

Built in 1921 for Frank Lee, this two-story brick French Renaissance house with original box shaped, English tile, terra cotta roof, and single car garage is in excellent original shape. All of the original iron casement windows with transoms are well maintained. Over the second story windows there are gabled wall dormers. One can see stone lug sills throughout. There is a central vestibule under a gabled roof. The fascia is plain and contrasts the brick wall. The ends of the fascia are "supported" with stone ornaments, embedded in the brick wall. The central round top door has a dramatic surround of very large radiating voussoirs with a keystone and wafer thin pairs of cut stone sandwiched in between the side voussoirs. The circular interior stone staircase is at the right rear of the house. From the alley one can see its cylindrical "tower" with leaded stain glass windows and also, the cone shaped roof that shelters this dramatic stairway. The exterior chimney is on the right side. The single car brick garage is original and in pristine condition.

[1 contributing building] [1 contributing garage]

**6232 Alamo Avenue. 1920; Architect: Foeli Architectural; Builder: Charleville, B. J., Company; Developer: Foeli, Henry.**

This brick house was built from a Foeli Architect's blueprints by Charleville Company for the owner, Henry Foeli in 1920. Behind the massive white pine trees awaits a solid Prairie influenced two-story dwelling that has been meticulously maintained. The original green glazed Spanish style tile hipped gable roof is on both the house and single car garage. All of the windows are original. There are stained glass windows and a large front porch with hipped roof and original copper gutters. The canted supports for the porch roof and porch "railing" of original solid brick, give a feeling of great stability to this large house. The entrance is a door of twenty lights with sidelights and a wide stained glass transom. There is an original brick garage with tile roof on the alley.

[1 contributing building] [1 contributing garage]

**6236 Alamo Avenue. 1920; Architect, Builder & Developer: Foeli Architectural.**

This is a 1921 Foeli project. This brick house is an example of the Prairie influenced design. The hipped roof is covered by terra cotta Spanish tile. The soffits are decorated with brackets and the cornice is sloped. This two-story house has original windows of four lights over one on double sashes. The first floor porch is wide with a low-hipped roof. The porch has closed eaves and a large plain frieze all around. Supporting the porch roof are two brick piers. The railing of the porch is a large stone sill over a brick wall. The entrance is centered on the porch. The front door is multi-paned and original with multi-paned sidelights. There are four over six lighted French doors flanking the entrance. The two-car garage has a gabled roof covered with the same tile roof as the house. The alley entrance to the garage is faced with stucco and an octagonal vent is

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centered over the brick two-car garage door.

[1 contributing building] [1 contributing garage]

**6239 Alamo Avenue. 1927; Builder: Ruben, L.**

Built by L. Ruben in 1927, this brick Craftsman foursquare with Tudor ornaments graces the avenue. The rafters are carved and exposed with ornamental brackets. The central doorway has a classic Craftsman door with full sidelights and a transom above. The entrance is an umbrage and is highlighted by a gabled hood with brackets and half-timbering. There is a small brick stoop in front of the umbrage. The first floor windows are totally surrounded with smoothly cut stone. Stone lintels, cut stone quoins and stone lug sills, and a belt course of bricks at lug sill level decorate the main house. To the right of the main house is a single story wing with an enclosed screened-in porch. There is a shed roof for this addition and a brick parapet. Above the front window of the porch are three stone ornaments and a flat arch soldier course as a lintel. The exterior chimney is on the right side of the main house and is on the right slope of this hipped roof. The windows and doors are all original but the original slate or tile roof has been replaced with composition shingles. The brick two-car garage has a hipped roof of composition shingles and to the left of the garage, the ornamented brick trash pit where household waste was burned, remains.

[1 contributing building] [1 contributing garage]

**6242 Alamo Avenue. Hacker, J. M., House; 1920; Builder: Hacker, J. M.**

Built by J. M. Hacker for himself in 1920, this two-story brick house is an irregular Italian Renaissance house with lovely detail. The roofline is complicated with a gabled cross flowing to a low-hipped roof. The front facing gable has an extended fascia that is supported by brackets. The second story windows have brick surrounds with upper corner square stone blocks that imitate labels. The entrance is a gabled umbrage with a semi-circular shaped entry (with keystone) and front door. There are brackets on this gable just as they are on the second story gable. There are decorative cut stone quoins spaced out on the corners of the umbrage and radiating brick voussoirs around the semi-circular entrance to the umbrage. To the left of the front door are a pair of French doors that open onto small decorative wrought iron balconies. Above these doors are semi-circular fanlights that are surrounded by radiating brick voussoirs and a pair of decorative stones for each pair of doors. To the right of the front door on the face of the umbrage is a small bullet shaped window. To the right of the umbrage there is a large window opening that has three windows side by side. Above these windows is an elliptical transom that is above the entire opening. However, above the central window of this grouping, there is an additional semi-circular transom within the space of the semi-elliptical larger transom. There is a stoop before the umbrage.

[1 contributing building]

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**6243 Alamo Avenue. Fensky, C., House; 1926; Architect: Denison, L. A.; Builder: Watkins, L. A.**

This two-story Prairie influenced house was built in 1926 for C. Fensky by L. A. Watkins. The architect was L. A. Denison. The original tile roof has been replaced with composition shingles. The cornices are boxed and there are brackets. The original windows are being removed at this writing. The original windows had four rectangular lights over one in a double-hung design. The replacement windows are one over one lights. The original front door has been removed and replaced with a door with a large light that does not have any mullions. The sidelights have translucent yellowish glass. There are brick sills under all of the windows. There is a gabled hood over the front stoop. The railings to the stoop are made of a large chain that has been welded into the shape of a handrail.

**[1 contributing building]**

**6300 Alamo Avenue. 1917.**

Although the main house is square, the total shape of this brick house is quite irregular. To the right of this two-story, 1917 Prairie influenced style house is the exterior chimney. The foursquare main house has a low-hipped roof of composition shingles. The original terra cotta Spanish tile that still can be seen over the gabled entry was replaced on the rest of the residence in 2004 with composition shingles. There are Tudor overtones on the face of the gabled entry with stucco, half-timbering and brackets. The windows and doors are all original. There is a stoop under the entry hood. The brick garage has a vented hip roof with composition shingles and the original garage door has been replaced with an overhead door.

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

**6301 Alamo Avenue. 1927.**

This 1927, one and one-half story Craftsman brick bungalow has a huge verandah under a green rippled tile roof supporting a pair of gabled dormers with decorated trim, half-timbering and stucco. The verandah piers are canted and decorated with glazed bricks and cut stone. There are stone lug sills throughout and sills of stone on the solid brick wall "railing" to the porch. The entrance is centered and the original door is a classic Craftsman. The double sashed original windows have three vertical rectangular lights over a single pane of glass. The exterior chimney is located on the left side of this residence. There are many stained and leaded glass windows. The garage is located in the basement and is accessed from a driveway off of the alley. There have been alterations to the rear entrance to the kitchen to provide more cabinet space. Some rear

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facing windows have been enclosed.

[1 contributing building]

**6306 Alamo Avenue. Schneider, William, House; 1920; Architect: Benson, John; Builder: Wilcox, Charles.**

This imposing two-story brick Craftsman residence was designed by architect John Benson, constructed by Charles Wilcox for William Schneider in 1920. The original glazed green Spanish tile roof was replaced with composition shingles in 2004. This house is similar to 6314 San Bonita. However, this house has a two-story set of bay windows on the left side that the San Bonita house does not. The low-hip roof over the house has a central dormer with its own low-hip roof. There is a plain frieze and brackets under the large soffit. Protected by that large soffit is a central bay window on the second floor. Flanking the bay window are two smaller ornamental windows with stone lug sills.

The front porch has canted cut limestone pillars that support a gabled front porch roof with brackets, half-timbering and stucco. The rafters of the porch are open and ornamented. The front door has glass panels and sidelights. The windows are original double sash six lights over one. The original stained glass French doors that separated the living room from the dining room were given to the owners of 6301 Alamo, as a gift. There is a two-car garage that is not original.

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

**6307 Alamo Avenue. 1927.**

This Craftsman bungalow was built in 1927. The roof is bell cast gable with a Spanish terra cotta original roof. There is a right side front slope exterior chimney. A wide shed dormer with stencil decoration on stucco faces the street. The cornice is boxed and plain, with a plain frieze. Flat arched vertical joints of soldier bricks serve as lintels. There is an entrance hood that is gabled and hints at a pediment. Flanking the front door are French doors that open onto the front terrace. The terrace has masonry balustrades. All windows and doors are original and the detached garage has the original tile roof that matches the house.

[1 contributing building] [1 contributing garage]

**6309 Alamo Avenue. 1921; Builder: Charleville, B. J.; Developer: Anstead Shoe Company.**

Designed and built in 1921 by B. J. Charleville for the Anstead Shoe Company, this Craftsman brick house has remained in the hands of one family for generations. The Firten family has passed this house down from one generation to the next. This modest

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two-story Craftsman house has all of the original windows and the original rippled terra cotta tiles on a hipped gable roof. There are stone lug sills throughout. There is a wide front porch with canted brick piers supporting the hipped porch roof. The cornice is boxed with sloped mahogany soffit and brackets. All windows are double sashed with four vertical rectangular panes over one single pane of glass. The entry door has combination glass and wooden "sidelights" that are glass on the top and have raised wooden panels at the bottom. Flat arches of soldier brick courses served as lintels. The exterior chimney is on the right side of the house. There are stained glass windows. There is a two-story porch off of the kitchen.

[1 contributing building]

**6310 Alamo Avenue.** Rouveyrol, A. O., House; 1921; Builder: Ziegenmeyer.

Built for A. O. Rouveyrol by Ziegenmeyer, this 1921 stucco, Craftsman Bungalow is unlike any other house in the Hi-Pointe Subdivision. The low-slung gable roof originally was Vermont slate. Recently, the current owner replaced the slate with dimensional composition shingles. There is a canted central dormer that has an unusual gable/shed roof design. The gable is on a shed dormer and creates a wing-like impression. Underneath this gabled shed dormer is a triple window repeating that unusual shape. The exterior chimney is on the left side of the house on the front slope. The four large columns supporting the porch are thick at the bottom almost like the canted piers of other porches in the neighborhood. The simple entrance is in the center of this porch, and has a classic Craftsman front door. Triple windows flank the front door and are original to the house. There are stone lug sills throughout. The house is faced with stucco. There is a matching single car garage of stucco with a front gable roof that is original to the house.

[1 contributing building] [1 contributing garage]

**6312 Alamo Avenue.** 1923; Builder & Developer: Thompson, B. A.

Built in 1923 by B. A. Thompson, this brick one and one-half story Colonial Revival is one of several houses having the same floor plan in the neighborhood. However, this house is in exceptional condition, with original windows and the original Spanish terra cotta tile roof. The shed dormer facing the street has been faced with vinyl, but all other exterior surfaces are the original material. The exterior chimney is on the right side. The front terrace has a wrought iron railing and French doors. Like all of the other houses of this floor plan, the front entry has a gabled hood with supporting brackets. This entry has a hint of Colonial Revival due to its shape and central location. The detached brick two-car garage is original and has the rippled terra cotta tile roof.

[1 contributing building] [1 contributing garage]

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**6315 Alamo Avenue. 1930; Builder & Developer: Thompson, B. A.**

Built in 1930, this two-story Craftsman "bungalow" is exactly like the house described at 6309 Alamo. It has the same builder/architect/owner as its twin. The only difference is that this house has a gable front roof rather than a hipped one.

[1 contributing building]

**6317 Alamo Avenue. Ruth, C. R., House; 1927; Architect: Wier, S. A.; Builder: Thurston, Charles L. (photo #15)**

Built in 1927 by Charles L. Thurston, the architect was S. A. Wier, and the owner was C. R. Ruth. It is a brick Tudor Revival cottage of one and one-half stories. The hipped gable roof has a west-facing shed dormer. The small front porch has a hipped roof. This house and its two-car garage have the original Spanish tile roof intact. The exterior chimney on the house is on the right side slope. The cornices are boxed with brackets. There is a spectacular display of half-timbering and stucco on the front façade of curved and straight half-timbering. The brick piers supporting the front porch roof have decorative brick ornaments just under the brackets. The brick garage is on the alley and is original.

[1 contributing building] [1 contributing garage]

**6318 Alamo Avenue. 1921; (attributed to) Builder & Developer: Rhodes & Cooke.**

Like the house to its left, this is another copy of a popular one and one-half story Colonial Revival dwelling that repeats several times in the Hi-Pointe Subdivision. This house does not have the original terra cotta tile roof, or the original front terrace. The roof has pink composition shingles, and the original brick terrace has been removed and a multi level terrace of huge blocks of six inch thick pink granite has replaced it. The deep front steps are also made of the same large blocks of granite. Both the house and the two-car garage are faced with stucco above and below there is a three-foot course of red brick. The effect of the stucco and brick is rather like wainscoting. This house has a bell cast gable roof, causing it to differ a little from its next-door neighbor, 6312 Alamo.

[1 contributing building] [1 contributing garage]

**6320 Alamo Avenue. Hill, John, House; 1921; (attributed to) Builder & Developer: Rhodes & Cooke.**

Built in 1921 for owner John Hill by Rhodes & Cook, this is a one-story brick Craftsman bungalow that is in excellent shape. The red terra cotta rippled tile roof on its low side gabled roof is intact. The exterior chimney straddles the ridge on the left side of the house. The wide verandah has a brick floor. The windows and doors are original and



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include matching stained glass windows flanking the fireplace in the living room. One of the most unusual elements to this house is that to the right of the central entry door on the verandah, there is a right side door and flanking windows in wood and glass. This glassed-in room is original to the house and no one has any idea what the original function was. Since this house does not have an upstairs, one wonders if due to all of the north facing front windows and west facing side windows, could this unusual room have been a "sleeping porch"? Since the original plans for all single family houses were destroyed by City of Clayton staff in 2003, we will never know the intended function of this room. The original garage is brick on the sides and faced with clapboard on the alley side. Its roof is "flat". The oak tree in the Japanese style, rear garden is over one hundred years old.

[1 contributing building] [1 contributing garage]

#### 6321 Alamo Avenue. DeGuire, Eugene, House; 1931; Builder: Scheperle, Frederick.

Built by Fred Scheperle, this 1931 Italian Renaissance 2 story house has been restored to its original condition. Although Edward Berg was the first owner of this house, it is fair to name the house after its second resident, since he lived in it for nearly seventy years and impeccably preserved all of its original features. This two-story house has a low-hip roof of green Spanish tiles. The left side chimney is exterior to the building. The entrance is on the right side of the front of the house. A rounded hood with brackets shelters the rounded front door. The door is surrounded with radiating brick voussoirs. Above the entrance are paired casement windows that have stained glass and the original wrought iron window box. The current owners, Jeff Warner and George Hettich, have had window boxes manufactured for the other front windows to match the original. The front terrace is as wide as the house. The vitrolite walls in the baths and kitchen have been restored. The original plaster walls were created using a special plaster formula and dry ice, creating a rosy cream color plaster with an unusual texture, which has never been painted. The original wrought iron railings and café doors have been restored. There is a rear balcony over a one-story family room and the two-car garage on the alley is totally original except for the overhead garage door. The original stone fountain has been preserved in the backyard.

[1 contributing building] [1 contributing garage] [1 contributing object]

#### 6324 Alamo Avenue. 1917.

Built in 1917, this two and one-half story brick Colonial Revival is one of the oldest houses on Alamo. The cross gabled roof was originally slate or tile and the exterior chimney is on the right side on the rear slope. A huge pediment gable, with boxed cornice at the attic level faces the street. The cornice has wide crown moldings and serves as the lintel for the second story windows. Except for the French doors on the first

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floor of this residence, all of the windows are double sash with four lights over four. There are French doors flanking the centered entrance and the doors have ten lights each. The front door has a large pediment hood supported by brackets over a single six-paneled door. Instead of a front porch there is a high and wide brick terrace. The modern brick two-car garage on the alley is non-contributing..

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

**6327 Alamo Avenue. Nussbaum, S. A., House; 1919; Architect: Manske, W. P.; Builder: Craftsman Company.**

Built in 1919 by Craftsman Company from blueprints by W. P. Manske for the owner S. A. Nussbaum, this painted brick Colonial Revival foursquare two and one-half story, brick house has an asymmetrical entrance to the front terrace. The Spanish terra cotta tile roof is original and has an exterior chimney on the left side near to the ridge of the roof. There is a central shed dormer with a "greenhouse" window and decorative shutters that are not original to the house. On the second floor just under the closed cornice and small plain frieze are the second story windows. The frieze actually serves as the lintel for all of the second story windows. All windows on the first and seconds stories seem to be the original casement or double sash windows. The front door is the original door. There are segmented arches over the first floor windows that are over the terrace. The entrance is protected from the weather by a hipped roof hood, supported by decorative brackets

[1 contributing building]

**6329 Alamo Avenue. 1919.**

This Tudor Revival brick house was built circa 1919. Stucco and half-timbering cover the face of the gable ends. The windows are the original double-hung, with 4 lights over 4. There are French doors to the left of the front stoop and a partial umbrage shelters the front door. Additions have been made to the rear of the house, including a one-story family room with a roof balcony. The right and left sides of the house have been stuccoed so the new additions have a seamless appearance. The original slate or tile roof was replaced with composition shingles.

[1 contributing building]

**6330 Alamo Avenue. 1924.**

This small Craftsman one and one-half story bungalow was built circa 1924. The gabled roof has a very large gabled dormer faced with vinyl siding that stops at the shed roof over the wide front porch. The front porch piers are canted. . The windows that are original have six lights over one and are double sash. A large single story family room

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has been added to the rear of the house. The original tile or slate roof has been replaced with composition shingles. There is an original two-car brick garage on to the alley

[1 contributing building] [1 contributing garage]

#### 6333 Alamo Avenue. 1921. (photo attached)

This small Craftsman (circa 1921) one-story bungalow has the original Spanish terra cotta tile roof, and all of the original doors and windows. There are brackets under the gable ends of the roof and a bell cast hip roof shades the front porch. The front porch has canted piers and an asymmetrical entry. The corners of this lovely bungalow are canted like the piers of the front porch. The double-hung windows are four lights over one.

[1 contributing building]

#### 6334 Alamo Avenue. Epstein, Arthur and Theresa, House; 1917; Builder: Oster-Stephans Company.

It was built in 1917 for Theresa and Arthur Epstein by Oster-Stephans. This foursquare Prairie influenced brick and frame house has two stories under a low-hipped roof of composition shingles. This house has decorative shutters that are not original, and a large right side front door with sidelights. It has a very attractive wide front porch.

[1 contributing building]

#### 6336 Alamo Avenue. 1925; Builder: Oster-Stephans Company. (photo #8)

Built in 1925 by Oster-Stephans Company, this is a variation of the Colonial Revival one and one-half story brick dwellings that are common on this street. This house has a bell cast gable with a large central shed dormer for the master bedroom. The cornice is boxed with return and plain frieze. The gabled hood (over the front door) has brackets. The front door is a modified six-panel, with a row of four small lights at the top. The original French doors that flank the front door and open onto the brick terrace have been replaced with thermal replacement doors that mimic the original French doors. The high terrace has intricate wrought iron railings that are beautiful, and unusual. This house has a gabled brick garage that is placed similarly to the original garage at 6318 Alamo.

[1 contributing building] [1 contributing garage]

#### 6337 Alamo Avenue. 1928. (photo 14)

Built in 1928, this Italian Renaissance house stands out on Alamo. The low cross gable roof on this two-story brick house still has the original Spanish terra cotta tile. The

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exterior chimney is on the left side of the house. The most eye-catching feature of this house is a trio of large French doors with fanlights above and fancy ornamental wrought iron balconies below. These French doors are surrounded by stone quoins that have a keystone at the top of the fanlight and then at the side of the French doors are alternating quoins. The brick is an attractive orange/tan color. Over the entry stoop is a second story window with a stone lintel and alternating quoins on the sides. Stone brackets, under that window, likely supported a stone window box that has been replaced by a cedar box. The entrance is complex. The front door has a round top and has flanking tiny windows just to the sides of the wall sconces. The entire front door sconce and small window combination is surrounded by stone voussoirs, lintels and alternating quoins. A large concrete stoop has an appropriate wrought iron railing where none occurred before. There are stone lug sills throughout. The three-car brick garage is original to the house but has a composition roof.

[1 contributing building] [1 contributing garage]

**6340 Alamo Avenue. Gannon, Frank, House; 1919; Architect: Fry, W. A.; Builder: Craftsman Company**

Built in 1919 for Frank Gannon by Craftsman Company from blueprints by W. A. Fry, this brick house faces St. Mark's Walkway. This public pathway passes by the left side of this house, from Alamo Avenue through the alley to Clayton Road. This Craftsman two-story has a low-hipped roof of terra cotta tile. The eaves project and the cornice is boxed and sloped. All of the windows are original except those in the small addition of a closed porch off of the kitchen. The St. Mark's Walkway entrance has a stoop with a gabled hood. The street facing terrace can only be accessed through the living room's French doors, with the semi-elliptical lights overhead.

[1 contributing building]

**6341 Alamo Avenue. Goldberg, Mrs., House; 1928; Architect: Schloeman, Carl F.**

Built in 1928 from Carl F. Schloeman's design for Mrs. Goldberg, this brick Tudor Revival one and one-half story dwelling resembles the Tudor dwelling at 6329 San Bonita Avenue. This house does not have a front entry basement garage like the San Bonita version of this house, but has a rear entry basement garage instead. The gable over the entry and living room window is slightly bell cast. An ornamental miniature door and balcony surrounded with radiating brick voussoirs and a brick keystone is centered under the front-facing gable. There is an elaborate array of radiating, alternating stone voussoirs around the very slightly elliptical top to the umbrage. The same slightly

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elliptical shape is repeated over the living room windows. To the left of the front door are the same diamond shaped leaded glass windows that are seen on the San Bonita cottage, but the flower box and brackets are not there. There is a small gabled dormer on the roof facing the street. The chimney is external and on the right side. The rear of the house has a huge gabled dormer that is an alteration to the original and a large deck off of the kitchen's newer sliding doors.

[1 contributing building]

**6344 Alamo Avenue. Fox, F. K., House; 1924; Architect; Giesler, Ed; Builder: Williams, J. E.**

This brick house was built in 1924 by contractor J. E. Williams. Designed by E. Giesler for owner F. K. Fox and built in the style of the many other Alamo one and one-half story Colonial Revival dwellings, this is the smallest. The gabled roof has the original rippled terra cotta tile. The exterior chimney is on the left side of the house, which differs from all of the other similar bungalows on Alamo Avenue. The large shed dormer has four windows with triple rectangular lights over the single light of the double sash windows. The center entry has a small gable hood with brackets. The front door is the original glass paneled door with a transom overhead. A pair of double sash windows flanks the small entry and stoop with wrought iron railings. However, there is an original and absolutely massive brick garage at the alley that can shelter three cars. The entrance has been narrowed to accommodate only two vehicles.

[1 contributing building] [1 contributing garage]

**6347 Alamo Avenue. 1917.**

Built in 1917, this is a strong example of the Colonial Revival style. This brick house has two and one half stories under a gabled roof. The original slate roof has been replaced with composition shingles. The exterior chimney is on the left side and straddles the ridge. All of the stone lug sills are decorated. The original double sash windows of six lights over six exist throughout except on the sides where the original windows have been enclosed with drywall from the inside. The large pediment highlights the umbrage before the entrance door. The umbrage has an ornamented pediment with dental work and attached columns with sconces on them. The umbrage has been changed into a vestibule by adding a semi-circular glass light overhead and a storm door with sidelights. There is a large stoop with urns in front of the entrance. This house does not have a garage, but has a high deck and a brick terrace in the backyard.

[1 contributing building]

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#### 6349 Alamo Avenue. 1918.

Built in 1918 this brick Prairie influenced two-story has the original rippled terra cotta tile roof. The right side sloped exterior chimney has decorative courses of brick near the top and the terra cotta "pots" have been covered by an exterior chimney cap. This gabled hip roof has a low-hipped dormer on the right side that has original casement windows. The cornice under the large overhang is closed and is shaped like giant crown molding. The first floor bay off of the dining room and the umbrage over the entrance are covered by a pent roof nestled under an ornamental belt course of alternating basket design in brick. There is a terrace that extends from under the central umbrage to the left edge of the house. The windows are original as is the front door. There is a screened in kitchen porch over-looking the backyard.

[1 contributing building]

#### 6350 Alamo Avenue. Witthaus, Charles, House; 1919; Builder: Dewein, C. A.

This house was built in 1919, by C. A. Dewein for owner Charles Witthaus. This brick Craftsman bungalow has a true verandah underneath its one and one-half story gabled roof. The exterior chimney is on the right side and is on the exterior of this house. There is a centered, gabled dormer with exposed rafters and small brackets. The front door was probably once a set of French doors like other bungalows of this type on San Bonita, but now the entrance consists of solid wooden doors. The piers that support the roof of the verandah are canted brick. The windows are all original with four lights over four. The windows in the dormer are casement pairs that open outward.

[1 contributing building]

#### 6354 Alamo Avenue. Baur, Edwin; 1925; Architect: Manske, W. P.; Builder: Hoffschwelle, William.

This was built in 1925 by William Hoffschwelle for Edwin Baur. W. P. Manske was the architect. This two-story brick Craftsman house has a complex gabled roof. The original Spanish green tile roof was removed, but the ridge caps and drip edge were saved and added to the composition shingle roof. The exterior chimney is on the left side of the front-facing gable. Originally, there was a single car garage on the first floor of the right wing. Centered under the gable facing the street are the master bedroom windows. They have a keystone above along with a slanted brick soldier course as a lintel. This group of windows has a lug sill. Directly beneath the windows on the first floor is the entrance under a curved and bracketed hood. The front stoop is wide enough for a pair of facing benches. Flanking the entrance are matching windows with the same surround of keystone, soldier course, and stone lug sills as the upstairs windows. Original doors and windows are intact.

[1 contributing building]

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**6355 Alamo Avenue. Fichtel, Edwin and Eleanor, and Salomon, Margaret, House; 1929;**  
**Architect: Sabin, W. W.; Builder: Rafferty, W.**

This was built in 1929 by W. Rafferty for Eleanor and Edwin Fichtel. The architect was W. W. Sabin. Even though this house was built for the Fichtels, it is fair to attribute this house to Miss Salomon, who bought it from the Fichtels early on, and has been a careful steward of this charming property for four decades. This brick Craftsman bungalow has some original windows and doors. The original roof of Pennsylvania and Vermont slate covers the sides of the large centered shed dormer that rests over the front porch of this one and one-half story house. The exterior chimney is on the right side of the house near the ridge of the gable roof. The entrance has a combination terrace and small central porch under a low gable roof on brick piers. The double sash windows have three vertical glass panes over one. The interior stair rails are the original wrought iron. There is a greenhouse on the back of the house. A single car brick garage with the original windows can be accessed from the alley.

[1 contributing building] [1 contributing garage]

**6358 Alamo Avenue. 1926.**

This one-story Craftsman bungalow was built in 1926. This brick house has canted corners. The roof has a medium gable with exposed eaves and visible rafters. Under the end gable, a pair of brackets surrounds a small centered ornamental window above the front porch. The roof of the wide front porch has a low-hip style and unlike the main roof, which still has the original red terra cotta tile, this roof has been replaced with composition shingles. The front porch has canted piers of brick and the floor of the porch is covered in square tile. The windows are double-hung with eight lights over one. The doors and windows are original. There has been an addition to the rear of the house. It has a gable roof. A new two-car brick garage faces the alley.

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

**6362 Alamo Avenue. 1920; Builder: Boenecke, William**

Built in 1920 by William Boenecke, this brick Craftsman bungalow has one story. The roof is slate with terra cotta ridge caps over a front gable roof. The front porch displays some Tudor half-timbering and stucco above, with canted brick piers on either side for support. The large windows and doors are original to the house. The entrance has the original eight-light wooden and glass door. The original double-hung windows have four rectangular lights over one light. There are some unique ornaments on the face of the porch midway between the railing and the height of the front yard. This ornamentation consists of a wide belt of stucco with diamond shaped tile. There is a new brick two-car garage with hipped roof on the alley.

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

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**6363 Alamo Avenue. Bilgere, Mr., House; 1928; Builder: Wilcox, Charles**

Constructed in 1928 for Mr. Bilgere by Charles Wilcox, this Prairie influenced two and one-half story foursquare brick house with two exterior chimneys has a hipped gable roof of rippled terra cotta tile. The fore and aft shed dormers have three windows each and are sided with clapboard. The closed cornice has a small plain frieze. Under the attic dormer there is a small casement window on the second floor that has six lights. Large double-hung windows on all sides of this house have nine lights over one. Under the sills of the large second story windows there is a belt soldier course. The centered entrance has a gabled hood. It has a small triangle of half-timbering and stucco, on its face. The front door is a typical Craftsman style and the storm door has eight lights and is original to the house. A pair of French doors flanks the entrance. Each set of French doors has sidelights that match. The central front door and the French doors open onto a brick terrace with a Craftsman-style wrought iron railing. In the rear there is a gabled screen porch off of the kitchen. An alley entry attached two-car garage has been added at the basement level.

[1 contributing building]

**6366 Alamo Avenue. 1918.**

Built in 1918, this foursquare brick Colonial Revival two-story house has a medium gable. The exterior chimney straddles the left side of the roof ridge. The original windows are double-hung with nine lights over one. There are ornamental shutters on the front of the house that are not original. There is a small front porch that has a low gabled hip roof with closed eaves and dentil molding. The porch roof has brick piers. The stone foundation is faced with brick. The top of that facing is marked by a vertical row of soldier bricks circling the house. A new addition to the rear of the house is two-story, and has a brick and vinyl siding veneer. The original single car brick garage faces the alley.

[1 contributing building] [1 contributing garage]

**6370 Alamo Avenue. 1921.**

Built in 1921, this one and one-half story brick Craftsman is a mirror image of its next-door neighbor, 6372 Alamo. The gabled roof has a central shed dormer over the master bedroom. The wide porch has canted brick piers. The ceiling of the porch is faced with mahogany bead board. The two-story wing to the right is stucco. The shutters are not original to the house. The original terra cotta tile roof has been replaced with composition shingles. All windows and doors are original.

[1 contributing building]



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**6372 Alamo Avenue. 1923.**

Built in 1923, this one and one-half story brick Craftsman is a mirror image of its next-door neighbor, 6370 Alamo. The gabled roof has a central shed dormer over the master bedroom. The wide porch has canted brick piers. The ceiling of the porch is faced with mahogany bead board. All of the windows are original. The two-story wing to the left is stucco. The original terra cotta tile roof has been replaced with composition shingles. All windows and doors are original.

**[1 contributing building]**

**6376 Alamo Avenue. 1926.**

Built in 1926, this two-story front gabled brick Craftsman has the original terra cotta roof. The eaves are open and the carved tips of the rafters exposed. Above the sills of the second story windows, the walls are covered with stucco. Around the second story windows, and at the corners of the walls, there are brick quoins. The front porch has a gable roof trimmed just like the house. There are brick piers and the original Craftsman front door. The two-car garage has a gable roof and is faced with stucco. The windows and doors of this building are original.

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

**6380 Alamo Avenue. Quinn, Mrs., House; 1924; Architect: McMahon, W. P.; Builder: Gruenlag, August.**

Built in 1924 for Mrs. Quinn by builder August Gruenlag using blueprints drawn by W. P. McMahon, this one and one-half story brick Craftsman has a bell cast gable roof with a shed dormer and right side exterior chimney. The verandah has canted brick piers supporting the roof. All of the windows and doors are original. The original terra cotta tile roof has been replaced with composition shingles. A triple car brick garage on the alley is original to this property and all of its doors and windows, except for the overhead garage door, are original. The double-hung windows have six lights over one. The central entrance has the original six-panel door. A small two-story addition has been added to the rear of the house, which has windows and doors that mimic the original ones.

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

**6401 Alamo Avenue. 1919; Architect: Wright, Henry; Builder: Wilcox, Charles. (photo #12)**

Built in 1919 by Charles Wilcox, the owner of and the architect for this Colonial Revival building was Henry Wright. The two-story brick four-family apartment building has a hipped roof with three shed dormers on the front. A vertical brick soldier course forms a

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band under the first floor windows. The sunrooms on the second floor at the east and west ends of the building have turned balusters that extend up over the first third of the second floor windows forming a variation on a French balcony. The platform porch leads to a six light front door with a double brick semi-circular arch and stucco half round above it. The windows are eight light sashes with mullions that open into the apartment. The placement on the lot with the longest dimension of the building facing South and with short side yard walls reflects Wright's commitment to maximizing the light and air in the units.

[1 contributing building]

### **6404 Alamo Avenue. 1922; Developer: Rubin, Jacob.**

Built in 1922, the owner and builder of this building was Jacob Rubin. The two-story brick four-family Prairie influenced apartment building has a decorative boxed cornice sloped unglazed red tile ornamental roof with large brackets and a flat roof over the main portion of the building. It has four rows of horizontal soldier courses of bricks flanking both sides of the windows on the two outer bays forming two vertical lines terminating at the bottom with limestone squares. These soldier courses are crossed with two rows of vertical soldier courses above the windows forming two bands around the buildings. There is an arch-shaped accent in the center bay formed by raised bricks and highlighted with a limestone keystone. The windows and doors have limestone lug sills with limestone keystones. The front door has nine lights with side lights. The windows have 8/1 and 4/1 lights and double-hung sashes.

[1 contributing building]

### **6408 Alamo Avenue. 1922; Builder: Pomeroy, George; Developer: Rubin, Jacob.**

Built in 1922 by George Pomeroy for Jacob Rubin, this two-story brick four-family Craftsman apartment building is identical to 6404 Alamo except the original red tile ornamental roof has been replaced with a composition roof.

[1 contributing building]

### **6411 Alamo Avenue. 1922; Builder: Chinberg, V. A.; Developer: Alco Investment Company.**

Built in 1922 by V.A. Chinberg for Alco Investment Co., this large two-story brick four-family Prairie influenced building has a decorative, boxed cornice, sloped ornamental red unglazed tile roof with a plain frieze. The main portion of the building has a flat roof. There are limestone lug sills and a course of limestone above the first floor windows.

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hallway window and entry doorway. The windows are double hung with 6/1 lights. There is a fifteen light door with side lights. There is a four car brick garage facing north on the alley. Originally a flat roofed garage, it has a gable roof that was added in the 1980's that makes it non-contributing.

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

**6412 Alamo Avenue. Cafferetta, Emma, Apartments; 1922; Builder: Moran, James M.**

Built in 1922 for Emma Cafferetta by James M. Moran, this two-story brick four-family Craftsman apartment building has a half timber center gable ornamental roof with a cornice fascia alone and a plain frieze. The main portion of the building has a flat roof. The first floor and hall windows of the building are accented with flat arch vertical joints, limestone keystones and half circle limestone accents under the limestone lug sills. Stucco porches were added in 1922. There is a detached flat roofed four car garage opening south onto the alley.

[1 contributing building] [1 contributing garage]

**6415 Alamo Avenue. 1922; Builder: Chinberg, V. A.; Developer: Alco Investment Company.**

Built in 1922 by V.A. Chinberg for Alco Investment Co., this large two-story brick four-family Prairie influenced building is identical to that at 6411 Alamo Avenue. The original door and side lights have been removed and replaced with a metal door and side lights.

[1 contributing building]

**6416 Alamo Avenue. 1919; Builder: Chinberg, V. A.; Developer: Alco Investment Company.**

Built in 1919 by V.A. Chinberg for Alco Investment Co., this two-story brick four-family Prairie influenced condominium building features an open porch and upstairs balcony that is covered by a decorative, boxed cornice, sloped composition ornamental roof. The main roof of the building is flat. The windows are accented with limestone squares at the corners and the middle of a flat arch vertical joint brick window surround, and limestone lug window sills. The building was converted to condominiums by James Fong and extensively remodeled in 2003. The original four front doors were removed and replaced with one front door. James Fong, a native of Hong Kong and a St. Louis developer, has invested heavily in the Hi-Pointe De Mun area. He has redeveloped a number of buildings and largely maintained their architectural integrity.

[1 contributing building]

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**6419 Alamo Avenue. 1922; Builder: Pomeroy, George; Developer: Rubin, Jacob. (photo #11)**

Built in 1922 by Jacob Rubin and George Pomeroy, the property was owned by Jacob Rubin. The two-story brick four-family Craftsman apartment building has a red unglazed tile ornamental roof with a small center half timber gable and a cornice fascia alone. The main portion of the roof is flat. Vertical soldier courses of brick form bands around the building at the window sill level on both the first and second floor and above the first floor windows. The 4/1 and 6/1 double hung windows have limestone lug sills with limestone keystones and accents under the sills. The nine-light front door with side lights is framed in limestone with a large limestone diamond between the door and the front hall window and a smaller limestone diamond under the center gable.

[1 contributing building]

**6420 Alamo Avenue. 1919; Builder: Chinberg, V. A.; Developer: Alco Investment Company. (photo #7)**

Built in 1919 by V.A. Chinberg for Alco Investment Co., this two-story brick four-family Prairie influenced apartment building features an open porch and upstairs balcony that is covered by a decorative, boxed cornice, sloped composition ornamental roof. The main roof is flat. The windows are double hung sashes with 8/1 lights and limestone lug window sills. There are four four-light front doors with transom windows. The upstairs balcony is accessed through two ten-light doors. The front porch side walls and brick columns have limestone caps.

[1 contributing building]

**6424 Alamo Avenue. 1920; Architect: Thurston, Charles; Developer: Pomeroy, George.**

*This city park was built in the 1980's when the city acquired and razed a brick four-family building in order to control potential development in the area. The building that was razed was built in 1920 by the owner George Pomeroy and the architect was Charles Thurston.*

[1 non-contributing site]

**6425 Alamo Avenue. 1922; Builder: Pomeroy, George; Developer: Rubin, Jacob.**

Built in 1922 by the owner Jacob Rubin and George Pomeroy, his contractor, this two-story brick four-family apartment Tudor building has a decorative boxed cornice sloped ornamental roof with brackets. The main roof is flat. A flat arch vertical joint with limestone squares tops the first and second floor windows. A vertical soldier course of brick forms a band above the stone foundation. The hallway window and front entry

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feature arch radiating voussoirs with keystones. The Craftsman door and sidelights are arched on the top and have a distinctive light configuration. The double hung sashes have 6/1 and 4/1 lights. There is a two-car brick garage with a hipped roof that faces north on the alley.

[1 contributing building] [1 contributing garage]

**6427 Alamo Avenue. 1921; Builder: Pomeroy, George; Developer: Rubin, Jacob.**

Built in 1921 by the owner Jacob Rubin and George Pomeroy, his contractor, this two-story brick four-family Tudor apartment building features a vertical soldier course of brick with limestone keystones that top the first floor and hall windows. A similar vertical soldier course of brick forms bands around the building at the window sill level on both the first and second floor. The window sills are limestone lugs. The front entry has arch radiating voussoirs with three keystones and a twelve-light front door with side lights. The original double hung windows have been replaced. The double front gable ornamental roof with a cornice fascia alone is tiled with unglazed red tile. The main roof is flat. The original half timbered gables have been covered with aluminum siding.

[1 contributing building]

**6428 Alamo Avenue. Zatlín, Charles, Apartments; 1921; Architect: Thurston, Charles; Builder: Abrahams, Solomon and Son.**

Built in 1921 by Solomon Abrahams and Son for Charles Zatlín, the architect for the building was Charles Thurston. The two-story brick four-family Prairie influenced apartment building is identical to the building at 6420 Alamo Avenue. However, it still has the original red unglazed tile on the ornamental roof.

[1 contributing building]

**6431 Alamo Avenue. 1921; Builder: Pomeroy, George; Developer: Rubin, Jacob.**

Built in 1921 by the owner Jacob Rubin and George Pomeroy, his contractor, this two-story brick four-family Tudor apartment building has a high gable red unglazed tile ornamental roof with a small center gable with no overhang. The main roof is flat. Vertical soldier courses of brick form bands around the building at the window sill level on both the first and second floor and above the first floor windows. The 4/1 and 6/1 double hung windows have limestone lug sills with limestone keystones and accents under the sills. The fifteen-light front door with sidelights is framed in limestone with a large limestone diamond between the door and the front hall window. There is a two-car detached brick garage with a gable roof facing north on the alley.

[1 contributing building] [1 contributing garage]

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**6432 Alamo Avenue. 1922; Builder & Developer: Cornwall, B. S.**

Built in 1922 by the owner B.S. Cornwall, this two-story brick four-family Craftsman apartment building has a decorative boxed cornice, hipped red unglazed tile ornamental roof with a plain frieze. The main roof is flat. There is a limestone stringcourse that continues in a band including the first floor window sills and wraps around the building. There are limestone lintels over the doorway, first floor windows and center hall windows. Windows are double hung with 4/1 and 6/1 lights. The front door has eight lights with matching side lights. The building foundation is stone.

[1 contributing building]

**6435 Alamo Avenue. 1921; Developer: Rubin, Jacob.**

Built in 1921 by the owner Jacob Rubin, this two-story brick four-family Tudor apartment building is a variation on the building at 6443 Alamo Avenue. The red unglazed tile roof has been replaced on this building. A third vertical soldier course forms a band under the plain frieze and limestone arched stepped voussoirs accent the front hall window.

[1 contributing building]

**6436 Alamo Avenue. 1922; Builder & Developer: Cornwall, B. S.**

Built in 1922 by the owner B.S. Cornwall, this two-story brick four-family Craftsman apartment building is a variation on the building at 6432 Alamo Avenue. The only difference is the use of green glazed tile rather than red unglazed tile.

[1 contributing building]

**6440 Alamo Avenue. 1922; Builder: Pomeroy, George; Developer: Ada Building and Development Company.**

Built in 1922 by George Pomeroy for Ada Building and Development Company, this two-story brick four-family Craftsman apartment building is identical to the building at 6404 Alamo Avenue.

[1 contributing building]

**6441 Alamo Avenue. 1921; Developer: Rubin, Jacob.**

Built in 1921 by the owner Jacob Rubin, this two-story brick four-family Craftsman apartment building features a vertical soldier course of brick with limestone squares and keystones above the first and second floor windows. A similar vertical soldier course of brick forms bands around the building at the window sill level on both the first and second floor and above the basement. The window sills are limestone lugs. The front

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entry and hall windows are accented with arched stepped voussoirs. The double hung windows have 4/1 and 6/1 lights and a ten light front door with side lights. The double front gable ornamental roof with a cornice fascia alone is tiled with unglazed red tile. The main roof is flat.

[1 contributing building]

### 6443 Alamo Avenue. 1921; Developer: Rubin, Jacob.

Built in 1921 by the owner Jacob Rubin, this two-story brick four-family Tudor apartment building features a vertical soldier course of brick with limestone squares and keystones tops the first floor and hall windows. There are three limestone triangles above the hall window. A similar vertical soldier course of brick forms bands around the building at the window sill level on both the first and second floor. The window sills are limestone lugs.

The front entry is framed by an arched limestone surround with keystones above an arched fifteen-light front door with side lights. The boxed sloped ornamental roof with a plain frieze is tiled with unglazed red tile. The main roof is flat.

[1 contributing building]

### 6444 Alamo Avenue. 1919 - 1923

Built between 1919 and 1923, this two-story brick four-family Prairie influenced apartment building features a limestone stringcourse band around the first floor of the building forming the first floor windowsills and tying into limestone detail that accents the front door, first floor and hall windows. The boxed sloped ornamental roof with a plain frieze is supported by brackets. The main roof is flat. There are 4/1 and 6/1 double hung windows and a fifteen-light front door with matching side lights.

[1 contributing building]

### 6447 Alamo Avenue. 1923; Builder: Chinberg, V. A.; Developer: Alco Investment Company.

Built in 1923 by V.A Chinberg for Alco Investments, this two-story brick four-family Prairie influenced apartment building was originally identical to 6455 Alamo Avenue. However, the façade was altered in the late 1950's with the addition of a new limestone finish around the front door.

[1 contributing building]

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**6451 Alamo Avenue. 1922; Builder: Chinberg, V. A.; Developer: Meyer, O. S.**

Built in 1922 by V.A. Chinberg for O.S. Meyer, this two-story brick four-family Craftsman apartment building features a limestone stringcourse band around the first floor of the building forming the first floor windowsills. A vertical brick soldier course of brick with limestone squares tops the first and second floor and hall windows. A limestone band surrounds the front door. There is a limestone square surrounded by brick in the center of the middle bay under the center gable. The center gable of the ornamental roof is trimmed with a cornice fascia alone. The main roof is flat. There are replacement 1/1 light double hung windows and a fifteen-light front door with matching side lights.

[1 contributing building]

**6452 Alamo Avenue. 1921; Builder: Chinberg, V. A.; Developer: Alco Investment Company.**

Built in 1921 by V.A. Chinberg for Alco Investment Co., this two-story brick four-family Prairie influenced apartment building features a limestone stringcourse band around the first floor of the building forming the first floor windowsills and tying into limestone detail that accents the front door, first floor and hall windows. A vertical brick soldier course of contrasting brick forms a band under the second floor and around the façade. Another course of the same color brick as the building runs under the first floor limestone band. The boxed sloped ornamental roof with a plain frieze has unglazed red tile roofing material. The main roof is flat. There are 4/1 and 6/1 double hung windows and a fifteen light front door with matching side lights.

[1 contributing building]

**6454 Alamo Avenue. 1921; Builder: Chinberg, V. A.; Developer: Alco Investment Company.**

Built in 1921 by V.A. Chinberg for Alco Investment Co., this two-story brick four-family Prairie influenced apartment building is a variation on 6452 Alamo Avenue. It is slightly larger than 6452 Alamo Avenue with four by twenty five foot bump outs on the rear of the building.

[1 contributing building]

**6455 Alamo Avenue. 1923; Builder: Chinberg, V. A.; Developer: Alco Investment Company.**

Built in 1923 by V.A. Chinberg for Alco Investment Co., this two-story brick four-family Prairie influenced apartment building features a limestone stringcourse band around the



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first floor of the building forming the first floor windowsills. A vertical soldier course of brick with limestone squares tops the first floor and hall windows and the front door. The boxed sloped ornamental roof with a plain frieze has unglazed red tile roofing material. The main roof is flat. There are 4/1 and 6/1 double hung windows and a fifteen light front door with matching side lights.

[1 contributing building]

**6461 Alamo Avenue. 1921; Builder: Chinberg, V. A.; Developer: Alco Investment Company. (photo #10)**

Built in 1921 by V. A. Chinberg for Alco Investment Co. This two-story brick four-family Prairie influenced apartment building features a limestone stringcourse band around the first floor of the building forming the first floor windowsills and tying into limestone detail that accents the front door, first floor and hall windows. A vertical brick soldier course of contrasting brick forms a band under the second floor. Around the façade another course of the same color brick as the building runs under the first floor limestone band. The boxed sloped ornamental roof with a plain frieze has unglazed red tile roofing material. The main roof is flat. There are 4/1 and 6/1 double hung windows and a fifteen-light front door with matching sidelights. It is a smaller version of 6452 and 6454 Alamo Avenue. It has a four car detached closed garage opening to the north on the alley.

[1 contributing building] [1 contributing garage]

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### Clayton Road

The first three Clayton Road addresses still have the original numbering system of 69XX. All of the Hi-Pointe houses in the City of Saint Louis (except these by oversight) were changed to 62XX. They are placed in physical order as seen on the map.

In the 1960's the Clayton portion of this largely residential street was given a commercial zoning designation, which allows larger and more dense development than its original residential zoning. This has brought with it intense development pressure that currently threatens the multifamily properties in the 6400 block.

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**6953 Clayton Road. McEwing, A., House; 1925; Builder: Hayden, G. F.**

This house was built in 1925 for owner, A. McEwing by builder, G. F. Hayden. This 2-story Colonial Revival house has a side gable Spanish green glazed tile roof with cornice, boxed trim, and dentil molding. A one-story wing with paired windows lies on the east of the main building. The exterior chimney is offset to the left. The house is made of stretcher bond brick with a stone stringcourse. The 6-over-1 double hung windows have vertical brick lintels with 3 decorative stone blocks above. The single downstairs window has a lug sill. The entrance is marked by a pediment hood with brackets and return, pilasters, a 10 panel single glass door, and a concrete stoop. The brick gable roof garage is contributing.

[1 contributing building] [1 contributing garage]

**6957 Clayton Road. Madden, Catherine, House; 1920s; Architect: Williamson, J. H.; Builder: Hamburg, R. S.**

Architect J. H. Williamson designed this house for Catherine Madden. R. S. Hamburg built it. This 2-½ story Craftsman house has a medium front gabled terra cotta roof with cornice fascia and brackets. A side slope exterior chimney is offset to the right. The house is made of brick and has double hung 1-over-1 windows with two small single pane windows with arch above on second floor, all with stone lug sills, and a diamond shaped single sash attic window with stone corner details. The entrance is marked by a full width open porch with canted piers, urns on staircase piers, and a single vertical, plain door.

[1 contributing building] [1 contributing garage]

**6963 Clayton Road. Seibel, G. C.; 1925; Architect: McMahon, W. P.; Architect: Dilschneider, E.**

Designed by architect W. P. McMahon for owner G. C. Seibel, this residence was built in 1925 by E. Dilschneider. This 2-½-story Craftsman house has a medium front gabled composition shingle roof, which likely replaced the original tile roof. The gable contains a 3-pane window. The exterior chimney is offset to the right. The house is made of brick with a stringcourse continuing the second floor windowsills and another stringcourse 6 courses below the first. It also has a water table course, and has 3-over-1 double hung windows. The entrance is marked by a single 4-pane wood door with a half-timbering hood on brackets and a stoop.

[1 contributing building] [1 contributing garage]

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**6301 Clayton Road. Flachmeier, Edward, House; 1926; Builder: Hayden, F.**

This house was built in 1926 by builder F. Hayden for owner Edward Flachmeier. This 1 ½ story Craftsman bungalow has a medium gabled tile roof and a dormer with a shed roof. The dormer contains a group of 3 1-over-1 double hung windows. The exterior chimney is offset to the right. The house is made of brick, but has a coursed rubble stone veranda with canted stone piers and 3 sets of French doors that open onto the veranda.

[1 contributing building]

**6305 Clayton Road. Flachmeier, Edward, House; 1926; Builder: Hayden, F.**

This is another 1926 Flachmeier/Hayden building. This 2-story Tudor Revival house has a low gabled composition shingle roof, which likely replaced the original tile roof. The exterior chimney is offset to the right. The house is made of stretcher bond brick and has 1-over-1 double hung windows with fake shutters; the first floor windows are grouped in 3 and 2 and all windows have lintels with vertical bricks and 3 decorative center and corner stones above. The front gable is covered in siding. The 1 story entrance is marked with a shaped parapet and the door is surrounded by stone quoins with a canopy above, a stoop and stone terrace. There is a two-car brick garage with a front gable roof.

[1 contributing building] [1 contributing garage]

**6309 Clayton Road. Suers, Lewis J., House; 1926. (photo #5)**

Built for Lewis J. Suers in 1926, this L-shaped two-story Italian Renaissance house has a composition shingle roof, which likely replaced the original tile roof. The exterior chimney is centered on the building. The house is made of stretcher bond brick and has unusual semi-circular casement windows with transoms above. The sills on the second story are made of stone with ornamental blocks. The house has a one-story wing with a bracketed-hipped green glazed pent tile roof to the east. The bays on the wing are segmental arches with semi-circular arches framing the center panels. The entrance is marked with a canopied single panel door and full width terrace.

[1 contributing building] [1 contributing garage]

**6315 Clayton Road. 1925; Builder: Lutz, Henry.**

Built in 1925 by Henry Lutz, this 2-story Prairie influenced house has a composition shingle hipped roof, which likely replaced the original tile roof. The exterior chimney is offset to the left. The house is made of stretcher bond brick and has 4 bays of 6-over-1 double hung windows with stone lug sills. A brick porch with brick wall railing, brick piers, and a hipped roof mark the entrance over the 2 leftmost bays. There is a two-car recently built garage.

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

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**6317 Clayton Road. 1922; Builder: Simon, Samuel, Developer: Simon, Rosetta.**

Built in 1922 for Rosetta Simon by Sam Simon, this 2-story Prairie influenced house has a composition shingle hipped roof, which likely replaced the original tile roof. The house is made of brick and has unusual diamond-shaped panel windows with decorative transoms and vertical lintels above. The entrance is marked by a decorated door with sidelights and a bracketed hood with tile roof and stoop.

[1 contributing building]

**6321 Clayton Road. 1936.**

Built in 1936, this 1½ story Craftsman house has a composition shingle hipped roof, which likely replaced the original tile roof. The exterior chimney is offset to the right. The house is made of brick and has 6-over-1 double hung windows with unusual asymmetrical window panels. A wide dormer with gable roof has 3 grouped 6-over-1 double hung windows. The entrance is marked by an open porch covering the leftmost bay, which has a gabled roof, canted brick piers, and a beautiful original glass door with Craftsman detailing on the door and the surrounding sidelights.

[1 contributing building]

**6325 Clayton Road. Stein, Samuel, House; 1928; Architect: Greene, C. H., Builder: Schroeder & Grenlich.**

Designed by the architect C. H. Greene, constructed by the builder Schroeder & Grenlich for Samuel Stein, this 2-story Prairie influenced house has a hipped roof with composition shingle roof, which likely replaced the original tile roof. The house is made of stucco and has 6-over-1 double hung windows with stone lug sills in groups of 3 and one on the main building structure. The house has a two-story wing to the east with 2 bays on the side with interesting canted overhang covering the first floor east windows. The front windows on the wing have a cross sash on the upper side panels. The house has an open porch the width of the main building with Doric columns and iron railings.

[1 contributing building]

**6337 Clayton Road. Saint Mark's English Lutheran Church; 1913; Architect: Volkmann, Edward H. A.; Builder: Victor Architectural and Building Company. (photo #4)**

Designed by Edward H. A. Volkmann of Victor Architectural and Building Company, this rubble squared stone Gothic Revival, cruciform church was partly constructed by Charles F. Hall, a partner of Mr. Volkmann in Victor Architectural. Mr. Hall left the firm in 1913 before the church was completed in 1921. This lovely white church with a red

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rippled terra cotta roof is situated on the property parallel to Clayton Road. The main entrance faces Clayton Road and it is nearly centered on the side of the church. The entrance has a large stoop that has wide stone steps with wrought iron railings. A pair of wooden entrance doors, which open like French doors and fill a soft segmental arched bay are surrounded by a large keystone and quoins. This entrance is at the base of a large rectangular tower. A spire and cross are on top of the tower. To the right of the tower is the familiar cruciform plan often seen in Gothic Cathedrals. (If one could see the Crucifix shaped church from above, the altar would be at Christ's head and the cross gable would be across his shoulders. The long space for the congregation would be his torso and legs.) The gable end at Christ's left shoulder faces Clayton Road. Just to the right of the central entrance this large wall has three large arched stained glass windows. The middle window is centered under the ridge and is taller than the similar windows that flank it. Under the projecting eaves there are four decorative brackets that repeat the other Craftsman brackets in the neighborhood. The three stained glass windows are surrounded by radiating stone voussoirs and have stone lug sills underneath. To the right of these high windows, but closer to ground level, is the pastoral door located on the topside of Christ's left shoulder. To the left of the entrance one sees the longest ray of the cruciform sanctuary. Its high, long, main gable flows down to join a shed dormer that covers the aisles on each side of the pews. The windows under this shed roof are stained glass, but unlike the others they are rectangular. The narthex is at the foot of the cross and has red wooden doors that are similar to the entrance doors in the tower.

St. Mark's was founded in 1867 as Saint Louis's first English speaking Lutheran Church for the German residents. A constitution was adopted on May 14, 1867, and the church was named St. Mark's English Lutheran Church of Saint Louis. The church held meetings in residences and rented space until 1869, when the first building was built between 20<sup>th</sup> and Garrison, north of Washington Avenue. The church grew so rapidly that in 1875 the site at Cardinal and Bell was purchased and the second church opened there in 1882. The building there is now the First Baptist Church of Saint Louis. As the city grew, this neighborhood became mostly rooming houses and Saint Mark's moved to the residential area on Clayton Road.

[1 contributing building]

### 6341 Clayton Road. 1920.

Built in 1920, this 1 1/2 story Craftsman house has a high side gabled composition shingle roof, which likely replaced the original tile roof. The exterior chimney is offset to the right. The house is made of brick and has a centered dormer with shed roof and a group of 3 1-over-1 double hung windows. The entrance is marked with two original six panel

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wood doors, the rightmost of which is surrounded by narrow sidelights. The house has a full width terrace with iron railing.

[1 contributing building]

### 6345 Clayton Road. 1927.

Built in 1927, this 2-story Colonial Revival house has a terra cotta tile roof. The exterior chimney is offset to the left. The house is made of brick and has double hung 6-over-1 windows with brick detail windowsills. The second floor windows are flanked by false wood shutters. The west facing first floor side window has arched radiating voussoirs above. The open porch over the leftmost bay has a shed tile roof, brick piers with functioning carriage lights, and iron railing.

[1 contributing building]

### 6349 Clayton Road. 1930; Developer: **Lehay, Mary.**

Built in 1930 for Mary Leahy, this 2-story Prairie influenced house has a red terra-cotta tile hipped roof with exterior chimney offset to the left. The house is made of brick and has a square basket weave ornamental brick square above the entrance and has water table string. It has 6-over-1 double hung windows and has matching stained glass windows on either side of the fireplace, two on the west living room wall, and a bank of three in the dining room. The original door has a diamond glass panel and is covered with a striking semi-circular hood with returns on 4 shaped brackets. The house has a brick terrace with flanking brick piers and iron railing.

[1 contributing building]

### 6353 Clayton Road. Kirk, T. W.; 1927; Architect: **Guth, E.;** Builder: **Woas, A. L.**

Built in 1927 for owner T. W. Kirk by contractor A. L. Woas and designed by architect E. Guth. this two-story Italian Renaissance house has a hipped terra cotta tile roof with a gabled vent in the roof and exterior chimney offset to the left. The house is made of brick and has two groups of 6-over-1 double hung windows on the second floor, and a group of three windows on the first floor – a centered 8-over-1 flanked by two 6-over-1 double hung windows. All windows have brick windowsills. The striking glass door is semi-circular with radiating panels underneath a semi-circular hood on brick pilasters. The terrace has a brick front and is marked with beautiful ornamental shaped stone balusters in front. There is a handicap ramp of concrete and iron railing on the east side of the house.

[1 contributing building]

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**6357 Clayton Road. Turner, O. H.; 1927; Builder: Hefelfinger.**

Built in 1927 by Hefelfinger for O. H. Turner, this 1 ½ story Craftsman bungalow has a composition shingle roof, which likely replaced the original tile. The exterior chimney is offset to the right. The house has a shed roof dormer with three 1-over-1 double hung windows. The three bays were originally three sets of French doors, but the outer doors have been blocked with siding. The house has a veranda with broad canted brick piers and brick railing. Iron railing lines the steps to the veranda. The east side of the building has a semi-circular bay with 4-over-1 double hung windows. The rear of the building has an enclosed porch and 1 car attached garage made of concrete blocks.

**[1 contributing building]**

**6361 Clayton Road. 1926; Developer: Lehay, Mary.**

Built in 1926 by P. Smith for Mary Lehay, this 2-story Prairie influenced house has a hipped terra cotta tile roof with exterior chimney offset to the right and was probably built at the same time as 6349 Clayton Road. Alterations have obscured some of the original details. The house is made of brick and has a square ornamental brick square above the entrance. The replacement windows on the second floor appear to be fixed 2-sash windows with no mullion. The glass-enclosed front porch obscures the detailing on the first floor, but see 6349 Clayton Road for comparison. The glass-enclosed porch has a centered full panel glass door flanked by 3 full glass panels and shed composition shingle roof. The house has a brick terrace with iron railings.

**[1 contributing building]**

**6365 Clayton Road. 1928.**

Built in 1928, this 1 ½ story Craftsman style bungalow has a bell cast gabled roof with tile roof and exterior chimney offset to the right. The house has a tiled, hipped roof dormer with a group of 3, 1-over-1 double hung windows. The first floor has a set of sash windows with sidelight under a canopy on the west and 2 single pane windows with mullion on the east. The house has an open umbrage porch with stucco column on the right and stucco railing with brick terrace, and iron railings descending the front steps. There is an attached three-car garage in the rear of the building.

**[1 contributing building]**

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#### 6369 Clayton Road. 1981. (photo #3)

Built in 1981, this brick non-contributing commercial building, currently serving as a bank. The building and parking area replaced three houses (6375, 6371, and 6369 Clayton Road.). The building is made of stretcher bond brick with two courses of vertical bricks running the width of the building.

[1 non-contributing building]

#### 6401 Clayton Road. Loomstein, William, Building; 1922; Builder: Charleville, B. J. (photo #2)

Built in 1922 for William Loomstein by B. J. Charleville, this two-story brick Craftsman building fronts on Clayton Road and continues north on De Mun Avenue including 923 and 929 De Mun Avenue. It has a boomtown front façade that is accented by a terra cotta stringcourse above the second floor windows. Vertical courses of terra cotta divide the parapet into five small and two large rectangles, with the base stringcourse above the second floor windows and the top course of terra cotta cap tiles. Inside the large rectangles are two smaller rectangular boxes formed by terra cotta tile. The small rectangles have three triangular terra cotta accents forming peaks at the top of the parapet. Originally the second floor was residential. Now it houses the offices of Joseph Wotka, the current owner of the property and a descendant of the original owner of the building at 6403-6405 Clayton Road. The first floor has housed Carl's Deli, a well know St. Louis eatery, for 31 years. It is a frequent lunch location for local politicians, newsmen, reporters and national sportscaster Bob Costas. Like the buildings at 923 and 929 De Mun Avenue, the façade and windows were altered in the 1960's.

[1 contributing building]

#### 6403 / 6405 Clayton Road. Wotka, Thomas Building; 1930; Architect: Schammburg, Henry; Builder: Beetz, Henry. (photo #2)

Built in 1930 for Thomas Wotka by Henry Beetz, it was designed by architect Henry Schammburg. This two-story brick Craftsman commercial building was originally a mixed-use building with a residence on the second floor and commercial on the first. It has a medium gable roof with a cross gable on the east side. It has a dormer with a gable overhang on the west side of the gable roof. It has limestone sills and accents on the façade of the building. The double hung window sashes were replaced and the storefronts altered in the 1960's. There is a large bakery hearth in an attached building in the rear followed by an attached flat roof garage facing the alley to the north. The second floor of the building was occupied by the Wotka family. They ran Armin's Bakery that was open until the late 70's. The building is now occupied by two small retail businesses on the first floor and offices on the second.

[1 contributing building]



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**6409 Clayton Road. 1921; Builder: Chinberg, V. A.; Developer: Alco Investment Company.**

Built in 1921 for Alco Investments Inc. by V.A. Chinberg, this two-story four-family brick Prairie influenced apartment building has a decorative boxed cornice sloped ornamental roof with a plain frieze accented with a red tile roof. The main portion of the building has a flat roof. There is a limestone stringcourse that continues in a band including the first floor windowsills and wraps around the building. There are vertical soldier courses that accent the sill of both the first floor and the second floor limestone lug windowsills. There are limestone lintels over the doorway, first floor windows and center hall windows. Windows are double hung with 4/1 and 6/1 lights. The front door has fifteen-lights with matching sidelights. The building foundation is concrete.

[1 contributing building]

**6411 Clayton Road. 1921-1923; (attributed to) Builder: Chinberg, V. A.; (attributed to) Developer: Alco Investment Company.**

This Prairie influenced building was built between 1921 and 1923. The two-story four-family brick apartment building is identical to the building at 6409 Clayton Road.

[1 contributing building]

**6415 Clayton Road. 1922; Architect: Popp, Oliver J.; Builder: Rice, L. A.; Developer: May Building and Investment Company.**

*Built in 1922 by L.A. Rice for May Building and Investment Company, the original building was designed by Oliver J. Popp. It was razed by Joseph Wotka to provide parking for his buildings at 6401 Clayton Road and 929 De Mun Avenue.*

[1 non-contributing site]

**6419 Clayton Road. 1922; Architect: Popp, Oliver J.; Builder: Barnett, H. A.; Developer: May Building and Investment Company.**

Built in 1922 by H.A. Barnett for May Building and Investment Co., this Craftsman building was designed by Oliver J. Popp. The two-story four-family brick apartment building houses four one-bedroom apartments. The center gable ornamental red unglazed tile ornamental roof has a plain fascia. The main roof of the building is flat. There are 8/1 double hung windows. The front door has a gable overhang with brackets. Art glass sidelights match the hallway window and the accent windows in the living rooms of the apartments. The original art glass door has been replaced. Limestone window sills, flat arch vertical joint details above the windows and a square of raised brick with glazed

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brick in the front gable peak add interest to the façade of the building. Side pedestals with limestone caps currently display lion statuary.

[1 contributing building]

**6425 Clayton Road. 1922; Architect: Popp, Oliver J.; Builder: Barnett, H. A.; Developer: May Building and Investment Company.**

Built in 1922 by H.A. Barnett for May Building and Investment Co., this Craftsman building was designed by Oliver J. Popp. This two-story four-family brick apartment building has a decorative boxed cornice sloped ornamental red unglazed tile roof with brackets. The main roof of the building is flat. The front entry has a gable overhang with brackets. The original art glass door, hall window and side lights have been replaced. The windows are double hung 6/1 lights. There is a limestone stringcourse around the first floor forming the windowsills and there are wide segmented arches above the first floor windows. The second floor windows have limestone lug windowsills. There is a four-car flat roofed detached open brick garage built in 1925 that opens to the north in the rear.

[1 contributing building] [1 contributing garage]

**6427 / 6429 Clayton Road. Funke, William, Apartments; 1921; Architect & Builder: Atiel, Att. (photo #1)**

Built and designed by Att Atiel in 1921 for William Funke, this two-story brick Craftsman building is the only duplex on this block. The decorative overhang above the doorway and the pent roof below the brick parapet have green glazed tile roofing and sport large drop pendant brackets. The windows and doorways have limestone lug sills. Turquoise art glass windows with a shield center and banners form a course of windows above the double hung 4/ 1 vertical light windows. There is a platform porch with brick pedestal one-third walls capped with limestone and a limestone stairs. There are four ornate art glass windows flanking the living room fireplaces. Jean Cody restored the interior in the early 1980's. There is a four-car flat roofed closed detached brick garage in the rear that opens to the north.

[1 contributing building] [1 contributing garage]

**6431 Clayton Road. 1921-1923; (attributed to) Builder: Chinberg, V. A.; (attributed to) Developer: Alco Investment Company.**

This building was built between 1921 and 1923. The two-story four-family Prairie influenced brick apartment building is identical to the building at 6409 Clayton Road.

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The red tile ornamental roof has been removed and replaced with a composition roof. There is an art glass window in the hallway and a fifteen-light front door with sidelights. In a recent remodeling by Martin Shrader and Jean Cody, the building was converted to a three family building with the first floor consisting of one unit. A deck was added to the rear. There is a four-car flat roof open brick detached garage in the rear that opens to the north.

[1 contributing building][1 contributing garage]

**6435 Clayton Road. 1922; Architect: Popp, Oliver J.; Builder: Barnett, H. A.; Developer: May Building and Investment Company.**

Built in 1922 by H.A. Barnett for May Building and Investment Co., this building was designed by Oliver J. Popp. The two-story four-family brick Craftsman apartment building has a center gable ornamental roof with returns and brackets. The green glazed tile that covered the ornamental roof has been replaced. The copper marquee overhang over the front door has a plain pediment with curved corners and lights filled with green art glass forming a band around the bottom of the overhang. The art glass door, sidelights, and hall window that matched the art glass in the copper overhang have been removed. A limestone stringcourse on the first floor, limestone windowsills and flat arch vertical joint window surrounds accent the tops of the windows.

[1 contributing building]

**6439 Clayton Road. 1922; Architect: Popp, Oliver J.; Builder: Barnett, H. A.; Developer: May Building and Investment Company.**

Built in 1922 by H.A. Barnett for May Building and Investment Co., this building was designed by Oliver J. Popp. The two-story four-family brick Craftsman apartment building has a boxed sloped red unglazed tile roof with brackets. There is a brick soldier course band above the windows and parallel to the limestone stringcourse that forms a band at the level of the windowsills on the first floor. A soldier course brick band forms an accent under the second floor windows. The building has 4/1 and 6/1 double hung windows. The original gable roof overhang over the front door was removed in the 1980's. The original art glass door, sidelights and hall windows have been removed.

[1 contributing building]

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**6443 Clayton Road. Mead E., Apartments; 1923; Builder: Grosziwski, Bernard.**

Built in 1923 by Bernard Grosziwski for E. Mead, this two-story four-family brick Craftsman apartment building is identical to 6439 Clayton Road.

[1 contributing building]

**6447 Clayton Road. 1922; Architect: Popp, Oliver J.; Builder: Rice, L. A.; Developer: May Building and Investment Company.**

Built in 1922 by L.A. Rice for May Building and Investment Co., this two-story four-family brick Craftsman apartment building has a double gable half-timber ornamental roof. The main part of the building has a flat roof. A limestone soldier course forms a band including the first floor windowsills around the first floor of the building. A flat arch vertical joint brick window surround is accented by limestone squares at the corners of the first floor and hallway windows. The art glass door and matching hall window have been removed. The matching pink and blue art glass sidelights remain. The double hung windows have 6/1 and 4/1 lights.

[1 contributing building]

**6451 Clayton Road. Selkirk, Ben J, Station; 1930;**

*This lot originally was occupied by a one-story gas station that was razed in the 1970's for a City Parking Lot. The service station was built in 1930 by Ben J. Selkirk, who lived in the Hillcrest subdivision.*

[1 non-contributing parking lot]

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Exhibit 1 *St. Louis Metropolitan Area*  
Business Traveler's Briefcase Atlas, Rand McNally, 2000





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### *Exhibit 2 Aerial View of Hi-Pointe/De Mun Historic District*



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**Hi-Pointe/De Mun Historic District  
St. Louis City and St. Louis County, Missouri**

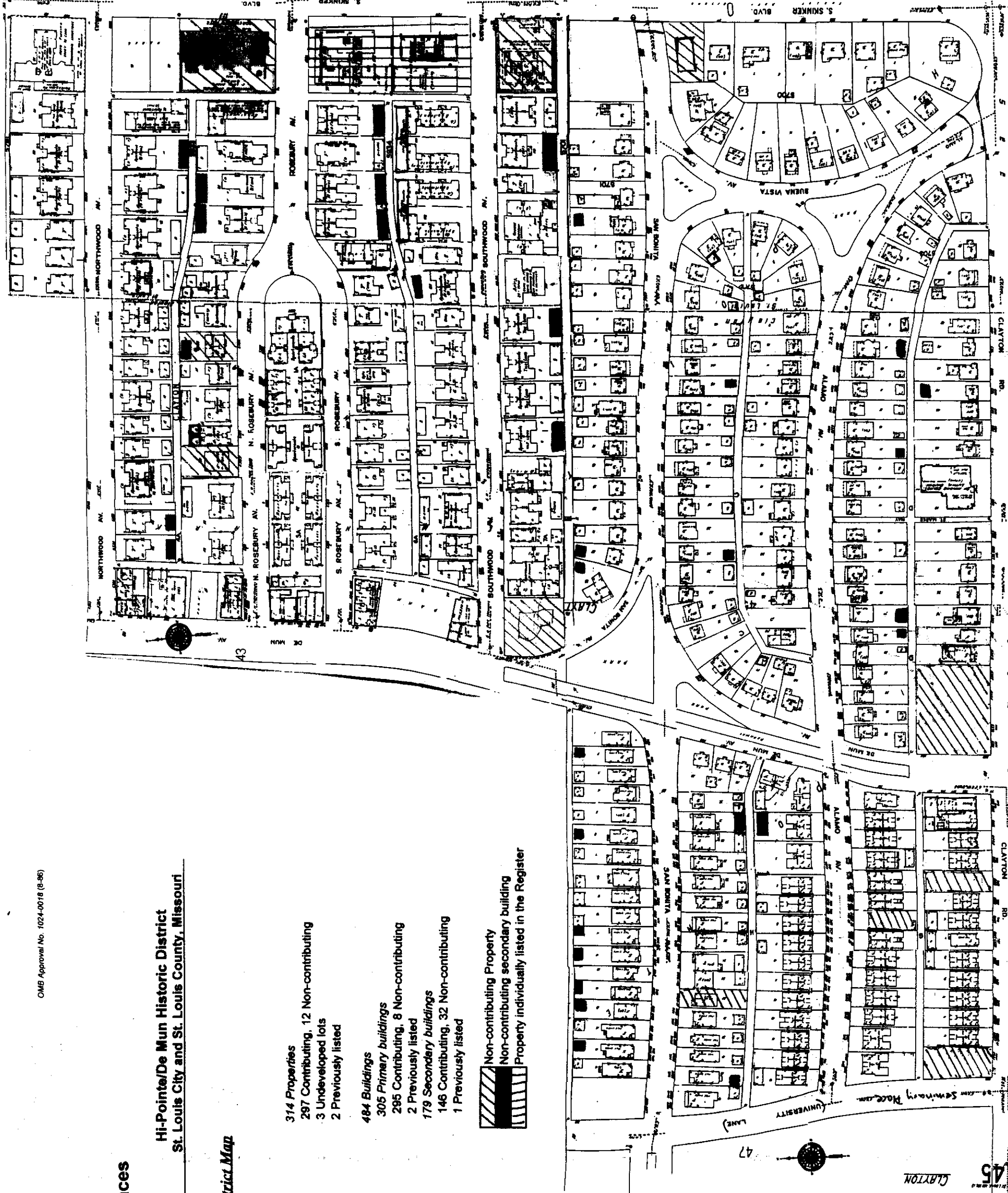
## Exhibit 3 *Hi-Pointe/De Mun Historic District Map*

- 314 Properties
- 297 Contributing, 12 Non-contributing
- 3 Undeveloped lots
- 2 Previously listed
- 484 Buildings
- 305 Primary buildings
- 295 Contributing, 8 Non-contributing
- 2 Previously listed
- 179 Secondary buildings
- 146 Contributing, 32 Non-contributing
- 1 Previously listed

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Oct-04

Sarborn Fire Insurance Company  
Maps of Hi-Pointe and De Mun Park Subdivisions











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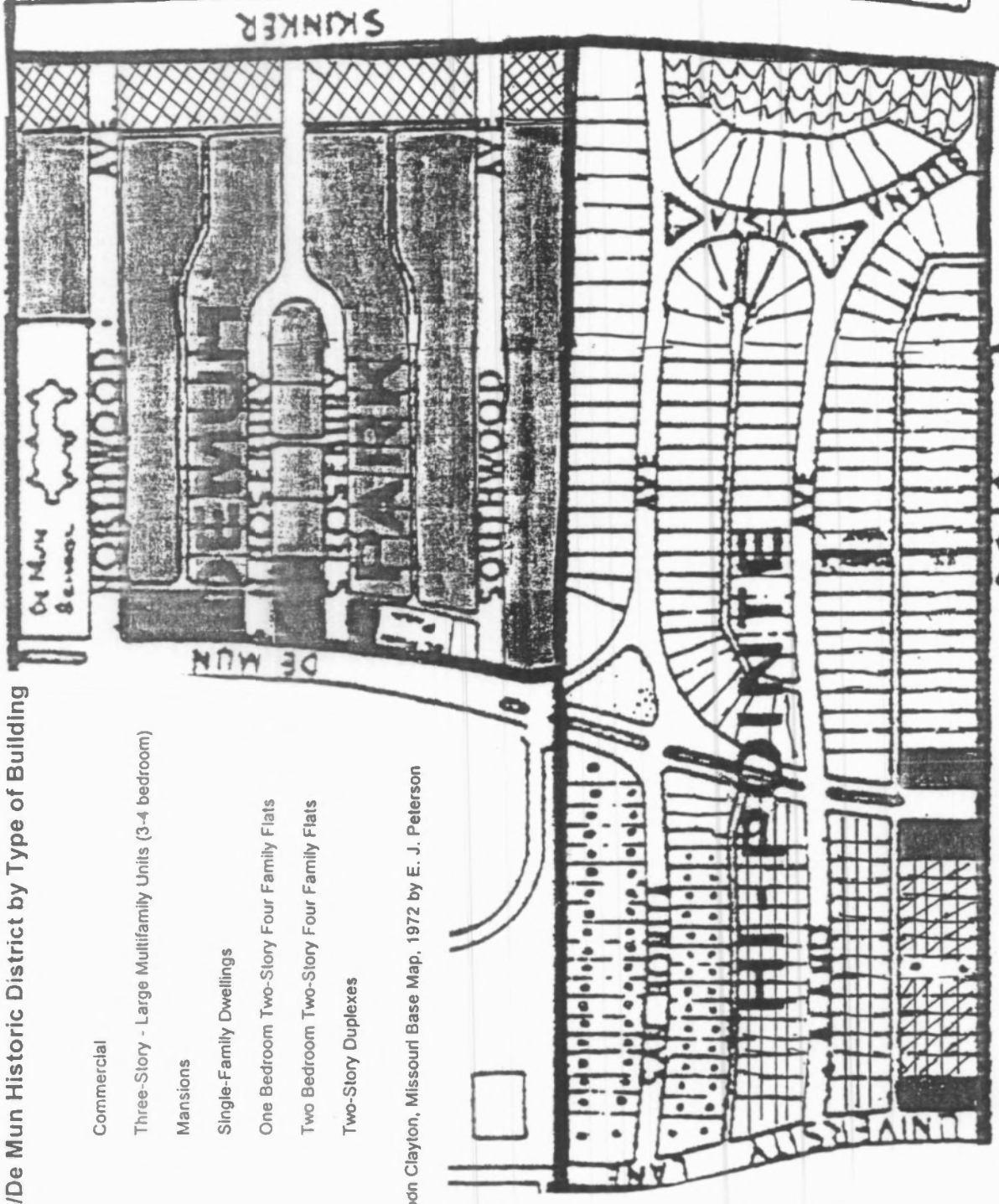
Hi-Pointe/De Mun Historic District  
St. Louis City and St. Louis County, Missouri

Exhibit 4

## Hi-Pointe/De Mun Historic District by Type of Building

- |   |   |
|---|---|
|  | Commercial  |
|  | Three-Story - Large Multifamily Units (3-4 bedroom) |
|  | Mansions  |
|  | Single-Family Dwellings                             |
|  | One Bedroom Two-Story Four Family Flats             |
|  | Two Bedroom Two-Story Four Family Flats             |
|  | Two-Story Duplexes                                  |

Map based upon Clayton, Missouri Base Map, 1972 by E. J. Peterson



DANIEL BOONE  
BYPASSWAY

Hi-Pointe/De Mun Historic District  
St. Louis County, Missouri

Exhibit 5 Hi-Pointe/De Mun Historic Building Survey Summary

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Address	Year	First Owner	Builder	Architect	Architectural Category	Architectural Subcategory	Contrib.	Contributing Secondary
5204 Alamo Avenue	1918	Hi-Pointe Subdivision, Co.	Wright, Henry	Wright, Henry	Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
5205 Alamo Avenue	1928	Goldfeder, H	Sheehan, W.F.	Shapiro, Benjamin	Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
5212 Alamo Avenue	1920	Cox, W.W.	Sheehan, W.F.	Wright, Henry	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
5219 Alamo Avenue	1922	Goldfield, H.J.	Abrahams, Solomon & Son	Abrams, Leo F.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
5220 Alamo Avenue	1931	Boulcault, Mrs. M.		Struebig, A.L.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
5226 Alamo Avenue	1938	Lee, Frank			Late 19th & 20th Century Revivals	French Renaissance	yes	yes
5232 Alamo Avenue	1920	Foeli, Henry	Charleville, B.J.	Foeli Architects	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
5236 Alamo Avenue	1921	Foeli, August	Foeli Architectural Company	Foeli Architects	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
5239 Alamo Avenue	1927	Ruben, L.			Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
5242 Alamo Avenue	1929	Hacker, J.M.	Hacker, J.M.		Late 19th & 20th Century Am. Movement	Italian Renaissance	yes	yes
5243 Alamo Avenue	1926	Fonsky, C.	Watkins, L.A.	Denison, V.A.	Late 19th & 20th Century Am. Movement	Italian Renaissance	yes	yes
5300 Alamo Avenue	1917				Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
5301 Alamo Avenue	1927				Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
5306 Alamo Avenue	1919	Schneider, William	Wilcox, Charles	Benson, John	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
5307 Alamo Avenue	1927				Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
5309 Alamo Avenue	1920	Anstead Shoe Company	Charleville, B.J.	Charleville, B.J.	Late 19th & 20th Century Revivals	Colonial Revival	yes	no
5310 Alamo Avenue	1921	A.O. & A. Rouveyrol	Ziegenmeyer, William	Ziegenmeyer, William	Late 19th & 20th Century Am. Movement	Colonial Revival	yes	yes
5312 Alamo Avenue	1923		Thompson, B.A.		Late 19th & 20th Century Revivals	Craftsman	yes	yes
5315 Alamo Avenue	1920	Anstead Shoe Company	Charleville, B.J.	Charleville, B.J.	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
5317 Alamo Avenue	1927	Ruth, C.R.	Thurston, Charles A.	Wier, S.A.	Late 19th & 20th Century Revivals	Colonial Revival	yes	no
5318 Alamo Avenue	1923				Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
5320 Alamo Avenue	1921	Hill, John	Rhodes & Cook	Rhodes & Cook	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
5321 Alamo Avenue	1930	Berg, Edward	Schepetle, Fred		Late 19th & 20th Century Revivals	Craftsman/bungalow	yes	yes
5324 Alamo Avenue	1917				Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
5327 Alamo Avenue	1919	Nussbaum, S.A.	Craftsman Company	Manske, W.P.	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
5329 Alamo Avenue	1919				Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
5330 Alamo Avenue	1925				Late 19th & 20th Century Revivals	Craftsman	yes	yes
5333 Alamo Avenue	1921				Late 19th & 20th Century Revivals	Craftsman/bungalow	yes	yes
5334 Alamo Avenue	1917	Epstein, Arthur and Theresa	Oster-Stephens Company	Oster-Stephens	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
5336 Alamo Avenue	1918	Epstein, A.A.	Oster-Stephens Company		Late 19th & 20th Century Revivals	Colonial Revival	yes	no
5339 Alamo Avenue	1928				Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
5340 Alamo Avenue	1919	Gannon, Frank	Craftsman Company	Fry, W.A.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
5341 Alamo Avenue	1928	Goldberg, Mrs.	Williams, J.E.	Schloermann, Carl F.	Late 19th & 20th Century Am. Movement	Tudor Revival	yes	yes
5344 Alamo Avenue	1924	Fox, F.K.	Williams, J.E.	Giesler, Ed	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
5347 Alamo Avenue	1917				Late 19th & 20th Century Revivals	Prairie Influence	yes	yes
5349 Alamo Avenue	1918	Withhaus, Charles	Dewain, C.A.	Dewain, C.A.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
5350 Alamo Avenue	1919	Baur, Edwin	Hofschwelle, William	Manske, W.P.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
5354 Alamo Avenue	1925	Fichtel, Edwin and Eleanor	Rafferty, W. Building Company	Sabin, W.W.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
5355 Alamo Avenue	1928				Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
5358 Alamo Avenue	1926				Late 19th & 20th Century Am. Movement	Craftsman/bungalow	yes	no
5362 Alamo Avenue	1920	Boenecke, William	Boenecke, William	Boenecke, William	Late 19th & 20th Century Am. Movement	Craftsman/bungalow	yes	no
5363 Alamo Avenue	1929	Bilgere, Mr.	Wilcox, Charles	Wilcox, Charles	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
5366 Alamo Avenue	1918				Late 19th & 20th Century Am. Movement	Colonial Revival	yes	yes
5370 Alamo Avenue	1921				Late 19th & 20th Century Am. Movement	Colonial Revival	yes	yes
5372 Alamo Avenue	1923				Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
5376 Alamo Avenue	1926				Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
5380 Alamo Avenue	1924	Quinn, Mrs. Charles	Gruenlag, August	McMahon, W.P.	Late 19th & 20th Century Am. Movement	Colonial Revival	yes	yes
6401 Alamo Avenue	1919	Wright, Henry	Wilcox, Charles Construction	Wright, Henry	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6404 Alamo Avenue	1922	Rubin, Jacob	Rubin, Jacob & Pomeroy, George		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6408 Alamo Avenue	1922	Rubin, Jacob	Rubin, Jacob & Pomeroy, George		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6411 Alamo Avenue	1922	Alco Investments	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6412 Alamo Avenue	1922	Cafferetta, Emma	Moran, James M.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6415 Alamo Avenue	1922	Alco Investments	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6416 Alamo Avenue	1919	Alco Investment Co.	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6419 Alamo Avenue	1922	Rubin, Jacob	Rubin, Jacob		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes

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Exhibit 5 Hi-Pointe/De Mun Historic Building Survey Summary

Street	First Owner	Builder	Architect	Architectural Category	Architectural Subcategory	Contrib.	Contributing Secondary
6420 Alamo Avenue	Alco Investment Co.	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6424 Alamo Avenue	Pomeroy, George	Pomeroy, George	Thurston, Charles	Noncontributing Public Park		no	yes
6425 Alamo Avenue	Rubin, Jacob	Rubin, Jacob & Pomeroy, George		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6427 Alamo Avenue	Rubin, Jacob	Rubin, Jacob & Pomeroy, George		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6428 Alamo Avenue	Zalim, Charles	Abrahams, Solomon & Son	Thurston, Charles	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6431 Alamo Avenue	Rubin, Jacob	Rubin, Jacob & Pomeroy, George		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6432 Alamo Avenue	Cornwall, B.S.	Cornwall, B.S.		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6435 Alamo Avenue	Rubin, Jacob	Rubin, Jacob & Pomeroy, George		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6436 Alamo Avenue	Cornwall, B.S.	Cornwall, B.S.		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6440 Alamo Avenue	Ada Building and Development Co.	Pomeroy, George	Popp, Oliver J.	Late 19th & 20th Century Am. Movement	Craftsman	yes	
6441 Alamo Avenue	Rubin, Jacob	Rubin, Jacob & Pomeroy, George		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6443 Alamo Avenue	Rubin, Jacob	Rubin, Jacob & Pomeroy, George		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6444 Alamo Avenue				Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6447 Alamo Avenue	Alco Investments	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6451 Alamo Avenue	Meyer, O.S.	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6452 Alamo Avenue	Alco Investments	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6454 Alamo Avenue	Alco Investments	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6455 Alamo Avenue	Alco Investments	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6461 Alamo Avenue	Alco Investment Co.	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
900 Buena Vista Avenue	Muechling, H.	Mederacke B. Company	Mederacke	Late 19th & 20th Century Revivals	Colonial Revival/Dutch Colonial	yes	
905 Buena Vista Avenue	Henschen, B.	Herrberg, R.G.		Late 19th & 20th Century Am. Movement	Colonial Revival	yes	
910 Buena Vista Avenue	Schmickel, F.	Meichel, P.A.	Fuqua, S.C.	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
914 Buena Vista Avenue	Meichel, P.A.	Mueller, J.C. & Son	Nolte & Nauman	Late 19th & 20th Century Revivals	Prairie Influence	yes	
915 Buena Vista Avenue	Kasselbaum, W.	Gruenwald Construction	Stauder, A. A.	Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
924 Buena Vista Avenue	Vedder, A.	Bergfeld, George		Late 19th & 20th Century Am. Movement	Italian Renaissance	yes	
928 Buena Vista Avenue	Bergfeld, George	Bergfeld, George		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
933 Buena Vista Avenue				Late 19th & 20th Century Revivals	Colonial Revival/Dutch Colonial	yes	
936 Buena Vista Avenue				Late 19th & 20th Century Revivals	Colonial Revival	yes	
6301 Clayton Road	Flachmeier, Edward	Hayden, F.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6305 Clayton Road	Flachmeier, Edward	Hayden, F.		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6309 Clayton Road	Suers, Lewis J.			Late 19th & 20th Century Revivals	Tudor Revival	yes	
6315 Clayton Road	Lutz, Henry	Lutz, Henry		Late 19th & 20th Century Revivals	Italian Renaissance	yes	
6317 Clayton Road	Simon, Rosetta	Lutz, Henry		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6321 Clayton Road		Simon, Samuel		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6325 Clayton Road	Stein, Samuel	Schroeder & Grenlich Constr. C. Greene, C.H.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6337 Clayton Road	Saint Mark's English Lutheran Chur.	Victor Architectural and Building	Victor Architectural Bldg.	Late 19th & 20th Century Revivals	Gothic Revival	yes	
6341 Clayton Road				Late 19th & 20th Century Am. Movement	Craftsman	yes	
6345 Clayton Road	Lehany, Mary E.			Late 19th & 20th Century Am. Movement	Colonial Revival	yes	
6349 Clayton Road	Kirk, T.W.	Smith, P. attr.	Smith, P. attr.	Late 19th & 20th Century Revivals	Colonial Revival	yes	
6353 Clayton Road	Turner, O.H.	Wooas, A.L.	Guth, E.	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6357 Clayton Road	Turner, O.H.	Helffinger		Late 19th & 20th Century Revivals	Italian Renaissance	yes	
6361 Clayton Road	Lehany, Mary E.	Smith, P.		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6365 Clayton Road				Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6369 Clayton Road				Noncontributing	Craftsman	no	
6401 Clayton Road	Loomstein, Wm.	Charleville, B.J.		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6409 Clayton Road	Alco Investments	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6411 Clayton Road				Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6415 Clayton Road	May Building and Development Co.	Rice, L.A.	Popp, Oliver J.	Noncontributing Parking Lot	Craftsman	no	
6419 Clayton Road	May Building and Development Co.	Barnett, H.A.	Popp, Oliver J.	Late 19th & 20th Century Am. Movement	Craftsman	yes	
6425 Clayton Road	May Building and Development Co.	Barnett, H.A.	Popp, Oliver J.	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6431 Clayton Road				Late 19th & 20th Century Am. Movement	Craftsman	yes	
6435 Clayton Road	May Building & Investment Co.	Barnett, H.A.	Popp, Oliver J.	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	
6439 Clayton Road	May Building & Investment Co.	Barnett, H.A.	Popp, Oliver J.	Late 19th & 20th Century Am. Movement	Craftsman	yes	
6443 Clayton Road	Mead, E.	Groszowski, Bernard		Late 19th & 20th Century Am. Movement	Craftsman	yes	

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Exhibit 5 Hi-Pointe/De Mun Historic Building Survey Summary

Street	First Owner	Builder	Architect	Architectural Category	Architectural Subcategory	Contrib.	Contributing Secondary
6447 Clayton Road	May Building & Investment Co	Rice, L.A.		Late 19th & 20th Century Am. Movement	Craftsman	yes	
6451 Clayton Road	Selkirk, Benjamin J	Selkirk, Ben J.		Noncontributing Parking Lot		no	
6553 Clayton Road	McEwing, A.	Hayden, G.F.		Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6557 Clayton Road	Madden, Catherine	Hamburg, R.S.	Williamson, J.H.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6563 Clayton Road	Seibel, G. & C.	Dilschneider, E.	McMahon, W.P.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
Clayton Road	Wolka, Thomas	Beetz, Henry	Schramburg, Hy	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
Clayton Road	Funke, William	Atiel, Alt	Atiel, Alt	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
706 De Mun Avenue	Leubke, J.F.	Beckemeier, E.H.	Ellerman, E.A.	Noncontributing Public Park		yes	
804 De Mun Avenue	City of Clayton	Westin Co.	Trivers	Noncontributing		no	
830 De Mun Avenue	King, Jerry	Beveridge, J.	Study & Farrar	Late 19th & 20th Century Revivals	Colonial Revival/Dutch Colonial	yes	yes
906 De Mun Avenue	Crawford, C. & L			Late 19th & 20th Century Revivals	Colonial Revival	yes	
937 De Mun Avenue	Crawford, C. & L	Beveridge, J.	Study & Farrar	Late 19th & 20th Century Revivals	Colonial Revival/Dutch Colonial	yes	
911 De Mun Avenue	Crawford, C. & L	Beveridge, J.	Study & Farrar	Late 19th & 20th Century Revivals	Colonial Revival/Dutch Colonial	yes	
912 De Mun Avenue	McGrath, J.M.	Fischman, E.	Study & Farrar	Late 19th & 20th Century Revivals	Colonial Revival/Dutch Colonial	yes	
914 De Mun Avenue				Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
915 De Mun Avenue	Wright, Henry	Wilcox, Charles	Wright, Henry	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
921 De Mun Avenue	Viehaller	Wilcox, Charles		Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
922 De Mun Avenue				Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
923 De Mun Avenue	Loomstein, Wm.	Charleville, B. J.		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
929 De Mun Avenue	Loomstein, Wm.	Charleville, B. J.		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
De Mun Avenue	Leubke, J.F.	Beckemeier, E.H.	Ellerman, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
De Mun Avenue	Weinberg, Ida	Weinberg Construction	Lainner, M.L.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
De Mun Avenue	Schneider, Louise	Weinberg Construction	Lainner, M.L.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
De Mun Avenue	Loeffler, G.L.	Charleville, B. J.	Peipers, F.	Noncontributing Public Park		yes	
De Mun Avenue				Noncontributing		no	
6301 N. Rosebury Avenue	Siegfried & Rosenberg	Abrahams, Solomon & Son	Abrams, Leo F.	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6305 N. Rosebury Avenue	On Investment LLC			Noncontributing		no	no
6309 N. Rosebury Avenue	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6315 N. Rosebury Avenue	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6318 N. Rosebury Avenue	Wagner-Grant-Bell Realty Co.	Wagner-Grant-Bell	Wagner-Grant-Bell	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6322 N. Rosebury Avenue	Wagner-Grant-Bell Realty Co.	Wagner-Grant-Bell	Wagner-Grant-Bell	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6327 N. Rosebury Avenue	Noonan, Elizabeth	Caldeway, J.W. Const	Godwin, Clifford	Late 19th & 20th Century Am. Movement	Classical Revival/Neo-Classical Rev	yes	yes
6328 N. Rosebury Avenue				Noncontributing		no	
6329 N. Rosebury Avenue	Wagner-Grant-Bell Realty Co.	Wagner-Grant-Bell	Wagner-Grant-Bell	Late 19th & 20th Century Revivals	Classical Revival	yes	yes
6332 N. Rosebury Avenue	Siebright, Frederick			Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
6333 N. Rosebury Avenue	Siebright, Frederick			Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
6337 N. Rosebury Avenue	Better Built Home Co.			Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
N. Rosebury Avenue	Margret Realty Co.			Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
N. Rosebury Avenue	Sprague, Jesse M.	Chinberg, V.A.	Popp, Oliver J.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
N. Rosebury Avenue	Wagner-Grant-Bell Realty Co.	Sprague, J.M.	Popp, Oliver J.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6221 Northwood Avenue	Wagner-Grant-Bell Realty Co.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6226 Northwood Avenue	Wagner-Grant Bell Realty Co.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6227 Northwood Avenue	Hederman, A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6233 Northwood Avenue	Grant, F.W.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6245 Northwood Avenue	Hederman, A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6246 Northwood Avenue	Wagner-Grant-Bell Realty Co.	Wagner, E.A.	Wagner, E.A. attr.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6249 Northwood Avenue	Grant, F.W.	Wagner-Grant-Bell	Wagner-Grant-Bell	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6252 Northwood Avenue	Wagner-Grant-Bell Realty Co.	Maguire, E.A.	Wagner-Grant-Bell	Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
6253 Northwood Avenue	Grant, Ida C.	Wagner-Grant-Bell	Wagner-Grant-Bell	Late 19th & 20th Century Revivals	Classical Revival	yes	yes
6300 Northwood Avenue	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
6304 Northwood Avenue	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6310 Northwood Avenue	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6314 Northwood Avenue	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6320 Northwood Avenue	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes

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Exhibit 5 Hi Pointe/De Mun Historic Building Survey Summary

Final Register of Historic Places

Continuation Sheet

Street	Construc- tion Date	First Owner	Builder	Architect	Architectural Category	Architectural Subcategory	Contrib.	Contributing Secondary
6324 Northwood Avenue	1924	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6328 Northwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
6330 Northwood Avenue	1925	Grant, E.W.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	no
6334 Northwood Avenue	1924	Grant, E.W.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	no
6220 Northwood Avenue	1928	Miller, J. W. & Cohen, W.F.	Wagner, E.A.	Shapiro, Benjamin	Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
6226 Rosebury Avenue	1925	Agatstien Brothers	Agatstien Bros		Late 19th & 20th Century Revivals	Tudor Revival	yes	no
6227 Rosebury Avenue	1925	Burnstine, M.	Harrison Const. Co.		Late 19th & 20th Century Revivals	Spanish Revival	yes	yes
6231 Rosebury Avenue	1926	Tober, A.	Denham, W.L.		Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6232 Rosebury Avenue	1925	Agatstien Bros.	Wagner, E.A.	Boulicault, Marcel	Late 19th & 20th Century Revivals	French Renaissance	yes	no
6239 Rosebury Avenue	1925	Schilling, E.	Agatstien Bros		Late 19th & 20th Century Revivals	Tudor Revival	yes	no
6240 Rosebury Avenue	1925	Agatstien Bros.	Wagner, E.A.		Late 19th & 20th Century Revivals	Colonial Revival	yes	no
6247 Rosebury Avenue	1925	Wagner, E.A.	Wagner, E.A.		Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6252 Rosebury Avenue	1925	Wagner, E.A.	Rhodol & Cook Co.		Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6253 Rosebury Avenue	1925	Rhodes, V.C.			Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6221 Rosebury Avenue	1928	Tober, A.	Kaplan, N.M.		Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6221 Rosebury Avenue	1930	Goldman, Jacob	Goldman, Jacob	Shapiro, Benjamin	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6304 S. Rosebury Avenue	1924	Hechs, F.E.	Paulus, E.H.	Shapiro, Benjamin	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6308 S. Rosebury Avenue	1923	Ahnefeld, A.L.	Paulus, E.H.	Paulus, E.H.	Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
6310 S. Rosebury Avenue	1923	Ahnefeld, A.L.	Ahnefeld, A.L.	Harrison, David R.	Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
6313 S. Rosebury Avenue	1926	Wagner-Grant-Bell Realty Co.	Wagner-Grant-Bell	Harrison, David R.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6314 S. Rosebury Avenue	1925	Loohofsky, Ben	Harrison Construction	Wagner-Grant-Bell	Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
6318 S. Rosebury Avenue	1925	Wagner, E.A.	Wagner, E.A.	Harrison, David R.	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6322 S. Rosebury Avenue	1925	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6323 S. Rosebury Avenue	1925	Wagner-Grant-Bell Realty Co.	Wagner-Grant-Bell	Wagner, E.A.	Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
6330 S. Rosebury Avenue	1925	Wagner, E.A.	Wagner-Grant-Bell	Wagner-Grant-Bell	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6333 S. Rosebury Avenue	1925	Wagner, E.A.	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
6334 S. Rosebury Avenue	1925	Wagner-Grant-Bell Realty Co.	Wagner-Grant-Bell	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6334 S. Rosebury Avenue	1925	Wagner, E.A.	Wagner, E.A.	Wagner-Grant-Bell	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
625 S. Skinker Blvd	1923	Marget Realty Co.	Chinberg, V.A.	Popp, Oliver J.	Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
665 S. Skinker Blvd	1929	Skinker Northwood Investment Con	Modern Construction Co.	Avis, Frank C.	Noncontributing	Tudor Revival	no	yes
725 S. Skinker Blvd	1961	Tracco Skinker, C.A. Campagne	Wagner-Grant	Mills, William H.	Noncontributing	Tudor Revival	no	yes
801 S. Skinker Blvd	1961	Wagner-Grant	Millstone Const. Inc.	Waldman, H.	Noncontributing	Tudor Revival	no	yes
809 S. Skinker Blvd	1919	Kisterner, G.A.			Vacant lot		Vacant lot	
911 S. Skinker Blvd	1980	901 Condominium Association			Noncontributing		no	yes
919 S. Skinker Blvd	1925	Keiner, H.	Kloster & Company		Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
929 S. Skinker Blvd	1919	Hergel, Mrs. B.J.	Merrell C. Company		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
935 S. Skinker Blvd	1927	Rebara Realty Company		Beckmeier, E.	Late 19th & 20th Century Revivals	Spanish Revival	yes	yes
941 S. Skinker Blvd	1923	Hodge, O.			Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
947 S. Skinker Blvd	1922	Hergel, Mrs. B.J.			Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
961 S. Skinker Blvd	1921	Poore, C.	Urban, C.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6211 San Bonita Avenue	1921	The Versailles	Wilson-Koortz	Beckmeier, E.	Late 19th & 20th Century Revivals	Renaissance Revival	yes	yes
6216 San Bonita Avenue	1919	Meston, Nick	Wilcox, Charles	Bradshaw, Preston J.	Late 19th & 20th Century Revivals	Colonial Revival/Dutch Colonial	Vacant lot	Vacant lot
6219 San Bonita Avenue	1925	Wiedman, C.	Voepel Bldg Co.	Price, Roy	Late 19th & 20th Century Revivals	Classical Revival/Neo-Classical Rev	yes	yes
6224 San Bonita Avenue	1927	Koplow, L.	Koplow, L.	Shapiro, Benjamin	Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
6225 San Bonita Avenue	1923	Misloh, H.	Shassene, W.		Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6229 San Bonita Avenue	1919	Meston, M.	Wilcox, Charles		Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6233 San Bonita Avenue	1921	Blank, Mary	Mederacke Co.	Mederacke Co.	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6239 San Bonita Avenue	1923	Glauber, E.W.	Mederacke Co.	Levy, Will	Late 19th & 20th Century Revivals	Colonial Revival	yes	no
6245 San Bonita Avenue	1922	Hoffman, E.	Lotz, C. Company	Wuest, P.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6250 San Bonita Avenue	1922	Weill & Koentigsberg	Wilcox, Charles	Stiel, A.H.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6251 San Bonita Avenue	1927	Skinker, I.M.	Stiel, A.H.	Skinker, T.J.	Late 19th & 20th Century Revivals	Colonial Revival/Dutch Colonial	yes	yes



Exhibit 5 Hi Pointe/De Mun Historic Building Survey Summary

Street	First Owner	Builder	Architect	Architectural Category	Architectural Subcategory	Contrib.	Contributing Secondary
6254 San Bonita Avenue	Bohnerkamp, John	Lisk, E.		Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6255 San Bonita Avenue	Heyde, E. H.	Koester, W.F.	Koester, W.F.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6300 San Bonita Avenue	Thomann, Robert A. & Mercedes	Kolb, E.	Kolb, E.	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6301 San Bonita Avenue	Hellwing, Anna M.	Schoknecht, H.A.	Schoknecht, H.A.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6305 San Bonita Avenue	Gralick, A.A.	Paffenbarger, J.L.	Stires, Sylvester W.	Late 19th & 20th Century Am. Movement	Tudor Revival	yes	yes
6306 San Bonita Avenue	Weber, Otto & Ophelia			Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6308 San Bonita Avenue	Guarford Realty/Brown, Alfred & E. Bullock, R.A. & G.B.		Nolte & Nauman	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6309 San Bonita Avenue	Hardesty Fred J. & Phyllis			Late 19th & 20th Century Am. Movement	Craftsman	yes	no
6314 San Bonita Avenue	Sigloff, Max & Cecelia	Greulick, John	Bahnsen, John	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6315 San Bonita Avenue	Guarford Realty/Lea, Lorenzo B. & Bullock, R.A. & G.B.		Nolte & Nauman	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6316 San Bonita Avenue	Gamache, A.J.	Gamache, A.J.	Schamcher, Stephen	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6319 San Bonita Avenue	Reilly, William F.	Koester, William	Koester, William	Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
6320 San Bonita Avenue	Baker, A.E.			Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6321 San Bonita Avenue	Heinrich, Julius F. & Clara			Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6323 San Bonita Avenue	Kuhn, Frank B. & Hazel			Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6324 San Bonita Avenue	Baylen, J.C.	Wiggins, J.C.	Tuschmidt, A.J.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6329 San Bonita Avenue	Schloemann, Carl F., atrny	Abrahams, Sol & Son	Schloemann, Carl F.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6330 San Bonita Avenue	O'Toole, George M.			Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6332 San Bonita Avenue				Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6333 San Bonita Avenue	Guarford Realty/Mitchell, Mrs. Mary Bullock, R.A. & G.B.		Nolte & Nauman	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6337 San Bonita Avenue	Guarford Realty/Wiest, Adam & Ec Bullock, R.A. & G.B.		Nolte & Nauman	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6338 San Bonita Avenue	Reilly, John M.	Moran, James		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6341 San Bonita Avenue	Skinker, Howard & Faye	Bullock, R.A. & G.B.	Nolte & Nauman	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6342 San Bonita Avenue	Roman, Benjamin & Josie			Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6344 San Bonita Avenue	Kingsbacker, Harry & Florence			Late 19th & 20th Century Am. Movement	Colonial Revival	yes	no
6345 San Bonita Avenue	Murphy, John E. & Mary	Simon, Sam		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6350 San Bonita Avenue	Morris, Harry & Laura	Bullock, R.A. & G.B.	Nolte & Nauman	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6354 San Bonita Avenue	Simon, Rosetta	Simon, Sam		Late 19th & 20th Century Revivals	Italian Renaissance	yes	no
6355 San Bonita Avenue	Steffan, J.J.	Steffan, J.J.	Steffan, J.J.	Late 19th & 20th Century Revivals	Spanish Revival	yes	yes
6358 San Bonita Avenue	Simon, Rosetta	Simon, Sam		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6360 San Bonita Avenue				Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6403 San Bonita Avenue	Ada Investment and Building Co.	Pomeroy, George		Late 19th & 20th Century Am. Movement	Craftsman	yes	no
6405 San Bonita Avenue	Ada Investment and Building Co.	Pomeroy, George		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6409 San Bonita Avenue	Ada Investment and Building Co.	Pomeroy, George		Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6410 San Bonita Avenue	Crawford, C. & L.	Beveridge, J.	Study & Farrar	Late 19th & 20th Century Revivals	Colonial Revival/Dutch Colonial	yes	yes
6414 San Bonita Avenue	Frankman, Mrs.	Boenecke, William	Harrington, C.	Late 19th & 20th Century Am. Movement	Craftsman	yes	no
6415 San Bonita Avenue				Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6417 San Bonita Avenue				Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6418 San Bonita Avenue	Halleman, Laura			Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6421 San Bonita Avenue	Hackman, L.A.			Late 19th & 20th Century Am. Movement	Craftsman	yes	no
6422 San Bonita Avenue	McMenamy, John	Wilson Construction	Stauder, A.F.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6425 San Bonita Avenue	Johnston, Mand Spear	Knapke, Harry O.		Late 19th & 20th Century Am. Movement	Craftsman	yes	no
6426 San Bonita Avenue	Boenecke, William	Boenecke, William		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6429 San Bonita Avenue	Althaus, Jacob	Althaus, Jacob	Giesler, Ed	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6430 San Bonita Avenue	Fleische, John A.	Boenecke, William	Harrington, C.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6434 San Bonita Avenue	Ulrich, Henry	Boenecke, William		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6435 San Bonita Avenue	Aico Investments	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6437 San Bonita Avenue	Aico Investments	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6438 San Bonita Avenue	Schrimpf, Charles	Schrimpf, Charles	Popp, Oliver J.	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6441 San Bonita Avenue	Aico Investments	Chinberg, V.A.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6442 San Bonita Avenue	Schrimpf, Charles	Schrimpf, Charles		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	no
6445 San Bonita Avenue	Cullinane, Thomas H.	Leigh, J.W.	Leigh, J.W.	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6446 San Bonita Avenue	Cammann, F.A.	Cammann, F.A.	Niemann, Emil	Late 19th & 20th Century Am. Movement	Tudor Revival	yes	no
6449 San Bonita Avenue	Drozda, William S.	Drozda, William S.		Late 19th & 20th Century Revivals	Prairie Influence	yes	yes

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Exhibit 5 Hi Pointe/De Mun Historic Building Survey Summary

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Address	Street	Construc- tion Date	Builder	Architect	Architectural Category	Architectural Subcategory	Contrib.	Contributing Secondary
6450	San Bonita Avenue	1955	Schrimpf, Charles		Late 19th & 20th Century Am. Movement	Prairie Influence	no	
6453	San Bonita Avenue	1922	Holdaway, William J.	Shaffer, M.T.	Late 19th & 20th Century Am. Movement	Prairie Influence	yes	no
6454	San Bonita Avenue	1923	Vogel, Elise	Koenig, O.	Late 19th & 20th Century Am. Movement	Craftsman	yes	no
6457	San Bonita Avenue	1923	Schwab, William		Late 19th & 20th Century Am. Movement	Craftsman	yes	no
6460	San Bonita Avenue	1922	Chinberg, H.W.		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6461	San Bonita Avenue	1922	Fuqua, S.C.		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6464	San Bonita Avenue	1922	Chinberg, H.W.		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6465	San Bonita Avenue	1923	Gamache, A.J.		Late 19th & 20th Century Am. Movement	Craftsman	yes	no
6466	San Bonita Avenue	1923	White, William L.	White, Russell	Late 19th & 20th Century Am. Movement	Craftsman	yes	no
6469	San Bonita Avenue	1924	Bawn, Mrs. Mary		Late 19th & 20th Century Am. Movement	Tudor Revival	yes	no
6470	San Bonita Avenue	1922	Alco Investments		Late 19th & 20th Century Am. Movement	Tudor Revival	yes	no
6475	San Bonita Avenue	1923	Alco Investments		Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6218	Southwood Avenue	1928	Clover Leaf Real Estate Co.		Late 19th & 20th Century Am. Movement	Prairie Influence	yes	yes
6226	Southwood Avenue	1928	Cloverleaf Realty		Vacant lot		Vacant lot	
6232	Southwood Avenue	1924	Siegemeyer, C.	Popp, Oliver J.	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6249	Southwood Avenue	1926	Wagner, E.A.	Popp, Oliver J.	Late 19th & 20th Century Revivals	Tudor Revival	yes	no
6252	Southwood Avenue	1946	Brown, Samuel	Siegemeyer, C.	Late 19th & 20th Century Revivals	Italian Renaissance	yes	no
6253	Southwood Avenue	1925	Agatsien Bros.	Wagner, E.A.	Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
6300	Southwood Avenue	1927	Wagner, E.A.	Conzelman, Russell	Late 19th & 20th Century Am. Movement	no style	yes	yes
6301	Southwood Avenue	1926	Wagner, E.A.		Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	no
6305	Southwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Colonial Revival	yes	no
6306	Southwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6311	Southwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6312	Southwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6317	Southwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Italian Renaissance	yes	yes
6318	Southwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6321	Southwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6325	Southwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Colonial Revival	yes	no
6326	Southwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6330	Southwood Avenue	1927	Albert Realty Co.	Shapiro, Benjamin	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6331	Southwood Avenue	1925	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	no
6334	Southwood Avenue	1927	Wagner, E.A.	Wagner, E.A.	Late 19th & 20th Century Revivals	Colonial Revival	yes	yes
6337	Southwood Avenue	1924	Craig, John	Wagner, E.A.	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6341	Southwood Avenue	1924	Kaiser, E.H. Jr.	Craig, John	Late 19th & 20th Century Am. Movement	Craftsman	yes	yes
6223	Southwood Avenue	1924	Ade Bldg. & Inv. Co.	Rubin, Jacob	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6229	Southwood Avenue	1924	Ada Bldg. & Inv. Co.	Rubin, Jacob	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6237	Southwood Avenue	1924	Ada Bldg. & Inv. Co.	Rubin, Jacob	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6240/6242	Southwood Avenue	1929	Progress Building & Investment Cor	Progress B & I Corp	Late 19th & 20th Century Revivals	Tudor Revival	yes	yes
6243	Southwood Avenue	1924	Ada Bldg. & Inv. Co.	Rubin, Jacob	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes
6244/4146	Southwood Avenue	1928	Stettin, J.J.	DeMun Realty Co.	Late 19th & 20th Century Revivals	Tudor Revival/Jacobethan Rev.	yes	yes

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**Hi-Pointe/De Mun Historic District**  
**St. Louis City and St. Louis County, Missouri**

### Areas of Significance

#### Summary

The Hi-Pointe/De Mun Historic District, roughly bounded by Clayton Road, Seminary Place, De Mun Avenue, Northwood Avenue and South Skinker Boulevard in Clayton, St. Louis County, and St. Louis (Independent City), Missouri is nationally significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT and C in the area ARCHITECTURE. The Hi-Pointe and De Mun Park Subdivisions, platted in 1917 and 1923 respectively, share common design features reflective of the City Beautiful and Garden City movements in early twentieth century community planning. Notably, they reflect the philosophy of Henry Wright, who laid out the Hi-Pointe Subdivision and supervised the construction of the buildings within its boundaries. Wright, who would later become nationally and internationally known for his "New Town" plans, was a proponent of efficient land use, sustainable communities and provisions for a park-like atmosphere even in densely populated communities. Ideas formulated during his work in St. Louis and in Hi-Pointe specifically would become fully realized in later work such as Radburn, NJ (a National Historic Landmark) and Chatam Village, PA. Both subdivisions, which were largely developed and built between 1917 and 1930, reflect the popular architectural styles of the 1920's. The district contains single and multifamily residences executed in high style, as well as, vernacular forms of popular revival and American movement architectural styles. Over half of the primary buildings show the influence of Italian Renaissance, Colonial, Classical and other revival styles. The American movement is represented by numerous Craftsman homes and bungalows and Prairie influenced foursquare residences. The district retains a high degree of integrity both in its layout and in its building stock with 455 of its 500 resources contributing. Most of the non-contributing resources are secondary structures (40 garages). The period of significance for the district is 1917 to 1948, the date of the earliest plat through the period of most heavy historic development.

#### Statement of Significance – Community Planning and Development

The Hi-Pointe/De Mun Historic District (De Mun) is an important historic neighborhood for its contributions to the history of Community Planning and Development. As the presentation under Section 7 of this document showed, the development of the Hi-Pointe/De Mun neighborhood is inextricably tied to the American Garden City Movement and to Henry Wright. A study of Hi-Pointe/De Mun provides an extraordinary look into Henry Wright's early application of the principles that ultimately lead Clarence Stein and him to develop the "New Town" Movement that has brought them national and international acclaim in the fields of community planning and design.

Henry Wright, one of the truly great men in the history of city planning, was known to be a quiet, unassuming man. Wright was not self-aggrandizing, but was a passionate advocate of housing



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reform and efficient urban planning who wrote several articles and books advocating his cause. Though modest, his devotion to the progressive movement, extraordinary skill, creativity, and commitment to change brought him to the leading edge of the planning community. A study of Hi-Pointe/De Mun shows that Henry Wright was applying many of the concepts that form the basis of the New Town movement long before his move in 1923 to New York City and his partnership with Clarence Stein. Henry Wright laid out the plat for the Hi-Pointe Subdivision in 1917. From 1918-1920, he owned, designed and built four buildings for speculation and is credited with being the architect of a fifth. The three multifamily buildings that he designed reflect the progressive philosophy that he expressed in his later writings concerning appropriate provisions for light and air circulation and building design and site location. He served from 1917-1923 as a trustee of the Hi-Pointe Subdivision enforcing the restrictive covenants that he strongly supported. Though there is no documentation to tell us that Henry Wright was directly involved in Julius and Fredrick Pitzman's design of the De Mun Park Subdivision, the influence of the Garden City movement and Henry Wright is apparent in the design of the area. In addition, many of the architects, builders and real estate developers of the era worked closely together. Wright was very active in this community. He helped to form the St. Louis City Plan Association and served as an architectural advisor to the City Plan Commission in the 1920's. Charles W. Delargy was a principal of the Better Built Home & Mortgage Co., the company that developed De Mun Park, and an initial trustee for the Hi-Pointe Subdivision. Wright would have worked directly with Delargy in his capacity as a trustee on the Hi-Pointe Subdivision Board and at least through this association would have had input into the design of De Mun Park.

The design of Hi-Pointe/De Mun shows how its planners had adjusted to the changing modes of transportation in urban areas. Hi-Pointe/De Mun was designed as a largely middle class community built on a streetcar line with extensive accommodations made for the auto. The signature of the streetcar neighborhood is apparent in Hi-Pointe/De Mun. Commercial facilities such as grocery stores, drug stores, cleaners, tailors and bakeries were concentrated at the intersections of the street car and major transportation arteries and adjacent to higher density multiple story apartment locations. In Hi-Pointe/De Mun, these activities were located at the corner of Clayton Road and De Mun Avenue and at the base of the hill in De Mun Park. The impact of the auto on this suburb is equally important. In the neighborhood provisions were made for the automobile. Garages and parking were provided in both the single and multifamily neighborhoods. Roads were narrowed and pedestrian sidewalks planned to protect the citizenry from the risks of speeding traffic and to preserve the quiet and tranquility of the neighborhood.

The development of Hi-Pointe/De Mun demonstrates the application of Wright's progressive ideas in the platting of a residential area. The focus upon the application of what had been the rule in upper class private neighborhoods upon a public neighborhood that included housing for all income levels was new to the planning of suburbs in the United States. In Hi-Pointe/De Mun, we see the early building blocks for what would grow into the Wright's and Stein's plans for the development of Sunnyside, Radburn and Chatham Village and the codification of these concepts in the FHA standards between 1936 and 1940.

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### History of the Property

Hi-Pointe/De Mun is within the western section of a land grant that was known as the Gratiot League Square. Gratiot League Square was one of two major Spanish land grants that covered an area from Forest Park on the east to Hanley on the west and from just South of Clayton Road to just north of Delmar Avenue. The grants were the Gratiot League Square and the Papin Tract, also known as Survey 378. (Exhibits 1 and 2) These two areas were platted after the World's Fair of 1904 and development was largely complete in the 1920's. The Papin tract was platted and developed first. The Gratiot Square platting began in 1911. In 1917 the Hi-Pointe Subdivision was platted on ground that was formerly owned by Julia Chouteau Maffitt. The final plat was De Mun Park. It was platted in 1923 on land formerly owned by Jules and Isabelle De Mun.<sup>1</sup> Jules De Mun's (1782-1843) was born into a noble French family in Port-au-Prince on the island of Santo Domingo. He moved to St. Louis in 1812. Shortly thereafter, he married Isabelle Gratiot.

The fifteen-year-old, Isabelle, was considered the most beautiful girl in the city. Her father was the wealthy and respected Charles Gratiot. Her mother was Victoire Chouteau, granddaughter of Marie Therese Bourgeois Chouteau. Jules engaged unsuccessfully in the fur trade with the Chouteau family from 1815-1817. From 1819-1831, he moved to Cuba where he ran a coffee plantation with his mother and widowed sister. He returned to St. Louis in 1831 and worked as a translator and secretary to the U.S. Board of Commissioners. He was elected St. Louis County Recorder of Deeds where he worked until his death. His fur-trade speculation ended well. The United States awarded the estates of Jules De Mun and Auguste P. Chouteau, Jr. the amount of \$81,772 to cover their losses to the Spaniards.<sup>2</sup>

The Hi-Pointe Subdivision that forms the Southern half of Hi-Pointe/De Mun is a fifty-acre tract that was owned by The Frisco Building Company. The investors in the project named as initial trustees were A.L. Stocke, H.D. Condie and Charles W. Delargy (who was later involved in the development of the De Mun Park subdivision). In 1917 Henry Wright and James C. Cook replaced Stocke and Condie. Wright served as a trustee from 1917-1923. He drew the plat for the subdivision and, according to the restrictions of the Hi-Pointe Subdivision, supervised the construction of the homes. (Exhibit 3)

The De Mun Park Subdivision was platted in 1923 by the Julius and Frederick Pitzman Co. for the Better Built Home & Mortgage Co. The Pitzman Company was founded by Julius Pitzman (1837-1923). Julius was the Chief Engineer for Forest Park. He worked with Maximilian G. Kern on the Forest Park Addition in St. Louis (1887). His plan for the addition is cited in the National Register Bulletin, Historic Residential Suburbs as a model for the city's exclusive neighborhoods called "private places."<sup>3</sup> The first place that he designed, Benton Place (1866), is

<sup>1</sup> Norbury L. Wayman, "History of St. Louis Neighborhoods - Kingsbury, Land Divisions," Neighborhood histories written in the late 1970's, Oct. 1, 2004 <StLouis.missouri.org/neighborhoods/history/kingsbury/divisions15.htm>.

<sup>2</sup> "Bulletin of the Missouri Historical Society," XXVI, 1969 - 1970, No. 1 (St. Louis, Mo.: Jefferson Memorial Building, Oct. 1969), 24-31.

<sup>3</sup> David U. Ames and Linda Flint McClelland, Historic Residential Suburbs: Guidelines for Evaluation and

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the oldest remaining private street in the United States. During his career Julius Pitzman designed forty private streets and subdivisions in the St. Louis area. His extensive work earned him the designation "Father of the Private Place" in the United States.<sup>4</sup> Pitzman's son, Frederick (1889-1951), joined the firm in 1912. The firm, under Frederick's management, was responsible for the layout of much of the Gratiot League Square and Papin tracts.<sup>5</sup> (Exhibits 4 and 5)

### Historic Context

The development of the Hi-Pointe/De Mun subdivisions represents the melding of a number of important historical trends in the early twentieth century. Though each could be discussed separately, it is most informative to discuss them in the context of the career of Henry Wright and the impact of the Progressive, City Beautiful, American, Garden City and New Town Movements, as well as, the impact of the streetcar and automobile on the plans for the district.

### Wright's Early Years and Work in St. Louis

Henry Wright was born in Lawrence, Kansas in 1878 to a Quaker family. His parents were both college educated and his father was a certified public accountant noted for his pioneer studies in cost accounting for housing. After graduation from high school, Wright worked as a draftsman for Root and Siemens, Kansas City Architects. His first interest was architecture. In pursuit of that interest, Wright studied at the University of Pennsylvania and graduated from their two-year program in architecture in 1901. He returned to work for Root and Siemens after graduation.<sup>6</sup>

In 1903, Wright moved to St. Louis and began his 20 year career in that city. During this time, Wright was influenced and mentored by city planner and proponent of the City Beautiful Movement, George E. Kessler. Kessler, known for his plan of the Kansas City parks and boulevard system, was also the chief landscape architect for the St. Louis World's Fair of 1904. Kessler asked Root and Siemens for assistance in doing work on Forest Park in St. Louis, and they sent Wright to assist. Wright joined Kessler's firm after the project was complete and worked on the project for restoration of Forest Park, the landscaping for Washington University and a system of parks and boulevards for the St. Louis Civic League. In addition, he worked with Kessler on the design of parks, parkways and boulevard systems in many cities including Kansas City, Denver and Cincinnati. "Through Kessler, who had worked for Frederick Law Olmstead, Wright came under the influence of one of the few seminal minds in planning that the nineteenth century had produced, and his own community plans establish him as perhaps Olmstead's most adept continuator."<sup>7</sup>

In 1909, Wright, with the agreement of Kessler, went into private practice in St. Louis. With the

Documentation for the National Register of Historic Places. U.S. Dept. of Interior, 2002. p. #.

<sup>4</sup> "Kingsbury & Waterman Places & Washington Terrace." Oct. 4, 2004 <Centralwestend.net>.

<sup>5</sup> Ibid.

<sup>6</sup> Robert Livingston Schuyler and Edward T. James, *Dictionary of American Biography, Supplement 2* (New York: Charles Scribner, 1930), 737.

<sup>7</sup> Ibid., 738.

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exception of a brief period in 1918 when he worked assisting in planning war workers housing for the U.S. Shipping Board and the Emergency Fleet Corporation on the east coast. Wright continued in private practice in the city until 1923. During his years in St. Louis, he designed several buildings, but was best known as a skilled designer of suburban developments. It was in his role as a site planner that Wright first came into the national spotlight. In 1913, Wright received acclaim for his design of Brentmoor Park. *Architectural Digest* reviewed his design for the subdivision presenting it as a "rational model for community site development."<sup>8</sup> In Brentmoor Park, Wright utilized the natural topography to create a central common area surrounded by large, irregularly shaped lots. The plan maximized lot size while respecting the natural contours of the land, namely a "draw" or gully around which he designed his common area. The plan assured the "greatest degree of beauty and community advantage."<sup>9</sup> In addition to Brentmoor Park, Wright also designed two adjacent high-end subdivisions, Forest Ridge and West Brentmoor. The three subdivisions were listed on the National Register in 1982 for state level significance. In addition to these subdivisions, Wright also laid out the lots for the St. Louis Country Club for the upper class.

Wright's early "private place" and exclusive subdivision plans demonstrated his interpretation and amplification of Olmstead's concepts of landscape architecture including curvilinear layout of roads, irregular shaped lots, and working within the topography of the land to develop a naturalistic park-like setting. As Wright noted himself in an article in *Current Architecture*, these projects were part of the evolution of his planning ideas that reached full expression in Radburn.<sup>10</sup> In addition to consideration of topography and a park-like setting, other elements that would be characteristic of later Wright-designed plans are evident in these projects. He designed Brentmoor Park to face inward toward a common area. This inward orientation created a sense of seclusion and protection from the noise automobile traffic and dangers of more densely developed areas. Creating a sense of community and a protection from the dangers of the modern world, while connecting people to the world, was a major characteristic of Wright's city planning philosophy. This theme can be seen in his early "private place" plans, in Hi-Pointe/De Mun and in his 1928 site plan for Radburn, NJ.

Though Wright's skill for site planning and ideas of community design are evident in his early work, these subdivisions were laid out for the high end market. Lots were large and homes were constructed by and for wealthy business owners and professionals. Wright had a deep concern for the housing problem in the United States and sought to promote comprehensive planning in building new communities and reworking working class urban neighborhoods. His passion for creating new towns and neighborhoods for people in all walks of life had mixed success. The cost of creating new towns and redeveloping old communities was high. Even with careful planning and cost analysis, Radburn, NJ, originally planned for the working and middle class was

<sup>8</sup> Edward K. Spann, *Designing Modern America: The Regional Planning Association of America and its Members*. Columbus, OH: Ohio State U. P., 1996, p.62.

<sup>9</sup> Ibid.

<sup>10</sup> Henry Wright, "The Autobiography of Another Idea," *Western Architect*, 39, No.9, 1930, 139.

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beyond the reach of most blue-collar and many white-collar workers.

Wright did have a great deal of success implementing his design philosophy for the middle class. Though his early work centered on high-end residential subdivisions, he had an opportunity to lay out his first "town" in 1917. Unlike his earlier projects, it was designed for a broad range of socioeconomic groups and included not only single-family residences but also multifamily, religious, educational, recreational and commercial areas. Unlike his later "New Town" plans, some of the lots in the subdivision faced high-traffic areas (Clayton Road and S. Skinker), but access to interior lots was limited to seven access points. None of the roads in the subdivision were "through" streets, so traffic was primarily residents of the district. Streets were narrow and curved to further slow traffic. Additionally, alleys were provided at the rear of the lots so that automobiles would be kept away, to the extent possible, from pedestrians and the district's parks and green spaces.

Unlike the communities designed by Wright and his partner Clarence Stein in the late 1920s and '30s, Wright did not have a clean slate to work with when designing the Hi-Pointe subdivision. His design was constrained by existing roads, developed land and existing institutions. Wright, however, was able to capitalize on existing conditions to form a more complete picture of an ideal garden city. Forest Park to the east and Concordia Seminary grounds bordering the subdivision on the northwest, allowed for maximum lot division while providing ample green space and recreational facilities to the residents. Clayton and St. Louis already had well established educational and medical facilities within easy access of the district. Children in Hi-Pointe and later the De Mun Park subdivisions were able to walk to school without crossing major thoroughfares. The commercial development planned along Clayton Road and De Mun Ave. provided services (grocery stores, shops, and medical offices) to residents without having to leave the neighborhood. Easy access to transportation routes along the streetcar line and Clayton Road also made access to work in the city easy.

Wright's commitment to good site planning is also evident in the district. Clarence Stein later noted that Wright had a "supernatural sense of site"<sup>11</sup> and he utilized this skill to full effect in the Hi-Pointe subdivision. As described in Section 7, Wright used the topography of the land and deed restrictions to provide adequate light and ventilation for all residential units. Wright even designed a model apartment building to illustrate his ideas of the importance of good site planning in partnership with buildings designed to maximize light and ventilation. He later used his plan for 6401 Alamo Ave. as an example of good apartment design. In his book *Rehousing Urban America*, Wright wrote that a "demonstration of this principle of broad-front planning may be seen in this two-story apartments which I built in 1920 to show St. Louis flat builders the wastefulness of their usual type of plan."<sup>12</sup> In contrast to the usual narrow fronted, deep apartment buildings common in St. Louis and its suburbs, Wright's plan has a wide front and was only two rooms deep. Wright's plan allowed for additional light and ventilation, more green

<sup>11</sup> Spann, p. 62.

<sup>12</sup> Henry Wright, *Rehousing Urban America*. New York: Columbia University Press, 1935, p. 22.

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space on the lot and addressed the "awkward arrangement of the [traditional] flat for housekeeping purposes."<sup>13</sup> Despite Wright's example and his oversight of construction in the neighborhood through deed restrictions, his apartment plan had only limited success in the district. He noted later that wasteful flat builders had "invaded a subdivision for which I had made plans just prior to the War period."<sup>14</sup>

Hi-Pointe was not Wright's first subdivision, but in many ways, it was his first complete new town plan prior to his work with the U.S. Government in 1918 and his later partnership with Clarence Stein. As such it is an important case study in the development of his ideas of community planning, site planning and the importance of deed restrictions to create a unified community. All of these ideas would later be implemented in his "New Town" plans.

Wright was highly skilled and innovative in many ways, but his ideas fit into the larger historic context of Fredrik Law Olmstead's tradition of naturalistic design, City Beautiful and American Garden City movements. These ideas and their influence on Wright's ideology are further discussed below.

### City Beautiful and Garden City Planning and the Progressive Era

The streetcar lines were in large part responsible for the expansion of suburban growth into the late nineteenth century. This growth exploded as the automobile grew in popularity. The access to these relatively inexpensive modes of transportation made it possible for people of all socioeconomic levels to escape the city. Cities were increasingly becoming more crowded and congested and the rapid industrialization produced conditions that were frequently not healthy. The move to the suburbs first was solely for the upper class. However, with the growth of populism during the Progressive Era, the focus turned to providing better housing for all, including the middle and working classes.

Responses to the suburban growth varied. Initially, the use of the gridiron city plan was the norm. Examples of gridiron suburban development can be seen in several National Register listed districts in St. Louis City such as the Forest Park Southeast Historic District (listed 12/20/01) and the Tower Grove Heights Historic District (listed 9/6/2001). These districts followed the typical urban plan, but had more amenities than residential tenements in the city's core. However, the desire for a more naturalistic park-like setting was great. In 1869 Frederick Law Olmstead and Calvert Vaux platted Riverside, Illinois. This project addressed this desire. The plat was designed to follow the topography of the site. The roads and walks were laid out with gentle curves and the lots were irregularly shaped. Olmstead's plan became the basis for laying out suburbs in the emerging practice of landscape architecture and Riverside became the archetypal example of the curvilinear planned suburb.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

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Olmstead's principals were integrated and codified by Charles Mulford Robinson into a movement given the name City Beautiful. The National Register Bulletin, Historic Residential Suburbs best summarizes the important elements of the City Beautiful Movement. "A general plan of development, specifications and standards, and the use of deed restrictions became essential elements used by developers and designers to control house design, ensure quality and harmony of construction, and create spatial organization suitable for fine homes in a park setting."<sup>15</sup> The City Beautiful movement grew out of the plan and development of the 1893 Chicago World's Fair. After the fair, cities across the country sought to reinvent themselves using City Beautiful ideas. In Missouri, Kansas City instituted a city wide plan of parks and boulevards that involved the demolition of blighted areas, the reconfiguration of streets and the development of new parks, parkways and subdivisions. Kansas City's plan was designed by George E. Kessler, a landscape architect/engineer and leader in the City Beautiful movement. Kessler is responsible for beautification projects in 23 states and over 100 communities in the United States.<sup>16</sup> Kessler was a mentor to Wright and employed him for several years. Kessler's skill in landscape architecture and ideas of comprehensive planning and design likely influenced Wright's design philosophy and provided him with the experience needed to implement his ideas.

At the same time that the City Beautiful movement was gaining popularity, another city planning model that grew out of the Progressive Movement in Britain found its voice. The English Garden City was designed as a socially integrated community for working-class families. It was introduced in 1898 by the English social reformer Ebenezer Howard in his book *Tomorrow: A Peaceful Path to Real Reform*. The movement called for comprehensive planning with a unified plan of architectural and landscape design. According to Howard, the ideal city was a series of concentric circles of houses and gardens for persons with varying income and occupations. Commercial shops, public buildings, and a large park formed the center of the city. On the outer ring were industrial activities, an agricultural college and social institutions. The city was designed to provide a healthy environment that included sunlight, fresh air, open space and gardens. The English Garden City did not call for the large areas required by Olmstead. Instead the gardens, courts and common grounds were created by efficient land use and the use of multifamily dwellings.<sup>17</sup>

Though American city planning was greatly influenced by the City Beautiful movement, early practitioners of urban planning and design recognized the potential of the Garden City plan. American Progressives wanting to encourage housing reform and the creation of a healthy environment for all, including those in the middle and lower class, embraced the English Garden City Movement. The fact that the Garden City principles were consistent with the move toward comprehensive planning and the development of cost efficient higher-density housing in an attractive and healthful environment merely added impetus to their acceptance by planners in the

<sup>15</sup> "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places City Beautiful Influences." Oct. 1, 2003 <[cr.nps.gov/nr/publications/bulletins/suburbs/part2.htm](http://cr.nps.gov/nr/publications/bulletins/suburbs/part2.htm)>.

<sup>16</sup> "George E. Kessler, Landscape Architect and City Planner." <http://www.georgekessler.org/>. Accessed 2/4/2005.

<sup>17</sup> Ibid., 15.

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United States. One of the earliest proponents of the plan in the U.S. was Frederick C. Howe, but ideas were also dispersed in magazines such as Gustav Stickley's *The Craftsman* and a planning journal, *American City*.<sup>18</sup> American planners borrowed from the Howard's ideas on the Garden City, but initially did not embrace the whole philosophy. In 1906 a group of reformers and philanthropists formed the Garden Cities Association of America. This association developed plans for several garden cities in the eastern U.S. for the working and middle class, but never found the capital to put those plans in place. They continued to promote their ideas in a journal, *The Village*, but eventually dissolved the organization in 1921.<sup>19</sup> Despite the failure of an organized effort to promote the movement, Garden City ideas did influence the development of several planned communities in the early part of the 20<sup>th</sup> Century. One of the earliest and most well defined was Frederick Law Olmstead, Jr. and Grosvenor Atterbury's 1912 plan for Forest Hills, NY. This plan would inspire later city planners and influenced American Garden City designs in the late 1920s.<sup>20</sup>

Wright would have been well aware of the concepts of the City Beautiful as well as the Garden City movement in urban planning. He was, however, also influenced by traditional European village models. Wright recounts a personal experience that he had in 1902 when he was visiting in Ireland that demonstrates the early melding of his love for landscape with the economic efficiency of the examples offered by European cities. "I passed through an archway in a blank house wall on the street to a beautiful villa fronting upon spacious interior gardens. That archway was a passage to new ideas, which have struggled up through the ensuing years! I learned then that the comforts and privacy of family life are not to be found in the detached dwelling, but rather in a house that judiciously relates living space to open space, the open space in turn being capable of enjoyment by many as well as by few."<sup>21</sup>

Wright's love of beauty and desire to create people-oriented communities with spacious common areas, as well as his training in City Beautiful and Garden City planning is seen in his work in St. Louis. As discussed earlier in the text, his plans for Brentmoor Park and other high-end subdivisions, created park-like natural settings turned inward toward common ground. These plans provided a sense of seclusion from the surrounding residential and commercial areas. Wright's early subdivision plans, however, did not satisfy his desire to plan communities for all socioeconomic levels. It was in Hi-Pointe that Wright took his first steps in implementing his planning ideas on self-sufficient community for the middle class. Ideas implemented in Hi-Pointe influenced the design of the neighboring De Mun Park subdivision and would be more completely realized in communities planned by Wright and Clarence Stein under the auspices of the Regional Planning Association of America.

<sup>18</sup> Daniel Schaffer, *Garden Cities for America: The Radburn Experience*. Philadelphia: Temple University Press, 1982, p. 31.

<sup>19</sup> Ibid. 32-33.

<sup>20</sup> Ibid.

<sup>21</sup> Wright, 139.



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In 1923, Wright moved to New York and began a partnership with Clarence Stein that would result in the planning of three historic communities: Sunnyside, NY, Radburn, NJ and Chatham Village, PA. Wright wrote of the plan for Radburn. "The plan, a social plan, an invention, in my judgment, equals in significance that other social plan of Ebenezer Howard (1898). The thirty years (1898-1928) have shown marked progress toward a new plan for town life of which Geddes Smith said in the Survey Graphic (March, 1928): "A Town built to live in – today and tomorrow. A town "for the motor age." A town turned outside in – without any back doors. A town in which children need never dodge motor-trucks on their way to school. A new town – newer than the garden cities, and the first major innovation in town-planning since they were built." This new town was the basis for the New Town Movement that has found application not only in the United States but also around the world.<sup>22</sup>

### The Design of Hi-Pointe/De Mun

*"Radburn is a place where community involvement can take place; where the emphasis is on a program that meets the needs of children of all ages, as well as adults; where there is open space (parks); where the main thoroughfares are separated from the pedestrian walks; where the property is small, but the common make up for the lack of yard space. It is a planned community, which still meets the needs of the people and has for the last fifty years. Times change but the concept of Stein, Wright and Asher is still as valid as it was in 1929."<sup>23</sup>*

Replace the word Radburn with Hi-Pointe/De Mun and the years with eighty-seven and you would have a description of life in Hi-Pointe/De Mun in 2004. Wright's New Town of Radburn is different in some ways from Hi-Pointe/De Mun. Hi-Pointe/De Mun was platted early in Wright's career. Wright was known as a man always ready to pursue a better idea and to refine his basic ideas. There were many refinements from Hi-Pointe/De Mun to Radburn. However, there are many ways in which the development of Radburn echoes the early plan for Hi-Pointe/De Mun.

Wright began his career as a landscape architect. As his career developed, he retained his commitment to good landscape architecture and never strayed from his commitment to place beauty as an imperative element of his design. As described in section 7, the plan for Hi-Pointe/De Mun reflected the topography of the site. The plan skillfully dealt with the complications of creating a development on a steep hill without blocking out sunlight and air from successive rows of buildings. A park-like atmosphere was created by broad setbacks, island parks, curvilinear streets and irregular lots and by utilizing public and semi-public parks adjacent to and within the area to provide large expanses of shared open space. Forest Park forms the eastern boundary of Hi-Pointe/De Mun providing a broad range of cultural and outdoor activities, as well as, a continuous vista of woodlands for the homes on South Skinker Boulevard.

<sup>22</sup> Wright, 153.

<sup>23</sup> "Radburn. A Planned Community." 1989, Feb 14, 2004 <Radburn.org>.

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the wealthy but for the middle class. The predominant housing stock is multifamily or modest single-family homes. The site plan bore Wright's signature of careful site planning to squeeze out any waste. The lots are small and the saved land is used to provide more amenities in the form of common open space.

Radburn was designed to be self-sufficient with residential, commercial and industrial uses. Hi-Pointe/De Mun did not include industrial uses. However, it provided all of the services of daily living in the commercial areas at the intersections of Clayton Road and De Mun Avenue and on the north end of De Mun Avenue in De Mun Park. The commercial areas are all within a ten minute walk from any part of the district.

Deed restrictions were critical both to the success of Radburn and to Hi-Pointe/De Mun. Though Hi-Pointe and De Mun Park were public subdivisions they both had deed restrictions in place at the time of sale and for years afterward. The restrictions ensured that the land would be developed according to the original intent. They protected real estate values by assuring that the development of properties would be of the same character, size and located in a consistent fashion on the lots. They also protected residential neighborhoods from non-conforming industrial or commercial activities. The covenants were also racially restrictive making Hi-Pointe/De Mun a "whites only" neighborhood until after the 1949 Supreme Court Case, *Shelley v. Kremer*, which outlawed such provisions. The amended Hi-Pointe Subdivision restrictions remained in force until December 1999, when they were allowed to expire. (Exhibit 3)

The final critical component in a Wright New Town was the organization of the neighborhood around the local school. A public school was platted on the far north end of De Mun and a school was built. The school served both the Hi-Pointe/De Mun area and the Hillcrest Subdivision to the north. The location of the school remote from both main traffic arteries and close to the Concordia park fit within the Garden City model that had at its center a public park and school. Children walking to school never had to cross a major street to get to school.

Wright was not the only architect at work in designing Hi-Pointe/De Mun. His plat was only for Hi-Pointe. De Mun Park was platted by the Julius and Frederick Pitzman Co. As discussed earlier, the Pitzman Company was no stranger to the development of residential suburbs. The Forest Park Addition platted by the company is cited as a model for St. Louis's "private places." It is classified as a rectilinear suburb. In De Mun Park, however, the influence of Olmstead's City Beautiful and the Garden City Movement and, likely, input from Wright is evident. Wright's relationship with Charles Delargy, the developer of De Mun Park argues for such input and the manner in which the plat of De Mun Park integrates with the Hi-Pointe Subdivision makes it likely. The streets are curvilinear and narrow and lots are irregular. As noted earlier, there are no through streets. All terminate in the main thoroughfares. The entrance pylons that reinforce the neighborhood's separation from the main thoroughfares on Rosebury, Northwood and Southwood Avenues are red granite and are similar to those that demarcate the private places that Wright designed earlier at Brentmoor Park and Forest Ridge.

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### Statement of Significance – Architecture

The Hi-Pointe/De Mun Historic District is also significant historically because of the high degree of historical integrity of its building stock. It conveys an excellent sense of historic and architectural cohesiveness that contributes directly to the feeling of a community designed and built in the 1920's. Hi-Pointe/De Mun contains single and multifamily residences that are excellent examples of both the high style and vernacular forms of both the popular revival and American movement architectural styles. Over half (55%) of the buildings were influenced by the Revival Styles and the American movement influenced the remainder. The history of the suburban development in the United States is the story of the collaboration of real estate developers, landscape architects, city planners and architects. This is clearly the history of Hi-Pointe/De Mun. As was demonstrated in the preceding discussion of community planning and development, the contribution of the landscape architects and city planners in creating the plats for the site was critical to the success of the neighborhood. Real estate developers such as Charles W. Delargy, who played a major role in the development of both Hi-Pointe and De Mun Park Subdivisions, and E.A. Wagner, who owned a significant amount of the land in De Mun Park and built fifty five of the buildings, probably provided the restrictive covenants that defined the basic architectural materials and landscaping requirements that unified the architecture of the district. The architects, using the canvas created by the city planners and the materials defined by the developers, created the outstanding community of buildings in Hi-Pointe/De Mun that so clearly reflects the architectural styles of the 1920's.

### Historic Context

Virginia and Lee McAlester define the architecture of the 1920's in their book *A Field Guide to American Houses* as Eclectic. The Eclectic movement includes revival styles, such as Colonial Revival, Tudor, Italian Renaissance, Spanish and Classical Revival, and American movement styles, such as Prairie and Craftsman. The popularity of the revival styles began as an outgrowth of Chicago's Colombian Exposition of 1893 and reached even greater heights in St. Louis with the St. Louis World's Fair in 1904. "This early emphasis on period (revival) styles was interrupted and almost overwhelmed by the first wave of architectural modernism which, in the form of the Craftsman and Prairie styles, dominated American houses built during the first two decades of this century." (20<sup>th</sup> century) However, World War I caused a pause in construction in many parts of the country including St. Louis and brought a shift back toward the revival styles.<sup>26</sup>

### The Architecture of Hi-Pointe/De Mun

The architectural development of Hi-Pointe/De Mun directly reflects the historic context presented by the McAlesters. The vernacular buildings built between 1917 and 1924 were predominantly influenced by the American movement styles, including Prairie and Craftsman. The high style buildings designed during the same years by noted local architects were primarily

<sup>26</sup> Lee and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 319.

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period designs. After 1924, the architecture of the buildings was dominated by the revival designs. (See Section 7 Exhibit 5) Hi-Pointe/De Mun deserves recognition as a historic district because of its high degree of architectural integrity and the nature and the quality of the architecture in the area.

Despite the dramatic stylistic differences in architecture between the high style revival residences, such as the Italian Renaissance mansion at 911 South Skinker Boulevard (photo 17), and the vernacular American movement residences, such as the simple Craftsman bungalow at 6337 Alamo Avenue (photo 13), Hi-Pointe/De Mun has a remarkable sense of visual cohesiveness. This cohesiveness is the result of the restrictive covenants to which the property was subject. (See Exhibit 3) The covenants required that all homes must be built of brick, terra cotta or stone and the roofs could not be built with wood, pliable shingles or composition roofing. The covenants also established broad set backs and discouraged the building of fences or landscaping barriers that would restrict the shared sense of an open park-like atmosphere.

The application of these restrictions by the architects designing the homes in Hi-Pointe/De Mun remains evident today. The area has a commonality of size, scale and materials. The use of solid masonry often with elaborate patterns of decorative brickwork and stonework was reserved in other parts of the country for the most expensive dwellings.<sup>27</sup> In Hi-Pointe/De Mun mansions, single and multifamily residences alike are distinguished by their cut stone, limestone and brick construction and by the skilled decorative work done by the masons. The use of unglazed red and glazed green tile and slate on roofs and decorative porches, gables and pent roofs also unifies and enriches the architecture of Hi-Pointe/De Mun.

The story of the architecture of Hi-Pointe/De Mun is less about a single architect or group of architects than about the large number of real estate professionals involved – real estate developers, builders, architects and planners. That said, the work of many leading St. Louis architects are represented in the area. Marcel Boulicault designed an elegant French Renaissance three family flat at 6321 Rosebury Avenue (photo 33). Study and Farrar were responsible for the design of four of the first residences in the Hi-Pointe subdivision. These Colonial and Dutch Colonial residences designed early in their partnership are very modest in contrast to the larger commercial buildings for which they became well known. (photo 19) Benjamin Shapiro left a remarkable legacy in Hi-Pointe/De Mun. His designs have been included in this nomination as the best representative examples of a number of the architectural styles that define Hi-Pointe/De Mun. The buildings he designed include elegant single and multifamily residences in the revival style. He was the architect responsible for the designs of the beautiful Italian Renaissance Revival residence at 6209 Alamo Avenue, the elegant Classic Revival residence at 6219 San Bonita Avenue, the striking Tudor Revival/Jacobethan multifamily at 6326 Southwood Avenue, and the wonderful Tudor Revival multifamily at 6219/21 Rosebury Avenue. (photos 6, 25, 27, 35) A. Stauder was the architect for another elegant Italian Renaissance Revival residence at 924 Buena Vista (photo 16). Henry Wright, best known for his community planning work, also was

<sup>27</sup> *Ibid.*

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active in the St. Louis architectural community as an architect. He designed two single and three multifamily residences in Hi-Pointe/De Mun. He would later cite the Colonial Revival four family flat that he designed at 6401 Alamo Avenue as a model of efficient apartment design in an urban setting.<sup>28</sup> Its design addressed issues related to lot and interior room placement and their impact upon the availability of light in the units. This is a subject that he would write about at length later in his career. (photo 12) It, like his other designs Hi-Pointe/De Mun, is simple and understated but has a pleasant harmonious quality. Nolte & Nauman, W. Leigh and A.L. Struebig were other well known St. Louis architects that designed residences in Hi-Pointe/De Mun that are excellent examples of the architectural styles of the 1920's.

The design of the majority of the multifamily buildings in Hi-Pointe/De Mun is not credited to an architect but instead to the developer/builder. These buildings, as well as the buildings credited to Oliver J. Popp are not in the high style but in the vernacular. Frequently they are not easy to credit to a specific style of architecture but are instead influenced by a number of styles. However, their consistency in materials, size, scale and overall look add to the architectural consistency of Hi-Pointe/De Mun and are due, in part, to the restrictive covenants in the subdivisions. Many of the buildings in De Mun Park attributed to E.A. Wagner are ideal examples of this melding of styles and the stylistic consistency of the area. Wagner is credited with designing forty-nine multifamily buildings in De Mun Park. Signature buildings, such as the Tudor Revival multifamily residences at 6315 North Rosebury Avenue and 6221 Northwood Avenue, the Classic Revival multifamily residence at 6328 Northwood Avenue and the Italian Renaissance Revival multifamily residence at 6232 Northwood Avenue, clearly state that these are "Wagner" buildings and set the 1920's look of the neighborhood. (photos 32, 39, 37, 38)

Oliver Popp was well known in St. Louis as a designer of multifamily residences and is credited with the design of thirteen multifamily buildings in Hi-Pointe/De Mun. He worked for a number of builders in Hi-Pointe/De Mun including May Building and Development, V.A. Chinberg and William Boenecke. The style of building associated with Oliver Popp is very common throughout St. Louis City and the near suburbs. He practiced architecture for more than forty years and left a definite mark on the housing stock of the city. The French Renaissance style multifamily residence at 6226 Southwood Avenue is an excellent example of his architectural plans. (photo 29) Though Popp is not listed as the architect of the Prairie influence multifamily residence built by V. A. Chinberg at 6461 Alamo Avenue, its style is consistent with many of those for which he has been given credit. (photo 10)

The single family area of Hi-Pointe/De Mun on Alamo Avenue and San Bonita has a wealth of homes with a high degree of historic integrity that represent vernacular adaptations of the Revival and American Movements in architecture. Most are not credited to an architect. The one and one-half story foursquare Colonial Revival residence at 6336 Alamo Avenue is a common style for the "starter homes" on the west end of the 6300 block of Alamo Avenue. (photo 8) The two-story French Renaissance house at 6226 Alamo Avenue is a lovely example of the use of brick

<sup>28</sup> Wright, p. 22.

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and cut stone detail to produce a distinctive style in a middle class home. (photo 9) The tiny Craftsman bungalow at 6333 Alamo Avenue and the two and one-half story Craftsman residence are classic examples of this American Movement style. (photos 13, 24) S.A. Wier designed the one and one-half story Tudor Revival Cottage at 6317 Alamo Avenue. It has a beautiful display of half-timbering and stucco that is accented by the tile roof. (photo 15) The Italian Renaissance residence at 6337 Alamo Avenue is an excellent example of the melding of styles and materials to create an architecturally pleasing residence in the Revival Style. (photo 16) Finally the Spanish Revival at 6355 San Bonita built in 1927 by J.J. Steffen is both unique in the neighborhood and distinctly a part of it. (photo 23) Its revival style, choice of materials and attractive placement on a large tree studded lot underlines the fact that the area is a careful integration of a diverse number of architectural styles tied together by a careful community plan and respect for the size, scale and quality of construction of the entire subdivision.

### Architects, Real Estate Developers and Builders

As noted earlier the history of the suburban development in the United States and Hi-Pointe/De Mun is the story of the collaboration of real estate developers, landscape architects, city planners and architects. The following paragraphs are presented to provide a snapshot of historical information that was available relating to the lengthy list of architects and builders that were responsible for the development of Hi-Pointe/De Mun. The list is in alphabetical order to facilitate review. See Section 7 Exhibit 5 for a detailed listing of builders, architects, dates of construction and building style for all of the buildings in Hi-Pointe/De Mun.

Albert A (Albert Realty). Real Estate Developer. Built only one building in Hi-Pointe/De Mun at 6326 Southwood Avenue. The architect for the building was Ben Shapiro. The company was responsible for building of a University City Landmark, a filling station at the Delmar intersection in the University Park Subdivision. The building is residential in scale and style and like the building on Southwood is in the Tudor Revival Style.<sup>29</sup>

Abrahams, Sol & Son. Builder. Built four buildings in Hi-Pointe/De Mun. Two are single-family and two are multifamily dwellings. Solomon Abrahams was born in Poland moved to England at the age of nine. In 1870 he immigrated to the United States. He worked as a contractor and later in life operated a furniture factory. His son Leo Abrams succeeded him in the contracting business and is listed as the architect for two of the buildings built by his father in Hi-Pointe/De Mun.<sup>30</sup>

Abrams, Leo E. Builder/Architect. Designed two of the buildings in Hi-Pointe/De Mun. The

<sup>29</sup> Judy Little with assistance of Esley Hamilton, "University City Landmarks and Historic Places" (University City, 1997), 37.

<sup>30</sup> Gill McCune, *The St. Louis Story* (Hopkinsville, Kentucky and St. Louis, Mo.: Historical Record Assoc. Library of American Lives, 1952), 1079 - 1080.

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buildings were built by Sol Abrahams & Son. Abrams was born in 1885 to Sol and Henriette Abrahams. Following a tradition set by his father, he was one of the biggest contractors in St. Louis. Among the many buildings he built was Hampton Garden Apartments. He and Maritz and Young were the architects for the United Hebrew Temple at 225 South Skinker Boulevard. He also designed the remodeling of the Shenandoah Theatre in the city of St. Louis.<sup>31</sup>

Althaus, Jacob. Builder. Built one duplex at 6429 San Bonita Ave. The duplex was designed by E. Giesler. "Jacob Althaus, who stands in high repute as a general contractor and builder and who is a descendant of one of the oldest German families in the country, was born in the fatherland in the province of Hessen-Nassau, July 5, 1866.... He immigrated to America in the fall of 1884 and settled in St. Louis on September 1 of that same year.... Upon arriving in the U.S., notwithstanding the fact that he was a skilled mechanic and a businessman of no small ability, he labored under considerable disadvantage in as much as he was ignorant of the English language. However, being ambitious and determined to succeed in life, he applied himself diligently to the study of English and in a few years acquired both a speaking and a reading knowledge of the language. In 1893, nine years after he landed in America, he began to work independently as a general contractor and builder, which business he is still following and at which he has won a wide reputation for excellent workmanship and reliability. Many elegant residences and business houses standing in various portions of the city bear evidence of his industry and popularity as a contractor, among which are a number of public buildings. Beside having completed a number of city contracts, he has also been awarded considerable government work, having constructed the post office building at Pine Bluff, Arkansas, and the federal building at Fort Riley, Kansas."<sup>32</sup>

Boulicault, Marcel (1896-1961) Architect. He designed one building in Hi-Pointe/De Mun at 6231 Rosebury Ave. He studied at Washington University. He worked for ten years for Study & Farrar from 1914-1924. He started his own practice in 1924. He was known for his fine residences and use of "Skintled" brick, misshapen and irregular pieces laid at odd angles. Beginning in 1930 during the depression, he specialized in commercial, industrial and government projects, including the state hospitals in Nevada, Fulton and St. Louis.<sup>33</sup>

Bradshaw, Preston L (1880-1949) Architect. He designed the Versailles a high rise already listed on the National Register of Historic Places. The Versailles is located on South Skinker Boulevard in Hi-Pointe/De Mun. Bradshaw moved to St. Louis in 1907 after graduating from Columbia University. He is best known in St. Louis for his hotel and apartment designs prepared in the 1920's. Other major designs include the Chase Hotel, Chase Apartments, Coronado Hotel and Forest Park Hotel.<sup>34</sup>

<sup>31</sup> Ibid.

<sup>32</sup> Walter B Stevens, *History of St. Louis, The Fourth City 1764 - 1909*, III (Chicago - St. Louis: The Clarke Publishing Company, 1909). 670 - 671.

<sup>33</sup> Paul Marsh, "Maryland Terrace Historic District," National Register of Historic Places Registration Form, Sept. 1997, 50.

<sup>34</sup> "Architecture of Parkview." 1986, Oct. 5, 2004 <stlouis.missouri.org/parkview/architecture.htm>.



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Bullock, R.A. & G.B. Real Estate Developer and Builder. Built six single-family residences designed by Nolte & Nauman. (See Nolte & Nauman). Bullock, Richard Arthur (1877-1962). He was born in St. Louis to Sara S. Absolom and Richard Benbow Bullock, both native of England. They immigrated to the United States in 1872. His father was a prominent dry goods merchant and banker. Richard A. Bullock was the eldest son of Sara and Richard. He graduated from Smith Academy in St. Louis. He spent his working life running his real estate and investment business. He died of a heart attack in his home on Polo Drive in Clayton.<sup>35</sup>

Charleville, Benjamin I. Architect and Builder. He designed and built six buildings in Hi-Pointe/De Mun. Three of the buildings are single-family residences and three are commercial buildings. "A sketch of the ancestry of B. J. Charleville, a general contractor, is a very interesting and highly essential chapter in the early history of America. Descendent of French ancestors, Mr. Charleville is the great-grandson of Charvin de Charleville, who in 1599 was granted by France a monopoly of the fur trade of this country on condition that he establish and maintain a colony on the St. Lawrence River. In execution of this grant he set out, landing at Tadousac, Canada, and established his colony. After his death in late 1600, one of his sons traveled around the U. S., finally coming to St. Louis in 1840. He served in the Civil War as did his son, Joseph Charleville, the father of B. J. Charleville. At the end of the war, Joseph Charleville entered the building business. B. J. Charleville was his oldest son, born 1874 and in addition to public and parochial school education, he worked for his father who directed his efforts in acquiring a knowledge of architecture. At the age of 24 he started out for himself, and with the exception of a few years during the war with Germany when he engaged in farming "to help the cause." has followed the building business. He became head of the B. J. Charleville Building and Real Estate Company, which he organized after the war."<sup>36</sup>

Chinberg, Vincent A. Real Estate Developer and Builder. He was a prolific builder. His company Alco Investments was active in building apartments in many areas of St. Louis. He built twenty apartment buildings in Hi-Pointe/De Mun – most four families on Alamo and duplexes on San Bonita. He was also known for building twenty-seven buildings in Parkview Garden.<sup>37</sup>

Craig, John. Builder. He owned and built a multifamily apartment building at 6337 Southwood Ave. "Among the leading building contractors of the city none is more worthy of mention than John Craig, who since entering the business has evidenced himself to be a man of an enterprising spirit and the business qualifications to mark out for him a career of enviable success and

<sup>35</sup> "Bulletin of the Missouri Historical Society," XIX, 1962 – 1963 (St. Louis, Mo.: Jefferson Memorial Building, April 1963), 301.

<sup>36</sup> Msg. F. G. Holweck. *History of the Archdioceses of St. Louis* (St. Louis, Mo.: Western Watchman Publishing Company, 1924), 36.

<sup>37</sup> Judith P. Little and V-J Bass. "Delmar Loop-Parkview Gardens." National Register of Historic Places Inventory Nomination Form, Continuation Sheet, Aug. 1983, Item 8, 10.

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prosperity. A native of the Emerald Isle, he was born in County Donegal on June 10, 1867. In his native county he received his education, and there served his apprenticeship at the carpenter's trade, which craft he plied until 1888. About this time upon hearing of the superior advantages open for men of his occupation in the new world, he decided to seek his fortune in the United States. Upon coming to this country he first located in Princeton, Iowa, where he followed his occupation as a carpenter for a period of two years and then went to Rock Island, Illinois, and there continued to work at his trade. 1872 found him in St. Louis, where for about twelve years he was employed as a journeyman, during which time his superior merits as a mechanic were widely recognized, and his services became in demand for the finer class of buildings. In the meantime he had not only acquired an experience which included a comprehensive knowledge of every phase of his occupation, but through his industry had laid by a considerable sum of money and went into the general contracting business for himself. As an independent contractor he has been employed in the erection of many elegant residences and other buildings, one of the most notable buildings being the McNichols building at the corner of Eleventh and Market streets. Mr. Craig has been fortunate in receiving contracts for the erection of high class residences, and has just completed one on Hawthorne and Alcomac streets at a cost of twelve thousand dollars."<sup>38</sup>

Drozda, William S. Real Estate Developer and Builder. He built one duplex on San Bonita in Hi-Pointe/De Mun. He was the President of Drozda Real Estate Company.<sup>39</sup>

Goldman, Jacob D. Real Estate Developer and Builder. He built one multifamily at 6426 Rosebury Ave. He was born in Essenheim, Germany on April 26, 1845 and was educated through High School in Mainz, Germany. By 1871 he had immigrated to the United States and was married in New Orleans in 1871 to Hannah Hirsch who died in 1877. He subsequently married her sister, Sara Hirsch in 1880 who died in 1894. His third wife, Helen Rohr, was from Atlantic City. He served in the Confederate Army in the Civil War and established a business in 1865 as a general country merchant in Arkansas and continued until 1875, having at one time nine different branches in that State. He moved to St. Louis in 1875 and formed the Alder-Goldman Commission Company and continued in general commission business and cotton. In 1891, with Julius Lesser, he started the Lesser-Goldman Cotton Company, one of the largest cotton handlers in the world at that time. He was also president of a variety of other companies in Arkansas and was director of the St. Louis Cotton Compress Company. From 1865 on, he was a large buyer and seller of real estate in Arkansas. In 1899 he bought 3300 feet frontage bounded by Berlin Ave., McPherson Ave. Kings Highway and Euclid and laid out what is now one of the most beautiful residential portions of St. Louis, known as Hortense Place, named after his daughter Hortense, who died in 1896. Mr. Goldman built the first house in Hortense Place.<sup>40</sup>

Greulich, John C. Real Estate Developer and Builder. He build one residence on San Bonita in

<sup>38</sup> Stevens, 757 - 758.

<sup>39</sup> Henry Brown, Portraits of Prominent St. Louisans in 1916 (St. Louis: Henry Brown & Company, 1916), 75.

<sup>40</sup> John W. Leonard, The Book of St. Louisans (St. Louis: The St. Louis Republic, 1906) 226 - 227

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Hi-Pointe/De Mun for Cecelia and Max Sigoloff. He was the president of John C. Greulich Realty & Investment Company.<sup>41</sup>

Leigh, Jesse W. (1874-1949). Architect and Builder. He designed and built a duplex at 6445 San Bonita Ave. "Born in Edinburg, Illinois, He was self-trained, ending his schooling in the eight grade." He was active in design and construction in the central corridor of St. Louis County. He was active in the construction of Parkview, Ames Place and Carrswold. He frequently lived in the homes he built before he sold them. "In 1927 he went to Florida for a year, to design the town of Opa Locka for Glenn L. Curtis, the aviation pioneer." During the Depression, he became an insurance agent.<sup>42</sup>

Moran, James M. Real Estate Developer and Builder. He built a residence and four-family flat on Alamo Avenue. He built at least forty-one buildings in Parkview Gardens and thirteen buildings in the Central West End. He worked in the Craftsman style, which was modern for the period, and decorated the buildings with limestone detail.<sup>43</sup>

Nolte & Nauman. Nolte, Edward F. (1870-1944) Architect. The firm designed seven houses in De Mun. He attended Washington University and opened his office in 1894. Fred R. Nauman started at the firm as a draftsman and became a partner in 1913. They worked together until 1934, after which they continued to work independently. They worked extensively with the Bullock Family's Bullock and Guarlford Real Estate Company building residences for members of the family and smaller houses for speculation. Their best known building is the Lambskin Masonic Temple at Oakland and Kingshighway. This building was in the Art Deco style. However, more conservative period styles dominated their work.<sup>44</sup>

Peipers, Ferdinand. (1891-1967). Architect. He designed one commercial building at 800 De Mun Ave. He designed three houses on Westmoreland in Maryland Terrace. Later he worked for McQuay-Norris Manufacturing Company. After his retirement from this company in 1957, he designed a contemporary house for Grantwood Village.<sup>45</sup>

Popp, Oliver I. (1871-1952). Architect. He designed thirteen multifamily buildings in Hi-Pointe/De Mun. He practiced architecture for more than forty years. He designed a row of apartment buildings on University Drive in Ames Place. He also designed three homes in Park View, three in University Hills and one in Maryland Terrace.<sup>46</sup>

<sup>41</sup> Brown, 77.

<sup>42</sup> Marsh, 52.

<sup>43</sup> Little and Bass.

<sup>44</sup> Marsh, 52.

<sup>45</sup> Ibid., 53.

<sup>46</sup> Esley Hamilton, "Interview with Jerry Hanewinkel, nephew of Oliver Popp," unpublished notes of author. Nov. 12, 1993 (Author's files).

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Rhodes & Cook. Victor E. Rhodes (1861-1927) Real Estate Developer and Builder. Rhodes and his son-in-law, John Cook built a home and multifamily building in Hi-Pointe/De Mun. Rhodes graduated from Ohio Wesleyan University and was admitted to the bar in 1885. In addition to his real estate work, he was president of William H. Putnam Lumber Company. He developed real estate in St. Louis for thirty years. He was responsible for building most of the largest apartment buildings in North Parkview.

Sabin, William W. Architect. He designed a home at 6355 Alamo Avenue in 1929. He began his practice in Cleveland and moved to St. Louis in 1924. He designed four apartments on Pershing and two houses in University Hills.

Shapiro, Benjamin. (1898- ). Architect. He designed six buildings in Hi-Pointe/De Mun. He was born in 1898 in St. Louis and graduated from the University of Illinois in 1920. He opened his own office in 1927. In 1946 he joined Robert Tisdale in a partnership that lasted until 1973. His designs bridge the Period House to the International style. His most important designs included the Ferguson City Hall and Chased Shel Emeth Synagogue in University City. "His favorite designs are: 1145 Hampton Park, Richmond Heights; St. Louis Rabbinical College at 7400 Olive Boulevard; at 7400 Olive Boulevard; Meramec Office Building at 111 S. Meramec, the Seven Up building at 121 South Meramec in Clayton, and the Hillel Foundation at 6300 Forsyth."<sup>47</sup>

Stauder, A.E. Architect. He designed one single-family and one duplex in Hi-Pointe/De Mun. He is best known for his work on Catholic Churches. He designed the Our Lady of Sorrows Romanesque church at 5831 South Kingshighway in 1927; St. Joan of Arc Gothic church on Nottingham and Tamm in 1950; and St Raphael the Archangel Georgian Revival church at Jamieson and Highfield Road in 1951.<sup>48</sup>

Struebig, A.L. Architect. He designed a residence at 6220 Alamo Avenue for Mrs. M. Boulicault. He worked for a time for Nolte and Nauman before he moved to House Springs in Jefferson County and opened his own practice. His best known work was the art deco Coral Court Motel. This motel was a St. Louis legend for its "no-tell motel" reputation and motor court design on Route 66. It was designed in 1941.<sup>49</sup>

Study & Farrar. Architect. Guy Study (1880-1959) and Benedict Farrar (1885-1978). They began their partnership in 1915. In 1920, they designed four modest Dutch Colonial bungalows in Hi-Pointe/De Mun. Study was a classmate and friend of Alexander Skinker and through that friendship earned a commission to build in Skinker Heights. He worked with John Roth until

<sup>47</sup> Esley Hamilton. "Wydown-Forsyth Historic District," National Register of Historic Places Inventory Nomination Form, Nov. 1987, 12.

<sup>48</sup> Norbury L. Wayman. "History of St. Louis Neighborhoods – Southwest, Churches." Oct. 5, 2004 <Stlouis.missouri.org/neighborhoods/history/southwest/churches24.htm>.

<sup>49</sup> "Coral Court Motel: The No-Tell Motel with a Touch of Class," 1989, Oct. 6, 2004 <Coralcourt.com>.

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1912. Roth and Study designed a number of notable homes in University Heights and Parkview (both National Register Districts). Then he practiced alone before joining Farrar in partnership in 1915. Farrar was the building commissioner for the city of Ladue from 1938-1965. Among their larger projects were Firmin Deloge Hospital, Mary Institute, Price (now Churchill) School and St. Peter's Episcopal Church.<sup>50</sup>

Wagner, E. A. Architect, Real Estate Developer and Builder. He built fifty-five of the multifamily buildings in Hi-Pointe/De Mun, either in his name or with Wagner-Grant-Bell Realty Co. He was a major builder in the Central corridor of St. Louis. He built twenty-five buildings in Ames Place and apartments 733-755 Heman in Delmar Gardens.<sup>51</sup> In addition, one will find his company, Wagner-Grant-Bell Realty Company, prominently displayed in the real estate section of the St. Louis Post Dispatch in April of 1924. The company with its distinctive logo, a profile of an Indian chief with a full-feathered headdress, is stands out on the page. The ad refers prospective buyers of single-family homes and apartments to their office at 722 Chestnut.<sup>52</sup>

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<sup>50</sup> Marsh, 8.

<sup>51</sup> Little, 9.

<sup>52</sup> "Houses, Homes, Real Estate, Farm Lands, Financial." *St. Louis Post Dispatch*, 76, No. 211, St. Louis Sunday Morning, Apr. 6, 1924, Part Eight, 1B - 14B

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### Conclusion

The Hi-Pointe/De Mun Historic District is a unique area that deserves to be designated as a Historic Place on the National Register. It is an architecturally intact area that has a high degree of historic integrity and architectural integrity. The district is unique as an early work of a master, Henry Wright, and an outstanding example of the architectural style of the nineteen twenties. Its lot layout, landscaping, architecturally distinctive buildings and cohesiveness in design and workmanship allow a visitor to experience what it might be like to visit a community of the 1920's and to see an early example of the work of Henry Wright, a giant in the history of community planning.

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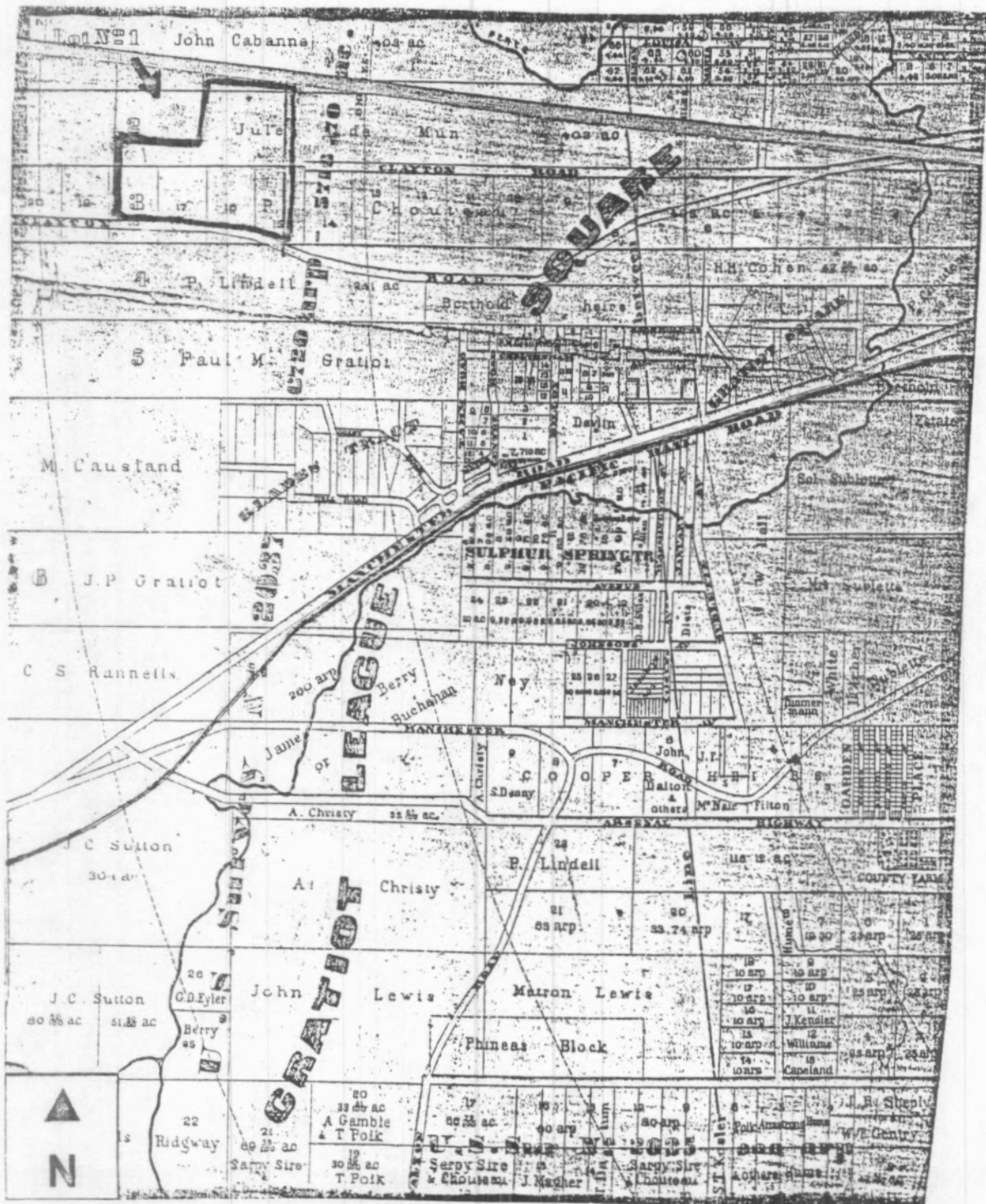
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## *Exhibit 1 Historical Map Gratiot League Square*

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





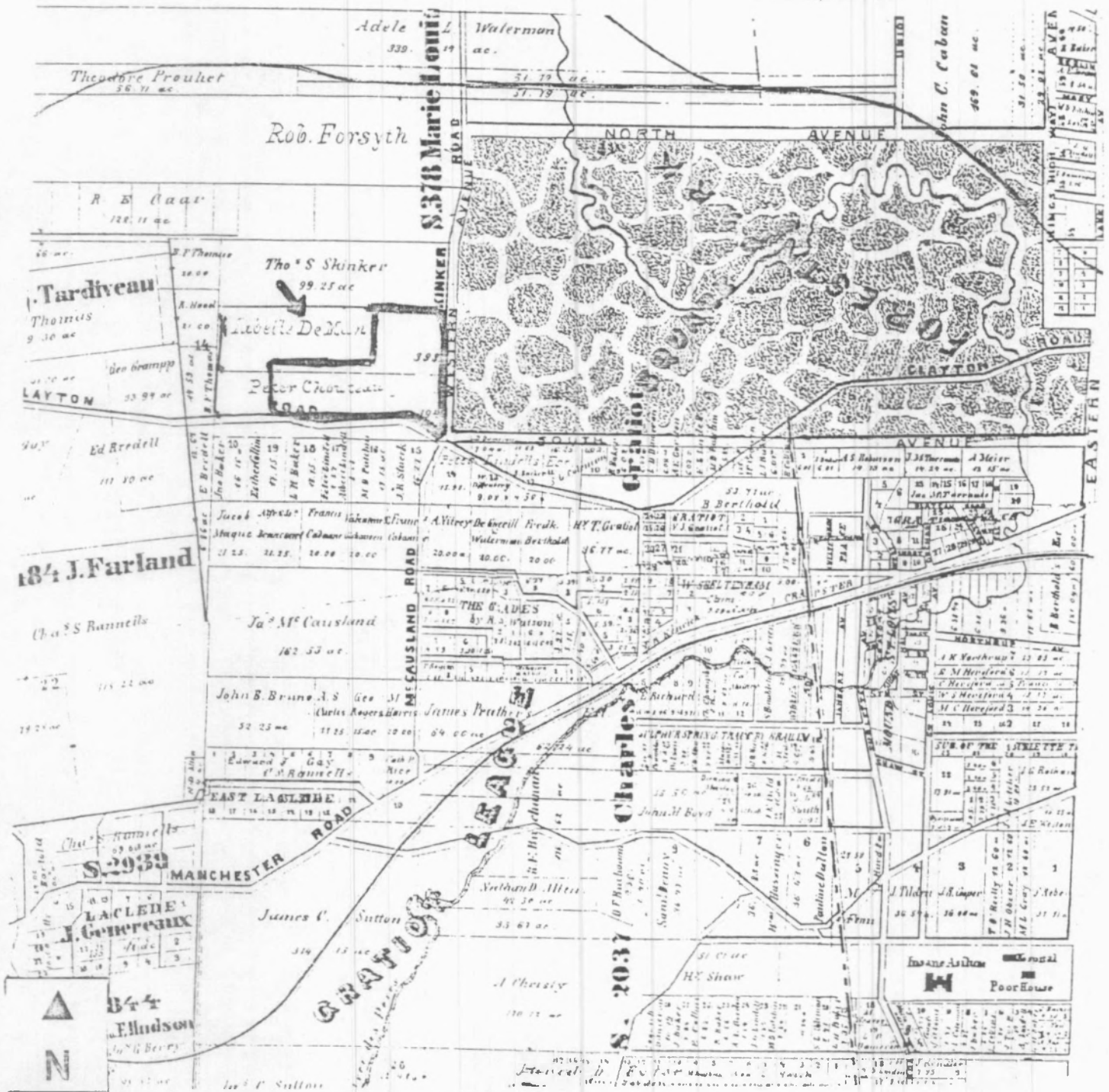
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## Exhibit 2 - Historical Plat Map of Hi-Pointe/De Mun Historic District

Map of City of St. Louis  
Julius Hutawa Lithographer & Map  
Publisher, 1872



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***Exhibit 3 Restrictive Covenant's Hi-Pointe Subdivision***

RESTRICTIONS  
of  
Hi-Pointe Subdivision  
Skinker and Clayton Roads  
FIFTIETH ANNIVERSARY

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*Exhibit 3 Restrictive Covenant's Hi-Pointe Subdivision*

**INTRODUCTION**

In 1917, A group of investors with Mr. A. L. Stocke, Mr. H. D. Condie and Mr. Charles W. Delargy as trustees, selected a tract of land of 50 acres as a development site. The property was located at Skinker and Clayton Road to be known as Hi-Pointe Subdivision.

The brochure advertising the sale of lots in the subdivision indicated that the area is the highest tract of ground in the City of St. Louis, being 183:3 Feet above the city Directrix, and 599:3 feet above sea level.

The construction of the homes was under the constant supervision of architect Henry Wright. The brochure pointed out that "the reliability of the contractors and the businesslike manner in which construction work is progressing, all tend to substantiate our ideal, if it is done in Hi-Pointe, it is done right."

Fifty years have passed since our attractive subdivision was taken off the drawing plans and built into reality. But much of the beauty and attraction are still ours to enjoy. As your trustees, we are trying to carry on the fine work performed by those trustees who have served before us. We have listed them below.

In the following pages you will find the restrictions which either you or the previous owner have executed. These restrictions have given the residence owners the tools with which to maintain this magnificent location.

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**TRUSTEES OF HI-POINTE SUBDIVISION**

APPOINTED			YEARS SERVED
1917	James C. Cook	(Original Trustee)	1917-1921
1917	Charles W. DeLargy	(Original Trustee)	1917-1921
1917	Henry Wright	(Original Trustee)	1917-1923
7-2-21	<sup>1</sup> William Schneider	(Replaced Mr. Cook)	1921-1958
7-2-21	Theodore Briell	(Replaced Mr. DeLargy)	1921-1923
8-29-23	<sup>2</sup> R. A. Thomann	(Replaced Mr. Briell)	1923-1966
8-29-23	F. J. Schleicher	(Replaced Mr. Wright)	1923-1925
7-10-25	Herbert G. Mesloh	(Replaced Mr. Schleicher)	1925-1933
2-3-33	Charles A. Kistenmacher	(Replaced Mr. Mesloh)	1933-1944
5-1-44	Dr. Martin Sheets	(Replaced Mr. Kistenmacher)	1944-1956
4-5-56	Lee H. Nolte	(Replaced Dr. Sheets)	1956 —
7-17-58	Harry M. Hines	(Replaced Mr. Schneider)	1958-1967
1-20-66	John M. Schaper	(Replaced Mr. Thomann)	1966 —
1-21-67	Donald Gunn Jr.	(Replaced Mr. Hines)	1967 —

Note<sup>1</sup> William Schneider - Served 37 years as Chairman

Note<sup>2</sup> R. A. Thomann - Served 43 years as Secretary

**PRESENT TRUSTEES**

{ Lee H. Nolte - Chairman  
John M. Schaper - Secretary  
Donald Gunn Jr. - Member

Dated January 1st, 1968

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***Exhibit 3 Restrictive Covenant's Hi-Pointe Subdivision***

**DEED CREATING RESTRICTIONS AND APPOINTING TRUSTEES FOR HI-POINTE SUBDIVISION**

THIS INDENTURE DATED MAY 1ST, 1961, MADE AND ENTERED INTO BY THE UNDERSIGNED LOT OWNERS IN THE HI-POINTE SUBDIVISION, WHICH IS SITUATED PARTLY IN THE CITY OF ST. LOUIS AND PARTLY IN THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, THE PLAT OF WHICH (OR A PROPER PORTION THEREOF) IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, FOR THE CITY OF ST. LOUIS, AS DAILY NO. 81 ON SEPTEMBER 28TH, 1917, AND AN APPROPRIATE PLAT THEREOF IN THE OFFICE OF THE RECORDER OF DEEDS, FOR THE COUNTY OF ST. LOUIS, IN PLAT BOOK 11, PAGES 30 & 31 THEREOF, INCLUDING A LATER AMENDED PLAT AS FILED OF RECORD IN ST. LOUIS COUNTY RECORDERS OFFICE.

WHEREAS, IT IS THE PURPOSE OF THE PARTIES HERETO AND THE TRUSTEES HERE UNDER, THAT THE SAID SUBDIVISION SHALL BE AND REMAIN A STRICTLY RESIDENTIAL DISTRICT WITH RESTRICTIONS AND PROVISIONS TO APPLY TO AND GOVERN THE PROPERTY OF THE SUBSCRIBERS HERETO.

NOW THEREFOR, IN CONSIDERATION OF THE PREMISES AND THE AGREEMENT OF THE LOT OWNERS SUBSCRIBING HERETO AND THE TRUSTEES CREATED AND NAMED HEREIN AND THEIR SUCCESSORS AND THE AGREEMENT OF THE TRUSTEES TO ACT HEREUNDER, THE LOT OWNERS DO HEREBY NOMINATE, CONSTITUTE AND APPOINT LEE H. NOLTE, HARRY M. HINES AND ROBERT A. THOMANN TRUSTEES HEREUNDER, AND THEY DO COVENANT AND AGREE WITH SAID TRUSTEES AND THE TRUSTEES, WITH SAID LAND OWNERS TO THE EFFECT FOLLOWING, AND HAVE CREATED AND GRANTED, AND DO HEREBY CREATE AND GRANT UNTO SAID TRUSTEES, AND THEIR SUCCESSORS THE RIGHTS, EASEMENTS, POWERS, DUTIES AND AUTHORITIES HEREIN SET FORTH; THAT IS TO SAY:

**FIRST.**

THE TRUSTEES AND THEIR SUCCESSORS SHALL HAVE, AND ARE HEREBY GRANTED FULL POWER AND AUTHORITY IN THEIR OWN NAME, AS TRUSTEES OF AN EXPRESS TRUST OR OTHERWISE, TO PREVENT ANY

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***Exhibit 3 Restrictive Covenant's Hi-Pointe Subdivision***

INFRINGEMENT AND COMPEL THE PERFORMANCE OF ANY COVENANT OR COVENANTS IN THIS INDENTURE CONTAINED.

THIS PROVISION IS INTENDED TO BE CUMULATIVE AND NOT TO RESTRICT THE RIGHT OF ANY LOT HOLDER TO PROCEED IN HIS OWN BEHALF; BUT THE POWERS AND AUTHORITY HEREBY CREATED AND GRANTED TO THE TRUSTEES IS INTENDED TO BE DISCRETIONARY AND NOT MANDATORY.

**SECOND.**

WHENEVER ANY ONE OR MORE OF SAID TRUSTEES OR THEIR SUCCESSORS APPOINTED AS HEREIN PROVIDED SHALL DIE, RESIGN, OR BECOME NON-RESIDENTS OF THE SUBDIVISION OR SHALL BECOME INCAPACITATED BY REASON OF SICKNESS OR OTHERWISE SHALL CEASE TO HAVE AN INTEREST IN SAID SUBDIVISION, EITHER AS A LOT OWNER OR NON-RESIDENT THEREOF, THEN, THE REMAINING TRUSTEES SHALL BY WRITTEN INSTRUMENT APPOINT A SUCCESSOR OR SUCCESSORS, WHO SHALL RESIDE IN THE SUBDIVISION; SAID INSTRUMENT OF APPOINTMENT TO BE EXECUTED, ACKNOWLEDGED AND RECORDED AS MAY BE REQUIRED BY LAW FOR AN INSTRUMENT AFFECTING REAL ESTATE; IT SHALL SET FORTH THE NAME OF THE PERSON OR PERSONS WHO HAVE CEASED TO BE TRUSTEES AND THE NAME OF THE APPOINTED PERSON OR PERSONS, TOGETHER WITH THE CAUSE OF THE VACANCY; AND UPON RECORDING OF SUCH INSTRUMENT OF APPOINTMENT, THE APPOINTEE SHALL BE IMMEDIATELY SUBSTITUTED AS TRUSTEE AND HE SHALL HAVE ALL THE RIGHTS, TITLES, POWERS, DUTIES AND PRIVILEGES HEREIN CONFERRED UPON ANY OF THE PERSONS NAMED HEREIN AS ORIGINAL TRUSTEES.

**THIRD.**

THE TRUSTEES PROVIDED FOR HEREIN SHALL KEEP WRITTEN MINUTES OF THEIR IMPORTANT PROCEEDINGS, WHICH MINUTES SHALL BE OPEN TO THE INSPECTION AT ALL REASONABLE TIMES BY ANY PERSON INTERESTED AS A LOT OWNER. ANY TWO OF SUCH TRUSTEES MAY EXERCISE THE POWERS OF THE BOARD; AND THEY SHALL SERVE WITHOUT PAY, EXCEPT FOR EXPENSES REASONABLY INCURRED OR NECESSARY TO CARRY OUT THE DUTIES HEREIN IMPOSED.

**FOURTH.**

TO ENABLE THE TRUSTEES, WITHOUT COST TO THEM, TO EXERCISE AND PERFORM THE DUTIES AND POWERS DEVOLVED UPON THEM, THEY ARE GRANTED THE RIGHT AND POWER TO MAKE UNIFORM ASSESSMENT

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UPON AND AGAINST THE SEVERAL LOTS OR PARCELS OF LAND OF THE SUBSCRIBERS HERETO IN SAID SUBDIVISION, IN ACCORDANCE WITH THE RULE OF APPORTIONMENT HEREINAFTER STATED NOT TO EXCEED, HOWEVER, TWENTY-FIVE CENTS PER FRONT FOOT IN ANY YEAR.

THE FRONTAGE OF THE VARIOUS LOTS FOR THE PURPOSE OF ASSESSMENT SHALL BE DETERMINED BY THE APPORTIONED FRONTAGE SET DOWN IMMEDIATELY BELOW THE LOT NUMBER UPON THE PLAT OR WHERE NOT SHOWN ON LOTS, THE SIDES OF WHICH ARE PARALLEL, THE ACTUAL FRONTAGE OR LOT WIDTHS SHOWN AT THE FRONT LINE SHALL BE USED.

**FIVE.**

THE ASSESSMENT SO LEVIED SHALL INCLUDE SUCH AMOUNT AS MAY BE NECESSARY BY THE TRUSTEES, FOR THE PROPER MAINTENANCE OF ALL THE PARKS, PARKING SPACES AND TREES IN THE PUBLIC STREETS, CROSSWALKS AND PARKS WITHIN THE SUBDIVISION.

EVERY ASSESSMENT HEREBY AUTHORIZED SHALL CONSTITUTE, FROM AND AFTER THE PASSAGE OF A RESOLUTION LEVYING THE SAME AND THE RECORDING THEREOF IN THE MINUTES OF THE PROCEEDINGS OF THE TRUSTEES, THE PERSONAL DEBT AND OBLIGATION OF THE HOLDER (AT THE TIME INCLUDING HIS SUCCESSOR) OF THE LEGAL TITLE OF SAID LOT TO WHICH SUCH ASSESSMENT REFERS OR IS MADE APPLICABLE AND SHALL BEAR INTEREST AS HEREIN PROVIDED, AND, IN ADDITION, EVERY SUCH ASSESSMENT SHALL, FROM AND AFTER THE TIME JUST AFORESAID, BE AND CONSTITUTE A LIEN OR CHARGE AGAINST ANY LOT TO WHICH IT RELATES AND BE ENFORCEABLE BY THE TRUSTEES AGAINST SUCH LOT IN LIKE MANNER AS IS OR MAY BE PROVIDED BY LAW, FOR THE ENFORCEMENT OF EQUITABLE LIENS GENERALLY.

NOTICE OF SUCH ASSESSMENT MAY BE GIVEN BY MAIL ADDRESSED TO THE LAST KNOWN OR USUAL POST OFFICE ADDRESS OF THE HOLDER OF THE LEGAL TITLE, OR MAY BE GIVEN BY POSTING A BRIEF NOTICE OF ASSESSMENT UPON THE LOT ITSELF.

IF ANY SUCH ASSESSMENT BE NOT PAID WITHIN THIRTY DAYS AFTER NOTICE GIVEN AS PROVIDED, IT SHALL BEAR INTEREST AT THE RATE OF EIGHT PERCENT PER ANNUM UNTIL PAID, REGARDLESS OF ANY STATUTE OF LIMITATION WHICH SHALL NOT APPLY TO THE LIEN OR ITS ENFORCEMENT AND SUCH INTEREST SHALL

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ALSO CONSTITUTE A LIEN, TOGETHER WITH THE PRINCIPAL AGAINST THE LOT IN QUESTION.

AT ANY TIME AFTER THE PASSAGE OF THE RESOLUTION LEVYING AN ASSESSMENT AND ITS ENTRY IN THEIR MINUTES, THE TRUSTEES MAY IN ADDITION AFTER SAID 30 DAYS, EXECUTE AND ACKNOWLEDGE AN INSTRUMENT RECITING THE LEVY OF THE ASSESSMENT, WITH RESPECT TO ANY ONE OR MORE LOTS, AND CAUSE SAME TO BE RECORDED IN THE PROPER RECORDER'S OFFICE (ACCORDING TO THE SITUATION OF THE PROPERTY) IN THE CITY OR COUNTY OF ST. LOUIS, AND THE TRUSTEES MAY (UPON PAYMENT) CANCEL OR RELEASE ANY ONE OR MORE LOTS FROM THE LIABILITY FOR ASSESSMENT (AS SHOWN BY RECORDED INSTRUMENT) BY EXECUTING, ACKNOWLEDGING AND RECORDING (AT THE EXPENSE OF THE DELINQUENT OWNER OF THE PROPERTY EFFECTED) A RELEASE OF SUCH ASSESSMENT WITH RESPECT TO ANY LOT OR LOTS AFFECTED; AND THE TRUSTEES SHALL CAUSE TO BE NOTED FROM TIME TO TIME, IN THE MINUTES OF THEIR PROCEEDINGS, THE PAYMENTS MADE ON ACCOUNT OF ASSESSMENTS.

AT THE TIME WHEN THE BILL FOR EACH YEARS ASSESSMENT IS MAILED TO THE LOT OWNER, THE TRUSTEES SHALL INCLUDE A STATEMENT, SHOWING THE RECEIPTS AND DISBURSEMENTS FOR THE PRECEDING YEAR.

**RESTRICTIONS.**

**SIXTH.**

WITH RESPECT TO ALL LOTS FOLLOWING, THAT IS TO SAY; LOTS SITUATED (AS APPARENT UPON THE PLATS) EAST OF DE MUN AVENUE, AND NORTH OF CLAYTON ROAD OF THE OWNERS WHO SUBSCRIBED HERETO, IT IS COVENANTED AND AGREED AS FOLLOWS:

THAT THE OWNER OR OWNERS OF ANY LOTS (JUST ENUMERATED) SHALL EVER ERECT, ALTER OR MAINTAIN OR PERMIT TO BE ERECTED, ALTERED OR MAINTAINED UPON ANY SAID LOTS ANY BUSINESS STRUCTURE OR STRUCTURES TO BE USED FOR PURPOSE OF BUSINESS; THAT SAID LOTS SHALL (EXCEPT IN THIS INDENTURE OTHERWISE PROVIDED) BE USED OR OCCUPIED SOLELY FOR PURPOSE OF PRIVATE RESIDENCE; THAT NEITHER THEY, NOR ANY OF THEM SHALL EVER ERECT, ALTER OR MAINTAIN, OR PERMIT TO BE ERECTED, ALTERED OR MAINTAINED, UPON ANY OF SAID LOTS (JUST ENUMERATED) ANY FLAT OR APARTMENT BUILDING WHATSOEVER.



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EVER; THAT NEITHER THEY NOR ANY OF THEM, SHALL EVER ERECT, ALTER OR MAINTAIN OR PERMIT TO BE ERECTED, ALTERED OR MAINTAINED, MORE THAN ONE SINGLE DWELLING TO BE OCCUPIED BY ONE FAMILY (APART FROM GARAGE OR OTHER SUBSIDIARY BUILDING AS SHALL BE APPROVED IN WRITING BY THE TRUSTEES) UPON ANY LOT; THAT NO SUCH DWELLING SHALL BE ERECTED, ALTERED OR MAINTAINED (EXCEPTING SUCH AS NOW EXIST) LESS THAN TWO FULL STORIES IN HEIGHT; THAT NO SUCH DWELLING LOCATED ON ANY SUCH LOT SHALL BE ALTERED OR CONSTRUCTED WITH A FLAT ROOF.

SEVENTH.

WITH RESPECT TO ALL LOTS WEST OF DE MUN AVENUE AND NORTH OF CLAYTON ROAD OF THE OWNERS WHO SHALL SUBSCRIBE HERETO, IT IS COVENANTED AND AGREED AS FOLLOWS:

THAT NO OWNER OR OWNERS OF SUCH LOTS SHALL EVER ERECT, ALTER OR MAINTAIN, OR PERMIT TO BE ALTERED, ERECTED OR MAINTAINED UPON ANY SUCH LOTS ANY BUSINESS OR BUSINESS STRUCTURE OR STRUCTURES TO BE USED OR OCCUPIED FOR THE PURPOSE OF BUSINESS, (EXCEPT AS IN THIS INDENTURE OTHERWISE PROVIDED).

THAT SAID LOT OR LOTS SHALL BE USED AND OCCUPIED SOLELY FOR RESIDENCE FOR BUT ONE FAMILY TO EACH APARTMENT, THAT NEITHER THEY, NOR ANY OF THEM SHALL EVER ERECT, ALTER OR MAINTAIN, OR PERMIT TO BE ERECTED, ALTERED OR MAINTAINED (EXCEPT AS IN THIS INDENTURE OTHERWISE PROVIDED) UPON ANY OF SAID LOTS OF AT LEAST 40 FEET ANY BUILDING (APART FROM GARAGE OR OTHER NECESSARY OUT BUILDINGS) OTHER THAN A FLAT, APARTMENT OR FULL TWO STORY BUILDING, EXCEPTING IT BE A DWELLING PLACE FOR ONE FAMILY, AS MAY NOW EXIST. IT IS MORE SPECIFICALLY PROVIDED THAT LOTS 14 TO 27 INCLUSIVE IN BLOCK G, SHALL BE MAINTAINED WITH FLAT ROOFS, ON NO LESS THAN 40 FOOT LOTS, AS FOUR FAMILY APARTMENT BUILDINGS AND LOT 28 IN BLOCK G SHALL BE MAINTAINED AS IT NOW EXISTS.

IT IS MORE SPECIFICALLY PROVIDED THAT THE BUILDINGS ON THE NORTH SIDE OF ALAMO AVENUE, BEING LOTS 2 TO 16 INCLUSIVE IN BLOCK H, SHALL BE MAINTAINED AS FOUR FAMILY APARTMENT BUILDINGS AND THAT THE BUILDINGS ON LOTS 17 TO 31, INCLUSIVE IN BLOCK H SHALL BE MAINTAINED AS TWO FAMILY FLATS OR DWELLING PLACES, FOR ONE FAMILY TO EACH APARTMENT AND THAT LOTS 32 TO 35 INCLUSIVE IN BLOCK H, SHALL BE MAINTAINED, TO BE USED FOR ONE FAMILY AS ORIGINALLY CONSTRUCTED, THAT IS TO SAY, ONE FAMILY DWELLING PLACES, WHICH BUILDINGS SHALL BE NO MORE THAN TWO STORIES HIGH,

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WHILE THE BUILDINGS ON LOT ONE SHALL REMAIN AS ORIGINALLY CONSTRUCTED.

WITH RESPECT TO THE BUILDINGS ON LOTS 1 TO 19 INCLUSIVE IN BLOCK I, NO OWNER OR OWNERS THERE-  
OF SHALL EVER ERECT, ALTER OR MAINTAIN OR PERMIT TO BE ERECTED, ALTERED OR MAINTAINED UPON ANY  
OF SAID LOTS, ANY BUSINESS STRUCTURE USED OR OCCUPIED FOR THE PURPOSE OF BUSINESS (EXCEPT AS IN  
THIS INDENTURE OTHERWISE PROVIDED) THAT SAID LOTS AND THE BUILDINGS THEREON, SHALL BE USED OR  
OCCUPIED FOR PURPOSE OF RESIDENCE OF A SINGLE FAMILY, IN EACH OF THE SAID TWO FAMILY FLAT  
BUILDINGS; THAT NEITHER THEY, NOR ANY ONE OF THEM, SHALL EVER ALTER, ERECT OR MAINTAIN, OR  
PERMIT TO BE ALTERED, ERECTED OR MAINTAINED, (EXCEPT IN THIS INDENTURE OTHERWISE PROVIDED) UPON  
ANY OF THE SAID LOTS AND BUILDING, (APART FROM GARAGE OR OTHER NECESSARY OUT BUILDINGS) EXCEPT  
A FLAT BUILDING OF NO MORE THAN TWO FULL STORIES IN HEIGHT, NOR LESS THAN TWO FULL STORIES.

THAT NO SUCH FLAT BUILDING SHALL BE ALTERED, ERECTED OR MAINTAINED THAT SHALL PROVIDE FOR  
THE OCCUPANCY, OR BE OCCUPIED BY MORE THAN TWO FAMILIES, ONE TO EACH FLOOR AND NO BUILDING, OR  
DWELLING PLACE SHALL BE ERECTED UPON ANY SUCH LOT, UNLESS SAID LOT HAS A WIDTH OF AT LEAST 40  
FEET ON THE PROPERTY LINE.

EIGHT.

WITH RESPECT TO ALL THE LOTS EMBRACED IN THIS INDENTURE AND THE AFORESAID SUBDIVISION, IT  
IS FURTHER COVENANTED AND AGREED AS FOLLOWS:

THAT NO OWNER OR OWNERS OF ANY OF THE LOTS OF THE SUBSCRIBERS EMBRACED HEREIN, SHALL RAISE,  
OR PERMIT TO BE RAISED OR ERECTED OR MAINTAINED THE GRADE OF ANY LOT, OTHERWISE THAN HAS BEEN  
ORIGINALLY FIXED AND DESIGNATED BY HENRY WRIGHT, AND ON FILE WITH THE TRUSTEES, UNLESS PER-  
MISSION IN WRITING IS ESPECIALLY GRANTED BY THE TRUSTEES; NOR SHALL THEY ALTER, ERECT OR MAIN-  
TAIN ANY BUILDING OF ANY CHARACTER UPON ANY OF THE SAID LOTS EMBRACED IN THIS INDENTURE, WHERE-  
OF ANY PROTION (EXCEPT CORNICES) SHALL EXTEND BEYOND OR ENROACH UPON THE FRONT OR SIDE BUILDING  
LINES OF THE SAID LOTS, AS DELINEATED UPON THE AFORESAID PLATS AS ESTABLISHED HEREIN, PROVIDED  
HOWEVER, THAT OPEN PORCHES MAY EXTEND NOT MORE THAN 10 FEET IN FRONT OF SAID BUILDING LINE;  
BUT WHERE ARE ENCLOSED SUN PORCH IS ERECTED IN FRONT OF A RESIDENCE, FLAT OR APARTMENT BUILD-

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ING, THE FRONT OF SUCH PORCH SHALL BE CONSIDERED AS THE FRONT OF THE BUILDING, AND IT SHALL NOT BE EXTENDED BEYOND THE BUILDING LINE, NOR SHALL ANY BUILDING UPON ANY LOT FRONT IN ANY WAY EXCEPT TOWARDS THE FRONT OF SAID LOT.

WHERE ANY CORNER LOT SHALL HAVE ON MORE THAN ONE SIDE A BUILDING LINE OF THE ADJOINING LOTS EITHER FRONT OF SAID LOT MAY BE CONSIDERED AS CONSTITUTING THE FRONT OF THE BUILDING, BUT IN ANY CASE THE REMAINING SIDE FRONTAGE OF SAID BUILDING SHALL BE GIVEN A PRESENTABLE AND ATTRACTIVE APPEARANCE AND SHALL NOT IN ANY WAY GIVE EVIDENCE OF BEING A REAR SERVICE OR ENTRANCE OF THE BUILDING, NOR SHALL THERE BE ERECTED OR MAINTAINED IN FRONT OF THE BUILDING LINE OR LOT OR FRONT OF EITHER BUILDING LINE OF SUCH CORNER LOT ANY FENCE, WALL OR HEDGE EXCEPT AS HEREIN PROVIDED- NOR SHALL ANY RESIDENCE, FLAT OR APARTMENT BUILDING BE ALTERED, OR ERECTED OR MAINTAINED ANY PORTION OF WHICH SHALL BE NEARER THAN 3 FEET TO THE SIDE LINES OF THE LOT TO WHICH IT STANDS; NOR SHALL THERE BE ERECTED OR MAINTAINED ALONG THE SIDE OR DIVISION LINE OF ANY LOT, ANY WOODEN FENCE, PROVIDED HOWEVER THAT WOODEN FRAME WORK FOR WIRE FENCES SHALL BE PERMITTED ONLY IN THE REAR OR AS A SIDE DIVISION FENCE, BUT NOT IN FRONT OF ANY BUILDING LINE, NOR SHALL THERE BE ERECTED OR MAINTAINED UPON ANY LOT ANY GARAGE OR OTHER BUILDING WHATSOEVER, BETWEEN THE ALLEY AND THE REAR BUILDING LINES AS SHOWN ON THE PLAT, PROVIDED HOWEVER THAT EASEMENTS MAY BE GRANTED OVER SUCH SPACES FOR PUBLIC UTILITIES, NOR SHALL ANY DWELLING, APARTMENT OR BUILDING WHATSOEVER (INCLUDING OUT BUILDINGS) BE ALLOWED, ERECTED OR MAINTAINED UPON ANY LOT UNLESS THE SAME BE CONSTRUCTED OF BRICK, TERRA COTTA, STONE OR OTHER MATERIAL AS SHALL FIRST BE APPROVED IN WRITING BY THE TRUSTEES, NOR SHALL ANY WOODEN PORCH BE ERECTED OR MAINTAINED ON THE FRONT OF ANY BUILDING, BUT SHALL BE PERMITTED AS A REAR ENTRANCE TO SUCH DWELLING, NOR SHALL ANY ROOF OF WOOD, PLIABLE SHINGLES OR COMPOSITION ROOFING BE ERECTED OR PERMITTED UPON ANY BUILDING OF ANY CHARACTER, UNLESS PERMISSION IN WRITING IS FIRST OBTAINED FROM THE TRUSTEES, EXCEPT ON FLAT BUILDINGS, IN SECTIONS WHERE THE BUILDINGS HAVE FLAT ROOFS.

NINTH.

IT IS HEREBY FURTHER PROVIDED THAT THE FRONT, SIDE AND REAR BUILDING LINES AS SHOWN ON THE

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AFOREMENTIONED PLATS SHALL BE OBSERVED AND RIGIDLY ENFORCED AND NO ENCHROACHMENT OF ANY KIND BY ANY LOT OWNER SHALL BE PERMITTED.

IT IS HEREBY FURTHER PROVIDED THAT HEDGES OR OTHER SHRUBBERY MAY BE USED IN CONNECTION WITH LOTS LOCATED WEST OF THE CITY COUNTY LINES.

PROVIDED HOWEVER, ALL SUCH HEDGES OR SHRUBBERY WHICH MAY BE USED AS A FENCE OR DIVIDING LINES, WHETHER TO THE SIDE OR REAR OR FRONT OF ANY LOT OR LOTS. THE OWNER SHALL FIRST OBTAIN THE WRITTEN CONSENT AND APPROVAL OF THE TRUSTEES AND THE SAME THEREAFTER, & SHALL BE SUBJECT TO THE CONTINUED REGULATION OR REMOVAL AT ANY TIME BY THE TRUSTEES, WHENEVER THEY SHALL DETERMINE THAT THE TRIMMING, CUTTING BACK OR COMPLETE REMOVAL OF SAME MAY BE NECESSARY TO PROTECT ABBUTTING PROPERTY OR OTHER PROPERTY OWNERS, PEDESTRIANS OR THE COMMUNITY.

TREES OR HEAVY SHRUBBERY SHALL NOT BE PERMITTED OR PLANTED IN THE REAR BUILDING LINE, NOR SHALL TREES OR HEAVY SHRUBBERY BE PERMITTED TO OVERHAND THE ALLEYS OR SUCH REAR BUILDING LINE, NOR TO OBSTRUCT THE CLEAR VIEW OF THE ALLEYS, THE TELEPHONE OR ELECTRIC LINES IN THE ALLEYS.

TENTH.

IT IS THE PURPOSE OF THE PROVISIONS CONTAINED IN THE EIGHT AND NINTH PARAGRAPHS, TO AT ALL TIMES, ALLOW THE PROPERTY OWNER TO ENJOY A CLEAR VIEW IN ALL DIRECTIONS AND ON ALL SIDES OF THEIR PROPERTY, SO HEDGES, TREES, HEAVY SHRUBBERY, WOODEN FENCES OR OTHER CLOSED FENCES MAY NOT DEPRIVE A PROPERTY OWNER OF HIS RIGHT TO UNOBSTRUCTED AIR, VIEW OR OTHER COMPLETE ENJOYMENT OF HIS PROPERTY BY THE ERECTION OF SPITE FENCES OR ANY OTHER MEANS.

ELEVENTH.

IN THE EVENT THAT ANY ONE OR MORE OF THE RESTRICTIONS HEREIN CONTAINED SHALL PROVE TO BE UNENFORCABLE, INVALID OR OTHERWISE FAIL OF INTENDED EFFECT, THE VALIDITY AND BINDING EFFECT OF THE OTHERS SHALL IN NO WAYS BE EFFECTED THEREBY.

TWELFTH.

ALL OF THE FOREGOING RESTRICTIONS SHALL BE AND REMAIN IN FULL FORCE UNTIL THE 31ST DAY OF DECEMBER, 1999, BUT ANY ONE OR MORE OF THEM, MAY BE EXTENDED BEYOND THAT TIME OR BE AMENDED BY INSTRUMENT IN WRITING. EVIDENCING THE CONSENT OF THE OWNERS OF THREE FOURTHS OF THE TOTAL

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NUMBER OF FRONT FEET EMBRACED IN THIS INDENTURE, AND SUCH WRITTEN INSTRUMENT SHALL BE EXECUTED, ACKNOWLEDGED AND RECORDED AS REQUIRED BY LAW FOR INSTRUMENTS AFFECTING REAL ESTATE, AND FOR THIS PURPOSE, THE FRONTAGE SHALL BE DETERMINED AS SET OUT HEREIN.

**THIRTEENTH.**

IT IS HEREBY INTENDED AND COVENANTED BY THE SUBSCRIBERS HERETO, THAT THE SAID RESTRICTIONS SHALL OPERATE AS A COVENANT RUNNING WITH THE LAND INTO WHOMSOEVER HANDS THE SAME MAY OR ANY PART THEREOF SHALL COME AND BE ENFORCABLE AT THE SUIT OF ANY AND EVERY OWNER OF ANY LOT OR OF THE TRUSTEES BY PROPER PROCEEDINGS IN LAW OR EQUITY.

**FOURTEENTH.**

NOTHING IN THIS INDENTURE SHALL BE CONSTRUCTED AS PROHIBITING ANY REGISTERED PHYSICIAN OR LAWYER, PROFESSOR HOLDING A LICENSE OR DEGREE, OR MINISTER OF THE GOSPEL FROM USING CONSULTING QUARTERS AND IN THE CASE OF A MINISTER, FROM HAVING A SECRETARY IF NECESSARY.

THIS HOWEVER, DOES NOT PERMIT A CLINIC, HOSPITAL, OPERATING ROOM OR OTHER REGULAR COMMERCIAL USE THEREOF.

**FIFTEENTH.**

IT IS INTENDED AND HEREBY PROVIDED, THAT ANY LOT OWNER IN THE HI-POINTE SUBDIVISION WHO HAS NOT SUBSCRIBED TO AND PRESENTLY JOINED IN THE WITHIN RESTRICTION PROVISIONS, MAY DO SO AT ANY TIME IN THE FUTURE, BY SUBSCRIBING TO AND JOINING IN AND AGREEING TO BE BOUND BY THE PROVISIONS OF THE WITHIN INDENTURE, BY DEED, RECITING THEIR INTENTION TO SO JOINING AND BE MADE A PARTY TO THE WITHIN RESTRICTIONS, WHICH DEED SHALL BE IN WRITING, DULY ACKNOWLEDGED AND FILED OF RECORD, WITH THE RECORDER OF DEEDS OF THE CITY OF ST. LOUIS OR OF THE COUNTY OF ST. LOUIS, WHEREIN, THEIR LOT OR LOTS ARE LOCATED.

NOW THEREFORE, THE PARTIES HERETO AND SUCH OTHERS AS MAY LATER SUBSCRIBE HERETO, DO FOR THEMSELVES, THEIR ADMINISTRATORS, EXECUTORS, HEIRS, SUCCESSORS, AND ASSIGNS ADOPT AND AGREE TO ALL THE TERMS AND CONDITIONS OF THE WITHIN INSTRUMENT.

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IN CONSIDERATION OF WHICH, AND THE MUTUAL BENEFITS TO BE DERIVED HEREFROM, AND IN CONSIDERATION EACH OF THE MUTUAL PROMISES AND COVENANTS OF THE OTHERS HEREIN AND HERETO AND ON BEHALF OF THOSE JOINING HEREIN, THEY DO HEREBY ADOPT THE FOREGOING RESTRICTIONS AND AGREE HEREBY TO BE BOUND BY ALL THE PROVISIONS THEREOF.

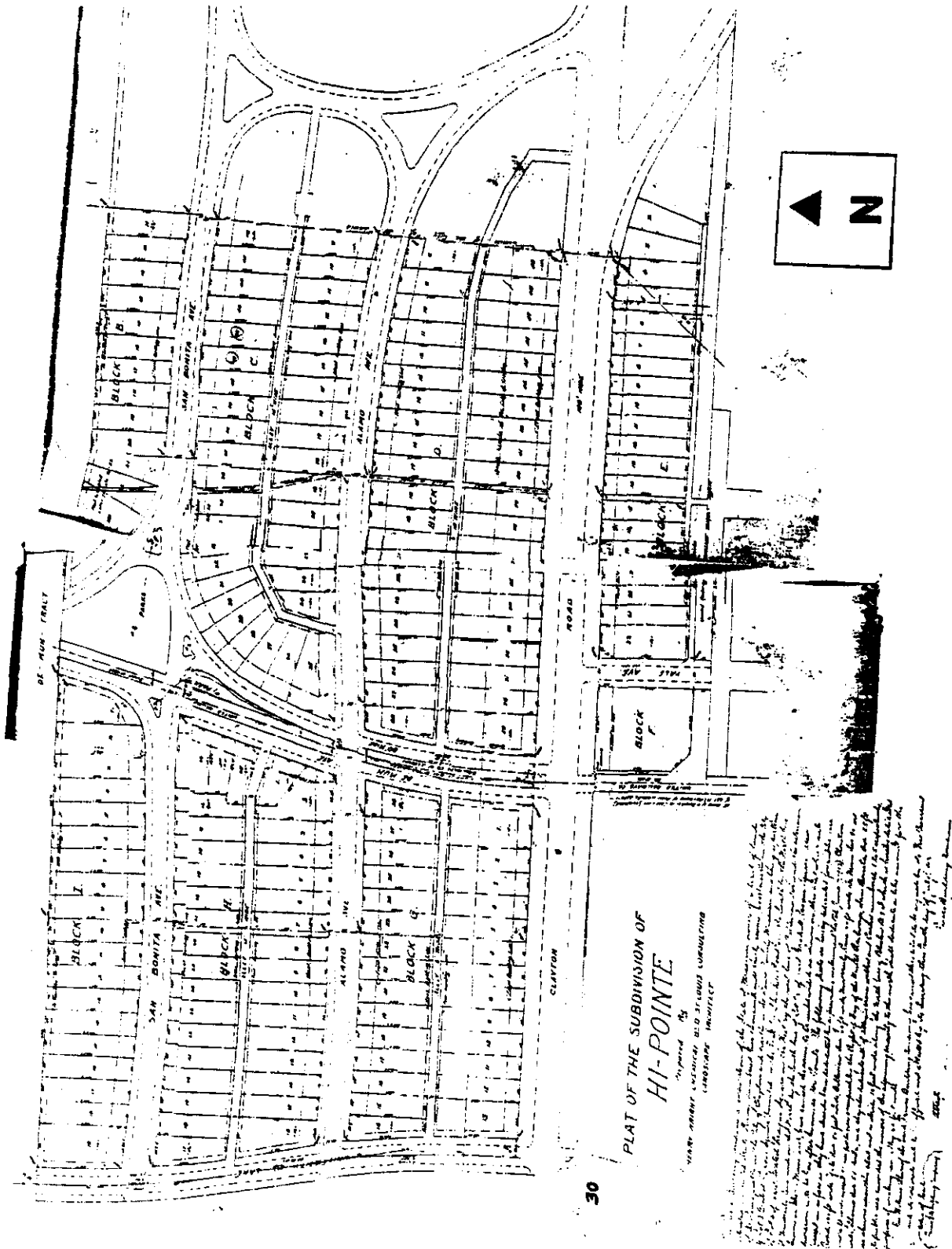
IN WITNESS WHEREOF, THE SUBSCRIBING LOT OWNERS IN THE HI-POINTE SUBDIVISION, HAVE EXECUTED THESE PRESENTS AT THE TIMES AND PLACES SET FORTH IN THEIR ACKNOWLEDGEMENTS HERETO.

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*Exhibit 4 Original Plat Map by Henry Wright - Clayton Section of Hi-Pointe Subdivision*

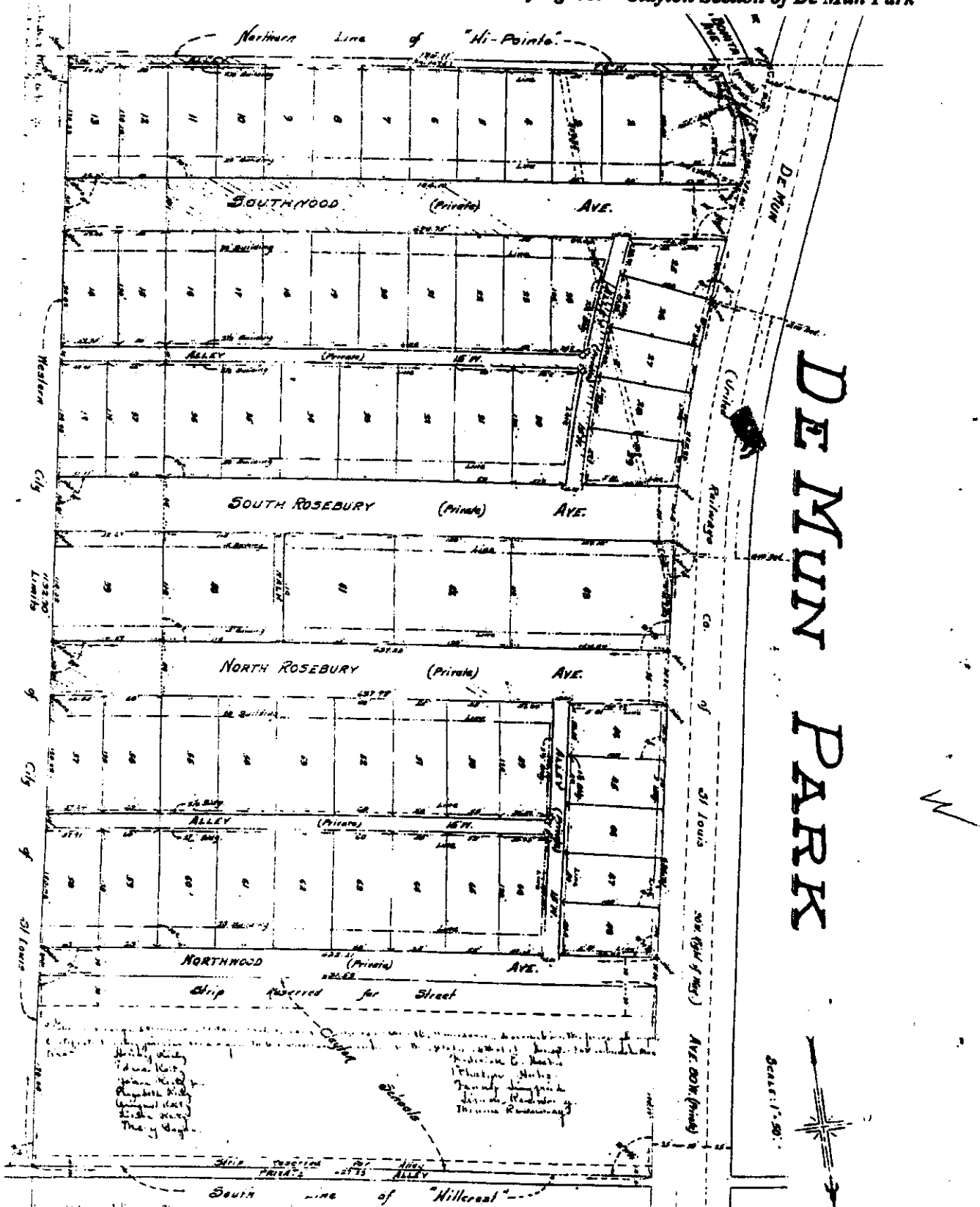


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Exhibit 5. Original Plat Map by Ptizman Surveying Co. - Clayton Section of De Mun Park



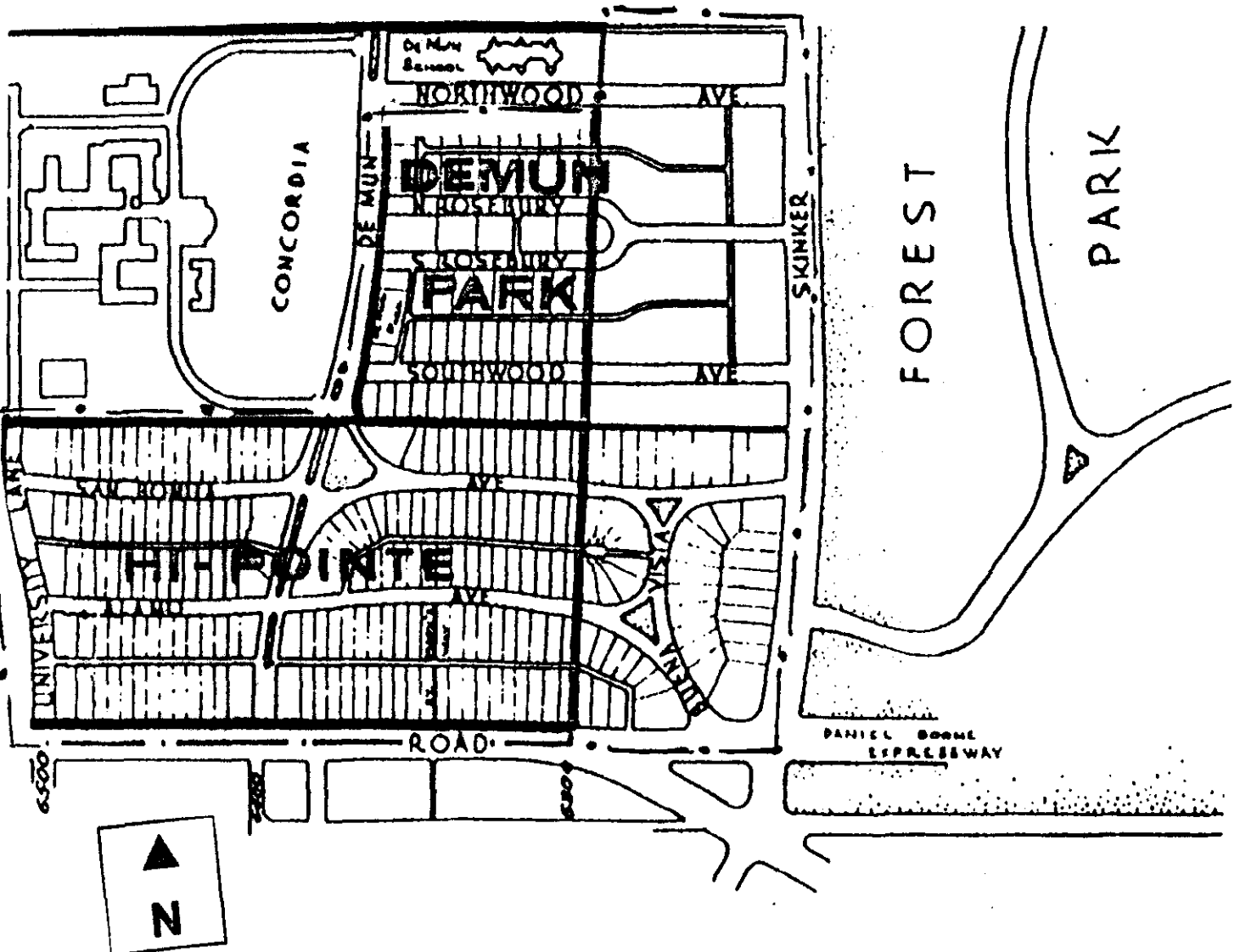


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***Exhibit 6. Base Map of De Mun Showing Park Areas at Concordia Seminary and Forest Park*** (dark boundaries on the map should be disregarded District is marked by broken line)



Clayton, Missouri Base Map, 1972 by E.J. Peterson.

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Hi-Pointe/De Mun Historic District  
St. Louis City and St. Louis County, Missouri

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United States Department of the Interior  
National Park Service

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Missouri

**Hi-Pointe/De Mun Historic District**  
**St. Louis City and St. Louis County,**

### UTM References

5) 15/734720/4279940

6) 15/734660/4279320

7) 15/734000/4279380

### Verbal Boundary Description

The subdivisions of Hi-Pointe (blocks B,C,D,E,G,H and I) and De Mun Park. Commonly known as the 6200-6400 blocks of Alamo Ave., 6300-6400 blocks of Clayton Road, 900 block of Buena Vista Ave., 700-900 blocks of De Mun Ave., 6200-6300 of Rosebury Ave., 6200-6300 blocks of Northwood Ave., 600-900 blocks of S. Skinker Blvd., 6200-6400 blocks of San Bonita Ave., and 6200-6300 blocks of Southwood Ave. Including areas in the cities of St. Louis and Clayton, Missouri. The boundaries are shown on the attached map.

### Boundary Justification

The Hi-Pointe/De Mun Historic District includes all of the De Mun Park plat plus the Hi-Pointe Subdivision Plat, excluding the portion of the plat that is on the South side of Clayton Road. The property on the South side of Clayton Road has with the exception of one building been total razed and redeveloped. This portion of the plat was disconnected from the Hi-Pointe/De Mun area almost since inception, because of it was isolated by Clayton Road, a major through fare and a natural boundary. The district is tied together historically. It is a curvilinear suburb with a cohesive visual appearance and was developed during the same historical time period. The district is popularly known as the Hi-Pointe/De Mun area and has a community identity as such.

HI-Pointe/De Mun Historic District Photo Key

St. Louis and Clayton  
St. Louis City and County  
Missouri  
Oct-04

Sanborn Fire Insurance Company  
Maps of HI-Pointe and De Mun Park Subdivisions



United States Department of the Interior  
National Park Service

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Hi-Pointe/De Mun Historic District  
St. Louis City and St. Louis County, Missouri

### Photographic Information

#### **Buildings**

- 1 6427/29 Clayton Road, Clayton, Missouri. Photographer, Jean Cody. March 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 2 6401 Clayton Road, Clayton, Missouri. Photographer, Jean Cody, March 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 3 6369 Clayton Road, Clayton, Missouri. Commerce Bank. Photographer, Jean Cody. October 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 4 6337 Clayton Road, Clayton, Missouri. Photographer, Jan Anglin. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 5 6309 Clayton Road, Clayton, Missouri. Photographer, Jan Anglin. March 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 6 6209 Alamo Avenue, St. Louis, Missouri. Photographer, Jan Anglin. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the East.
- 7 6420/22 Alamo Avenue. Clayton, Missouri. Photographer, Jean Cody. November 2003. Negative kept at St. Louis County Parks Department. Camera facing to the South.
- 8 6336 Alamo Avenue, Clayton, Missouri. Photographer, Jan Anglin. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the South.
- 9 6226 Alamo Avenue, St. Louis, Missouri. Photographer, Jan Anglin. March 2004. Negative kept at St. Louis County Parks Department. Camera facing to the Southwest.
- 10 6461 Alamo Avenue, Clayton, Missouri. Photographer, Jean Cody. November 2003. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 11 6419/21 Alamo Avenue, Clayton, Missouri. Photographer, Jean Cody. November 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 12 6401 Alamo Avenue, Clayton, Missouri. Photographer, Jean Cody. November 2003. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 13 6333 Alamo Avenue, Clayton, Missouri. Photographer, Joan and Richard Mulick. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 14 6337 Alamo Avenue, Clayton, Missouri. Photographer, Joan and Richard Mulick. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 15 6317 Alamo Avenue, St. Louis, Missouri. Photographer, Joan and Richard Mulick. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 16 924 Buena Vista, St. Louis, Missouri. Photographer, Jan Anglin. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the East.
- 17 911 South Skinker Blvd., St. Louis, Missouri. Photographer, Jan Anglin. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the West.



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National Park Service

## National Register of Historic Places Continuation Sheet

Section number photos Page - 179 - **Hi-Pointe/De Mun Historic District  
St. Louis City and St. Louis County, Missouri**

- 18 6422 San Bonita Ave., Clayton, Missouri. Photographer, Jean Cody. November 2003. Negative kept at St. Louis County Parks Department. Camera facing to the South.
- 19 907 De Mun Ave., Clayton, Missouri. Photographer, Jean Cody. November 2003. Negative kept at St. Louis County Parks Department. Camera facing to the West.
- 20 6216 San Bonita Avenue, St. Louis, Missouri. Photographer, Joan and Richard Mulick. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the South.
- 21 929 South Skinker Blvd., St. Louis, Missouri. Photographer, Jan Anglin. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the West.
- 22 6403 San Bonita Ave., Clayton, Missouri. Photographer, Jean Cody. November 2003. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 23 6355 San Bonita Ave., Clayton, Missouri. Photographer, Jan Anglin. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the Northeast.
- 24 6239 San Bonita Ave., St. Louis, Missouri. Photographer, Jan Anglin. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 25 6219 San Bonita, Ave., St. Louis, Missouri. Photographer, Jan Anglin. January 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 26 830 De Mun Ave., Clayton, Missouri. Photographer, Sally Hezel. September 2004. Negative kept at St. Louis County Parks Department. Camera facing to the East.
- 27 6326 Southwood Ave., Clayton, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 28 6232 Southwood Ave., St. Louis, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 29 6226 Southwood Ave., St. Louis, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 30 801 South Skinker Blvd., St. Louis, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the West.
- 31 6226 Rosebury Ave., St. Louis, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the South.
- 32 6315 N. Rosebury Ave., Clayton, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 33 6231 Rosebury Ave., St. Louis, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 34 6227 Rosebury Ave., St. Louis, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 35 6219/21 Rosebury Ave., St. Louis, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the North.
- 36 665 South Skinker Blvd., St. Louis, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the West.
- 37 6328 Northwood Ave., Clayton, Missouri. Photographer, Sally Hezel. February 2004. Negative kept at St. Louis County Parks Department. Camera facing to the South.
- 38 6232 Northwood Ave., St. Louis, Missouri. Photographer, Sally Hezel. February 2004.

United States Department of the Interior  
National Park Service

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St. Louis City and St. Louis County, Missouri**

- Negative kept at St. Louis County Parks Department. Camera facing to the South.  
39 6221 Northwood Ave., St. Louis, Missouri. Photographer, Sally Hezel. February 2004.  
Negative kept at St. Louis County Parks Department. Camera facing to the North.  
40 625 South Skinker Blvd., St. Louis, Missouri. Photographer, Sally Hezel. February  
2004. Negative kept at St. Louis County Parks Department. Camera facing to the East.

### Street Scenes

- A Streetscape. Versailles and Wiltshire. South Skinker Blvd. St. Louis, Missouri.  
Photographer, Jean Cody. October, 2004. Negative kept at St. Louis County Parks  
Department. Camera facing to the South on South Skinker Blvd at Rosebury Avenue.
- B Kaldi's Streetscape. 700 De Mun Ave., Clayton, Missouri. Photographer, Sally Hezel.  
February 2004. Negative kept at St. Louis County Parks Department. Camera facing to  
the East on Northwood.
- C Rosebury Streetscape. 800 De Mun Ave., Clayton, Missouri. Photographer, Sally Hezel.  
February 2004. Negative kept at St. Louis County Parks Department. Camera facing to  
the East on South Rosebury Ave.
- D De Mun Park. "Tot Lot". Clayton, Missouri. Photographer, Sally Hezel. August 2004.  
Negative kept at St. Louis County Parks Department. Camera facing to the Southeast.
- E 6400 Block of Alamo Avenue, Clayton, Missouri. Photographer, Jean Cody. October,  
2004. Negative kept at St. Louis County Parks Department. Camera facing to the West  
on the South side of Alamo Avenue.
- F 6300 Block of Alamo Avenue, Clayton, Missouri. Photographer, Jean Cody. October,  
2004. Negative kept at St. Louis County Parks Department. Camera facing to the East  
on South side of San Bonita Avenue.
- G 6300 Block of San Bonita Avenue, Clayton, Missouri. Photographer, Jean Cody.  
October, 2004. Negative kept at St. Louis County Parks Department. Camera facing to  
the West on North side of Alamo Avenue.
- H 6300 Block of Northwood Avenue, Clayton, Missouri. Photographer, Jean Cody.  
October, 2004. Negative kept at St. Louis County Parks Department. Camera facing to  
the West on the South side of Northwood Avenue.
- I 6200 Block of Rosebury Avenue, St. Louis, Missouri. Photographer, Jean Cody. October,  
2004. Negative kept at St. Louis County Parks Department. Camera facing to the East  
on the South side of Rosebury Avenue.
- J Island in De Mun. Clayton, Missouri. Photographer, Jean Cody. October, 2004.  
Negative kept at St. Louis County Parks Department. Camera facing to the South  
toward the South side of San Bonita Avenue.
- K Concordia Park, De Mun Ave. and Northwood Ave. adjacent to district. Clayton,  
Missouri. Photographer, Sally Hezel. August 2004. Negative kept at St. Louis County  
Parks Department. Camera facing to the West.



H. Pointe DeMan  
 Historic District  
 St. Louis County &  
 St. Louis Independent  
 City of Missouri

- 1) 15/734000/4279620
- 2) 16/734230/4279580
- 3) 15/734340/4279920
- 4) 15/734550/4279980
- 5) 15/734720/4279920
- 6) 15/734660/4279880
- 7) 15/734000/4279350

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4782

4781

4780

4 MI. TO INTERSTATE 70

61'

4279000m N



6427/29 CLAYTON RD SCLAYTON, MO H: Pointe Demean #1

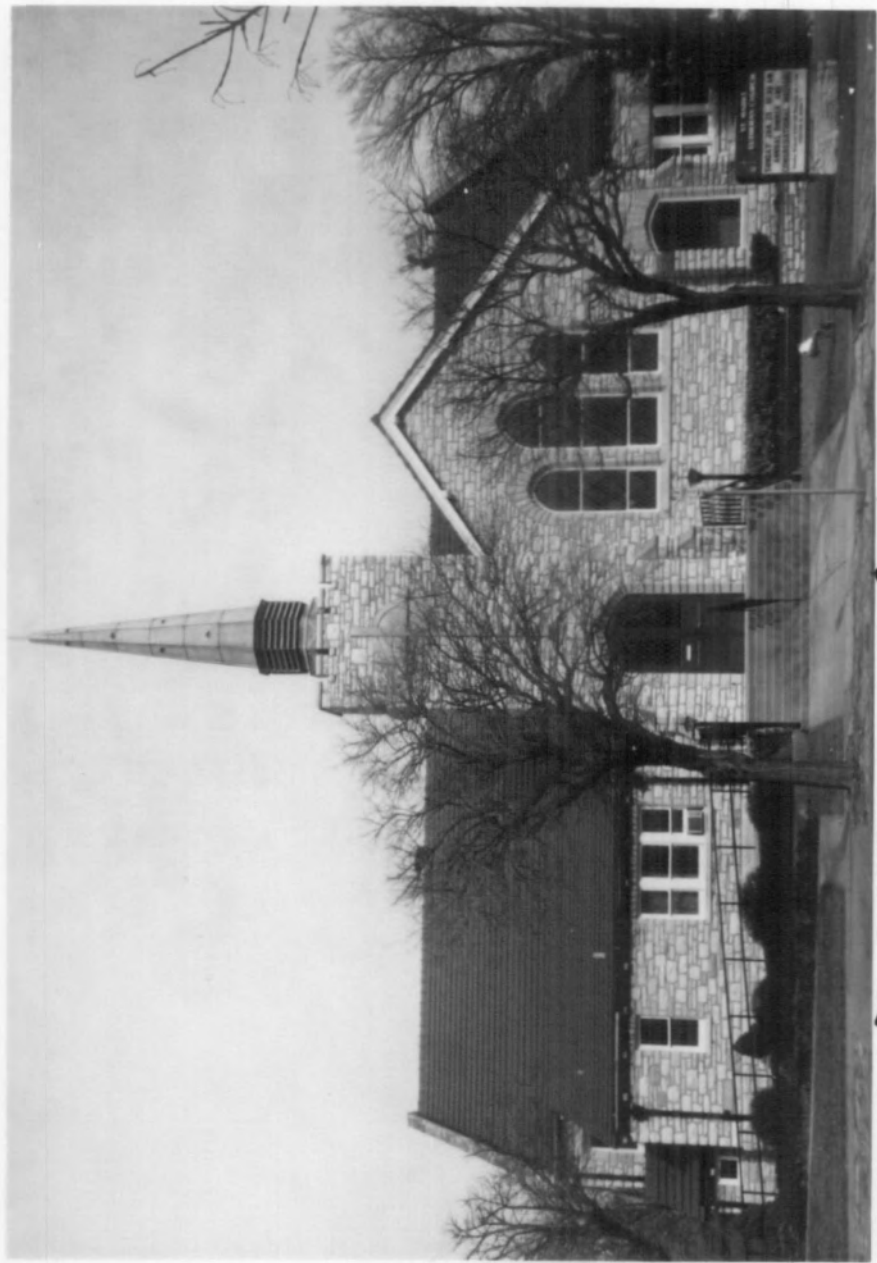


6401-5 CLAYTON RD CLAYTON, MO H. Pointe De Mun #2



6369 CLAYTON RD CLAYTON, MO Hi Pointe DEMUN #3





6337 CLAYTON RD CLAYTON, MO H. ABINTE DE MAN # 4



6309 CLAYTON RD CLAYTON, MO N. Pointe DEMAN #5

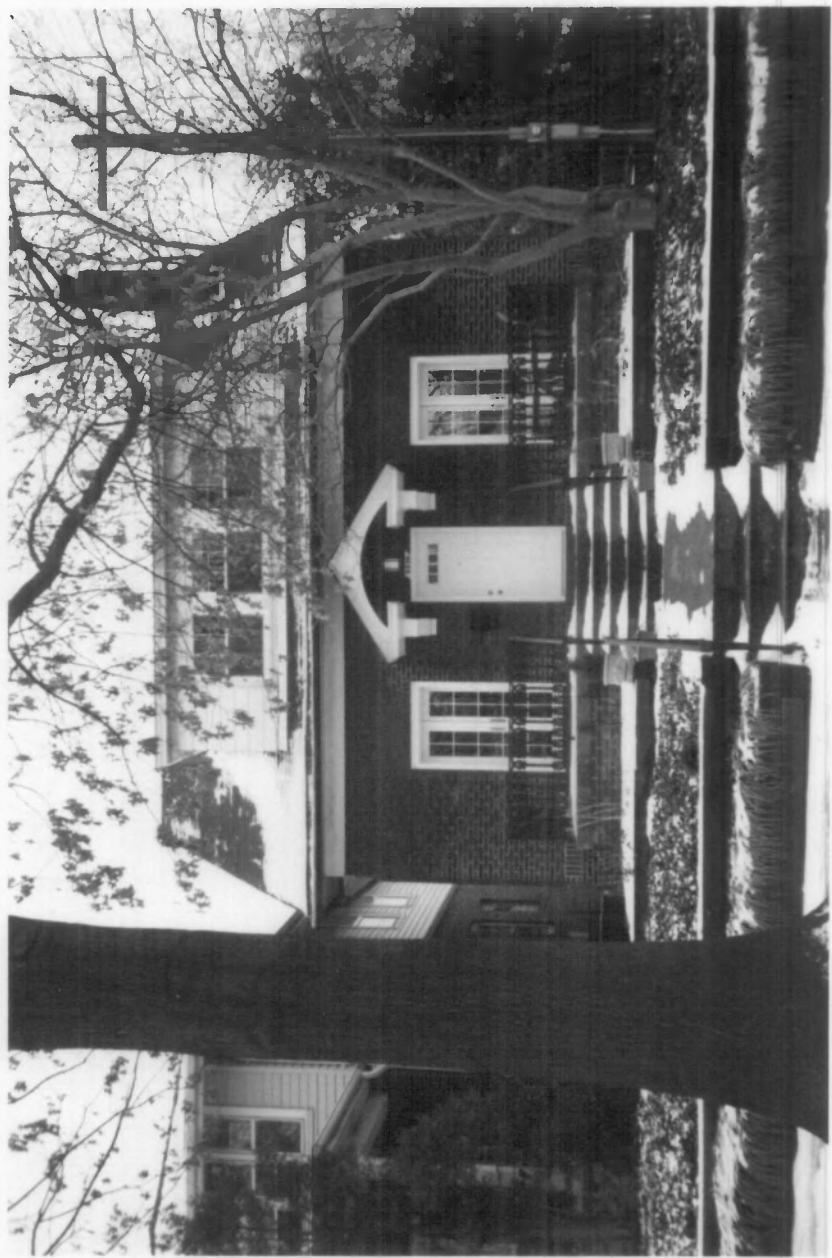




6209 Alamo Ave St. Louis, mo Hi Pointe Deman # 6



6420/22 ALAMO AVE CLAYTON, MO HI-Pointe DEMON #7



6336 Alamo Ave CLAYTON, MO Hi Pointe DUMAS #8



6226 AIAMO AVE ST. LOUIS MO H. POINTE DE MUN #9



6461 ALAMO AVE CLAYTON, MO H. POINTE DE MUN #10



6419/21 ALAMO AVE CLAYTON, MO H. POINTE DEMUN #11



6401 ALAMO AVE CLAYTON, MO H. POINTE DE MUM #12



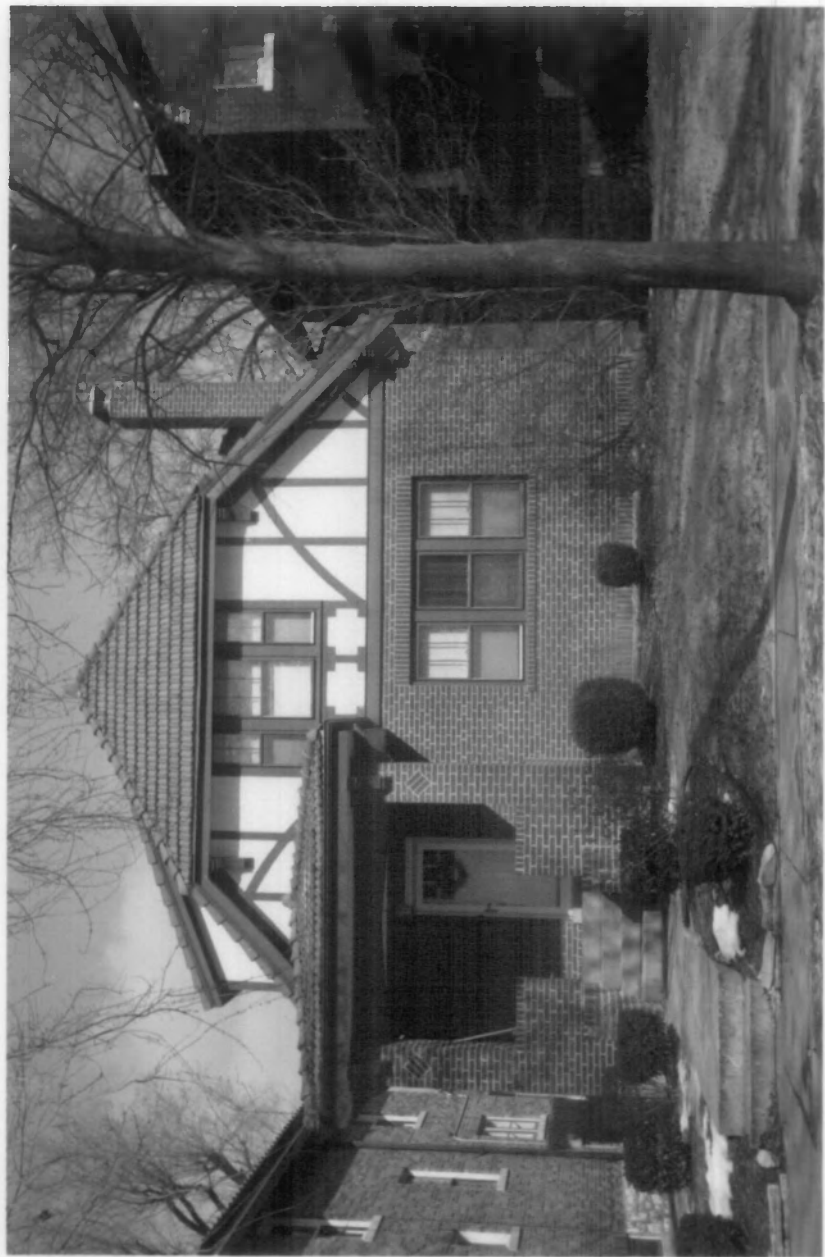


6337 ALAMO AVE CLAYTON, MO HI POINTE DE MUR #13





633 ALAMO AVE CLAYTON, MO H. POINTE DEMUN #14



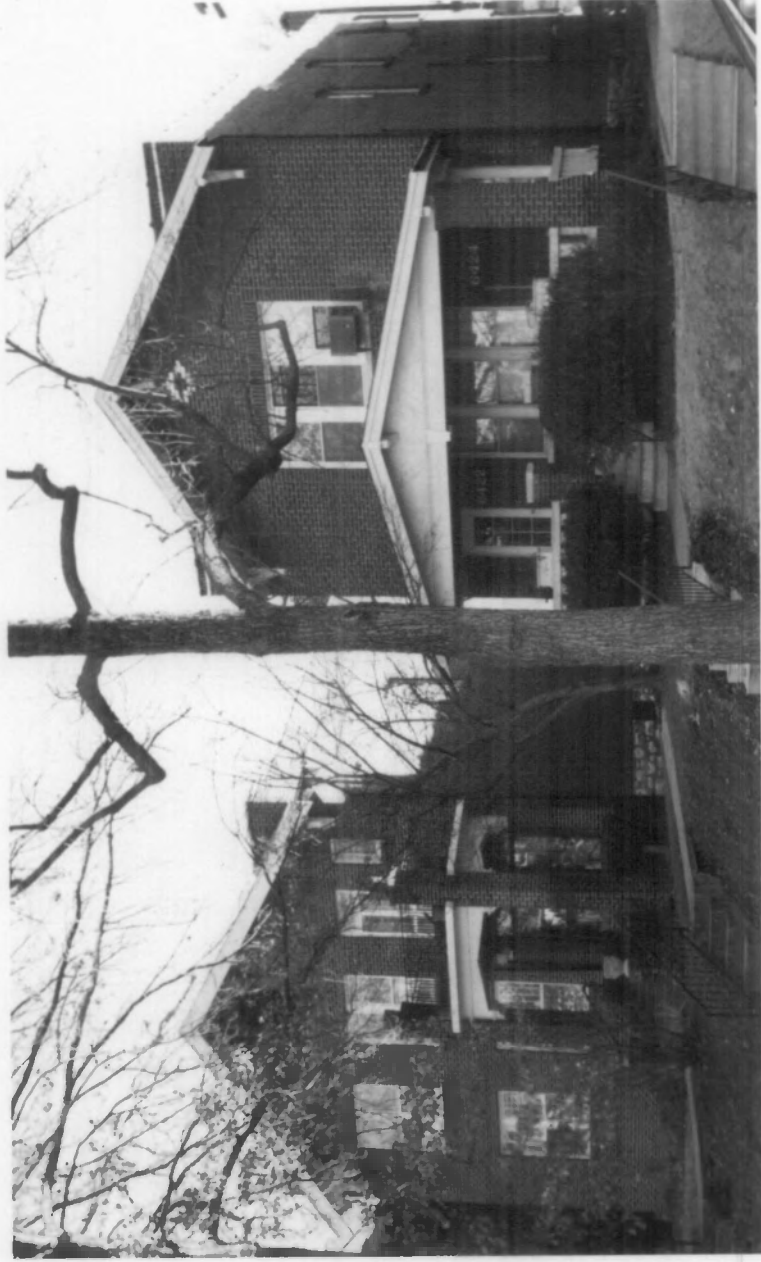
6217 ALAMO AVE ST. LOUIS, MO H. POINTE DE MAN #15



924 Buena Vista St. Louis, Mo H. Pointe De Mun #16



911 S. SKINKER BLDG ST LOUIS MO H. POINTS DEMON #17



6418/20 + 6432/24 San Benita Clayton. MO H. Pointe DeMun #19



907 De Mun Ave. Clayton, Mo Hi-Pointe De Mun #19



6216 SAN BONITA AVE ST. LOUIS, MO HI. Bonte De Mun #20





929 S. SKINKER BLVD ST. LOUIS, MO H. POINTE DEMAN #21

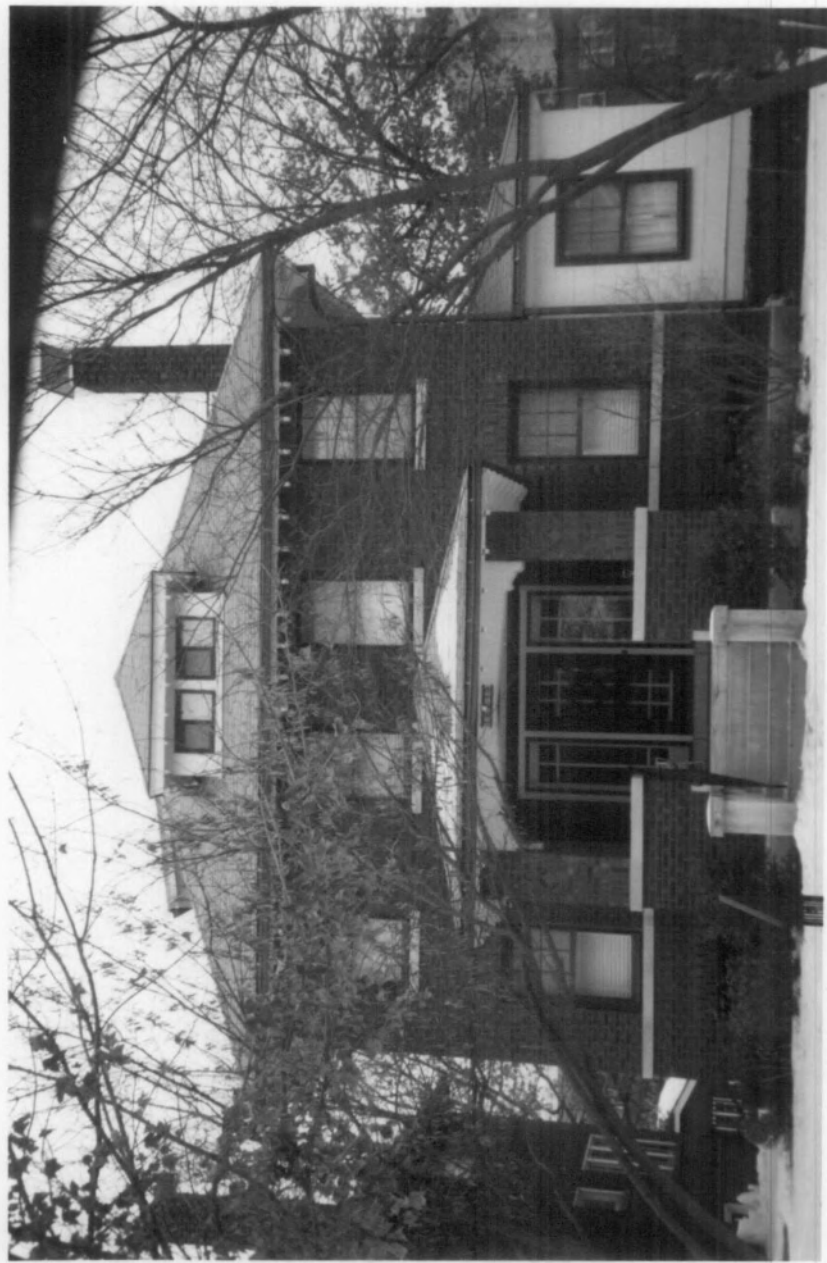




6403 San Bonita Clayton, Mo Hi. Pointe De Mun # 22



6355 San Bonita Ave DAYTON, MO H. Pointe DeMun #23



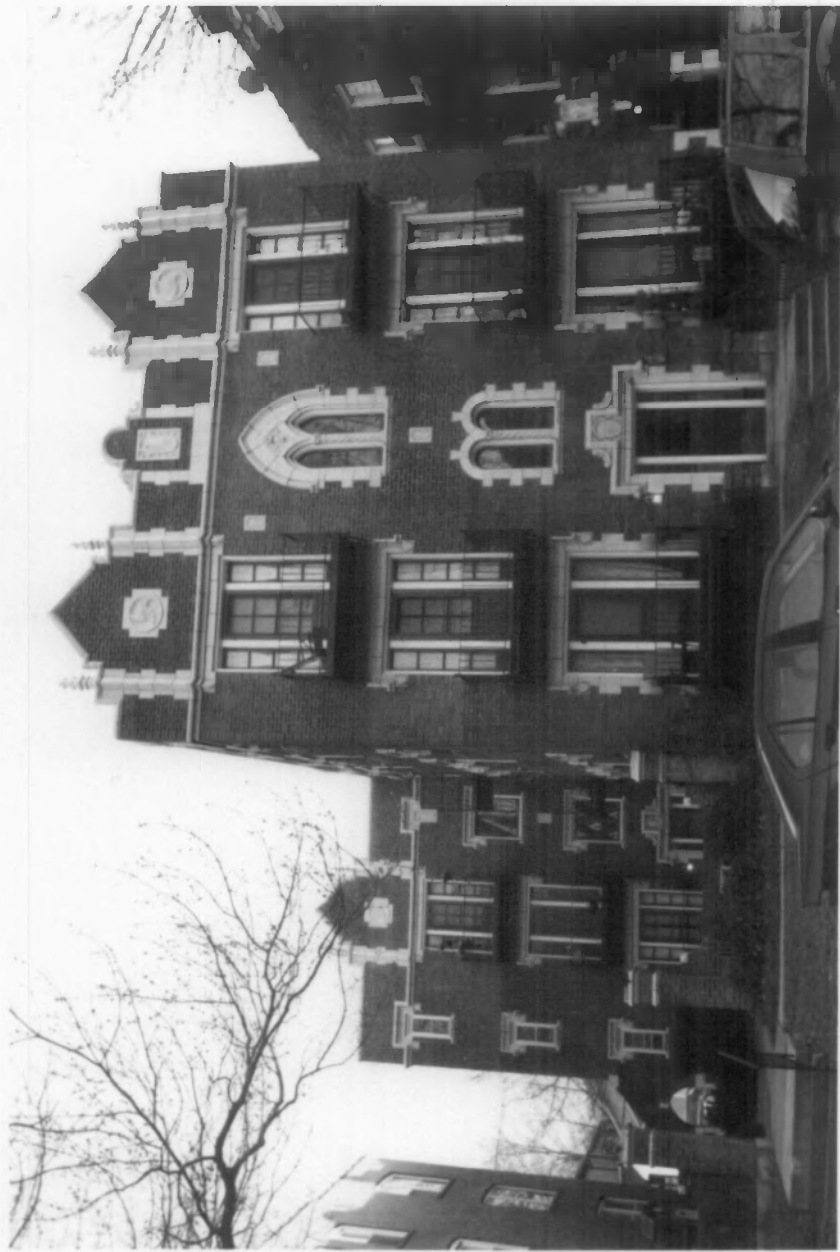
6239 San Bonita Ave. St. Louis, Mo H. Pointe De Mun # 24



6219 San Benita Ave St. Louis, Mo H. Pointe De Mun #25



330 DuMun Ave Clayton, mo H. Pointe DuMun #26



6326 Southwood Ave CLAYTON, MO H. Pointe DENIGAN #27



6232 Southwood Ave St. Louis Mo H. Pointe Dutton #23





6226 Southwood Ave St Louis, MO H. Pointe DeMan #29

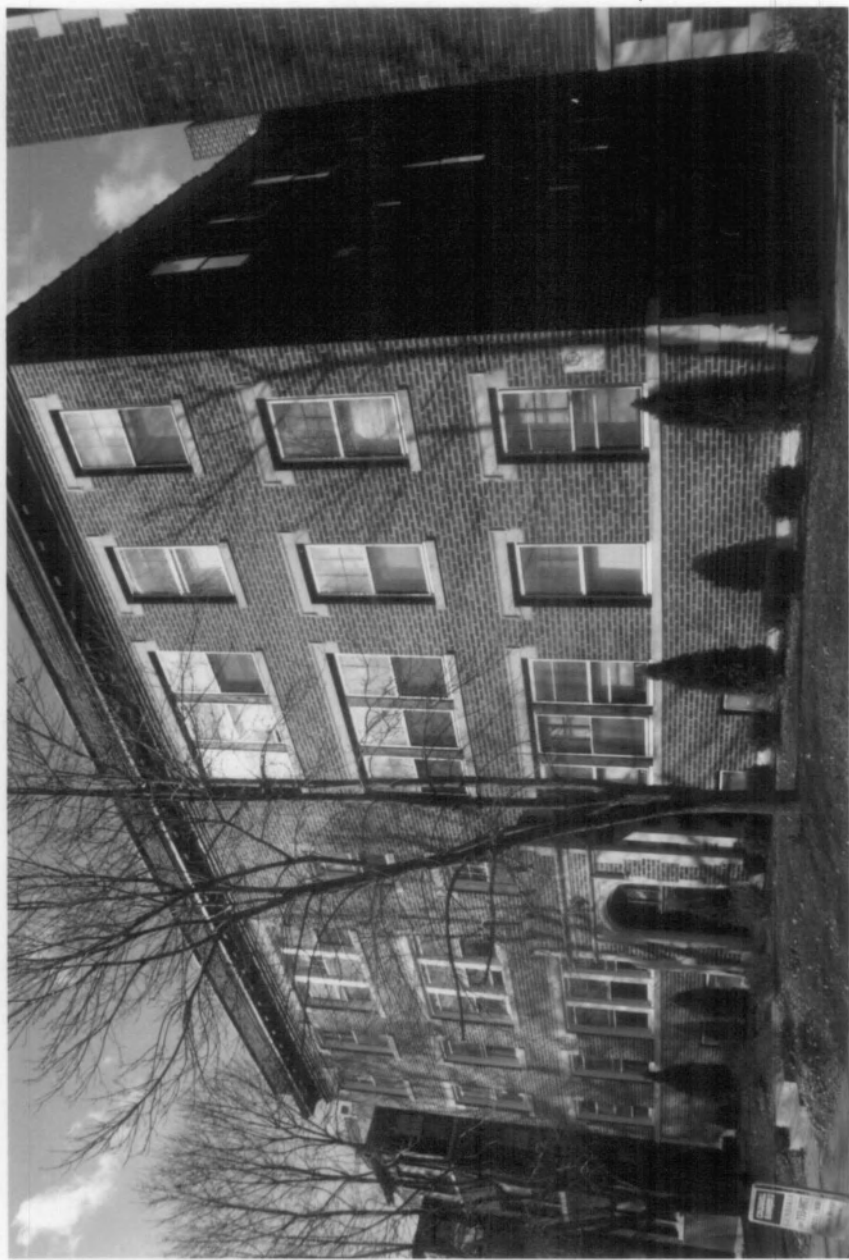




801 S. SKINKEN ST. LOUIS, MO H. Pointe DE MUM #30



6226 Rosebury Ave St. Louis Mo H. Pointe De Mun #31



6315 N ROSEBURY AVE CLAYTON, MO HI POINTE DEMUN #32



6231 Roschbury Ave St. Louis Mo H. Pointe Oct 33 #



6227 Rosebury Ave St. LOUIS MO Hi Pointe DUNN 54



6219/21 Rosebury Ave St. Louis, Mo HiPointe D-Mun #35





The Dorchester 665 S. Skinkoy St. Louis, Mo H. Pointe  
De Mun # 36



6328 Northwood Ave Clayton, Mo Hi. Pointe Duman #37





6232 Northwood Ave St. Louis, Mo Hi Pointe DeMun #58



6221 Northwood Ave St Louis, mo H. Pointe DeMun #39



625 S. SKinker Blvd St. Louis, mo Hi Pointe Demur # 40



Versaille/Wiltshire S Skinker St. Louis MO *Monte Deniro* A



700 De Nure Ave Clayton, Mo H. Pointe De Nure 13



800 N. MUN AVENUE CLAYTON MO Hi. Point Demain C



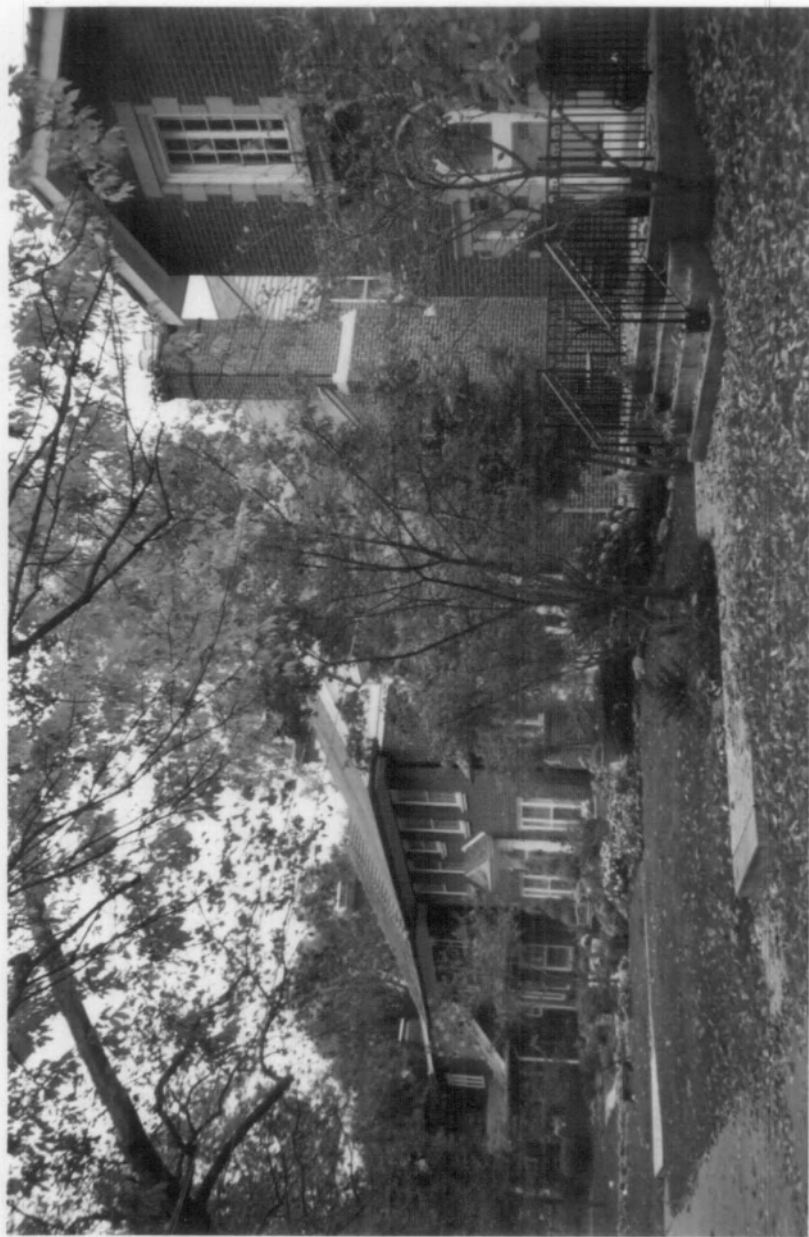
DEMUN PARK CLAYTON, MO H. Pointe DeMUN D



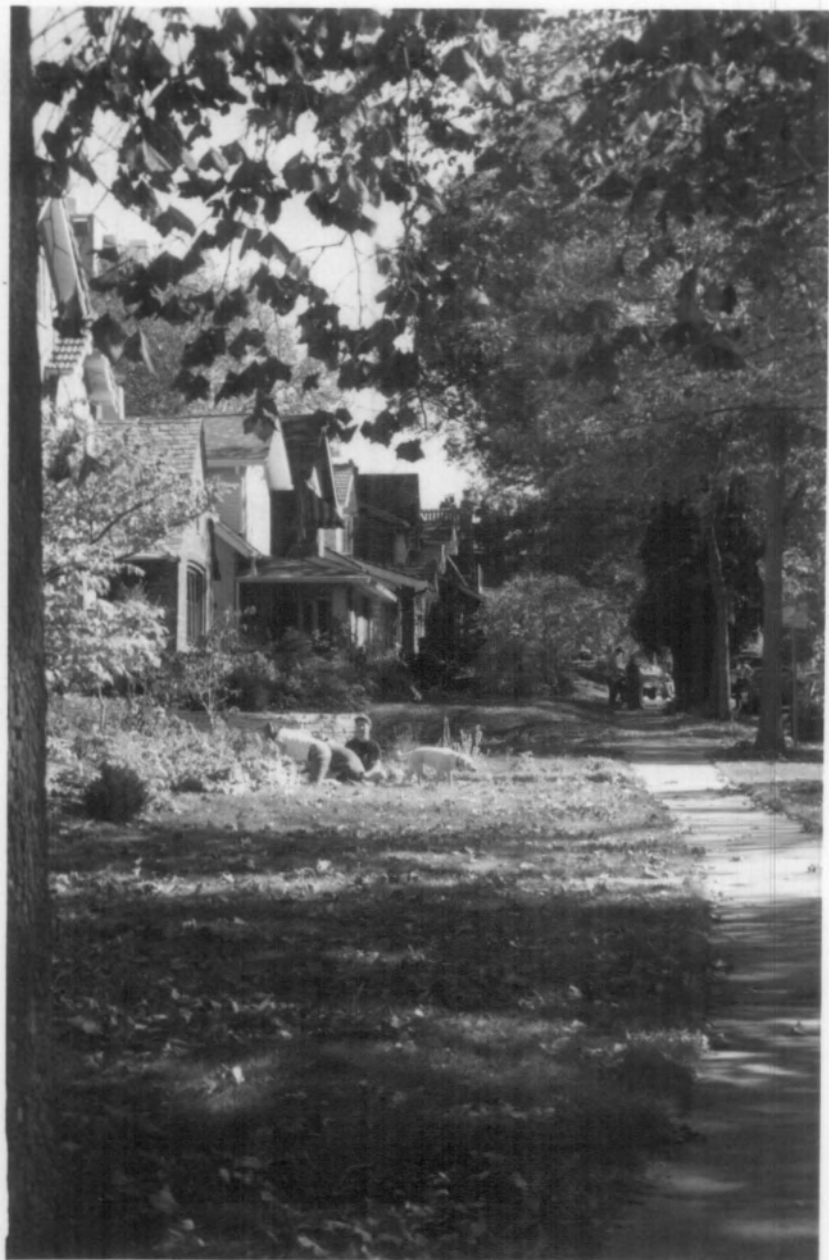


6400 Block • ALAMO AVE CLAYTON, MO Hi Pointe De Mun E





6300 Block of Alamo Ave Clayton, Mo Hi Pointe DeMun J



6300 Block San Bonita Ave CLAYTON MO H. Pointe  
D. M. M. G



6300 Block NORTHWOOD CLAYTON, MO 4. Pointe Reunion H



6200 BUCK ROSEBURY ST LOUIS MO HI POINT DAMAN I



Island - Delmar - San Bonita Clayton Mc H. Pointe Delmar J





Concordia Park CLAYTON MO VISTA FROM H. Pointe De Mun 18