United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Lindell Park Subdivision

other names/site number Lindell Park Historic District (preferred)

2. Location

street & number Bounded by N. Grand Boulevard, Natural Bridge Avenue, Glasgow Avenue and St. Louis Avenue N/A not for publication

city or town St. Louis N/A vicinity

state Missouri code MO county St. Louis (Ind. City) code 510 zip code 63107

3. State/Federal Agency Certification

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

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

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

_ national _statewide x local

Mark A. Miles Dec 17, 2012

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

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property _meets _does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

_entered in the National Register _ determined eligible for the National Register

_determined not eligible for the National Register _removed from the National Register

_other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [x] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
280	21	buildings
		district
1	41	site
	2	structure
		object
281	64	**Total**

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

0

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling/multiple dwelling
COMMERCE/business/financial institution/ specialty store
SOCIAL/meeting hall/civic
EDUCATION/school
RELIGION/religious facility
INDUSTRY/manufacturing facility

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling/multiple dwelling
COMMERCE/business/specialty store
SOCIAL/meeting hall
RELIGION/religious facility

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS
LATE VICTORIAN

Materials
(Enter categories from instructions.)

foundation: STONE/limestone
CONCRETE

walls: BRICK
STONE/limestone
SYNTHETICS/vinyl

roof: ASPHALT
TERRA COTTA
STONE/slate

other:

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

Architecture

Period of Significance

1901 - 1956

Significant Dates

1901

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

Preisler, Ernst

Boehmer, Otto J.

Becker, Gerhard (see continuation pages)

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- ____ preliminary determination of individual listing (36 CFR 67 has been requested)
- x previously listed in the National Register: Central (Yeatman) High School
- ____ previously determined eligible by the National Register
- ____ designated a National Historic Landmark
- ____ recorded by Historic American Buildings Survey #_____
- ____ recorded by Historic American Engineering Record # _____
- ____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- x State Historic Preservation Office
- ____ Other State agency
- ____ Federal agency
- ____ Local government
- ____ University
- x Other

Name of repository: **Landmarks Association of St. Louis, Inc.**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 59.34 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	0742176	4282834	3	15	0742111	4282001
2	15	0742475	4282684	4	15	0741833	4282153

11. Form Prepared By

name/title Ruth Keenoy, Preservation Specialist

organization Landmarks Association of St. Louis, Inc. date December 5, 2012

street & number 911 Washington Avenue, Suite 170 telephone 314-421-6474

city or town St. Louis state MO zip code 63101

e-mail rkeenoy@landmarks-stl.org

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name See attached

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Narrative Summary

Description

The Lindell Park Historic District is an urban residential neighborhood platted and subdivided in 1893. The district is situated in northern St. Louis Independent City, bounded by Natural Bridge Avenue (north), Glasgow Avenue (east), St. Louis Avenue (south) and N. Grand Boulevard (west). The district exhibited a park-like setting prior to its development and although some buildings were constructed prior to 1900, none of these properties is extant. The streets and lots are uniform in plan. Streets have a grid-like pattern. The district is intersected centrally (north/south) by N. Garrison Avenue and south to north (streets running east/west) University Street, Dodier Street, Greer Avenue, Sullivan Avenue, Hebert Street and Palm Place. Building setbacks are uniform in plan. Streets are set apart by granite curbs and gutters. Concrete sidewalks line all of the district's thoroughfares. Mature trees line residential streetscapes. At the intersections of Hebert Street and Palm Place with N. Grand Boulevard are contemporary brick and iron post/gates. The district includes 346 properties, 64 of which are non-contributing.

The district's property types include 230 residences (single-family houses, two- and four-family flats and multi-family properties), 11 commercial (including mixed-use) buildings, 42 vacant lots, one school (nominated to the NRHP in 2012), one lodge, three automobile-related commercial properties, three churches, three industrial (and related) buildings, 59 residential garages/outbuildings, and two gates. Of the 64 non-contributing properties, 41 are vacant lots that previously held buildings. The remaining non-contributing properties include 18 garages/outbuildings, one church, one gasoline station, one commercial building, and two entry gates. The district's period of significance, 1901 – 1956, relates to the year that the earliest buildings were constructed (1901) and extends through the year that the district's most recent building was constructed (1956), which occurred prior to the removal of the neighborhood's streetcars/tracks in 1959-60.

Integrity Discussion

Like many north St. Louis city neighborhoods, Lindell Park has suffered years of economic decline and as such, retains a number of non-contributing vacant lots (41) that previously held single- and multi-family residences and commercial buildings. Most of the vacant lots are on Greer Avenue (residential) and N. Grand Boulevard (commercial). Despite the loss of buildings (most of which has occurred within the past decade), the district retains its historical physical character, and its sense of time and place. This is demonstrated by the large number of extant residential buildings and lack of extensive alterations to the contributing properties within the district. In addition, very few buildings were added to the district after 1956. Lindell Park remains visually and physically intact, demonstrating its historic appearance and architectural integrity. Though vacant lots continue to plague the city's urban, declining neighborhoods in general, Lindell Park is an exception to the rule – retaining most of its historic fabric despite

negative economic impacts and population loss. As such, the neighborhood is an excellent example of an early north St. Louis residential suburb.

Dodier Street

2900-02 Dodier Street (Non-Contributing) is a vacant lot that previously held brick flats.

2901 Dodier Street (Non-Contributing) is a vacant lot that previously held a single-family dwelling.

2905 Dodier Street (Contributing) was constructed in 1909 for an estimated $4,200. The two and a half-story, Classical Revival influenced foursquare was designed by **Ernst Preisler** and constructed by **W.E. Jones**. Lindell Park Realty Company was the owner/developer of the parcel at that time. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with concrete. Situated off-center on the south elevation is a hipped porch supported by brick columns. A brick balustrade surrounds the porch which has a dentilled cornice. Concrete steps lead to a single door (replacement) offset by a single sidelight (multi-light design). Offsetting the porch on the lower façade is a single window covered with plywood. The window has a concrete sill and beaded shouldered arch. The upper façade (second story) holds two arched windows with one-over-one lights and concrete sills. Paired Italianate brackets are situated below the roof overhang. The roof is flared and supports a flared dormer with a hipped roof and synthetic siding. The dormer holds paired one-over-one windows.

2906 Dodier Street (Contributing) was constructed in 1905 for an estimated $7,300. The two and a half-story Classical Revival/Craftsman influenced foursquare was originally planned as a two-family flat but currently is utilized as a single-family dwelling. The building was designed by **C.O.A. Brunk** and constructed by **J.P. Riechers & Son**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the façade (north elevation) is an off-center gabled porch supported by brick columns resting on a limestone balustrade. The entry within the porch has a single-light door with sidelights and a transom. Eaves are enclosed on the porch and along the roof overhang. Offsetting the porch are two arched windows. The window bays hold double-hung lights with arched transoms. A water table divides the lower windows from the raised limestone foundation. At the second-story façade are three windows – arched with one-over-one windows/arched transoms. At the roofline above second-story façade windows is a pyramidal dormer clad with synthetic siding. The dormer holds paired one-over-one windows.

2909 Dodier Street (Non-Contributing) is a vacant lot that previously held a single-family dwelling.

2911 Dodier Street (Contributing) is a two and a half-story Classical Revival influenced foursquare constructed in 1909 for an estimated $4,200. The dwelling was designed by **Ernst**

Preisler and constructed by **W.E. Jones**. Lindell Park Realty Company was the owner/developer of the parcel at that time. The façade is faced is a darker brick (brown) than the remaining elevations and holds a half-width hipped porch (off-center) supported by brick columns with Corinthian capitals. The porch roof has a dentilled cornice and the columns rest on a brick balustrade. Concrete steps lead to the porch which holds a paneled replacement door with a single-light transom and single sidelights. Offsetting the porch is a window with three double-hung lights. The window has a jack arch, concrete sill and engaged pilasters flanking the central wider light. The upper story façade (south elevation) holds three double hung windows of six-over-one design. The windows have jack arches and concrete sills. Brackets are visible below the roof overhang. The roof holds a hipped flared dormer clad with asphalt shingles. The dormer holds paired six-over-one windows.

2912 Dodier Street (Contributing) was constructed in 1904 for P.W. Voelker (estimated costs were $4,000). The two and a half-story Classical Revival influenced foursquare was designed by **Gerhard Becker**. The residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The lower façade (north elevation) has an off-center hipped porch supported by round columns resting on brick piers. Concrete steps lead to the porch which holds a paneled door surrounded by a transom and sidelights. Offsetting the porch at the lower elevation are two one-over-one windows with concrete sills and jack brick arches. The upper façade holds three windows of similar configuration. At the roofline is a pyramidal dormer clad with asphalt shingles. The dormer holds a single double-hung window. At the east end of the roof is an interior brick chimney.

2914-16 Dodier Street (Contributing) is a two and a half-story Classical Revival influenced two-family flat constructed in 1905 for $4,599. The foursquare was designed by **Edward F. Nolte** and constructed by **F.W. Klusmeyer**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the façade (north elevation) is an off-center one-story porch with a pediment. The porch has round columns with Corinthian capitals resting on a brick balustrade. Concrete steps lead to the porch, which has two replacement doors divided by two oval light panels. Engaged milled columns offset the central panels dividing the doors. Above each panel and door is a single-light transom. Dentilled molding borders the transoms above the doors. Offsetting the porch on the lower façade are two windows with double-hung lights. The windows have limestone sills. The upper façade holds three double-hung windows of similar design. At the roof level is a gabled dormer with a pediment. The dormer holds paired double-hung windows. Engaged pilasters with Corinthian capitals divide window bays on the dormer.

2915 Dodier Street (Contributing) is a two and a half-story, Classical Revival influenced foursquare constructed in 1908 for an estimated $5,000. The dwelling was designed by **Gerhard Becker** and constructed by **J.P. Riechers & Son**. The original owner was F. William Poetting. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with concrete on the façade (south elevation). The façade holds a one-story off-center hipped porch supported by brick columns with Corinthian capitals resting on a brick

balustrade. Concrete steps lead to the porch which holds an original single-light, paneled door. The door is flanked by wide sidelights. Above the entry is a three-light transom. Offsetting the porch at the primary lower elevation are two windows with one-over-one lights. The windows have concrete sills and jack arches. The upper façade holds three windows of similar configuration. At the roofline is a flared hipped dormer clad with asphalt shingles. The dormer holds a replacement two-light sliding window. The east end of the roof supports an interior brick chimney.

2918 Dodier Street (Contributing) is a two and a half-story Classical Revival influenced two-family flat constructed in 1909 for an estimated $6,000. The property was designed by **Gerhard Becker** and constructed by the owner/developer, **James H. Naughton**. The foursquare residence has an asphalt-shingled hipped roof, exterior brick walls and a cut/coursed limestone foundation. At the lower façade (north elevation) is an off-center hipped porch supported by brick columns with Corinthian capitals resting on brick piers. Concrete steps lead to the porch which holds two single-light, paneled original doors with engaged pilasters and single-light transoms. The doors are divided by a single-light paneled bay that has a small single-light transom. Offsetting the porch on the lower façade are two windows with concrete sills and jack arches. The upper façade holds three windows of similar configuration. At the roofline is a pyramidal flared dormer clad with asphalt shingles. The dormer holds paired double-hung windows.

2919 Dodier Street (Contributing) was constructed in 1906 for an estimated $5,600. The two and a half-story Queen Anne influenced dwelling was constructed by **Erdbruegger & Baumer**. The original owner was Theo Ebling. The dwelling has a steeply pitched gable/combination flat roof, exterior brick walls and a limestone foundation. The façade (south elevation) holds a two-story brick tower capped by a conical roof and finial. The tower bay projects south from the façade wall to create a porch spanning the remaining half-width of the facade. The porch has a swooping shed roof supported by frame columns resting on a raised frame porch floor. Frame steps lead to the entry which holds a replacement door with a diamond shaped light. Above the door is an original transom. The entry is offset (within the porch bay) by a double-hung window. The projecting tower bay has arched windows of one-over-one design. This is evident at both lower and upper stories of the projecting tower. Above the porch – at the second story level flanking the tower bay – is a gambrel roofed dormer. The dormer is clad with asphalt shingles and holds paired one-over-one replacement windows. Another smaller dormer with a hipped roof is situated immediately behind the gambrel dormer in the upper half-story/attic. This dormer retains an original four-light window.

2922 Dodier Street (Contributing) is a two and a half-story Classical Revival influenced foursquare constructed in 1906 for an estimated $5,500. The dwelling was designed by **Gerhard Becker** and developed/constructed by owner **Frances X. Naughton**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the lower façade (north elevation) is an off-center gabled porch with a pediment. The porch is supported by brick columns with Corinthian capitals resting on a brick balustrade. Concrete steps lead to the

porch which has an altered entry bay. The bay holds a replacement paneled door with a fanlight. The door is surrounded by synthetic panels with linear sidelights (replacement). The porch is offset by lower elevation rounded arch windows with original double-hung lights. The windows have limestone sills and brick arches. The upper elevation windows have a flatter arch than those on the lower elevation. The windows holds one-over-one single and paired windows. At the roofline above second-story windows is a flared hipped dormer clad with shingles. The dormer holds paired one-over-one windows.

2923 Dodier Street (Contributing) is a two and a half-story Classical Revival influenced foursquare constructed in 1902 for an estimated $5,800. The original owner was F.H. Peters. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with concrete. The dwelling has an off-center hipped, one-story porch supported by brick columns with Corinthian capitals resting on a brick balustrade/piers. Concrete steps lead to the porch which holds an original single-light paneled door. The door is flanked by sidelights and engaged pilasters. Above the door and sidelights is a two-light transom filled with stained glass. Offsetting the entry at the lower elevation is a wide window filled with paired one-over-one windows. The window has a limestone sill/water table. Decorative brick beading is noted below the water table that extends to create a base for the porch pillars/balustrade cap. Second story windows are not as wide as the opening on the lower story but are filled with one-over-one lights. Eaves are enclosed. The roof supports a primary hipped dormer clad with asphalt shingles. The dormer holds paired one-over-one windows.

2923A Dodier Street (Contributing) is a one-story brick garage constructed c. 1905. The outbuilding has a garage bay facing the alley (north elevation) and secondary entry facing the house (south elevation). The building has a flat roof.

2926 Dodier Street (Contributing) is a two and a half-story Classical Revival influenced foursquare constructed in 1907 for an estimated $5,000. The building was designed by **Otto J. Boehmer** and constructed by owner/developer, **Frances X. Naughton**. The lower façade (north elevation) holds an off-center hipped one-story porch supported by brick columns with Corinthian capitals. The columns rest on a brick balustrade/piers. Concrete steps lead to the porch which has two single-light doors with single-light transoms. The lower elevation flanking the doors has glazed brick exterior walls. Offsetting the porch at the lower elevation are two windows with concrete sills and jack arches. The windows hold one-over-one lights. The upper elevation holds three symmetrically placed windows of similar configuration. Below the roof overhang (cornice level) is a band of dentilled trim. At the primary roofline is a hipped dormer clad with asphalt shingles. The dormer has two one-over-one windows.

2928 Dodier Street (Contributing) is a two and a half-story Classical Revival influenced foursquare constructed in 1907 for an estimated $5,000. The dwelling was designed by **Otto J. Boehmer** and constructed by developer/owner **Frances X. Naughton**. The property has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (north

elevation) holds an off-center shed porch with a gabled pediment. The porch is supported by wrought iron columns. Concrete steps lead to the porch which holds a solid replacement wood door. The door is offset by a solid panel (replacement). Above the entry bay is an enclosed transom. Offsetting the porch on the lower elevation are rounded arch windows capped by double rowlock brick arches. Windows hold one-over-one lights. A water table serving as a shared sill divides the windows from the lower elevation. This pattern (water table below windows) is repeated below second-story façade windows. The mid-façade level water table/sill has a decorative beaded band below (horizontally spanning the façade). The upper façade holds two windows with one-over-one lights. The windows are rectangular with a decorative banded brick surround. At the roofline is a hipped dormer with paired one-over-one windows. The dormer is clad with asphalt shingles and has exposed rafters below the roof overhang.

2929 Dodier Street (Contributing) was constructed in 1902 for $3,895. The two and a half-story Classical Revival influenced foursquare was constructed by **Erdbruegger & Baumer**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The lower façade (south elevation) has a hipped roof supported by wrought iron columns. Concrete steps lead to the porch which holds a single door below a single-light transom. Offsetting the door within the porch bay is a double-hung window filled with stained glass. Oversized brackets flank the porch roof/door and window. Offsetting the porch on the lower elevation are two windows with one-over-one lights. The windows share a continuous limestone sill/water table and each is surrounded by brick headers. A water table extends above first-story windows below second-floor lights. These windows are similar in that they are one-over-one but do not share a similar header surround. Eaves are enclosed. The roof holds a primary hipped dormer clad with asphalt shingles. The dormer holds two double-hung windows.

2929A/B Dodier Street (Non-Contributing – 2) Situated north of 2929 Dodier Street is a non-contributing modern garage. The lot holds a non-contributing carport that is located immediately east of the dwelling. The garage and carport have been constructed recently and do not fall within the period of significance.

2932 Dodier Street (Contributing) is a two and a half-story brick flat constructed in 1907 for an estimated $7,300. The residence was designed by **Otto J. Boehmer** and constructed by **H.F. Holke**. The Classical Revival influenced building has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. On the lower façade (north elevation) is an off-center hipped porch supported by brick columns with Corinthian capitals resting on a brick pier. Concrete steps lead to the porch which holds two entries covered with plywood. Transoms and a central panel/light are covered with plywood. The porch roof retains dentilled trim below the overhang. This pattern is visible on the upper façade wall below the roof overhang. Offsetting the entry are two rounded arched windows, both of which are covered with plywood. The upper façade retains one-over-one windows (three) with jack arches and concrete sills. At the roofline are two flared dormers with dentilled pediments. The dormers are gabled and clad with asphalt

shingles. Each of the dormers holds a single four-over-one window. The east end of the roof supports an interior brick chimney.

2932A/B Dodier Street (Contributing – 1; Non-Contributing - 1) Situated south of 2932 Dodier Street are two outbuildings. The building situated at the southeast corner of the lot is a brick one-story garage constructed c. 1907. This building is a contributing feature of the property with an asphalt-shingled hipped roof and garage overhead door facing the alley (south elevation). The remaining outbuilding at the southwest end of the lot replaced an original frame shed originally located on the parcel.

2933 Dodier Street (Contributing) is a two and a half-story Classical Revival style dwelling constructed in 1903 for an estimated $6,000. The dwelling was designed by **Charles F. May** and constructed by **John H. Drees**. The dwelling was originally owned by Mr. and Mrs. Charles F. Querl. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a coursed limestone foundation. The primary (south) elevation holds a one-story, off-center hipped porch supported by paired columns with Corinthian capitals. The columns rest on limestone piers. Concrete steps lead to the porch which holds a central door flanked by engaged fluted pilasters and sidelights. Above the door/sidelights is a three-panel transom. Offsetting the porch at the lower elevation are two double-hung original windows with header surrounds. The upper façade (second story) holds three windows of similar configuration. Brackets are visible below the roof overhang. The roof supports a primary hipped dormer with paired one-over-one windows. The windows are separated by engaged pilasters.

2936 Dodier Street (Contributing) was constructed in 1908 for an estimated $7,000. The two and a half-story Classical Revival influenced dwelling was constructed by **William Cuba** as a two-family flat. The residence has an asphalt-shingled hipped roof, exterior brick walls and a coursed limestone foundation. At the lower façade (north elevation) is an off-center flat roofed porch supported by brick columns resting on a brick balustrade. The porch is composed of red and white glazed bricks (columns, porch façade wall and balustrade) in a checkerboard pattern style. Concrete steps lead to the porch which holds two single doors partially obscured by a metal awning surrounding the entry area. Offsetting the porch are two double-hung windows with limestone sills. This window pattern is repeated on the second story façade. The area above the porch has a projecting bay with a central jib window flanked by one-over-one windows. The central window has a single-light awning and leads to the balcony (above the porch) which is surrounded by a wrought-iron balustrade. At the roofline is a hipped dormer clad with asphalt shingles. The dormer holds paired double-hung windows with a shared metal awning.

2938 Dodier Street (Contributing) was constructed in 1907 for an estimated $7,500, at which time the property was owned by Annie Bausch. The Classical Revival/Craftsman influenced dwelling was constructed by **W.P. Sloss & Bro.** The residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. On the lower façade (north elevation) is an off-center flat roofed porch supported by paired columns resting on brick piers. Concrete steps

lead to the porch which holds paired single-light doors below single-light transoms. Separating the entrances is a slender panel with a small transom. Above the porch (second floor) is a multi-light door with a single-light transom. The door leads to a balcony (porch roof) with a wrought iron balustrade. Windows offset first- and second-story entrances. On each floor are two windows with one-over-one lights, jack arches and limestone sills. At the roofline is a flared dormer with half-timber and stucco. The dormer holds a single double-hung window and has a gabled roof. The roofline flares at either end (east/west) of the façade.

2939 Dodier Street (Contributing) was constructed in 1908 for an estimated $8,000. The two and a half-story Classical Revival influenced dwelling was designed by **Gerhard Becker** and constructed by **J.P. Riechers & Son**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a coursed limestone foundation. The façade (south elevation) holds an off-center, one-story hipped porch supported by granite columns with Corinthian capitals resting on a rusticated block foundation. Granite steps lead to the porch which holds a single-light door with sidelights and a transom. Engaged columns flank the entry. Offsetting the porch are two double hung windows. The windows share a granite sill/water table and have jack arches. The upper façade holds three double-hung windows with limestone sills. Decorative brackets support the roof overhang. At the primary roofline is a hipped dormer clad with asphalt shingles. The dormer holds paired double-hung windows flanked by engaged pilasters.

2939A Dodier Street (Contributing) is a flat-roof brick garage constructed c. 1908. The building has a garage bay facing the alley (north elevation) and a three windows facing the dwelling (south elevation). The east elevation holds a single door entry.

2942 Dodier Street (Contributing) was constructed in 1909 for $5,950. The dwelling is a Classical Revival/Craftsman influenced residence constructed by **William Meyer**. The original owner was Joseph F. Luem. The residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the lower façade (north elevation) is an off-center hipped porch supported by square brick columns resting on a brick balustrade. The balustrade is capped by a limestone band that extends across the lower elevation, serving as a water table. Concrete steps lead to the porch bay which holds two original single-light/paneled doors set below single-light transoms. Dividing the doors is a slender panel flanked by engaged fluted pilasters. Above the panel is a small rectangular transom light. Offsetting the porch at the lower elevation are two one-over-one windows. This window pattern is repeated at the upper (second story) façade. Above the porch at the second-story façade is a three-window projecting bay. The windows are one-over-one. At the roofline is a gable dormer with flared walls and half-timbers in the gable field. The dormer holds three windows – a central six-over-one window flanked by slender two-over-one lights.

2945 Dodier Street (Contributing) was constructed in 1908 for an estimated $6,500. The two and a half-story Classical Revival influenced dwelling was designed by **Gerhard Becker** and constructed by **J.P. Riechers & Son**. The dwelling's original owner was Leonard Hoffman. The

dwelling has an asphalt-shingled hipped roof, exterior brick walls and a coursed limestone foundation. The primary (south) elevation holds an off-center, one-story hipped porch supported by columns with Corinthian capitals resting on a brick and limestone balustrade. The porch is accessed via concrete steps and holds a central original single-light door. The door is flanked by multi-light chipped glass sidelights and capped by a wide single-light transom. Engaged pilasters flank the door. The porch roof has exposed brackets. Offsetting the porch at the lower elevation are two double-hung windows with limestone sills and jack arches. The second story façade holds three windows of similar configuration. The roof overhang is supported by brackets situated above a beaded decorative brick band below the cornice. The roof holds a primary hipped dormer with asphalt shingle siding. The dormer holds paired one-over-one windows.

2945A Dodier Street (Contributing) is a one-story garage with a low-hipped, asphalt shingled roof. The garage was constructed c. 1908. There is a garage entry bay on the west elevation (facing N. Garrison Street) and a secondary entry on the south (primary) elevation. On the south elevation is an original six-light window.

3200 Dodier Street (Contributing) was constructed in 1907 as a flat for an estimated $8,000. At that time, the property was owned by M. Sullivan. The building was constructed by **J.F. Rupp Building and Construction Company** and designed by **William P. McMahon**. The two and a half-story Classical Revival/Craftsman influenced dwelling has an asphalt-shingled hipped roof, exterior brick walls and a coursed limestone foundation. The façade (north elevation) holds an off-center flat roofed porch with upper balcony that is supported by brick columns with Corinthian capitals. The columns rest on a low brick balustrade. The porch roofline has decorative brackets. Concrete steps lead to the porch bay which holds two oval light replacement doors below single-light transoms. Offsetting the porch on the lower façade is a wide one-over-one window with a shouldered brick arch. The upper façade has two double-hung windows. Above the porch (upper façade) is a three-bay projection that has a central jib window flanked by one-over-one lights. The central window/door leads to the balcony, which is surrounded by a wrought iron balustrade. The porch roof overhang has dentilled brackets. At the roofline is a flared dormer with three windows and a pediment. The dormer is clad with asphalt shingles. Windows in the dormer consist of a central six-over-one light flanked by four-over-one windows. An interior brick chimney rises above the roofline at the east end of the dwelling.

3203 Dodier Street (Contributing) was constructed in 1907 for an estimated $7,000. The two and a half-story Classical Revival style dwelling was designed by **J.L. Wees** and constructed by **R.J. Loyd**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade holds an off-center shed porch supported by paired columns resting on brick piers. A modern awning is situated above the concrete steps leading to the porch, which holds an original single-light door flanked by single-light paneled sidelights. The entry surround is capped by a transom. Offsetting the porch are two double-hung windows with limestone sills. This pattern is repeated on the second-story façade. Above the porch, at the second-story, is a projecting bay with three double-hung replacement windows. The upper

portions of the windows are filled with plywood. The central window is capped by an arched hood with a keystone. The dwelling has a decorative cornice with panels and brackets. The primary roof supports a hipped dormer with three windows. The dormer windows feature a central twelve-over-one window flanked by slender six-over-one lights.

3203A Dodier Street (Contributing) is a one-story brick garage with a gabled roof. The building was constructed c. 1907. There is a modern overhead track garage door on the east elevation (facing N. Garrison Street). The south elevation has a carport/portico supported by brick columns. The south wall of the garage holds two windows and a single door entry.

3204 Dodier Street (Contributing) was constructed in 1908 for an estimated $5,500. The two and a half-story Classical Revival influenced flats were designed by architect **William P. McMahon** and constructed by **William Cuba**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The foundation is faced with brick, separated from the upper wall by a water table. The façade (north elevation) holds a hipped ones-story porch supported by brick columns with Corinthian capitals. The porch roof has dentilled trim below the overhang. Concrete steps lead to the porch bay which holds two replacement doors with original single-light transoms. The doors are separated by a single-light with a small transom. Offsetting the porch on the lower elevation are two double-hung windows. The second story holds two windows of similar configuration and a projecting bay with three double-hung windows. Decorative brackets are visible below the roof overhang. At the roofline is a slightly flared gabled dormer clad with asphalt shingles. The dormer has three one-over-one windows.

3205 Dodier Street (Contributing) was constructed in 1907 for an estimated $8,000. The two and a half-story flats bear elements of Classical Revival detailing with a combination gabled/flat roof, exterior brick walls and a limestone foundation. The building was owned by Henry Vogelsang, developed by **H. Kissel** and designed by **William A. Lucas**. The façade (south elevation) holds an off-center shed porch supported by fluted columns with Corinthian capitals resting on brick piers. Concrete steps lead to the porch which holds two single-light paneled doors flanked by engaged pilasters. The doors have single-light transoms and are separated by a wide window/panel with a transom. Offsetting the porch at the lower elevation are rounded arched windows with one-over-one lights (with transoms). The upper elevation holds four double-hung windows. A decorative band of brick detailing outlines upper story windows. Below the roof overhang are dentilled brackets. The upper half story features an end gable plan roofline that supports two steeply pitched gabled dormers with returns. The dormer walls are flared and clad with synthetic siding. Dormers hold one one-over-one single windows. Chimneys rise above the east and west ends of the roofline.

3208 Dodier Street (Contributing) was constructed in 1906 for an estimated $6,500. The two and a half-story flat was designed by **Gerhard Becker** and owned/developed by **Herman Windman**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with brick. The lower façade (north elevation) holds an off-center

hipped porch supported by brick columns resting on a brick balustrade. The porch is accessed via concrete steps that lead to two single-light doors set below single-light transoms. A single paneled light with a small transom separates the doors. Offsetting the porch on the lower façade are two double-hung (one-over-one) windows with jack arches and limestone sills. The upper façade holds four symmetrically placed one-over-one windows of similar configuration. At the roofline is a flared dormer clad with shingles. The dormer holds paired one-over-one windows and has a hipped roof. An interior brick chimney rises above the roofline at the east end of the dwelling.

3209 Dodier Street (Contributing) was constructed in 1907 for an estimated $5,600. The two and a half-story Classical Revival influenced dwelling was constructed by **J. Charles Mueller** and designed by **Edward F. Nolte**. The building, constructed as flats, has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the lower façade (south elevation) is a flat roofed, one-story porch supported by brick columns resting on a brick balustrade. Concrete steps lead to the porch which holds two single-light doors, each situated below a single-light transom. Offsetting the porch are two windows, double-hung with limestone sills and jack brick arches. This window pattern is repeated at the second-story façade. The porch roof serves as a balcony, surrounded by a wrought iron balustrade. A single door with a multi-light transom leads to the balcony. Eaves are enclosed. At the roofline is a hipped dormer clad with synthetic siding. The dormer walls are flared. Double-hung paired windows are situated on the primary (south) dormer wall.

3209A Dodier Street (Non-Contributing) is a frame two-car garage constructed after the period of significance.

3212 Dodier Street (Contributing) is a multi-family dwelling constructed in 1907 for an estimated $9,000. Building permits indicate that this amount was utilized to construct “two flats” but it is uncertain as to the location/address of the additional building. The building is comprised of three stories at the north end (primary wing) and two-stories at the rear (south end) of the property. The building was designed by **Barnett, Haynes and Barnett** and constructed by **T.J. Ward Construction Company**. The Classical Revival style residence has a built-up flat roof, exterior brick walls and a limestone foundation. The façade holds a one-story off-center flat roofed porch supported by columns resting on a limestone balustrade. Concrete steps lead to the porch which holds two replacement doors set below original transoms. The lower wall of the façade within the porch bay is composed of glazed white bricks. Offsetting the entry area and porch on the lower elevation are two double-hung windows. Windows share a sill/water table that separates the upper wall from the raised foundation that is covered with ashlar stone. Windows have brick header flat arches. This pattern is repeated at the second-story façade which has three windows. At the second-story is a door that leads to a balcony (porch roofline) surrounded by a wrought iron balustrade. The upper façade has a projecting cornice below upper windows, all of which are one-over-one (four windows). The cornice appears to be limestone and

extends horizontally above brick dentils. The roofline cornice has two dentilled bands; the upper band is oversized as is the cornice, which extends beyond the façade wall on either end.

3214 Dodier Street (Contributing) was constructed in 1906 as a two and a half-story brick flat for an estimated $5,200. The Classical Revival influenced building was constructed/developed by **J. Charles Mueller**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade holds an off-center one-story porch supported by square brick columns with Corinthian capitals resting on brick piers/balustrade. Concrete steps lead to the porch which holds two replacement paneled doors below transoms. Offsetting the porch are two lower elevation one-over-one windows with limestone sills and jack arches. This window pattern is repeated at the second story façade (north elevation). The porch roof serves as a balcony that leads to a second-story entry. The second-floor entry has a replacement paneled door and enclosed transom. The entry retains a three-light single side panel. Eaves are enclosed. At the roofline is a hipped dormer clad with synthetic siding. The dormer holds two one-over-one replacement windows.

3215 Dodier Street (Contributing) was constructed in 1908 for an estimated $7,000 was constructed in 1907 for an estimated $7,000. The building was developed by **Chaplin Realty Company** and designed by **Frederick C. Bonsack**. The two and a half-story Classical Revival influenced dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation (faced with ashlar stone on the façade). The lower elevation (south) holds an off-center flat roofed, one-story porch supported by brick columns with Corinthian capitals. Surrounding the porch is a low brick balustrade. Within the porch bay are two single doors with transoms. Offsetting the porch on the lower façade are two double-hung windows with limestone sills. This pattern is repeated at the upper (second) story. The porch roof holds an iron balustrade. Above the porch (second story level) is a projecting bay with three double-hung windows. The primary roof supports an asphalt-shingle clad hipped dormer with three double-hung windows.

3217 Dodier Street (Contributing) was constructed in 1908 for an estimated $5,500. The two and a half-story Classical Revival influenced flats were constructed by **T. L. & B.G. Hensler.** The property was developed and owned by Ed Meyer. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The primary (south) elevation holds a one-story off-center porch supported by wrought iron columns resting on brick piers. Limestone steps lead to the porch which holds two replacement doors below single-light original transoms. Offsetting the porch are two windows with segmental limestone arches and one-over-one lights. Three windows on the second story façade are similar but have segmental brick arches. The porch roof is flat and serves as a balcony with a replacement frame balustrade. The upper balcony leads to paired multi-light French doors with a multi-light transom and segmental jack arch. The primary roof features a gabled dormer with a pediment. The dormer has a painted eight-over-one window, half timbering in the gable field and scrolled brackets.

3218 Dodier Street (Contributing) was constructed in 1907 for an estimated $4,300. The two-story brick flat bears Classical Revival influences and was designed by **Alonzo Wright**. The building was constructed by **Martin Wipfler**. The building has a flat roof, exterior brick walls and a limestone foundation. The façade (north elevation) holds an off-center flat roofed porch supported by fluted columns resting on a brick balustrade/piers. Concrete steps lead to the entry which holds replacement two-light paired doors below a glass block transom. The porch has a dentilled cornice and a beaded ceiling. Offsetting the porch on the lower elevation are two altered windows with one-over-one lights. The upper windows are filled with synthetic siding. Windows have jack segmental arches and a shared sill/water table. Upper (second story) windows are similar in terms of fill/replacement lights. The porch roof serves as a balcony that leads to a second-story entry. The entry holds a replacement door and is capped by a segmental jack arch. A wrought iron balustrade surrounds the upper porch/balcony. The upper façade wall is stepped and capped with terra cotta tiles.

3219 Dodier Street (Contributing) was constructed in 1908 for an estimated $5,000. The two and a half-story Classical Revival/Craftsman influenced flats were designed by **Ernst Preisler** and constructed by **J.F. Rupp Building and Construction Company**. The property was developed and owned by J.M. Selzer. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with concrete. The lower façade (south elevation) holds a one-story flat roofed, off-center porch supported by tapered piers resting on brick columns. Concrete steps lead to the porch which holds paired replacement doors below original transoms. Offsetting the porch on the lower elevation are arched rowlock windows with replacement double-hung windows with muntins. The upper façade holds two double-hung replacement windows with limestone sills. The porch roof serves as a balcony and is surrounded by a wrought iron balustrade. The balustrade is accessed via a single door bay that holds a replacement door with a transom. Oversized paired brackets support the roof overhang. At the primary roof is a gabled dormer clad with synthetic materials. The dormer holds a replacement sliding two-pane window.

3222 Dodier Street (Contributing) was constructed in 1906 for $4,950. The two and a half-story Classical Revival style dwelling was designed by **Ernst Preisler** and constructed by **Berkemeier & Schroeder**. The two-family dwelling has a high hipped, asphalt-shingled roof, exterior brick walls and a limestone foundation. The façade (north elevation) holds a pedimented gabled porch that is off-center, supported by brick columns and surrounded by a brick balustrade. The pediment has oversized brackets, as does the porch cornice. Concrete steps lead to the porch bay that holds paired replacement doors. Offsetting the porch are replacement one-over-one windows with limestone sills and shouldered headers. This pattern is repeated at the upper elevation, which holds three windows. Quoins embrace the façade walls. At the roof overhang are paired Italianate style brackets (above quoins). The roof is flared and supports a gabled dormer with a pediment. The dormer is clad with asphalt shingles and holds one-over-one paired windows with upper sash diamond tracery.

3223 Dodier Street (Contributing) was constructed in 1908 for an estimated $5,000. The two and a half-story Classical Revival influenced flats were designed by **Ernst Preisler** and constructed by **J.F. Rupp Building and Construction Company**. The property was developed and owned by J.M. Selzer. The building has a combination flat/gabled roof with asphalt shingles, exterior brick walls and a limestone foundation. The primary (south) elevation holds a one-story flat roofed porch that is off center. The porch is supported by brick columns with Corinthian capitals resting on a brick balustrade. Concrete steps lead to the porch which holds replacement fanlight doors below original transoms. Offsetting the porch on the lower elevation are two windows with replacement single-light windows. Above each window is a basket weave diamond brick detail. Windows have a shared limestone water table/sill. Below the sill are projecting brick headers. The upper façade holds two replacement single-panel windows with a shared sill/water table. These windows are divided by bands of brick headers, each of which supports a terra cotta decorative embellishment supporting an upper fluted bracket. Upper story windows have arches composed of basket weave brick diamond shaped patterns. Above the porch (which serves as a balcony at the roof level) is a replacement multi-light door below an enclosed transom. The balcony is surrounded by a frame balustrade. The roofline (primary) supports two gabled dormer with pediments. The dormer walls are flared and clad with asphalt shingles. Dormers each hold a single double-hung window.

3500 Dodier Street (Contributing) was constructed in 1908 for an estimated $5,900. The two and a half-story, Classical-Revival influenced flats were constructed by **Erdbruegger & Baumer**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (north elevation) holds an off-center hipped one-story porch supported by brick columns with Corinthian capitals. The columns rest on a brick balustrade. The porch roof has a dentilled cornice. Concrete steps lead to the porch which holds two replacement doors with diamond shaped lights. The doors retain original transoms. Offsetting the porch are two lower elevation windows, one-over-one in design with limestone sills. The upper façade elevation holds three windows of similar design. Below the roof overhang are paired and single decorative brackets. The cornice has dentilled trim as does the dormer, situated at the upper half-story. The dormer is hipped and holds paired double-hung windows with muntins. The windows are flanked and separated by engaged decorative pilasters.

3500A Dodier Street (Non-Contributing) is a one-story garage that has either been extensively altered or reconstructed since the original garage was erected in the early twentieth century. The building does not contribute to the district due to alterations/reconstruction.

3501 Dodier Street (Contributing) was constructed in 1908 as two and a half-story flats for an estimated $5,000. The property was designed by **Ernst Preisler** and constructed by **J.F. Rupp Building and Construction Company**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with concrete. The primary (south) elevation holds an off-center, one-story flat roofed porch supported by columns resting on brick piers. Concrete steps lead to the porch which holds two doors set below single-light transoms.

Offsetting the porch on the lower façade are two double-hung windows with shoulder arches and concrete sills. The upper elevation has windows of similar design. The porch roof serves as a balcony that is surrounded by a wrought iron balustrade. Leading to the balcony is a second-story original bay with paired French doors capped by a four-light transom. The roof overhang is supported by brackets. At the upper roof is a gabled dormer with a pediment. The dormer holds two double-hung windows.

3504 Dodier Street (Contributing) was constructed in 1907 for an estimated $6,600. The two and half-story brick, Classical Revival style flats were designed by **Otto J. Boehmer** and constructed by **Leo Motzel**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (north elevation) has an off-center flat roofed porch supported by brick columns with Corinthian capitals. Columns rest on a brick balustrade. Concrete steps lead to the porch which holds two replacement solid doors set below single-light transoms. Dividing the doors is a panel with an upper transom light. Windows at the basement, first and second-story levels all retain decorative arches with scrolled keystones. Windows are one-over-one – two windows offset the porch and the pattern is repeated at the second-story façade. The porch has roofline brick pillars capped with pommels. A decorative wrought iron balustrade surrounds the upper porch roof and serves as a balcony. A projecting bay is situated within the porch balcony and holds three double-hung windows – the central of which may have originally served as an entry to the balcony. The cornice above the second story is dentilled as is the dormer parapet. The dormer at the roofline is clad with asphalt shingles and holds three windows, each of which is three-over-one original design. An interior brick chimney rises at the east end of the roof.

3507 Dodier Street (Contributing) was constructed in 1907 for an estimated $7,000. The two and a half-story Classical Revival influenced flats were constructed by **A.A. Fischer** and owned at that time by Mr. and Mrs. H. Froebel. The residence has an asphalt-shingled high hipped roof, exterior brick walls and a limestone foundation. The façade (south elevation) holds an off-center flat roofed porch supported by brick columns with Corinthian capitals resting on brick piers. Concrete steps lead to the porch bay which holds two doors covered with plywood. Original transoms are intact above the doors. Offsetting the porch on the lower elevation are two windows covered with plywood. The windows have awnings and limestone sills. This pattern is repeated at the upper façade. The porch roof serves as a balcony, surrounded by a wrought iron balustrade. The second-story holds paired doors leading to the balcony. The doors share a single-light transom. Decorative bands of dentils and egg-and-dart molding are situated below the roof overhang. The primary roofline supports a gabled dormer with a pediment. The dormer is clad with asphalt shingles and holds replacement one-over-one windows (paired).

3508 Dodier Street (Contributing) was constructed in 1906 for an estimated $5,000. The two and a half-story Classical Revival/Craftsman influenced flats were designed by **P.B. Davis & Company** and constructed by **Premier Investment Company**. The dwelling has a false front hipped roof (flat to the rear), exterior brick walls and a coursed limestone foundation. The

primary (north) elevation holds an off-center one-story flat roofed porch supported by brick columns resting on a limestone balustrade. Concrete steps lead to the porch which supports two replacement doors set below single-light transoms. Offsetting the porch are two windows at the lower elevation. The windows are one-over-one and set above a shared sill/water table that divides the brick façade from ashlar stone on the lower wall. The upper façade holds two windows of similar configuration. The porch serves as a balcony surrounded by a wrought iron balustrade. An upper level (second floor) door with a transom leads to the balcony. Eaves are enclosed. The upper façade has a clay tile false hipped roof. This portion of the elevation features two gabled dormers with clay tile roofs. The dormers hold paired and single double-hung windows.

3509 Dodier Street (Contributing) was constructed in 1906 for an estimated $8,000. The two and a half-story Classical Revival style flats were designed by **Gerhard Becker** and constructed by **John Quante & Bro.** The dwelling has a mansard roof clad with asphalt shingles, exterior brick walls and a limestone coursed foundation. The primary (south) elevation has a one-story off-center hipped porch supported by brick columns resting on a low brick balustrade. Limestone steps lead to the porch which holds two single-light paneled doors separated by engaged pilasters flanking a central paneled light. Above the doors and small central light are single-light transoms. Offsetting the porch are two rounded arched windows with segmental brick arches. The windows are partially covered with plywood. The upper elevation holds three double-hung windows with limestone sills. The cornice is composed of dentilled and beaded brick bands. Within the upper roof mansard are two gabled wall dormers clad with shingles. Lower lights are missing in the double-hung dormer windows.

3510 Dodier Street (Contributing) was constructed in 1905 for an estimated $5,000. The two and a half-story Classical Revival influenced dwelling was designed by **Gerhard Becker** and constructed by **Ratermann Building & Construction Company**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a coursed limestone foundation. The primary (north elevation) holds a one-story gabled off-center porch with a pediment. The porch is supported by brick columns resting on a brick balustrade/piers. The porch is accessed via concrete steps and holds an oval single-light paneled door. The door is flanked by oval sidelights and set below and single-light transom that is flanked by square lights (above oval sidelights). A dentilled band separates the transom windows/lower door and sidelights. The entry is flanked by engaged pilasters with capitals. Offsetting the porch is a wide multi-light window with a limestone sill and segmented jack arch. The arch has limestone keystones. The second story façade holds an oriel with three windows divided by fluted engaged pilasters. The bay windows are six-over-six design with a central wide window and two flanking narrow lights. Above the porch, the upper façade holds a multi-light double-hung window with a brick header surround. Eaves are enclosed. The roofline supports a gabled dormer clad with shingles. The dormer has paired six-over-six windows and a pediment.

3514 Dodier Street (Contributing) was constructed in 1906 for an estimated $4,800. The two and a half-story Classical Revival influenced dwelling was designed by **Gerhard Becker**. The dwelling has an asphalt-shingled combination gable/flat roof, exterior brick walls and a coursed limestone foundation. The façade (north elevation) holds an off-center hipped porch supported by brick columns resting on brick piers. Concrete steps lead to an altered entry bay that is filled with paired, arched doors with a multi-light surround. The porch is offset by two rounded arch windows. The windows have one-over-one replacement lights and upper transoms. This pattern is repeated on the second story façade. An additional upper window of similar design is situated immediately above the porch. The cornice has dentilled trim and scrolled brackets. At the upper half-story are two gabled dormers. The dormer walls are flared and gables are pedimented. Each dormer holds a one-over-one window. At the east end of the roofline ridge is an interior brick chimney.

3515 Dodier Street (Contributing) was constructed in 1906 for an estimated $8,000. The two and a half-story, Classical Revival influenced flats were designed by **Charles F. May** and constructed by **J.H. Vollmer & Son**. The building has an asphalt shingled, flared hipped roof, exterior brick walls and limestone foundation faced with concrete and coursed brown and blonde brick. The façade (south elevation) holds a one-story, off-center hipped porch supported by brick columns resting on brick piers/balustrade. Limestone steps lead to the porch which holds two paneled doors divided by a central paneled light. Fluted engaged pilasters flank the central light which is capped by a small transom. The doors retain original single-light transoms. Dentilled trim is noted below the porch roof overhang. Offsetting the porch on the lower elevation are two double hung windows with jack arches and a shared limestone sill/water table. Upper windows are similar in configuration – four are situated at the second-floor level of the façade. At the primary roofline is a flared wall dormer capped with a hipped roof. The dormer is clad with asphalt shingles and holds paired one-over-one windows. At the east end of the roofline is an interior brick chimney.

3518 Dodier Street (Contributing) was constructed in 1906 for an estimated $4,000. The two and a half-story Classical Revival influenced dwelling was designed by **Ernst Preisler** and constructed by **August Winkel**. The dwelling has an asphalt-shingled gable-front roof, exterior brick walls and a limestone foundation. On the lower façade (north elevation) is a one-story, off-center hipped porch supported by columns resting on brick piers/balustrade. Concrete steps lead to the porch which holds a paneled door with an upper light. The door is offset by a wide panel with a single-light. A shared transom caps the door and sidelight. Offsetting the porch at the lower façade is a wide double-hung window with a limestone sill and shouldered arch. A band of brick beading is situated below the sill. This window pattern is repeated on the second story façade in the form of two more narrow windows. Above the porch at the second-story façade is a projecting bay with three double-hung windows. Scrolled brackets are situated below the roof overhang. The gable field holds paired six-over-one windows. The remainder of the gable field is filled with shingles. At the east end of the roofline is an interior brick chimney.

3518A Dodier Street (Non-Contributing) is a modern garage constructed in recent years. Due to the age of the building (which post-dates the period of significance), the building is not a contributing feature of the district.

3519 Dodier Street (Contributing) was constructed in 1906 for an estimated $5,000. The two and a half-story flats feature Classical Revival/Craftsman details. The building was designed by **Ernst Preisler** and constructed by **Frank Arnold**. The residence has a combination gabled and flat asphalt-shingled roof, exterior brick walls and a limestone foundation faced with brick and concrete. The façade (south elevation) holds an off-center gabled porch with half-timbering in the gable field. The porch is supported by slightly tapered brick columns and surrounded by a brick balustrade. Limestone steps lead to the porch which holds two paneled replacement doors below original single-light transoms. Offsetting the porch are paired replacement six-over-six windows with a shared limestone sill. The windows have decorative brick shouldered arches with beading above the headers. The upper façade holds three windows with replacement double-hung windows. The windows have limestone sills. A band of decorative patterned brown brick work extends below the roof overhang, which is supported by knee brace brackets. At the roofline are two flared wall dormers clad with asphalt shingles. The dormer gable fields are filled with synthetic siding. Dormers each hold a replacement double-hung window. At the east end of the roofline is an interior brick chimney.

3519A Dodier Street (Non-Contributing) is a one-story garage constructed or extensively remodeled after 1950. The building does not appear to contribute to the district due to extensive alterations or its late period of construction.

3520-22 Dodier Street (Non-Contributing) is a vacant lot that previously held brick flats.

N. Garrison Avenue

3520 N. Garrison Avenue (Contributing) is a three-story multi-family apartment building constructed c. 1925. The Tudor-Revival building has a flat and gabled asphalt-shingled roof, exterior brick walls and a limestone foundation. The primary (west) elevation faces N. Garrison Avenue and holds three single door entrances with limestone surrounds. Windows are all covered with plywood panels but retain jack arches and limestone sills. The northwest end of the building has a hipped two-story bay with half timber detail below the roof. This is evident above the entry near the north end of the west wall. The central and south entry bays slightly project and are capped by steeply pitched gables (above the second-story window bays) filled with half timbers and stucco in the gable field. Between the two gable pitched bays on the façade, the upper third-story level exterior is filled with stucco and bears decorative brick pattern work surrounding windows and extending just below windows, separating second- and third-story levels. At the southwest end of the façade is a third-story level wall dormer that supports a steeply pitched gable. The upper parapet wall is capped with terra cotta tiles.

3617 N. Garrison Avenue (NR-Listed) is commonly known as Central High School (historic nomenclature is Yeatman High School). The building was designed by **William B. Ittner** and constructed in 1902. The property is currently pending National Register listing individually. The three-story Jacobethan style building has a flat roof, exterior Flemish bond brick walls and a limestone foundation. Doors and windows are covered with plywood. The primary (west) elevation has a central bay flanked by three and a half-story towers capped with copper domes and finials. The bay between the towers holds the primary entry and is heavily adorned with terra cotta embellishments and a limestone pillared entry bay above which the school's original name "Yeatman High School" remains. Tower windows have transom sashes intact with limestone shouldered arches and sills. Limestone quoins are noted on the towers as well as the corners of the building. Flanking wings extend on either side (north/south) of the central towered bay with three-stories of two sets of window ribbons. Each window ribbon holds five bays. At either end of these wings are projecting corner wings that extend toward the street (west). These bays are similar to the central bays connecting to the entry wing in that they hold five sets of windows in each ribbon. The first two stories of the windows on these wings project slightly away from the façade wall. A limestone balustrade caps the extending bay above second-story windows. The third-story set of windows are flush with the remaining wing elevation wall.

N. Grand Boulevard

2800 N. Grand Blvd. (Contributing) is a three-story Classical Revival style brick combination commercial and residential building constructed in 1925-26. The building is has a flat roof and exterior brick walls. The building has two primary elevations – one facing Grand Boulevard (west) and one facing St. Louis Avenue (south). Each of these elevations bears detailed terra cotta embellishments that frame a central entry bay and the windows above this section of the building. The lower (first-story) central bays (on both elevations) hold paired single-light commercial doors below the words "Grand St. Louis Building" within the arch above the doors. Above the entry bay, stairwell windows are surrounded by Egyptian influenced engaged columns supporting a heavy dentilled cornice capped by an embellished fan motif that caps the top of the central bay. The parapet wall above the fan embellishment is arched with dentilled terra cotta tiles. Flanking the pilasters and windows on the central bay are quoins and terra cotta detailing that includes decorative tiles separating the first, second and third-floor bays. Central entry bays on both west and south facades are flanked by first-story level commercial storefronts (two on each side of the primary entrances). The central entrances lead to upper story space that originally supported offices on the second floor and apartments on the third floor. First-floor storefronts and commercial windows have been modified with replacement single-sash lights. Some commercial bays have been partially enclosed but the lower floor retains original placement of doors, windows and configuration that illustrate the original building plan and use. At either end of the primary elevations, terra cotta embellishments surround slender window bays with quoins and decorative tiles separating windows between floors. Rope design terra cotta extends below ornate cornices (west and south elevations). The cornices are composed of a continuous band of arched fan-design detailing bordered by dentils and fluted brackets. The

upper elevation walls are capped with plain terra cotta tiles.

2814 N. Grand Blvd. (Contributing) is a three-story automobile dealership/showroom constructed in 1916. The building, which has a steel structure, has a flat roof, exterior terra cotta and brick walls and a concrete foundation. The façade (west elevation) has a central entry bay flanked on either side by three bays. The first-story level has a centered entrance with paired single-light glass and steel commercial style doors. A terra-cotta faced bay frames the entry and upper floors as well. Above the doors is a glass block transom below an original steel awning. The second- and third-story levels of this bay have paired glass block lights. The terra cotta clad central bay imitates deco detailing and is stepped at the upper roof level. First-story bays have been enclosed with brick and hold upper small glass block windows, two within each bay. The bays are divided by pilasters clad with terra cotta and terra cotta spans the façade above the altered bays. Original framing surrounds these bays that retain original narrow awnings. Second and third stories (all elevations) have original steel casement windows. Terra cotta pilasters divide the bays, as do decorative brick bands (which separate floor levels). The upper elevation walls have blonde brick above decorative terra cotta cornices. Terra cotta tiles cap the parapet wall.

2834 N. Grand Blvd. (Non-Contributing) is a vacant lot that previously held a brick commercial block.

2850 N. Grand Blvd. (Non-Contributing) is a vacant lot that previously held a single commercial building.

2900 N. Grand Blvd. (Non-Contributing) is a vacant lot that previously held a single commercial building.

2910 N. Grand Blvd. (Contributing) is a one-story building constructed in 1956 as Cass Federal Savings & Loan. The building is currently used by the Reformist Church of God in Christ congregation. The building has an asphalt-shingled low gabled roof, exterior brick walls and a concrete foundation. The cruciform plan Colonial Revival influenced building has a central recessed wing (west elevation) that holds paired doors below a single-sash transom. The entry surround projects slightly from the elevation. Flanking the entry are wide multi-light windows (one on each side) framed with concrete. Below window sills, the façade wall is clad with marble. Flanking wings project toward the street, framed at the lower elevation by short engaged limestone piers. The central wall of the projecting wings each hold concrete framed bays filled with cut granite blocks. The upper portion of the granite block bays hold glass blocks that create a “cross” shaped light (modern addition/alteration). The bays have marble veneer below the sills. Flat oversized dentils extend below the roof overhang. The projecting bays have gable returns. At the central roofline ridge is a frame paneled cupola with clock faces on each side. The cupola base is capped by a copper steeple with a finial.

2916 N. Grand Blvd. (Contributing) was constructed in 1912 for an estimated $11,000 as an automobile garage/service station. The two-story building was owned at that time by John Bleeck, designed by **William A. Lucas** and constructed by **Neier & Meng**. The Tudor Revival style building has a gabled wing at the south end of the building that probably served as the customer service area. The remaining building is comprised of a garage warehouse. The building has exterior brick walls and a concrete foundation. The gabled wing roof has bays that have been enclosed with frame materials on the west and south elevations. The west (primary) elevation holds a single door within the altered bay. The bay is framed by original glazed brick pillars. The upper story holds two double-hung windows. Oversized brackets support the roof overhang. The gabled portion of the building retains most of its original clay roof tiles and a terra cotta roof roll. The garage wing retains a garage bay at the north end (west elevation) which holds a modern overhead track door. This is offset at the lower elevation by a single door with upper multi-light window. The door is set within a stucco clad surround and an adjacent window has been enclosed but retains the original brick sill. Lower story windows are similar in that they are enclosed but retain original fenestration surrounds. The upper story of the garage west elevation wing retains two- and three-ribbon windows filled with nine-light casement windows. These bays have decorative brick surrounds. A terra cotta tile cornice extends above second-story windows and the upper wall is capped with terra cotta tiles.

3000-3010 N. Grand Blvd. (Non-Contributing) is a vacant lot that previously held a brick commercial block.

3016 N. Grand Blvd. (Non-Contributing) was constructed c. 1980. The building is a church in use by the Tri-Union AME congregation. The building has an asphalt-shingled gabled roof, exterior brick walls and a concrete foundation. A facing gable wing is situated at the north end of the property. The wing has buttresses that frame a central concrete panel that supports a metal large cross. Above the cross within the roofline ridge is a slender steeple. The entry bay is set within the south end of the front gable extension. A flat-roofed portico supported by three brick columns leads to the recessed entry area, which retains a commercial style glass door with sidelights. South of the entry bay on the west elevation, a one-story flat wing projects toward the street, which holds four small rectangular recessed bays filled with single-sash lights. The south wing has two additional sections, each of which is stepped further from Grand Boulevard than that adjoining the entry bay. Windows on these graduated wings, as well as the building's north wall are all small rectangular single-sash recessed bays.

3100 N. Grand Blvd. (Contributing) is a four-story commercial style building constructed for the Y.M.C.A. in 1917. The building was designed by **William Wedemeyer**. The property has a flat roof, exterior brick and terra cotta walls and a stone foundation. The façade (west elevation) is clad on the lower floor with smooth terra cotta tiles that imitate limestone. The entry is centered on the elevation and holds replacement paired single-light doors set below a flat awning. Above the entry is a single-light transom. Engaged terra cotta oversized pilasters embrace the entry bay and divided windows on the first-story elevation. The original entry

surround is visible with a terra cotta arched bay above the awning that is filled with large arched windows. First-story windows mimic the shape of the bay above the doors, slightly arched. These openings are filled with multi-light windows and slender bays flanking the larger windows are rectangular with three-light design windows. Above the slender rectangular lights are scrolled oversized brackets. The second, third and fourth story walls are clad with brick and windows are paired, double-hung design with concrete sills. The pattern of windows is symmetrical, set as nine bays. A terra cotta cornice above the upper story windows retains the building's original nomenclature, "Young Men's Christian Association."

3118 N. Grand Blvd. (Contributing) was constructed in 1909 for an estimated $15,000. The combination commercial/residential two-story Classical Revival influenced property was designed by **Charles F. May** and constructed by **B. Ratterman Building & Construction Co**. The lower façade (west elevation) has two storefronts that have been altered. Each commercial bay has a recessed entry, one of which retains its original single door configuration with an upper transom. The remaining entry recessed has a single-light commercial door that offsets a recessed commercial panel. The lower floor commercial window bays that flank the recessed areas have brick surrounds and two-light replacement windows with fixed transoms. The second-story façade holds four windows, all of which are double-hung with concrete sills and segmented arches. Engaged buttresses frame the upper portion of the façade wall. These buttresses are embellished with decorative brick and capped with terra cotta tiles, creating an upper stepped façade wall capped with terra cotta. A split terra cotta cornice extends above second-story windows, each section supported by a corbelled brick row.

3122 N. Grand Blvd. (Contributing) is a two-story brick commercial building constructed in 1911 by **Bothe-Welch Construction Company**. The building was designed by **M.V. Lahey** for owner Dr. R.F. Amyx. The lower façade (west elevation) has been altered with exterior paneled siding and original commercial style windows have been filled with synthetic siding and slender single-sash lights. Two entrances remain on the lower elevation, filled with modern doors. The south entry bay is recessed, and the north bay is flush with the elevation wall. Engaged pilasters on either end of the commercial portion of the façade are intact as is a strip of the original glazed brick just below the cornice above the first floor, indicating original materials are likely below the modern siding. The upper façade wall retains paired and single double-hung windows with concrete sills and arches. The upper wall has a terra cotta cornice. The parapet wall is capped with terra cotta tiles.

3126-30 N. Grand Blvd. (Non-Contributing) is a vacant lot that previously held a brick commercial building.

3500-10 N. Grand Blvd. (Contributing) is a Beaux Arts influenced corner entry three-story commercial building constructed in 1909 for an estimated $25,000. The building was designed by **Edward F. Nolte** and owned/developed by **J. Charles Mueller**. The building has a flat roof, exterior brick walls and a limestone foundation. The corner entry bay is situated at the

intersection of Grand and Hebert at the building's southwest corner. The lower elevation entry is flanked by oversized rusticated columns and surrounded by a heavy terra cotta embellished pediment with a central single-light transom. The transom light is set with a terra cotta wreath below a shouldered arch. The entry bay is enclosed with plywood. Above the entry at the second and third-stories (within the corner bay) are double-hung windows with oversized terra cotta pediments supported by brackets. The cap of the pediment roof above this corner bay is rounded and holds a double-hung window with a heavy terra cotta embellished tassel surround. The building's elevations facing Grand (west) and Hebert (south) have commercial bays on the first floor. Many of the bays have plywood panels enclosing windows but the bays, surrounds and fenestrations are intact with decorative brick below commercial windows, terra cotta embellished entry surrounds and transom lights. The second and third stories on the west and south elevations have paired double-hung windows. Second-story windows have segmented arches and sills. Third-story windows have enclosed transom lights and sills. A terra cotta cornice with embellished decorative capitols above buttresses framing the bays is intact.

3524-28 N. Grand Blvd. (Contributing) is a two-story mixed Tudor-Revival influenced commercial/residential building constructed in 1912 for an estimated $16,000. The building was designed by **M.V. Leahy** and constructed by **Continental Building Company**. At that time, the property was owned by Drs. Pepperling and Thompson. The building has a flat roof with a false front hip, exterior brick walls and a concrete foundation. The lower façade (west elevation) supports three commercial spaces, each of which has a recessed entry flanked by commercial windows. These bays have been altered with exterior paneled siding and reduced size commercial windows. The lower elevation has two bays with single doors leading to the upper floor residential space. These doors are replacement and original porticos/framing have been removed. Modern awnings are situated above storefronts. The second-story retains paired and single double-hung windows. Windows have shared sills and decorative brick frames the windows and divides bays. The false hipped roof has a cornice filled with decorative brackets. Windows above entries leading to the second-story (on the first floor elevation) are capped with gabled pediments. The gable fields have half timbers.

3540 N. Grand Blvd. (Non-Contributing) is a vacant lot that previously held a multi-story apartment building.

3600 N. Grand Blvd. (Contributing) was constructed in 1901 by **James Black Construction Company** for the Metropolitan Life Insurance Company. The Beaux Arts style building has a hipped slate shingled roof, exterior brick walls and a concrete foundation. The building's corners have concrete quoins and the cornice is embellished with heavy concrete dentils. The entry is off-center on the west elevation and retains a broken pediment classical surround composed of concrete. The entry is filled with paired single-light doors below a single-light transom. The pediment has a large central acorn embellishment. Engaged columns flank the doors and transom. Offsetting the entrance on the lower west elevation are three window bays. The windows are composed of a central double-hung light flanked by slender double-hung lights.

Individual transom lights are above the windows, divided from the lower lights by a beaded concrete band. Segmented arches of brick and concrete cap the window bays. The windows have concrete bracketed sills. The upper story holds three arched windows similar to those on the lower elevation. The upper story windows have fanlight arches instead of segmented arches below. The arches have large central concrete keystones. Above the entry bay is a paired window bay with single-sash two-light windows. The windows have original two-light transoms. A concrete oversized swag caps the window bay. The primary roof supports four gabled dormers with pediments, engaged pilasters and slate shingle siding.

3608 N. Grand Blvd. (Non-Contributing) is a one-story commercial building constructed in 1947. The building has a flat roof, exterior brick walls (most of which are clad with synthetic siding) and a concrete foundation. The property has been extensively altered with replacement commercial windows, doors and exterior synthetic siding. Due to the recent and extensive modifications, the property does not contribute to the district.

3616-18 N. Grand Blvd. (Non-Contributing) is a vacant lot that previously held a brick commercial building.

3620 N. Grand Blvd. (Contributing) is a two-story brick commercial building constructed in 1907. The building has a flat roof and a limestone foundation. The primary (west) elevation has a c. 1970 altered storefront with two entrances. Both entries are wood doors; the south door has a single-light window. Dividing the entrances is a paneled bay with two single-light commercial windows. An awning extends above the storefront bays. The upper story façade holds three double-hung windows with concrete sills. Awnings extend above individual windows on all elevations. Above second story windows (façade), the bay has concrete sheathing that probably covers a sign for former businesses in the building. The parapet wall rises above the roofline and is capped with terra cotta tiles.

N. Grand Boulevard - Hebert Street *and* ***Palm Place (Non-Contributing – 2)*** are contemporary brick and iron gates consisting three central brick posts capped with concrete. Brick posts support concrete markers for “Hebert Place” and “Palm Place.” Outer posts support iron gates flanked by paired brick and concrete posts. Outer brick posts are capped with opaque spheres with interior lights.

Greer Avenue

2900 Greer Avenue (Contributing) is a two-story, four-family flat constructed in 1904. The Classical Revival influenced building has a flat roof, exterior brick walls and a limestone foundation. On the primary (north) elevation is a central flat roofed porch supported by brick columns resting on brick piers. The piers are set on rusticated limestone blocks. Two sets of concrete steps lead to the porch which has four single door entries. The doors on the east end of the porch are covered with plywood as is one entry on the west end. The west end entrances have

original transoms. The remaining entry that is not covered with plywood holds a replacement door with an upper fanlight. Flanking the porch are windows with concrete arches and sills. The windows on upper and lower floors are all covered with plywood. The porch roof serves as a balcony that is surrounded by a wrought iron balustrade. Two entrances leading to the balcony are covered with plywood and retain original arches that match those above window bays. The roof overhang and cornice are supported by brackets. The parapet wall is stepped and clad with terra cotta tiles.

2901 Greer Avenue (Contributing) is a two-story, multi-family tenement constructed in 1908 for an estimated $11,800. The Classical Revival influenced building was constructed by **Peter Schneider** for owner Julius Volk. The building has a flat roof, exterior brick walls and a coursed limestone foundation. Centered on the lower façade (south elevation) is a flat roofed porch supported by brick columns with Corinthian capitals resting on a brick balustrade/piers. The inner walls of the porch are glazed. Two sets of concrete steps with wrought iron balustrades lead to the porch which holds four single-light doors set below single-light transoms. Doors are separated by engaged pilasters. Flanking the porch on the lower elevation wall are two double-hung windows with concrete sills and jack arches. This window pattern is repeated at the upper façade. The porch roof serves as a balcony at the second-story level. The balcony has brick piers (extending above the porch roof from the lower level) and an original decorative wrought iron balustrade. Two doors lead to the balcony. The entrances are filled with replacement paneled doors and synthetic siding covers the transoms. Above entries are jack brick arches. The parapet wall is clipped at the center and capped by terra cotta tiles. The central parapet has a round decorative brick header "circle" flanked by stepped brick trim that supports the cornice.

2906 Greer Avenue (Non-Contributing) is a vacant lot that previously held four-family, two-story flats.

2907 Greer Avenue (Non-Contributing) is a vacant lot that formerly held a brick residence.

2911 Greer Avenue (Non-Contributing) is a vacant lot that formerly held a brick residence.

2912 Greer Avenue (Contributing) is a two-story flat constructed in 1906 for an estimated $5,000. The Classical Revival influenced building was designed and constructed by **Emil Zeppenfeld**. The original owner was J.C. Ernst. The building has a flat roof, exterior brick walls and a limestone foundation. On the façade (north elevation) is an off-center flat roofed porch supported by brick columns resting on a brick balustrade. A water table extends across the lower façade and extends to cap the balustrade. Concrete steps lead to the porch which holds two entrances. The entries are each filled with replacement paneled doors below single-light transoms. Offsetting the porch are two arched windows. The window bays are enclosed within the upper arches and filled with two-light windows. Basement windows have jack arches (concrete). The porch roof serves as a balcony that is surrounded by a wrought iron balustrade. An arched opening leading to the balcony holds a replacement door/window and the upper arch

is open. Two light windows (both with brick arches) offset the balcony. One of the windows' arched opening is filled with plywood and the other retains a single-light transom. The upper façade wall has brick decorative bands. Concrete coping extends along the upper portion of the façade.

2914-16 Greer Avenue (Contributing) was constructed in 1905. The two-family, Classical Revival influenced two and a half-story flat has a hipped, asphalt shingled roof, exterior brick walls and a limestone foundation. At the primary (north) elevation is an off-center hipped porch supported by brick columns resting on a brick balustrade. The porch roof has a dentilled cornice. Concrete steps lead to the porch which holds two single-light, paneled doors with single-light transoms. Offsetting the porch on the lower elevation are two arched windows with jack arches. The windows each hold one-over-one lights and have concrete sills. The upper (second story) façade holds three double-hung windows with concrete sills. There is dentilled molding and oversized brackets visible at the cornice. The primary roof holds a pyramidal dormer with three one-over-one windows. The dormer retains dentilled trim below the roof overhang. At the east end of the roof is an interior brick chimney.

2917 Greer Avenue (Non-Contributing) is a vacant lot that formerly held a brick residence.

2920 Greer Avenue (Contributing) was constructed in 1904 for an estimated $7,500. The two-family flat was designed by **Gerhard Becker** and constructed by **J.F. Rupp Construction Company** for owner B.H. Krukenkamp. The dwelling is two and a half-stories in height and bears elements of Classical Revival detailing. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (north elevation) holds an off-center one-story porch supported by brick columns resting on a brick and limestone balustrade. Concrete steps lead to the porch which holds two single-light paneled doors set below transoms. Dividing the entrances is a central paneled upper light bay. The porch gable field is filled with asphalt shingles. Offsetting the porch on the lower elevation are two one-over-one windows. The windows share a continuous sill/water table composed of limestone set above a band of dentilled brick. The windows are surrounded by a double band of brick headers. This pattern of windows is repeated at the upper (second) story. The bay above the porch, however, holds two narrow one-over-one lights (instead of a single window of regular size within the header surround). This bay (above the porch) projects away from the façade and is capped by a facing gable with an upper half-story fanlight window. The primary roofline holds a hipped dormer clad with synthetic siding and filled with a two-light replacement sliding window.

2920A Greer Avenue (Contributing) is a one-story brick garage constructed c. 1905. The building has a flat roof and overhead track door facing the alley (south elevation).

2922-24 Greer Avenue (Contributing) is a two-story, four-family flat constructed in 1909 for an estimated $6,700. The Craftsman/Mission influenced building was designed by **J.F. Schuerman** and constructed by **W. T. Clymer**. The building has a flat roof, exterior brick walls and a

limestone foundation. On the façade (north elevation) is an off-center flat roofed porch supported by brick columns with Corinthian capitals. The columns rest on a brick balustrade capped by a band of concrete that extends horizontally across the façade to create a water table. The porch cornice has dentilled trim. Concrete steps lead to the porch bay which holds two single doors, one of which retains an original multi-light storm door. The entrances have single-light transoms. Offsetting the porch are two one-over-one windows. The upper elevation holds four windows of similar design. Below the cornice is a band of decorative egg-and-dart brick molding. The upper façade wall holds a Mission style parapet capped with terra cotta.

2923 Greer Avenue (Non-Contributing) is a vacant lot that formerly held a brick residence.

2927 Greer Avenue (Contributing) is a two and a half-story Classical Revival influenced dwelling that has recently burned. Despite this, the building retains its overall historical appearance and is considered a contributing feature of the district. The two-family flats were constructed in 1906 for an estimated $5,000. The property was owned at that time by C.J. Gerber. The building was designed by **Ernst Preisler** and constructed by **Frank Arnold**. The dwelling has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation that is covered with concrete and brick. The porch is off-center. The porch roof and supporting members have been removed as have the steps leading to the porch. The entrances within the porch bay are covered with plywood and retain original transoms. Offsetting the entrances at the lower façade are two double-hung windows, one of which is covered with plywood. Windows have shoulder arches with decorative brick detailing and a shared concrete sill. The upper elevation wall holds three windows of similar configuration. The cornice is supported by knee brace brackets. The upper roof has two gabled dormers, one of which has collapsed. The dormer windows are missing but there is evidence of gable pediments and asphalt shingle siding.

2928 Greer Avenue (Contributing) is a two and a half-story flat constructed in 1910 for an estimated $6,700. The residence was designed by architect **Otto J. Boehmer** and constructed by **H.F. Holke**. The Classical Revival influenced building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with concrete on the lower façade. The primary (north) elevation holds an off-center, one-story hipped porch supported by brick columns with Corinthian columns resting on a brick balustrade. Concrete steps lead to the porch which holds two original single-light, wood paneled doors set below transoms. Separating the entrances is a paneled light with a small transom. Offsetting the porch on the lower façade are two double-hung windows with jack arches and keystones. The upper (second story) façade holds windows of similar configuration. The windows above the porch are paired and share a single jack arch/keystone. At the primary roofline is a hipped dormer with flared walls. The dormer is clad with asphalt shingles and holds two double-hung windows. At the east end of the roof is an interior brick chimney.

2928A & 2928B Greer Avenue (Contributing – 2) Situated south of 2928 Greer Avenue are two brick garages constructed c. 1910. The buildings have flat roofs. Garage entrances face the alley (south elevation) and single door entrances are situated on the north elevations.

2930 Greer Avenue (Contributing) was constructed in 1902 for an estimated $5,500. The two and a half-story foursquare plan flat was designed by **Gerhard Becker** and constructed by **J.P. Riechers**. The Classical Revival influenced residence has an asphalt-shingled flared hipped roof, exterior brick walls and a coursed limestone foundation. The façade (north elevation) holds an off-center hipped porch supported by round columns resting on a brick balustrade. Concrete steps lead to the porch which holds two entrances, each of which holds a replacement paneled door with an upper fanlight. The doors are separated by a slender panel with an upper light. The central light has fluted pilasters. All of the bays (two doors and central light) have individual transoms. The porch has dentilled trim below the roof overhang. Offsetting the porch on the lower façade are two double-hung windows with concrete sills and jack arches. The upper story of the façade holds three arched double-hung windows with concrete sills. The upper windows have infill within the upper arches. At the primary roofline is a flared dormer with a hipped roof. The dormer holds paired double-hung windows and is clad with shingles. At either end of the roofline are interior brick chimneys (east/west).

2930A Greer Avenue (Contributing) is a one-story frame garage constructed c. 1930. The building has a flat roof. A single door entry and window are situated on the north elevation. The garage entry/bay is located on the south elevation facing the alley.

2931 Greer Avenue (Non-Contributing) is a vacant lot that formerly held a brick residence.

2933 Greer Avenue (Non-Contributing) is a vacant lot that formerly held a brick residence.

2935 Greer Avenue (Non-Contributing) is a vacant lot that formerly held a brick residence.

2936 Greer Avenue (Contributing) is a Classical Revival influenced, two and a half-story, two-family flat constructed in 1903 for approximately $6,000. The building was designed by **Otto J. Boehmer** and constructed by **Frank Harrison**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (north elevation) holds a flat roofed off-center one-story porch supported by brick columns with Corinthian capitals. The columns rest on a brick balustrade. Concrete steps lead to the porch which holds two paneled doors with upper fanlights and transoms. Offsetting the porch on the lower façade are two arched windows with double rowlock headers. Windows are filled with one-over-one lights and share a single sill. The upper façade holds two double-hung windows with sills. Below sills and above the windows is decorative brick beading. The porch roof serves as a balcony that is surrounded by a wrought iron balustrade. The upper wall holds a multi-light door that leads to the balcony. The door has a four-light transom. At the primary roofline is a slightly flared dormer with a hipped roof. The dormer is clad with asphalt shingles and holds two double-hung windows.

2936A Greer Avenue (Non-Contributing) is a one-story garage associated with 2936 Greer Avenue. The frame outbuilding has a flat roof and L-plan. The building was constructed or extensively altered sometime after 1960 and is non-contributing to the district.

2940 Greer Avenue (Contributing) is a Classical Revival influenced, two and a half-story, two-family flat constructed in 1903 for approximately $6,000. The building was designed by **Otto J. Boehmer** and constructed by **Frank Harrison**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (north elevation) holds an off-center hipped, one-story porch supported by brick columns resting on a brick balustrade. Concrete steps lead to the porch which holds two original Craftsman style doors set below transoms with etched diamond patterns. Offsetting the porch on the lower elevation are two arched windows with one-over-one lights. The windows share a single concrete sill. Window arches are banded by decorative brick detailing. The second story façade holds three double-hung windows with individual concrete sills. Below the sills and above the windows (spanning the façade horizontally) is decorative brickwork. The primary roofline holds a hipped dormer with flared walls. The dormer is clad with asphalt shingles and holds two double-hung windows.

2941 Greer Avenue (Contributing) is a Richardsonian Romanesque style church constructed in 1907 for an estimated $32,000. The building was constructed for the Bethel Evangelical Congregation. It is currently utilized as Greater Fairfax Baptist Church. The building was designed by **Charles F. May** and constructed by **Lucke Bopp Construction Company**. The building has an asphalt-shingled hipped roof, rusticated limestone walls and a limestone foundation. At the southwest corner of the primary (south) elevation is a one-story entry recess that is capped by a crenellated parapet. The exterior wall is battered and composed of large arches on the south (entry) and west (two open arches – not associated with the entry) elevations. Steps lead to the arched south bay, providing a recessed porch/entry area. The remainder of the south (primary) elevation is two stories in height with a central gabled bay capped by a shaped parapet. The central elevation holds a large arched upper stained glass light (second story level) and lower three double-hung windows (first story level) that are filled with stained glass. Stained glass windows flank the projecting parapet bay. Lower windows are rectangular double-hung design and upper windows are arched double-hung design. Dentils extends below the roof overhang. At the northwest corner of the church is a three-story bell tower with an upper battlement. Arched vents are situated on the upper walls of the tower (all elevations).

2944 Greer Avenue (Contributing) is a Classical Revival influenced, two and a half-story, two-family flat constructed in 1903 for approximately $6,000. The building was designed by **Otto J. Boehmer** and constructed by **Frank Harrison**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (north elevation) holds an off-center hipped, one-story porch supported by brick columns with Corinthian capitals. The columns rest on a brick balustrade. Concrete steps lead to the porch which holds two replacement doors with upper small diamond lights. The doors are set below transoms. Offsetting the porch

on the lower façade are two arched windows. The windows have one-over-one lights with double rowlock headers. Arches are set within decorative brick detailing. The windows share a sill. Below the sill is a decorative band of brick beading. This pattern is visible on the upper story which holds three double-hung windows. A band of decorative brickwork extends horizontally across the upper façade. At the primary roofline is a hipped dormer with flared walls. The dormer is clad with asphalt shingles and holds original paired three-over-one windows.

3201 Greer Avenue (Contributing) was constructed in 1911 and constructed by **H.F. Holke** for an estimated $7,200. The two and a half story, Classical Revival influenced two-family flat has an asphalt shingled flared hipped roof, exterior brick walls and a limestone foundation. The lower façade (south elevation) holds a hipped one-story porch that is off center. The porch has a dentilled cornice and is supported by brick columns resting on a brick balustrade. Concrete steps lead to the porch which holds two single-light original doors separated by a single-light sidelight. The doors and sidelight each have a single-light transom. Offsetting the porch on the lower façade are two double-hung windows. The windows share a concrete sill that serves as a water table. Windows have jack arches. The upper façade repeats this window pattern. Above the porch is a bay window with a central (wide) double-hung light flanked by narrow double-hung windows. The windows are separated on the bay by engaged pilasters. At the primary roofline is a hipped dormer with paired six-over-six windows. The dormer is clad with asphalt shingles. At the east end of the roofline is an interior brick chimney.

3204 Greer Avenue (Contributing) is a two and a half-story, Classical Revival multi-family dwelling constructed in 1911 for an estimated $8,700. The building was designed by **William Wedemeyer** and constructed by **H.F. Holke**. The residence has an asphalt-shingled hipped roof, exterior brick walls and a cut limestone foundation. The façade holds an off-center shed roof porch clad with terra cotta tiles. The porch is supported by round granite columns resting on a limestone balustrade. Granite steps lead to the porch which holds original single-light doors separated by two panels of multi-light bays. Multi-light transoms are situated above each door and sidelight. Offsetting the porch on the lower façade are two double-hung windows with ashlar shoulder arches and a rusticated limestone surround. This pattern is repeated at the upper façade. The upper elevation windows are further embellished by a terra cotta embellishment that divides the windows. Sills are granite. The second floor above the porch holds a bay window with paired (central) and single (one each side) lights. The roof overhang is supported by knee brace brackets and dentils are noted between brackets. The primary roofline holds a gabled dormer with paired double-hung windows and decorative brackets. The gable field is filled with half timbers and stucco. Below the gable field is a decorative shield embellishment (probably painted terra cotta).

3205 Greer Avenue (Contributing) was constructed in 1908 as a two-family flat. The Beaux Arts influenced dwelling has an asphalt-shingled, flared mansard roof, exterior brick walls and a limestone foundation that is faced with concrete. The primary (south) elevation holds an off-center flat roofed porch supported by blocked brick and concrete columns. The columns flank Tudor arches at the south, east and west ends of the porch. Concrete steps lead to the porch

which holds a single-light door with sidelights and upper enclosed panel. Offsetting the porch on the lower façade are paired double-hung windows. The lower elevation has a banded brick and concrete appearance that creates the windows shared sill and arch, the latter of which includes a keystone. The upper elevation has paired windows with a Tudor arched transom. The porch serves as a balcony. The balcony has brick and concrete pillars and a wrought iron balustrade. Paired original single-light doors lead to the balcony. The doors are capped by a two-light Tudor arched transom. Concrete banding outlines the arches and extends horizontally above second-story windows and doors. At the upper central façade is a decorative brick pattern. The roof overhang is supported by paired oversized brackets. Within the primary mansard is a dormer with a blunt pointed pediment. The mansard holds two small single-light windows.

3208-10 Greer Avenue (Contributing) was constructed in 1909 for an estimated $7,000. The two and a half-story, Classical Revival/Queen Anne influenced flat was designed by **G.W. Swarting** and constructed by **Louis Schaeperkoetter**. The residence has a steeply pitched, asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. On the lower façade (north elevation) is an off-center flat roofed porch supported by square columns resting on a brick and limestone balustrade. Concrete steps lead to the porch which holds two original single-light, paneled doors divided by a single sidelight above a wood panel. The doors and sidelight all have individual single-light transoms. The porch roof has scrolled brackets below the overhang. The upper porch serves as balcony with brick piers and a wrought iron balustrade. A jib window serves as entry to the balcony (second-story level). Offsetting the entries in the porch bay and on the second floor, the façade wall holds symmetrically placed windows – two on each floor. The windows are double-hung with concrete sills. At the primary roofline are two steeply pitched hipped dormers. Each of the dorms has a double-hung window flanked by engaged pilasters with Corinthian capitals. There is an interior brick chimney at the east end of the roofline.

3208A/B Greer Avenue (Non-Contributing – 2) Situated south of 3208-10 Greer Avenue are two brick garages constructed c. 1910. Although the original footprint of these buildings is relatively intact, both buildings are missing roofs, garage bays and south walls. The buildings fail to retain sufficient original materials or integrity to render them eligible to the district.

3209 Greer Avenue (Contributing) was constructed in 1905 for an estimated $6,000. The two-family flat was constructed by **Leo Rottler** (and probably designed by architect **William Wedemeyer**, who resided in the building). The Classical Revival influenced residence has a flared asphalt-shingled hipped roof, exterior brick walls and a rusticated limestone foundation. The primary lower façade (south elevation) holds an off-center hipped porch with a dentilled cornice. The porch is supported by brick columns with Corinthian capitals resting on a brick balustrade. Concrete steps lead to the porch which holds two replacement doors with diamond-shaped lights. The doors are divided by a fluted engaged pilaster. Transoms are enclosed. Offsetting the porch is a projecting brick bay (two stories) that holds a central wide double-hung window flanked by more narrow double-hung windows. The bay has a band of concrete that

serves as a shared sill. This pattern is repeated at the upper story façade. A frame window bay extends above the porch at the second story and is similar in configuration. The cornice is detailed with egg-and-dart millwork. At the primary roofline is a hipped dormer with flared walls and double-hung lights. The dormer is clad with asphalt shingles. Offsetting the dormer at the roof level is a brick parapet that extends the width of the two-story brick bay below the parapet wall.

3212 Greer Avenue (Contributing) was constructed in 1907 for an estimated $7,200. The two and a half-story, Classical Revival influenced flats were constructed by **Erdbruegger & Baumer**. The residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation that is faced with concrete. The primary (north) elevation holds an off-center hipped porch supported by brick columns with Corinthian capitals resting on a brick balustrade. Covered steps lead to the porch which holds two single-light, paneled doors below transoms. Separating the entrances is a slender single panel with a single light and transom. The porch has a dentilled cornice and is offset by two double-hung windows. The windows share a concrete sill that serves as a water table. A band of decorative brick extends above the windows that are capped by jack arches. This pattern is repeated in the windows at the second story façade. Above the porch, second-story windows are paired and smaller in scale, sharing a single jack arch and sill. Dentilled trim caps the upper façade wall. At the primary roofline is a hipped dormer clad with asphalt shingles. The dormer holds paired double-hung windows. At the east end of the roofline is an interior brick chimney.

3213 Greer Avenue (Contributing) was constructed in 1906 for an estimated $5,800. The Classical Revival influenced two-family flats were designed by **Ernst Preisler** and constructed by **August Winkel**. The residence has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation that is faced with concrete. The lower façade (south elevation) holds a gabled pedimented one-story porch that is off center. The porch is supported by brick columns with Corinthian capitals resting on a brick balustrade. The porch, balustrade and façade wall are faced with gray brick and the remaining outer walls are faced with red brick. Concrete steps lead to the porch which holds two original doors with oval shaped lights. The doors have original transoms and are divided by an engaged pilaster. Offsetting the porch on the lower elevation are two double-hung windows with replacement lights. The windows share a concrete band sill/water table. Above windows are jack arches. The upper story holds three windows of similar configuration. Second story windows have individual sills. The roof overhang is supported by scrolled paired brackets. The primary roofline holds two gabled dormers with flared walls. The dormer are clad with asphalt shingles and each holds a double-hung single window. At the east end of the roofline is an interior brick chimney.

3215 Greer Avenue (Contributing) was constructed in 1905 for an estimated $5,400. The two and a half story, Classical Revival influenced two-family flats were constructed by **Erdbruegger and Baumer**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. At the lower façade is an off-center, one-

story hipped porch with a dentilled cornice. The porch is supported by brick columns resting on a brick balustrade. Concrete steps lead to the porch which holds two single-light doors capped with single-light transoms. Offsetting the porch on the lower façade are paired arched double-hung windows. The windows share a concrete sill/water table that is set above a decorative beaded band. This beaded pattern outlines the arches above the windows and is visible below second-story windows. The upper windows are double-hung but are not arched. Three windows are evenly spaced on the upper wall above the porch/lower elevation windows. The roof overhang is supported by scrolled brackets. The primary roof supports a pedimented gable dormer. The dormer holds paired double-hung windows and is clad with asphalt shingles. A decorative engaged pilaster separates the dormer windows.

3216 Greer Avenue (Contributing) is a two and a half-story, Classical Revival influenced, multi-family residence constructed in 1907 for $8,264. The building was constructed by **W.H. Dicke & Bro.** The building has an asphalt-shingled hipped roof, exterior brick walls and a rusticated (painted) foundation (concrete and limestone). On the lower façade is a one-story, flat roofed porch that is off center, supported by Corinthian columns resting on a rusticated balustrade. Concrete steps lead to the porch which holds two entries that hold replacement doors with upper fanlights. The doors have original transoms and are separated by a single oval shaped light panel. The central light retains an original transom with tracery. Offsetting the porch on the lower façade are two double-hung windows. The windows have jack arches and are outlined by decorative beaded brick. This pattern is repeated at the upper façade. The porch roof serves as a balcony with a frame balustrade. Leading to the balcony at the upper floor are paired French doors with four-light transoms. The primary roof supports a hipped dormer with flared walls. The dormer is clad with asphalt shingles and holds paired double-hung windows.

3219 Greer Avenue (Contributing) was constructed in 1909 for an estimated $6,500. The two and a half-story, Craftsman influenced two-family flats were developed by **J. Charles Mueller** and designed by **Edward F. Nolte**. The residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with concrete and brick. At the lower primary (south) elevation is an off-center, flat roofed porch supported by brick tapered columns. The porch has a wide cornice filled with half timbers and stucco. Oversized brackets extend to support the roof overhang of the porch. Concrete steps lead to the porch which holds two replacement doors. The doors are set below original single-light transoms. A brick pilaster with lower glazing divides the entries. Offsetting the porch at the lower elevation are two double-hung replacement windows. The windows share a concrete sill/water table. Jack arches are embellished with terra cotta geometrical shapes and swags. Above lower windows are two similarly placed double-hung second-story windows. The windows have concrete individual sills. The porch roof serves as a balcony that is surrounded by a frame balustrade. A projecting bay with a central door (replacement) leads to the balcony. The upper door is flanked by double-hung windows. The primary roofline supports a flared hipped dormer clad with asphalt shingles. The dormer holds paired double-hung windows with upper diamond shaped tracery. Fluted brackets support the dormer roof overhang.

3220 Greer Avenue (Contributing) was constructed in 1906 for an estimated $7,800. The two and a half-story Classical Revival influenced dwelling as designed by **Gerhard Becker** and constructed by **J.P. Riechers & Son**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the façade is an off-center, one-story hipped porch supported by columns resting on a rusticated limestone balustrade. Concrete steps lead to the porch which holds a replacement door with a fanlight. The door is surrounded by paneled sidelights and a transom. Offsetting the porch on the lower façade are two arched windows with double rowlock brick arches. The windows hold replacement one-over-one lights. The upper elevation holds four double-hung windows with concrete sills. The windows above the porch (two) are narrow and paired. At the primary roofline is a hipped dormer with paired double-hung windows. The dormer is clad with asphalt shingles and retains dentilled trim near the cornice.

3220A Greer Avenue (Non-Contributing) is a prefabricated outbuilding erected very recently. The building is not a contributing feature of the district as it is not associated with the period of significance.

3225 Greer Avenue (Contributing) was constructed in 1907 for an estimated $6,500. The Classical Revival influenced two and a half-story, two-family flats were developed by **J. Charles Mueller** and designed by **Charles F. May**. The building has an asphalt-shingled flared hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower primary (south) elevation holds an off-center, one-story hipped porch with a dentilled cornice. The porch is supported by granite columns and surrounded by a brick balustrade. Concrete steps lead to the porch which holds two original doors with oval shaped lights. The doors are divided by a single sidelight with lower panel and upper transom. The sidelight is flanked by fluted Corinthian pilasters. Doors retain single-light transoms. Offsetting the porch on the lower elevation are two double-hung windows with a shared concrete sill. The upper elevation holds four double-hung windows with concrete sills. The windows directly above the porch are slightly narrower than those on the east end of the upper façade. At the primary roofline is a flared hipped dormer clad with asphalt shingles. The dormer holds paired double-hung windows. At the east end of the roofline is an interior brick chimney.

3500 Greer Avenue (Contributing) is a two and a half-story, two-family flat with Classical Revival detailing. The dwelling was constructed in 1903. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a rusticated limestone foundation. The lower façade (north elevation) supports a one-story, off-center flat roof porch supported by Corinthian columns resting on a brick balustrade. Concrete steps lead to the porch which holds two doors separated by a single light panel. The doors have transoms. The dividing bay has been painted, covering the transom and single-light panel. Offsetting the porch on the lower façade are two double-hung windows with concrete sills and jack arches. This pattern is repeated at the upper façade. The porch roof serves as a balcony, surrounded by an iron balustrade. Within the balcony area

(second-story façade) are a jib window and a double-hung window. At the primary roofline is a hipped dormer clad with shingles. The dormer holds paired double-hung windows.

3503 Greer Avenue (Contributing) was constructed in 1905 for an estimated 7,000. The two-family, two and a half-story, Classical Revival influenced flats were designed by **William A. Lucas** and constructed by **Charles W. Plegge**. The building has an asphalt-shingled gabled roof, exterior brick walls and a coursed limestone foundation. At the lower façade (south elevation) is an off-center, one-story flat roofed porch supported by fluted Corinthian columns resting on a limestone balustrade. Concrete steps lead to the porch which holds two original single-light, wood paneled doors set below single-light transoms. The doors are divided by a single light above a wood panel. The sidelight has a small transom. Offsetting the porch on the lower elevation are two six-over-six windows. The windows have concrete sills and segmented arches with keystones. Above these windows on the second-story façade are two windows similar in design. The upper story windows do not have arches. The porch roof serves as a balcony that is surrounded by a wrought iron balustrade. The balcony is accessed via a multi-light door that has a three-light transom. The cornice is scrolled brackets. At the primary roofline are two hipped dormers clad with asphalt shingles. Each of the dormers holds a single six-over-six window. At the east end of the roofline is an interior brick chimney.

3504 Greer Avenue (Contributing) is a Classical Revival influenced, two and a half-story two-family flat constructed in 1905 for an estimated $5,500. The building was constructed by **Leo Rottler**. The residence has an asphalt- shingled flared hipped roof, exterior brick walls and a rusticated limestone foundation. The lower façade (north elevation) holds an off-center hipped porch supported by brick columns with Corinthian capitals resting on a brick balustrade. Concrete steps lead to the porch which holds two paneled doors covered by multi-light storm doors. Transoms above each entry are filled with panels. A fluted engaged pilaster divides the entries. Offsetting the porch on the lower façade are two double-hung replacement windows. The windows have concrete sills resting on brick beaded bands. Brick headers line the tops of the windows. This pattern is repeated at the upper façade which holds three windows. A dentilled band is visible below the roof overhang. At the primary roofline is a hipped dormer with flared walls. The dormer is covered with asphalt shingles and holds paired one-over-one replacement lights.

3506 Greer Avenue (Contributing) is a Classical Revival influenced two-family flat constructed in 1904 for an estimated $6,000. The two and a half-story residence was designed by **William A. Lucas** and constructed by **A.G. Buxton**. The building has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation covered with brick and concrete. The lower façade (north elevation) holds and off-center, one-story flat roofed porch. The porch is accessed via concrete steps leading to two single door entries. One of the entrances has a replacement paneled door and the other retains an original single-light paneled door. The replacement door transom is filled with plywood. The remaining transom holds an original single light. The doors are separated by a single wide sidelight above a decorative panel. The sidelight has an original

single-light transom. Offsetting the porch on the lower elevation are two double-hung replacement windows. The windows share a sill that serves as a water table. The second-story façade holds two windows similar to those on the first-floor level. The porch roof serves as a balcony surrounded by a metal balustrade. The balcony is accessed via a jib window. At the roofline are two dormers with high pitched gables. The dormers have flared walls covered with asphalt shingles. Each dormer holds a single double-hung window, one of which retains evidence of the original four-light design. At the east end of the roofline is an interior brick chimney.

3507 Greer Avenue (Contributing) was constructed in 1907 for an estimated $5,900. The two and a half-story, two-family, Classical Revival influenced flats were designed by **Charles F. May** and developed by **J. Charles Mueller**. The residence has an asphalt-shingled hipped roof, exterior brick walls and a rusticated limestone foundation. The primary (south) elevation has an off-center, one-story hipped porch supported by fluted Corinthian columns resting on a low brick balustrade. Concrete steps lead to the porch which holds two original single-light paneled doors. The doors are divided by a single sidelight flanked by engaged fluted pilasters. Above the doors and sidelight are single-light transoms. Offsetting the porch on the lower façade are two double-hung windows. The windows have concrete sills and segmented arches. This pattern is repeated on the upper façade; however second story windows do not have arches. Above the porch is a projecting bay with three double-hung windows. The bay is covered with synthetic siding. At the primary roofline is a flared hipped dormer with paired double-hung windows. The dormer is clad with asphalt shingles. At the east end of the roofline is an interior brick chimney.

3508 Greer Avenue (Contributing) was constructed in 1904 for an estimated $6,300. The two and a half-story, Classical Revival influenced two-family flats were developed by **J. Charles Mueller** and designed by **Otto J. Boehmer**. The residence has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation covered with concrete. The primary (north elevation) holds a one-story hipped, off-center porch supported by Corinthian columns resting on a brick balustrade. Concrete steps lead to the porch which holds two single-light paneled doors with transoms. The doors are separated by an engaged column with a Corinthian capital. The transom above the column is filled and painted. Offsetting the porch on the first-floor façade are two arched windows filled with replacement lights. The windows have faux shutters and double rowlock brick arches. Basement windows below first-floor windows are filled with glass blocks and have segmental concrete arches. The second-story façade holds four windows, double-hung design with faux shutters. Windows have concrete sills and jack arches. The façade wall creates a gable half-story at the east end of the dwelling. The gable field wall is brick and holds paired two-over-one windows with jack arches and concrete sills. At the base of the west gable end is a dentilled cornice. The roof above the cornice holds a hipped dormer with paired double-hung windows. The dormer is clad with asphalt shingles. The east end of the roof holds an interior brick chimney.

3511 Greer Avenue (Contributing) was constructed in 1906 for an estimated $5,000. The Classical Revival influenced, two-family flats were constructed by **H.L. Peters & Son**. The two

and a half-story residence has an asphalt-shingled flared gable roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower primary (south) elevation holds a hipped, one-story off-center porch supported by brick columns with Corinthian capitals. A brick balustrade surrounds the porch. The brick utilized for the balustrade and below the first-story windows is divided by a continuous concrete band. Brick below the band on the façade/porch is lighter in color than the remaining façade wall. Concrete steps lead to the porch which holds two single-light doors divided by a single sidelight. The doors each have a single-light transom. The transom above the sidelight is enclosed. Offsetting the porch on the lower elevation are two replacement double-hung windows. The windows have jack arches. Above these windows on the second-story are two replacement double-hung lights with concrete sills. The second story façade above the porch holds two windows of similar configuration. These windows are narrower than the remaining façade windows. At the primary roofline are two pedimented gabled dormers. Each dormer holds a double-hung window. At the east end of the roofline is an interior brick chimney.

3514 Greer Avenue (Contributing) is a two and a half-story, Classical Revival/Craftsman influenced dwelling constructed in 1906 for an estimated $5,500. The two-family flats were designed by **Ernst Preisler** and constructed by **Frank Arnold**. The residence has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation covered with brick and concrete. The façade (north elevation) holds a one-story, off-center gabled porch supported by brick columns with Corinthian capitals resting on a brick balustrade. The porch has a dentilled pediment and scrolled brackets. Concrete steps lead to the porch which holds two single-light paneled doors set below single-light transoms. The porch is offset at the lower façade by two double-hung windows. The windows share a concrete continuous sill that serves as a water table and caps the balustrade. The band of concrete is situated above a band of dentilled brick trim. Windows have shouldered brick arches. The second-story façade holds three double-hung windows with shouldered arches/brick banding that spans the entire upper façade horizontally. Windows have concrete sills above detailed decorative brick trim. Eaves are enclosed and supported by oversized brackets. The primary roofline supports two gabled dormers with flared walls. The dormers have pediments and double-hung windows.

3515 Greer Avenue (Contributing) was constructed in 1908 for an estimated $7,800. The Classical Revival influenced two and a half-story flats were designed by **Gerhard Becker** and developed by **J. Charles Mueller**. The residence has an asphalt-shingled flared hipped roof, exterior brick walls and a limestone and rusticated brick foundation. The primary (south) elevation supports an off-center, one-story hipped porch with a dentilled cornice. The porch is supported by brick columns resting on a rusticated brick balustrade. Concrete steps lead to the porch which holds two single-light paneled doors. The original lights on the doors have been filled and painted over. Dividing the entrances is a single paneled sidelight. The doors and sidelight all retain original transoms. Offsetting the porch on the lower elevation are two double-hung windows. The windows share a sill/water table and each has a jack arch. The windows on the second-story level are similar in design with individual sills. At the roofline is a hipped flared

dormer with paired double-hung windows. The dormer is clad with asphalt shingles. At the east end of the roofline is an interior brick chimney.

3519 Greer Avenue (Non-Contributing) is a vacant lot that previously held brick flats.

Hebert Street

2900 Hebert Street (Contributing) is a two-story mixed use building constructed in 1910 for an estimated $8,900. The Mission/Craftsman influenced building was designed by **Gerhard Becker** and constructed by **Peter Schneider & Son**. The building has a flat roof, exterior brick walls and a limestone foundation covered with brick and concrete. Slightly off center on the lower façade (north elevation) is a hipped porch supported by brick columns resting on brick piers. The piers are capped with concrete which extends along the western half of the façade to create a water table. The porch holds three doors, all of which are covered with plywood. The doors retain original transoms. The west lower remaining lower façade holds a single window covered with plywood. The window has a brick shouldered arch. The east elevation appears to have been used commercially. This portion of the façade is clad with blonde brick and has a central entry bay flanked by commercial windows. All of the commercial fenestrations are covered with plywood. The commercial end of the façade (northeast corner) retains an engaged pilaster that probably supported a porch or portico that has since been removed. The upper elevation holds five double-hung windows with concrete sills and brick shouldered arches. At the roofline, a shaped parapet rises above the roof. The parapet is bell shaped and clad with terra cotta tiles. A terra cotta cornice frames the central parapet wall, which is capped with a keystone.

2901 Hebert Street (Contributing) was constructed in 1903 as a factory for the **Home Bakery Company**. The two-story brick factory was built by **F.W. Geise**. The estimated costs of construction for the factory and associated dwelling/office (see 2901A Hebert Street, below) were $19,000. The building has a flat roof, exterior brick walls and a concrete foundation. The primary (south) elevation is comprised of three sections. The central portion of the elevation supports a one-story bay projecting away from the linear elevation facing Hebert Street. The east elevation of the wing appears to have supported an entry and/or loading bay, while the remaining two walls (south and west) have large bays (display or service windows) with concrete sills. The east end/wing has multiple enclosed window bays on the south elevation. With exception of the second-story east end windows, which have arched bays, the windows are rectangular. The east end of this wing projects slightly away from the remaining façade. The wing that is west of the projection has a brick corbelled cornice. The west wing is similar to that at the east but without the projecting end bay with arched upper windows. A loading bay is centered on this wing (facing Hebert) and the lower elevation holds two single door entries with transoms (enclosed). Windows are rectangular with concrete sills and the upper elevation has a brick cornice similar to the east wing. The west wing retains evidence (upper story) of original windows with two-over-two lights (most of which are missing). The central façade bay that supporting the one-story projection noted above (which appears to be a later addition) has deteriorated and no longer

supports a cornice or roof materials. The upper story of this wing holds two enclosed windows (both of which have brick infill).

2901A Hebert Street (Contributing) is a two-story building associated with 2901 Hebert Street. The building appears to have possibly served as a dwelling and/or office for the adjacent factory. The building is attached to the west end of the factory. The building has a flat roof, exterior brick walls and a limestone foundation. At the east end of the primary (south) elevation is a single-door entry set within a concrete surround that bears the words "Hostess Cake" above the door. A flat original awning extends above the entry bay, which is accessed via a concrete stoop with metal balustrades. Offsetting this entry on the lower elevation is an enclosed window bay with a jack arch and concrete sill. The remaining lower elevation holds an enclosed bay (possibly a commercial style window) that is offset by another single door entry with an enclosed transom. This door is enclosed with plywood (as are the other lower elevation fenestrations, other than the door accessed via the porch). At the second-story level are three original arched windows with one-over-one lights. A band of brick corbelling extends horizontally near the roofline. The parapet is stepped at either end of the residential/office wing.

2906 Hebert Street (Contributing) is a multi-family residence constructed in 1912 for an estimated $18,000. The two-story building was designed by **Otto J. Boehmer** and constructed by **William Hoffschwelle**. The Craftsman influenced building has a flat roof, exterior brick walls and a limestone foundation faced with brick and concrete. On the lower façade (north elevation) is a centered one-story porch with a flat roof/balcony. The porch is supported by brick columns and surrounded by a brick balustrade. The porch piers are slightly tapered and flank two sets of concrete steps leading to the porch. Within the porch bay are four paneled doors set below single-light transoms. Flanking the porch at the lower elevation are two double-hung windows with sills/water table. The porch roof (as noted) serves as a balcony. The balcony has brick piers and a wrought iron balustrade. Paired sets of two-light paneled doors lead to the balcony. Flanking the balcony on the second-floor façade are windows similar to those at the first-story level. Above the windows is a cornice supported by oversized brackets. The parapet is stepped and capped with terra cotta tiles. Decorative glazed brick is intact on the upper central elevation.

2912 Hebert Street (Contributing) is a two-family flat constructed in 1914 for an estimated $4,500. The building was constructed by **John Grewe Construction Company**. The building has a flat roof, exterior brick walls and a limestone foundation. The primary (north) elevation has an off-center, flat roofed porch supported by brick columns resting on brick piers. Concrete steps lead to the porch bay which holds two doors covered with plywood. Offsetting the porch on the lower façade are two windows, covered with plywood. The windows have concrete sills and a shared jack arch. The upper elevation wall has two windows of similar configuration (lights are missing) but with individual sills. The porch roof serves as a balcony. The balcony has brick piers and an original iron balustrade. A projecting bay leads to the balcony. Though doors and windows are missing, the fenestration clearly held a central door flanked by individual windows.

The cornice is partially missing and covered with synthetic siding with evidence of terra cotta tiles. The parapet is stepped and capped with terra cotta tiles.

2914 Hebert Street (Contributing) is a two-family flat constructed in 1914 for an estimated $4,500. The building was constructed by **John Grewe Construction Company**. The building has a flat roof, exterior brick walls and a limestone foundation. The primary (north) elevation has an off-center, flat roofed porch supported by brick columns resting on brick piers. Concrete steps lead to the porch bay which holds two doors covered with plywood. Offsetting the porch on the lower façade are two windows, covered with plywood. The windows have concrete sills and a shared jack arch. The upper elevation wall has two windows of similar configuration (lights are missing) but with individual sills. The porch roof serves as a balcony. The balcony has brick piers and an iron balustrade. A projecting bay leads to the balcony. Though doors and windows are missing, the fenestration clearly held a central door flanked by individual double-hung windows. The upper façade is capped by a false gable with asphalt shingles. The gable is capped with terra cotta tiles. The parapet is stepped at the east and west ends of the elevation.

2914A Hebert Street (Contributing) is a one-story brick garage (c. 1920) with an asphalt-shingled gabled roof. The garage has a bay facing the alley (south elevation) and windows on the side (east/west) elevations.

2918 Hebert Street (Non-Contributing) is a vacant lot that previously held brick flats.

2920 Hebert Street (Non-Contributing) is a vacant lot that previously held brick flats.

2924 Hebert Street (Non-Contributing) is a vacant lot that previously held brick flats.

2925 Hebert Street (Contributing) is a two-story, two-family flat constructed in 1915 for an estimated $3,500. The building was developed by **J. Charles Mueller**. The building has a flat roof, exterior brick walls and a limestone foundation faced with brick and concrete. Situated off-center on the lower elevation is an enclosed entry bay. The porch leading to the entry has been removed but concrete steps remain. A concrete water table spans the lower elevation and serves as a window sill for a single window that offsets the entry. This window, as are others on the elevation, is covered with plywood. The second story façade holds two window bays with concrete sills. Above the windows is decorative brick corbelling. The brick is a patterned with a mixture of red and brown (the latter color matches the façade wall below the water table). Above the corbelling, decorative brick headers (another color variation) create rectangular patterns. The upper façade wall near the roofline is capped with terra cotta tiles.

2927 Hebert Street (Contributing) was constructed in 1905 for an estimated $7,500. The multi-family bears restrained Classical and Second Empire embellishments, designed by **Charles F. May** and constructed by **Peter Schneider**. The two and a half-story residence has a mansard roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower

primary (south) elevation holds a one-story central hipped porch supported by columns resting on a frame porch base. The porch floor is supported by brick columns and frame balustrades frame the entry bays. Two sets of frame steps lead to the porch which holds two sets of paired doors with single-light transoms. The doors are covered with plywood. Flanking the porch on the lower elevation are individual windows covered with plywood. A limestone water table serves as a sill for the windows and divides the upper elevation from darker brick near the foundation. The upper story wall holds four double-hung windows with limestone sills. The cornice above the windows bears two sets of horizontal dentilled trim with the upper band displaying much larger/wider dentils than that below it. The mansard portion of the roof holds two hipped wall dormers with paired double-hung windows. The parapet walls are stepped at the east and west ends of the roofline. The mansard is clad with slate shingles.

2931 Hebert Street (Contributing) is a four-family flat constructed in 1923 by **Erdbruegger & Sons**. The two-story Craftsman style building was designed by **Albert E. Meyer**. The building has a flat roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower primary (south) elevation holds a flat roofed porch supported by brick columns. Scalloped brackets frame the porch entry bays. Two sets of concrete steps lead to the porch which holds two sets of paired doors with upper diamond shaped lights. Narrow transoms are situated above each entry. Flanking the porch are individual double-hung windows with concrete sills. The porch roof serves as a balcony that is surrounded by brick piers and a wrought iron balustrade. The balcony piers are extensions of the columns supporting the lower story porch roof. Two doors lead to the balcony. One of the entrances (west) has an enclosed transom. Above the doors and transoms, glazed brick outlines a shoulder arch. Individual double-hung windows flank the balcony. The upper façade wall has herringbone brick pattern work and glazed brick extending across the façade horizontally. The parapet is stepped and capped with terra cotta tiles.

2932 Hebert Street (Contributing) is a four-family flat constructed in 1904 for an estimated $5,500. The two-story building incorporates restrained Italianate and Craftsman details. The property was designed by **Gerhard Becker** and constructed by **Erdbruegger & Baumer**. The building has a flat roof, exterior brick walls and a limestone foundation. The lower façade wall is darker brick than the remaining elevation, divided from the upper wall by a water table. Situated centrally on the lower façade (north elevation) is a hipped porch supported by brick columns resting on darker brick piers. Two sets of concrete steps (separated by a column/pier) lead to the porch bay, which holds four single-light paneled doors. The doors each have single-light transoms. Doors are paired and separated by an engaged fluted pilaster. Flanking the porch are double-hung windows with shouldered brick arches. This pattern is repeated at the upper story, which holds four double-hung windows. The parapet is stepped and capped with terra cotta tiles. The upper central portion of the parapet wall holds recessed brick bays with a shared sill. Flanking the central parapet is a wide cornice with Italianate brackets.

2936 Hebert Street (Contributing) is a Mission/Craftsman influenced tenement constructed in 1906 for an estimated $9,300. The building was designed by **Harry G. Clymer** and constructed

by **H. Sotmann**. The two-story tenement has a flat roof, exterior brick walls and a limestone foundation. The primary (north) elevation holds a central porch with a flat roof supported by brick columns resting on brick and limestone piers. The porch roof has dentilled trim and serves as a balcony at the second-story level. Two sets of concrete steps lead to the bay which holds four entrances, all of which are covered with plywood. The entries retain transoms which are visible above the coverings. Flanking the porch on the lower elevation are windows covered with plywood. The windows have jack arches and flanking header bands that extend to the upper floor windows which are one-over-one with keystones. The porch roof/balcony has brick piers and an iron balustrade. Leading to the porch are two sets of French doors (two-light design). The doors have exaggerated arches with keystones. The cornice features paired oversized dentils. The parapet is shaped and capped with terra cotta.

2937 Hebert Street (Contributing) is a four-family flat constructed in 1914 for an estimated $6,900. The Craftsman style building has a flat roof with a false hip, exterior brick walls and a limestone foundation faced with brick and concrete. The primary (south) elevation holds a one-story flat roofed central porch supported by brick columns resting on brick piers. A course of concrete serves as a water table and sills, capping the porch piers. The brick below the water table is darker than the remaining façade wall. Within the porch bay are four paneled doors (set in groups of two). Narrow transoms are intact above the doors. Flanking the porch at the lower elevation are four-over-one windows with jack arches. This pattern is repeated at the second-story façade. The porch roof serves as a balcony with lower columns piercing the balcony floor as piers supporting a wrought iron balustrade. Leading to the balcony level are two paneled doors with single-light transoms. Oversized brackets support the false hip that caps the elevation.

2942 Hebert Street (Non-Contributing) is a vacant lot that previously held brick flats.

2945 Hebert Street (Non-Contributing) is a vacant lot that previously held a combination use (residential/commercial) brick building.

3200 Hebert Street (Contributing) is a vacant lot used as a parking area. Based on Sanborn maps and city directories, this lot was never developed and as such is a contributing feature of the neighborhood.

3201 Hebert Street (Contributing) is a Craftsman/Neoclassical influenced foursquare constructed in 1904 for an estimated $5,100. The dwelling was designed by **Ernst Preisler** and constructed by **J.P. Riechers & Son**. The two and a half-story residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. On the lower primary (south) elevation is a one-story shed porch with dentilled trim. The porch is supported by brick columns resting on a brick balustrade. Concrete steps lead to the porch bay which holds a door flanked by sidelights. Offsetting the porch on the lower elevation is a wide arched window with a single-sash light. The upper elevation wall holds two sets of paired windows with concrete sills above a brick beaded horizontal band. Eaves are enclosed. The

primary roofline supports a flared dormer with a Dutch Gambrel roof. The dormer holds a double-hung window. Within the pediment above the window is an oval window with keystones.

3201A Hebert Street (Contributing) is a brick garage constructed c. 1920. The garage has a flat roof. On the south elevation (facing the house) are a single door entry and a single window. Auto entry is via the alley (north elevation). There are no fenestrations on the side (east/west) elevations.

3206 Hebert Street (Contributing) is a Classical Revival/Craftsman influenced two and a half-story dwelling constructed in 1902 for an estimated $4,000. The dwelling was designed by **Ernst Preisler** and constructed by **J.A. Prahl**. The residence has an asphalt-shingled roof, exterior brick walls and a limestone foundation. On the lower façade (north elevation) is a gabled porch with dentilled portico supported by wrought iron columns. The porch is surrounded by a wrought iron balustrade and accessed via concrete steps. Within the porch bay is an off-center single-light door offset by a two-light window with a concrete sill. Offsetting the porch on the lower elevation are paired double-hung windows with a shouldered arch. The windows share a sill that serves as a water table. Above the paired windows at the second floor is an oriel with three double-hung windows. The bay is supported by scrolled brackets and has faux shutters. The remaining second story elevation holds two double-hung windows with concrete sills. Supporting the front gable overhang are brackets. The upper half-story (within the facing gable field, which is filled with shingles) holds a three-bay window. The central light is one-over-one and flanking windows are four-over-four.

3207 Hebert Street (Contributing) is a two and a half-story Craftsman style dwelling constructed in 1911. Designed by **Ernst Preisler**, the dwelling was developed by the Lindell Real Estate Company and constructed by **August Beckemeier**. The dwelling has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower primary (south) elevation holds a one-story, off-center gabled porch supported by brick columns resting on a brick balustrade. The porch roof gable field has half timbers and oversized brackets support the roof overhang. Concrete steps lead to the porch bay which holds a solid door and enclosed sidelight. The fenestration is set below a three-light transom. Offsetting the porch on the lower elevation is a single sash replacement window with a jack arch and concrete sill. The upper elevation holds two projecting window bays with three double-hung windows. The central lights are wider than the flanking lights. Windows have concrete sills and jack arches. A similar style window (smaller in scale) is situated in the upper gable wall. The roof overhang is supported by oversized knee-brace brackets.

3210 Hebert Street (Contributing) was constructed in 1909 for an estimated $5,000. Developed by Lindell Real Estate Company, the two and a half-story Craftsman influenced foursquare was designed by **Ernst Preisler** and constructed by **W.E. Jones**. The dwelling has a steeply pitched asphalt shingled hipped roof, exterior brick walls and a limestone foundation. The lower façade (north elevation) holds an off-center hipped porch supported by wrought iron columns. Wrought

iron surrounds the porch and flanks concrete steps leading to the porch. The porch bay holds an original single-light door offset by a wide single-light panel. The sidelight and door are separated by an engaged fluted pilaster. Spanning the lower elevation is a water table that serves as a sill to the first-story façade window. This bay holds a replacement single-sash light. The window has a shouldered brick arch. Upper elevation windows are double-hung (two windows) with concrete sills and shouldered arches that extend horizontally to span the entire façade. The corners of the dwelling support quoins. The roof overhang is supported by brackets. The primary roofline holds a hipped flared dormer clad with asphalt shingles. The dormer holds paired three-over-one windows. At the east end of the roofline is an interior brick chimney.

3210A Hebert Street (Contributing) is a brick garage constructed c. 1910. The building has a flat roof and two centrally located single door entries on the north elevation (facing the residence). These entries are each offset by individual windows. The rear (north) elevation bays have been enclosed. There are no fenestrations on the east/west elevations.

3211 Hebert Street (Contributing) is a Craftsman style two and a half-story dwelling constructed in 1911. Designed by **Ernst Preisler**, the dwelling was developed by the Lindell Real Estate Company and constructed by **August Beckemeier**. The dwelling has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower primary (south) elevation holds a gabled off-center, one-story porch with brick columns resting on a brick balustrade/piers. The porch roof gable is filled with half timbers and oversized brackets support the roof overhang. Concrete steps lead to the porch which holds a door with an upper rectangular light. The door is flanked by single-light sidelights. A three-light transom spans above the door/sidelights. Offsetting the porch on the lower elevation are two double-hung windows with concrete sills. The upper elevation wall holds four double-hung windows with concrete sills. The facing gable field is filled with synthetic siding and supports a set of double-hung windows.

3212 Hebert Street (Contributing) was constructed in 1910 for an estimated $4,000. Developed by Lindell Real Estate Company, the dwelling was designed by **Ernst Preisler** and constructed by **W.E. Jones**. The two and a half-story Craftsman influenced building has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. The primary (north) elevation holds a centered one-story hipped porch supported by wide brick columns resting on brick piers/balustrade. The porch columns bear a decorative pyramidal brick pattern approximately midway up the column. A wide arch (frame with detailed pattern work) spans the porch near the roofline. Limestone steps lead to the porch bay which holds a single-light door below a transom. Offsetting the door within the porch bay is a double-hung window. The lower wall of the porch interior is composed of glazed brick and a water table serves as a window sill (spanning the entire façade). Flanking the porch are single windows on either side, double-hung design. Brick comprising the piers, balustrade and lower elevation are darker in color than the remaining façade. The second-story façade holds four double-hung windows. The windows have concrete sills with decorative brick headers below the sills. The upper windows have jack arches that join

decorative brick pattern work across the upper façade. The primary gable field holds paired windows, double-hung with similar detailing as those noted on the second-story façade.

3212A Hebert Street (Contributing) is a two-story brick building constructed c. 1910 as a medicine factory. The secondary building has a high hipped roof. A single door entry faces the alley on the south elevation. The east elevation holds a single door and two windows, all of which are enclosed with plywood. Two windows are noted on the north elevation (facing the house). Though a portion of the roof has decomposed, the overall form is intact as are most building materials.

3214 Hebert Street (Contributing) is a two and a half-story, Craftsman style dwelling constructed in 1910 for an estimated $4,000. The building was developed by Lindell Real Estate Company, designed by **Ernst Preisler** and built by **August Beckemeier**. The residence has an asphalt-shingled gable roof, exterior brick walls and a limestone foundation faced with concrete and brick. The primary (north) elevation holds a one-story gabled porch supported by brick columns resting on brick piers. The gable field of the porch has half timbers and knee brace brackets supported the overhang. Leading to the porch are concrete steps. The interior porch wall bears glazed brick near the stoop. Within the porch bay is a single-light door set below a single-light transom. A double-hung window offsets the entry within the porch bay. The remaining lower elevation holds two double-hung windows. All of the windows have concrete sills. Brick headers are darker than the remaining wall, setting off the façade's six-course common bond pattern. The upper elevation has four windows, all of which hold four-over-one lights. Within the gable field is half timber and stucco. Centrally in the field are paired double-hung windows. Large brackets support the roof overhang.

3214A Hebert Street (Contributing) is a one-story frame garage constructed c. 1945. The garage has a flat asphalt-shingled roof, exterior synthetic siding and an overhead track door on the south elevation facing the alley. The north elevation holds a two-panel window.

3216 Hebert Street (Contributing) is a two and a half-story, Craftsman style dwelling constructed in 1910 for an estimated $4,000. The building was developed by Lindell Real Estate Company, designed by **Ernst Preisler** and built by **August Beckemeier**. The residence has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation faced with concrete and brick. The primary (north) elevation holds a one-story, off-center gabled porch supported by brick columns resting on brick piers. Leading to the porch are concrete steps. The interior porch wall bears glazed brick near the stoop. Within the porch bay is a single-light door set below a single-light transom. A double-hung window offsets the entry within the porch bay. The remaining lower elevation holds two double-hung windows. All of the windows have concrete sills and shoulder arches with contrasting brick. The upper elevation has four windows, all of which hold one-over-one lights. The upper half-story facing gable holds paired double-hung windows with a shoulder arch. Large brackets support the roof overhang.

3216A Hebert Street (Contributing) is a one-story brick garage constructed c. 1910. The building has a flat roof. A single door is situated at the east elevation. The north elevation holds two windows. Former auto access on the south elevation facing the alley has been covered with synthetic siding.

3217 Hebert Street (Non-Contributing) is a vacant lot that previously held a brick dwelling.

3218 Hebert Street (Contributing) is a Craftsman influenced foursquare constructed in 1910 for an estimated $4,000. The building was developed by Lindell Real Estate Company, designed by **Ernst Preisler** and built by **August Beckemeier**. The dwelling has an asphalt-singled flared hipped roof, exterior brick walls and a limestone foundation clad with concrete and brick. The lower façade wall is faced with dark brick below the water table (and red brick faces the remaining elevation). At the lower primary (north) elevation is a hipped one-story porch that is off-center. The porch is supported by wrought iron columns and surrounded by a wrought iron balustrade. Concrete steps lead to the porch bay which holds a single-light door. The door is offset by a two-light window with tracery. Offsetting the porch at the lower elevation is a wide single-sash window with a rounded arch. The upper elevation holds four double-hung windows with concrete sills. The roof overhang is supported by brackets. At the primary roofline is a gabled dormer with flared walls. The dormer holds a two-panel replacement window.

3218A Hebert Street (Non-Contributing) is a modern (recently constructed) carport situated south of the dwelling located at 3218 Hebert Street.

3219 Hebert Street (Contributing) is a Craftsman influenced foursquare constructed in 1902 for an estimated $4,000. The dwelling was designed by **Ernst Preisler**, developed by Lindell Real Estate Company, and constructed by **J.A. Prahl**. The residence has an asphalt-shingled flared hipped roof, exterior brick walls and a limestone foundation faced with brick. The dwelling has an off-center hipped one-story porch on the south elevation. The porch is supported by wrought iron columns and surrounded by a wrought iron balustrade. The roof cornice retains decorative dentils and detailing. A concrete stoop with steps leads to the entry bay which holds a replacement oval light door. The door is offset by a single-sash replacement window with a concrete sill. Offsetting the porch on the lower façade are two arched windows with one-over-one lights and transoms. The window arches are composed of keystones and stepped brickwork voussoirs. A concrete water table spans the lower elevation and serves as a shared sill for the windows. The upper elevation above the arched windows has an oriel with three double-hung windows. The oriel is supported by brackets. Offsetting the oriel at the upper elevation are paired double-hung lights. The windows share a concrete sill set above decorative brick beading. Eaves are enclosed. The primary roof supports a hipped dormer with flared walls. The dormer is clad with asphalt shingles and holds paired double-hung windows. At the east end of the roofline is an interior brick chimney.

3223 Hebert Street (Contributing) is a Craftsman influenced two and a half-story dwelling constructed in 1908. The residence was designed by **Ernst Preisler**, developed by Lindell Real Estate Company and constructed by **August Beckemeier**. The dwelling has an asphalt-shingled gambrel flared roof, exterior brick walls and a limestone foundation faced with brick. The primary (south) elevation has a one-story, off-center hipped porch supported by wrought iron columns and surrounded by a wrought iron balustrade. The porch has concrete steps leading to a single-light door offset by a sidelight. Offsetting the porch on the lower elevation is a wide double-hung arched window. The window has a sill that serves as a water table, spanning the lower elevation wall horizontally. Brick dentils are set below the water table and the brick is darker below the band (as well as the brick that composes the base of the porch floor). The upper elevation wall holds a horizontal extensive shared sill similar to that at the lower elevation (with lower brick dentils). This sill is set below three double-hung windows with jack arches. The upper primary roof supports a flared wall dormer with a hipped roof and three double-hung windows. The dormer is clad with asphalt shingles. At the east end of the roofline ridge is an interior brick chimney.

3500 Hebert Street (Contributing) is a two and a half-story neoclassical influenced dwelling constructed in 1905. The property was developed by **J. Charles Mueller**. The building has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. The lower façade (north elevation) holds a gabled porch with a pediment. The pediment is dentilled and has a central decorative motif. Supporting the porch are concrete block columns. A wrought iron balustrade extends the width of the porch and along concrete steps leading to the entry. The entry is off-center and holds a single-light door below a single-light transom. A double-hung window offsets the entrance within the porch bay. Flanking the porch are double-hung windows with limestone sills and arches with keystones. The upper story holds four double-hung windows with sills. The cornice is dentilled and supported on either end by engaged brick pilasters with Corinthian capitals that extend vertically on either corner of the façade (east and west ends). The primary gable field is pedimented with dentils and filled with slate shingles. The upper half-story gable holds a three-window wall dormer. The central dormer window is double-hung and set within a hooded, rounded arch with a keystone. This window is flanked by double-hung small windows, each of which is set within a classical surround composed of engaged pilasters and lintels.

3501 Hebert Street (Contributing) is a Craftsman influenced two and a half-story dwelling constructed in 1908. The residence was designed by **Ernst Preisler**, developed by Lindell Real Estate Company and constructed by **August Beckemeier**. The dwelling has an asphalt-shingled gambrel flared roof, exterior brick walls and a limestone foundation faced with brick and concrete. The primary (south) elevation has a one-story, off-center hipped porch with dentilled trim. The porch is supported by slender columns resting on brick and concrete battered piers. Concrete steps lead to the porch bay which holds a wood door with an upper diamond shaped light. The door is offset by a single sidelight. Dividing the door from the sidelight is an engaged pilaster. Offsetting the porch on the lower elevation are two double-hung windows. The windows

have concrete sills. The upper elevation holds three windows of similar configuration. Diamond-shaped herringbone pattern brickwork divides each of the upper elevation windows. Eaves are enclosed. The primary roof supports a hipped dormer with flared walls. The dormer is clad with asphalt shingles and holds paired double-hung lights. At the roofline ridge (east end) is an interior brick chimney.

3501A Hebert Street (Contributing) is a one-story brick garage with a flat roof constructed c. 1910. The auto bay is situated on the building's south elevation (facing the alley). The south elevation (facing the house) holds two windows. Single door access is situated on the west elevation. There is no fenestration on the east elevation.

3505 Hebert Street (Contributing) is a Craftsman influenced two and a half-story dwelling constructed in 1908. The residence was designed by **Ernst Preisler**, developed by Lindell Real Estate Company and constructed by **August Beckemeier**. The dwelling has an asphalt-shingled gambrel flared roof, exterior brick walls and a limestone foundation faced with brick and concrete. The primary (south) elevation has a one-story, off-center hipped porch with dentilled trim. The porch is supported by wrought iron columns and surrounded by a wrought iron balustrade. Concrete steps lead to the porch bay which holds a diamond-light door offset by a single-light paneled sidelight. Above the door and sidelight is a transom. Offsetting the porch on the lower elevation are paired double-hung windows. The windows share a dentilled sill and brick detailing outlines a shoulder arch above the lights. The upper elevation holds two sets of double-hung windows. The windows share a dentilled sill. Framing the upper paired bays is brick detailing that imitates engaged pilasters. Decorative brick corbelling is noted below the roof overhang. The primary roof supports two flared hipped dormers. The dormers are clad with asphalt shingles and each holds a single double-hung window. At the east end of the roofline ridge is an interior brick chimney.

3509 Hebert Street (Contributing) is a Craftsman style foursquare constructed in 1905. The residence was designed by **Ernst Preisler**, developed by Lindell Real Estate Company and constructed by **August Beckemeier**. The dwelling has an asphalt-shingled flared hipped roof, exterior brick walls and a continuous limestone foundation. The lower primary (south) elevation holds a one-story hipped porch with dentilled trim. The porch is supported by tapered columns and has a cut limestone clad base. Limestone clad steps flanked by wrought iron rails lead to the porch bay which holds a single-light door offset by a wide paneled sidelight. Above the door and sidelight is a transom. The porch is offset on the lower elevation by a wide double-hung window. The window has a limestone sill and shouldered decorative trim arch. The upper elevation wall holds two windows of similar configuration. The corners of the façade are quoined. Large scrolled brackets support the roof overhang. At the primary roof is a hipped dormer with flared walls. The dormer has asphalt-shingle siding and holds paired double-hung windows. At the east end of the roof is an interior brick chimney.

3510 Hebert Street (Contributing) is a two-family Craftsman style flat constructed in 1926. The dwelling has a clipped gable roof capped with clay tiles, exterior brick walls and a limestone foundation. The façade (north elevation) holds a one-story hipped porch clad with clay tiles. The porch has a gabled portico at the west end with half timbers in the gable field. The porch is supported by oversized brick columns that are slightly tapered. Two sets of brick steps lead to individual entries at either end of the porch. The entrances hold original single-light doors. Separating the doors on the lower façade wall is a three-window ribbon of six-over-one lights. The porch roof serves as a balcony floor at the upper elevation. The balcony has brick piers and a balustrade composed of brick and wrought iron. French multi-light doors flanked by six-over-one windows lead to the balcony. Offsetting the doors and balcony (above the lower elevation west entrance) is an arched multi-stained-glass awning window. A band of brick extends above second story windows/doors, separating the upper gable field which holds three four-light original windows. Brackets support the roof overhang.

3510A Hebert Street (Contributing) is a multi-car brick garage constructed c. 1926. The building has a flat roof and enclosed garage bay on the south elevation facing the alley. Four single doors are situated on the north elevation facing the residence.

3513 Hebert Street (Contributing) is a Craftsman style foursquare constructed in 1905. The residence was designed by **Ernst Preisler**, developed by Lindell Real Estate Company and constructed by **August Beckemeier**. The two and a half-story dwelling has an asphalt-shingled flared hipped roof, exterior brick walls and a continuous limestone foundation. The lower primary (south) elevation holds a one-story flared hip porch with dentilled trim. The porch is supported by multi-colored brick columns and surrounded by a brick balustrade. Concrete steps lead to the porch bay which holds an original single-light door offset by a wide paneled sidelight. There is a transom above the door and sidelight. Offsetting the porch on the lower elevation is a wide double hung window with a concrete sill. The window has a brick hood capped by rectangular brick pattern work. The second-story elevation holds another double-hung window directly above that offsetting the porch. Above the porch on the second-story façade is a projecting bay with three windows, each of which is double-hung. Brackets support the roof overhang above the second-story windows. At the primary roof is a hipped dormer with flared walls. The dormer is clad with synthetic siding and holds two double-hung windows. The east end of the roof supports an interior brick chimney.

3514 Hebert Street (Contributing) is a foursquare two and a half-story dwelling constructed in 1907 for an estimated $5,900. The Craftsman influenced dwelling was designed by **Ernst Preisler** and developed by **J. Charles Mueller**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with concrete and brick. At the lower primary (north) elevation is an off-center gabled porch with a dentilled pediment. The porch roof is supported by brick columns resting on a brick balustrade. Concrete steps lead to the porch bay which holds a paneled door flanked by single-light sidelights. A wide single-light transom extends above the entry and sidelights. Offsetting the porch on the lower elevation are two

double-hung windows with concrete sills. The upper elevation holds four windows of similar configuration. The primary roof holds a flared dormer with a gabled pediment. The dormer holds three double-hung windows, and the gable field supports a single-sash light. The dormer is clad with asphalt shingles.

3514A Hebert Street (Non-Contributing) is a contemporary prefabricated outbuilding that was erected in recent decades post-dating the district's period of significance.

3517 Hebert Street (Contributing) is a Craftsman style foursquare constructed in 1905. The residence was designed by **Ernst Preisler**, developed by Lindell Real Estate Company and constructed by **August Beckemeier**. The two and a half-story dwelling has an asphalt-shingled flared hipped roof, exterior brick walls and a continuous limestone foundation. The lower primary (south) elevation holds a one-story flared hip porch with scrolled dentil trim. The porch is supported by wrought iron columns and surrounded by a wrought iron balustrade. Concrete steps lead to the porch bay which holds a single-light door offset by a side paneled sidelight. A single-light transom is visible above the door and sidelight. Offsetting the porch on the lower elevation wall is a wide double-hung window with a concrete sill and a decorative shouldered arch. The upper elevation holds two double-hung windows with a shared concrete sill. The windows are divided by decorative brick pilasters. Eaves are enclosed. The primary roof holds a flared asphalt-shingled dormer with a hipped roof. The dormer holds two double-hung windows. At the east end of the roof is an interior brick chimney.

3518 Hebert Street (Contributing) is a Classical Revival influenced foursquare constructed in 1902 for an estimated $4,000. The building was developed by Lindell Real Estate Company, designed by **Ernst Preisler** and built by **J.A. Prahl**. The two and a half-story residence has an asphalt-shingled flared hipped roof, exterior brick walls and a limestone foundation covered with brick and concrete. At the lower façade (north elevation) is an off-center shed porch with dentilled trim near the roof overhang. The porch roof is supported by fluted columns and surrounded by a frame balustrade. The raised porch floor is accessed via frame steps. Lattice covers the area below the porch floor. The entry is centered in the porch bay and holds an original single-light door flanked by multi-light sidelights. Engaged pilasters flank the entry, separating it from the sidelights. Offsetting the porch on the lower elevation is a wide multi-light arched window. The window has curved brick arch that joins a series of decorative brick bands on the lower elevation created by projecting bricks and variations between light and dark brick. The upper elevation holds a four-light original window with a concrete sill set above a beaded brick decorative band. The second-story supports an oriel with three double-hung windows. Eaves are enclosed. The primary roof holds a gabled dormer with a double-hung window. At the east end of the roofline is an interior brick chimney.

3519 Hebert Street (Contributing) is a Craftsman style dwelling constructed in 1905. The residence was designed by **Ernst Preisler**, developed by Lindell Real Estate Company and constructed by **August Beckemeier**. The two and a half-story dwelling has an asphalt-shingled

gabled roof, exterior brick walls and a limestone foundation covered with brick and concrete. The lower primary (south) elevation supports a full-width shed porch supported by brick columns (some of which are battered). The columns extend from the surrounding brick balustrade. The porch is composed of brown brick, contrasting the dark red brick exterior walls. The steps leading to the porch are off-center, constructed of brick and tile. These steps lead to the entry bay which is offset by a small double-hung window. The remaining lower façade within the porch supports paired double-hung windows. All of the façade windows have concrete sills. The upper elevation wall holds four double-hung windows. Eaves are enclosed. The roof overhang (below the facing gable) is supported by paired brackets. The gable field holds a two-light sliding replacement window. Hipped dormers are situated at the west and east ends of the roofline; and the east end supports an interior brick chimney.

Natural Bridge Avenue

3200 Natural Bridge Avenue (Contributing) is the Mt. Moriah Temple lodge/hall constructed in 1913 for $56,252. The building was designed by **Henri Rusch** and constructed by contractor **Charles O.A. Brunk**. The Egyptian Revival style building has a flat roof, exterior concrete walls and a concrete foundation. The building is comprised of three wings. The central wing is composed of four stories with a street-level centered paired door entry bay (east elevation). The entrance and windows on this level appear to be within the raised foundation floor. The windows and doors have classical surrounds with engaged pilasters. Flanking the entrance are two large engaged obelisks that frame the central bays on all three floors above the entry level. The obelisks extend above the roofline. Within the central bay and those that flank the obelisks, windows are multi-light design with terra cotta surrounds. On either end of the central four-story wing, just above fourth-floor windows are terra cotta pharaoh mask embellishments. An oversized herringbone pattern cornice extends between the pharaoh masks near the roofline. Three-story wings flank the central main wing on the north and south ends. Each of these wings has entries reached via concrete steps. The entrances are on the level of the central wing's second-story. The entrances have solid paired doors surrounded by a temple inspired surround capped with a phoenix embellished hood. Multi-light windows are situated above the entry bays at second and third story levels. These windows are surrounded by decorative terra cotta detailing. The side wings are embraced by pediments that imitate Egyptian style detailing similar to that noted on the central larger wing. A two-story wing at the south end of the building is slightly recessed from the remaining façade elevation walls. This wing has double-hung stained glass lights with diamond tracery.

3210 Natural Bridge Avenue (Contributing) is a two-story, two-family flat constructed in 1909 by **August Beckemeier**. The building was– developed by Lindell Real Estate Company and designed by **Ernst Preisler**. It appears that the building has been converted to a single-family dwelling. The residence has a false hipped, asphalt-shingled roof, exterior brick walls and a limestone foundation clad with brick and concrete on the primary (north) elevation. The porch on the lower façade is off center with a flat roof. This bay has been enclosed on the north wall and

holds a single door entrance. The bay retains original dentil trim along the roofline, brick columns with Corinthian capitals, as well as the brick piers and balustrade. Offsetting the porch bay on the lower elevation are two double-hung windows which share a sill that serves as the water table. The brick below the water table is darker than the remaining wall, as are bricks composing the porch piers. The upper porch roof serves as a balcony that is accessed via a single-light door with a transom light. The balcony has a wrought iron balustrade. Windows offsetting the balcony are double-hung with brick shouldered arches that extend across the upper façade. Decorative brick panels with diamond herringbone pattern work divides upper and lower elevation windows. Brackets support the roof overhang. Interior brick chimneys are noted at the east and west ends of the roof.

3214 Natural Bridge Avenue (Contributing) was constructed 1909 by **August Beckemeier**. The two-story, two-family flats were developed by Lindell Real Estate Company and designed by **Ernst Preisler**. The dwelling has an asphalt-shingled false hipped roof, exterior brick walls and a limestone foundation clad with brick and concrete. The primary (north) elevation has an off-center one-story flat roofed porch supported by brick columns resting on brick piers. Concrete steps lead to the porch bay which holds two single doors below single-light transoms. Offsetting the porch on the lower elevation is a projecting bay with three double-hung windows and a concrete sill. This pattern is repeated on the upper story above. The porch roof serves as a balcony and is surrounded by an iron balustrade. French multi-light doors lead to the balcony. Above the doors is a single-light transom capped by a jack arch. Eaves are enclosed and retain paired brackets below the overhang. On either end of the roofline (east/west) are interior brick chimneys.

3218 Natural Bridge Avenue (Contributing) was constructed 1909 by **August Beckemeier**. The two-story, two-family flats were developed by Lindell Real Estate Company and designed by **Ernst Preisler**. The dwelling has an asphalt-shingled false hipped roof, exterior brick walls and a limestone foundation clad with brick and concrete. The primary (north) elevation has an off-center one-story gabled porch with half timbers in the gable field. The porch roof is supported by brick columns resting on brick piers. Concrete steps lead to the porch bay which holds two single-light paneled doors below single-light transoms. Offsetting the porch on the lower elevation wall are two double-hung windows (one is replacement design). The windows have shouldered decorative arches and concrete sills above brick dentils. This pattern is repeated on the upper wall which has three windows. The windows retain ogee arched surrounds that give the upper lights a pointed arch appearance. A band of decorative pattern brick extends to create the cornice. Eaves are enclosed. On either end of the roofline (east/west) are interior brick chimneys.

3220 Natural Bridge Avenue (Contributing) was constructed in 1909 by **L.M. Christian**. The building was developed by Lindell Real Estate Company and designed by **Ernst Preisler**. The two and a half-story, two-family flats have a false hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. The primary (north) elevation holds an off-center, one-story flat roofed porch supported by brick columns with Corinthian capitals resting

on brick piers. Concrete steps lead to the porch which holds two paneled doors below single-light transoms. Offsetting the porch on the lower elevation are two double-hung windows with a shared sill/water table. The windows have segmented jack arches outlined with lighter brick headers. Brick below the water table is brown; the remaining elevation is faced with red brick. The porch roof serves as a balcony that is surrounded by a wrought iron balustrade. A single door leads to the balcony which has an enclosed transom and replacement door. Windows offsetting the balcony are double-hung and similar in design to those at the lower level. Oversized fluted brackets support the roof overhang. Decorative brickwork frames the edges of the brackets. The primary roof supports a gabled dormer with a pediment. The dormer walls are flared and two windows are enclosed with plywood. Interior chimneys are noted at the east and west ends of the roofline.

3500 Natural Bridge Avenue (Contributing) was constructed in 1909 by **L.M. Christian**. The building was developed by Lindell Real Estate Company and designed by **Ernst Preisler**. The two and a half-story, two-family flats have a false hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. The primary (north) elevation holds an off-center, one-story flat roofed porch supported by brick columns with Corinthian capitals resting on brick piers. Concrete steps lead to the porch which holds two single-light doors (with pointed arched lights) below single-light transoms. Offsetting the porch on the lower elevation are two double-hung windows. The windows have concrete sills and shouldered arches. The second-story façade holds two windows of similar configuration. The porch roof is dentilled and serves as a balcony with an iron balustrade. Leading to the balcony is a single-light paneled door with a shouldered arch. The roofline overhang is supported by fluted brackets. Interior chimneys rise at the east and west ends of the roofline.

3500A Natural Bridge Avenue (Contributing) is a single-story brick garage with an asphalt-shingled gable roof. Garage bays face the alley (south elevation). The north elevation has a single door flanked by windows. Fenestrations (all elevations) appear to be enclosed with panels.

3502 Natural Bridge Avenue (Contributing) was constructed in 1909 by **L.M. Christian**. The building was developed by Lindell Real Estate Company and designed by **Ernst Preisler**. The two and a half-story, two-family flats have a false hipped roof clad with slate shingles, exterior brick walls and a limestone foundation faced with brick and concrete. The primary (north) elevation holds an off-center, one-story flat roofed dentilled porch supported by brick columns with Corinthian capitals resting on brick piers. Concrete steps lead to the porch which holds two six-panel doors below single-light transoms. Offsetting the porch on the lower elevation are two double-hung windows with shouldered arches and concrete sills. This pattern is repeated on the upper story. Arches on the second-story level extend to create brick banding below the cornice. The porch roof serves as a balcony, surrounded by an iron balustrade. A projecting bay leads to the balcony with a central jib window flanked by one-over-one lights. The corners of the façade have brick quoins. Paired brackets support the roof overhang. The primary roof holds a flared dormer clad with slate shingles. The dormer has a pediment and two enclosed windows. Finials

cap either end of the hipped roofline ridge. Interior chimneys are visible at the east and west ends of the roof.

3520 Natural Bridge Avenue (Non-Contributing) is a contemporary gasoline station with a free standing one-story market constructed in 1998 (two facilities illustrated on district map – one for building and one for gasoline pumps).

Palm Place

2900 Palm Place (Contributing) is a two-story, two-family flat constructed in 1908 for $5,700 by **Erdbruegger & Baumer**. The Craftsman influenced building has an asphalt-shingled roof, exterior brick walls and a limestone foundation faced with concrete and brick on the primary (north) elevation. The lower façade holds a one-story hipped, off-center porch with dentilled trim. The porch roof is supported by brick columns resting on brick piers. The piers are capped with concrete that extends the full façade, creating a water table and sills below first-floor windows. Brick below the water table is darker than the remaining elevation. Concrete steps lead to the porch which holds two single-light doors with single-light transoms. Offsetting the porch on the lower façade are two double-hung windows with jack arches. This window pattern is repeated on the second-story façade (which holds three windows with concrete sills). The roof overhang is supported by oversized brackets. A parapet wall is situated at the east/west ends of the dwelling, indicating that the front hip above the façade is false.

2900A Palm Place (Contributing) is a one-story brick garage situated south of the two-family flat at 2900 Palm Place. The building has a flat roof covered with asphalt. The north elevation has three single-door entries. The central and east doors retain original single-light paneled entries. The west entrance is enclosed with plywood. The rear (south) elevation facing the alley has two overhead track doors.

2904 Palm Place (Non-Contributing) is a vacant lot that previously held brick flats.

2906 Palm Place (Contributing) is a two-story four-family flat constructed in 1909 for an estimated $7,000 by **Erdbruegger & Baumer**. The building has a flat roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower primary (north) elevation has two arched entries with concrete stoops. Each arched bay holds two doors with single-light transoms. The doors on the outer sections of the bays are slightly angled. Flanking the arched bays on the lower façade are two windows on either side – double-hung with jack arches. The windows share sills that create a water table, dividing the façade's darker brick which borders the lower wall. The upper façade holds six double-hung windows. The two central windows have shouldered arches. The remaining windows are grouped as sets of two below a beaded flat arch. All of the upper story windows have individual sills. Paired outer second-story windows share cornices. The parapet wall is stepped and capped with terra cotta tiles. The upper central wall

below the tile retains an arch with a sill that mimics a window bay. On the upper wall are fleur-de-lis terra cotta tiles which flank the arch.

2914 Palm Place (Non-Contributing) is a vacant lot that previously held brick flats.

2916 Palm Place (Contributing) is a multi-family flat constructed in 1905 by **Erdbruegger & Baumer** for an estimated $8,500. The building has a flat roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower primary (north) elevation has two arched entries with concrete stoops. Each arched bay holds two single-light paneled doors with single-light transoms. Flanking the arched bays on the lower façade are two windows on either side – double-hung with jack arches. The windows share sills that create a water table, dividing the façade's darker brick which borders the lower wall. The upper façade holds six double-hung windows with concrete sills. A band of decorative brickwork outlines shouldered jack arches and spans the upper elevation wall. The cornice is missing as is the upper parapet.

2916A Palm Place (Contributing) is a hipped, one-story garage constructed c. 1935. The building has exterior synthetic siding and a single door entry on the east elevation. The elevation facing the alley has an overhead track door. The west elevation has a brick exterior wall without any fenestration.

2922 Palm Place (Contributing) is a two and a half-story Craftsman influenced foursquare constructed in 1902 for an estimated $7,000. The dwelling was constructed by **Erdbruegger & Baumer**. The residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The primary (north) elevation has a low hipped, one-story porch that is off-center. The porch is supported by brick columns resting on a brick balustrade. Limestone steps lead to the porch which holds and original single-light door below a single-light transom. Within the porch bay, the door is offset by a double-hung window. Offsetting the porch on the lower elevation are two double-hung windows with sills and jack arches. The upper façade wall holds three windows of similar configuration. Eaves are enclosed. The primary roofline holds a gabled dormer with a hipped roof. The dormer is clad with asphalt shingles and holds paired double-hung windows. At the east end of the roofline is an interior brick chimney.

2926 Palm Place (Contributing) is a two-story multi-family tenement constructed in 1902 by **Erdbruegger & Baumer**. The building has a flat roof, exterior brick walls and a limestone foundation faced with brick and concrete on the primary (north) elevation. Centered on the lower façade are two arched entries, each of which holds two doors below single-light transoms. Of note, the doors and transoms within the building's east bay are enclosed, and one door in the west bay is enclosed but the transom remains intact. Flanking the arched bays on the façade are two double-hung windows on either side. The windows have jack arches and share a continuous sill that serves as a water table. The brick below the water table and on the central lower arch pillar is darker than the remaining elevation. The upper façade wall holds five double-hung windows with concrete sills and jack arches. The arches are shouldered and capped by a

horizontal band of beaded brick detailing. The cornice is dentilled and scrolled brackets support the overhang. The parapet wall is comprised of decorative brick recessed corbels and capped with terra cotta tiles.

2932 Palm Place (Contributing) was constructed in 1912 for an estimated $5,500 by **Erdbruegger & Baumer**. The Craftsman style flat has a false hipped roof, exterior brick walls and a limestone foundation. On the lower façade (north elevation) is an off-center hipped porch supported by brick columns resting on a brick balustrade. Concrete steps lead to the porch which holds two single-light doors set below single-light transoms. Offsetting the porch on the lower elevation are two double-hung windows. The windows have jack arches and a continuous shared sill that serves as a water table. The brick below the water table and that comprises the balustrade is brown, whereas the remaining walls are red brick. The second-story façade holds three double-hung windows similar to those on the first-story level. The hip roof has a wide overhang supported by scrolled brackets. The east end of the roofline supports an interior brick chimney that extends from the side parapet wall.

2934 Palm Place (Non-Contributing) is a vacant lot that previously held a brick tenement.

3201 Palm Place (Contributing) is a two and a half-story Craftsman influenced dwelling constructed in 1912 for an estimated $6,000. The residence was owned at that time by John Trinkhaus, designed by **William P. McMahon** and constructed by **Charles N. Land**. The residence has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. The lower façade (south elevation) holds an off-center shed roof supported by brick columns resting on a brick and piers. Oversized brackets on the columns support the roof overhang. Limestone steps lead to the porch bay which holds a multi-light door flanked by sidelights. The porch is offset on the façade by paired double-hung windows. The windows have a concrete sill and jack arch. The upper elevation holds two wider double-hung windows with sills and arches. Above the porch is an oriel that holds three double-hung windows. The window surround is frame and paneled. At the primary roof holds two gabled dormers with half timbering. The dormers are clad with asphalt shingles and each holds a single double-hung window. Oversized brackets support the gables. At the east end of the roofline is an interior brick chimney.

3201A Palm Place (Contributing) is a one-story brick garage with an asphalt-shingled roof constructed c. 1920. The south elevation facing the alley holds an overhead track door. The east elevation holds a single door offset by a single window.

3202 Palm Place (Contributing) is a two and a half-story Craftsman foursquare constructed in 1909 for an estimated $5,200. The dwelling was designed by **Edward F. Nolte** and constructed by **John Craig**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. A one-story porch is gabled and situated on the side (east) elevation. The porch, which provides primary access to the house, is supported by brick columns resting on limestone. The porch is enclosed by multi-light doors and windows. The lower story of the

façade (north elevation) holds a three-window ribbon with a shared concrete sill supported by brackets. The windows are all double-hung, twelve-over-one. A brick arch frames the central window and the remaining windows are framed by a continuous header band that creates a single shoulder arch. The upper elevation holds two double-hung windows with sills. All of the dwelling's exterior walls are patterned with dark brick headers that accentuate the common bond coursework. The cornice is composed of a tiered brick band that spans the upper elevation walls. The roof overhang is supported by oversized brackets. The primary roof holds a gabled dormer with oversized brackets. The dormer is clad with asphalt shingles and holds a double-hung window with upper light diamond tracery. At the west end of the roofline is an interior brick chimney.

3202A Palm Place (Contributing) is a brick one-story hipped garage constructed c. 1920. The building has a garage bay facing the alley (south elevation) that holds a sliding track solid door. A secondary entry is situated on the north elevation facing the house.

3206 Palm Place (Contributing) is a two and a half-story Craftsman influenced dwelling constructed in 1903 by **August Winkel**. The dwelling was developed by Lindell Real Estate Company and designed by **Ernst Preisler**. The residence has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. The primary (north) elevation supports a one-story hipped, off-center porch supported by fluted columns resting on a brick balustrade. Limestone steps lead to the porch bay which holds a two-light paneled replacement door that is offset by a single-sash window. On the lower façade adjacent to the porch is a wide arched double-hung window. The window has a shouldered embellished arch and a concrete sill. The upper elevation wall holds two sets of double-hung windows, each of which has a shared concrete sill set above decorative brickwork. The cornice has fleur-de-lis detailing and brackets that support the roof overhang. The primary gable field is filled with slate shingles and holds a double-hung replacement window. At the east end of the roofline is an interior brick chimney.

3206A Palm Place (Contributing) is a one-story garage with an asphalt-shingled gabled roof and exterior synthetic siding. The elevation facing the alley (south) holds an overhead track door. The building was constructed c. 1925.

3207 Palm Place (Contributing) is a two and a half-story Craftsman influenced foursquare constructed in 1910 by **William Koester** for an estimated $5,000. The dwelling was designed by **Edward F. Nolte**. The residence has a steeply pitched hipped flared roof covered with asphalt shingles. Exterior walls and brick and the foundation is limestone. Off center at the façade (south elevation) is a one-story hipped porch supported by brick columns with Corinthian capitals. The columns rest on a brick balustrade. Concrete steps lead to the porch bay which holds a single-light door with sidelights and transom. Offsetting the entry bay and porch on the lower elevation is an arched window bay filled with paired double-hung windows. The upper arch is filled with a single sash light. The arch has keystones and is segmented. The window sill extends to create a water table that divides lower façade brick (which is darker) than the remaining wall. Above the

arched window at the second-story level is a double-hung window with a concrete sill. Brick beading extends below the sill. The window has a shouldered arch that extends with brick pattern work below the cornice. Above the porch the elevation holds a projecting three-window bay with double-hung lights. The roof overhang is supported by large brackets. At the primary roof is a hipped dormer clad with asphalt shingles. The dormer has brackets below the roof overhang and features a pair of double-hung windows.

3207A Palm Place (Contributing) is a one-story brick garage constructed in 1921. The rectangular plan building has a flat roof. The bay facing the alley (north elevation) has central sliding track frame doors.

3212 Palm Place (Contributing) is a Craftsman style two and a half-story foursquare constructed in 1923 for owner H.W. Hunning. The residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The primary (north) elevation holds a hipped off-center one-story porch supported by wide brick columns. The porch roof is supported by oversized brackets and the base is surrounded by a brick balustrade. Concrete steps lead to the porch bay which holds a single door bay offset by a single-sash window. Offsetting the porch on the lower elevation is an altered window bay that holds a projecting five-panel window with a brick sill. The upper elevation holds four double-hung windows with brick sills. Rafter tails are visible below the roof overhang. The primary roof supports a low hipped dormer faced with brick. The dormer holds three double-hung windows.

3212A Palm Place (Contributing) is a one-story brick garage with a gabled roof constructed c. 1925. The garage has a track garage door facing the alley (south elevation). The west elevation holds two windows. The east elevation has one window and a single-door entry.

3213 Palm Place (Contributing) is a two and a half-story, Craftsman influenced foursquare constructed in 1902 by **Bergemeier & Schroeder**. The dwelling was designed by **Ernst Preisler** and developed by the Lindell Real Estate Company. The dwelling has an asphalt-shingled, hipped flared roof, exterior brick walls (clad with buff brick on the façade only) and a limestone foundation. The lower primary (south) elevation holds an off-center shed porch supported by brick columns extending from a brick balustrade. Steps are clad with cut limestone and lead to the porch bay which holds a single-light door flanked by sidelights. Scrolled brackets are noted along the porch roof overhang. Offsetting the porch on the lower elevation are two double-hung windows. The windows share a concrete sill. Below the sill is a band of cut limestone that creates a water table. The upper façade wall holds two wide double-hung windows with sills. Brackets are noted just below the roof overhang. Above each bracket on the cornice is a decorative fleur-de-lis embellishment. The primary roof supports a flared gabled dormer with a pediment. The dormer is clad with asphalt shingles and supports paired double-hung windows. The east end of the roof supports an interior brick chimney.

3218 Palm Place (Contributing) is a two-story single-family dwelling constructed in 1922 for an estimated $9,000. The Craftsman influenced dwelling was designed by **Otto J. Boehmer** and constructed/owned by **William H. Krenning**. The dwelling has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. Centered on the lower façade is a shed one-story porch supported by wide tapered brick columns resting on a brick balustrade. Brick steps lead to the porch bay which holds a single-door entry with an arched transom and four-light sidelights. The porch is flanked (on either side) by two double-hung windows. Windows have brick sills. This window pattern is noted on the second-story elevation as well, which supported four single and one set of paired windows. The paired windows are centered on the upper elevation and not as wide as the single windows. The primary roof supports two gabled dormers capped with terra cotta tiles. The dormers have enclosed eaves and synthetic siding in the gable fields. Dormers are faced with brick and each holds a two-light replacement window. The roof ridge is capped with a terra cotta roll.

3218A Palm Place (Contributing) is a c. 1925 frame garage. The one-story building has a gabled asphalt shingled roof. On the south elevation facing the alley is an overhead track door. The west elevation holds a single door entry and one window. Walls are clad with synthetic siding.

3219 Palm Place (Contributing) is a two and a half-story Craftsman influenced foursquare constructed in 1905 for an estimated $5,000 for original owners, Mr. and Mrs. L.M. Stahlberg. The dwelling has an asphalt-shingled flared hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. The dwelling has a one-story off-center porch (south elevation). The porch has a low hipped roof supported by brick columns resting on brick piers/balustrade. Concrete steps lead to the porch which holds a central door covered with plywood. The door retains sidelights and a transom (which have windows replaced or covered with plywood). Offsetting the porch on the lower elevation are two double-hung windows with jack sills and a shared sill/water table. The upper elevation holds there double-hung windows of similar configuration. Eaves are beaded. The primary roof holds a hipped dormer with paired double-hung windows. The dormer is clad with synthetic siding. At the east end of the roof are two interior brick chimneys.

3219A Palm Place (Contributing) is a frame garage constructed in 1912. The building has a gabled roof and a garage bay on the north elevation facing the alley. The exterior is clad with synthetic siding.

3223 Palm Place (Contributing) is a two and a half-story Craftsman influenced dwelling constructed in 1908. The dwelling was designed by **Otto J. Boehmer**. The residence has a hipped, asphalt-shingled roof, exterior brick walls (coursed with dark headers) and a limestone foundation faced with brick and concrete. Centered on the lower primary (south) elevation is a one-story hipped porch supported by brick columns resting on a brick balustrade. The porch roof has exposed eave rafters and oversized scrolled brackets flanking the columns. Marble steps lead

to the porch which holds an original leaded glass door flanked by multi-light sidelights. A transom extends above the entry and sidelights. Flanking the porch are double-hung windows with jack arches. The upper elevation holds wide double-hung windows with concrete sills on the outer edges (east/west ends). Above the porch, the upper story has paired slender double-hung windows. Rafter tails are noted below the roof overhang. The primary roof holds two gabled dormers with pediments and exposed rafters. The dormers are faced with brick and hold double-hung windows with sills.

3223A Palm Place (Contributing) is a frame garage constructed c. 1915. The building has a gabled roof and a garage bay on the north elevation facing the alley. The exterior is clad with synthetic siding.

3500 Palm Place (Contributing) is a Tudor Revival style dwelling owned and designed by architect **Otto J. Boehmer** in 1908. The two and a half-story residence has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. At the northeast corner of the primary elevation is a one-story flat roofed porch. The porch has exposed rafters and is supported by classical columns that rest on the brick and concrete stoop. Tile steps lead to the porch bay which holds two arched windows on the east wall. The entry is set within an octagonal bay that pierces the porch ceiling to create a tower at the second-story level. The entry is arched and flanked by two narrow arched windows. The porch roof serves as a balcony with a wrought-iron balustrade. The balcony is accessed via the tower-bay second-story door. The tower wing is crenellated and windows/doors are capped with decorative brick arches. The north elevation (which faces Palm Place) offsets the porch recess and holds three-window ribbons at the first- and second-story levels. First-story windows are multi-light with muntins; upper story windows retain original nine-over-one lights. The windows are framed with wood and a paneled section of wood divides the upper/lower levels, imitating half-timbering visible in the upper gable field. The front facing gable has exposed rafters and three windows. The central gable window is six-over-six and is flanked by 10-light narrow windows.

3500A Palm Place (Contributing) is a one-story brick garage with an asphalt-shingled roof constructed c. 1910. The south elevation faces the alley and holds an overhead track door. The north elevation facing the house holds a single door entry.

3501 Palm Place (Contributing) is a two and a half-story Craftsman style dwelling constructed in 1915 by **L.M. Christian** for an estimated $6,000. The residence was designed by **Ernst Preisler**. The dwelling has an asphalt-shingled roof, exterior brick walls and a limestone foundation. At the east elevation is a one and a half-story flat roofed wing that holds the primary entry bay. This wing is set back slightly from the remaining façade and holds a paneled door with sidelights and a two-light transom. Limestone steps lead to a stoop and the entry. Capping the entry is what appears to be a sleeping porch. Exposed rafters extend beyond the roofline and two bays (currently filled with double-hung windows) are divided by engaged pilasters. The remainder of the south elevation holds two sets of three-window bays on either floor (first and

second). The windows are four-over-one double-hung with concrete shared sills. Bands of bricks placed horizontally divide the walls of the elevation above the below windows imitating headers and sills. The primary facing gable has oversized brackets below beaded eaves. Centered in the gable is a three-window wall dormer with awning and double-hung lights. The peak of the gable is filled with half timbers and stucco. An interior chimney is visible near the east end of the dwelling.

3501A Palm Place (Contributing) is a brick garage constructed in 1918 for $2,000. The garage has a gambrel roof and an original Craftsman style garage door of multi-panel/multi-light design. The roofline ridge is capped by terra cotta tiles. The secondary entry and windows are original. Gable fields have round lights.

3502 Palm Place (Contributing) is a Classical Revival influenced dwelling constructed in 1906 by **Berkemeier & Schroeder**. The dwelling was designed by **Ernst Preisler** and developed by the Lindell Real Estate Company. The two and a half-story residence has an asphalt-shingled flared hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. The primary (north) elevation holds a one-story flat roofed porch that is off center. The porch is supported by slightly tapered brick columns that extend from a brick balustrade. Brick steps lead to the porch bay which holds a single-light paneled door offset by a six-over-six light window. Offsetting the porch at the lower elevation are two double-hung windows with jack arches and keystones. The windows share a concrete sill/water table. The second-story elevation holds paired arched double-hung windows that share a sill. These windows have terra cotta keystones. Above the porch on the second-story is an arched entry bay that led to what was formerly a balcony (porch roofline). The arched section of the bay is enclosed and appears to hold a lower jib window. This bay is flanked by slender six-over-six lights. An elaborate arch with shouldered extensions surrounds the windows/entry. Fleur-de-lis terra cotta tiles flank either side of the arch just below the roofline. The primary roof holds a flared gabled dormer with a pediment that bears a wreath embellishment. The dormer has paired three-over-one windows.

3502A Palm Place (Contributing) is a one-story garage constructed c. 1920. The frame building has a small gabled wing at the southwest corner that appears to be original (possibly used as a shed). A garage bay faces the alley on the larger wing (south elevation).

3508 Palm Place (Contributing) is a two and a half-story Craftsman influenced foursquare constructed in 1910 by **J.P. Riechers & Son**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a coursed limestone foundation. The primary (north) elevation holds an off-center hipped one-story porch supported by brick columns with Corinthian capitals. The columns rest on brick piers that serve as a balustrade. Concrete steps lead to the porch bay which holds a single-light original door flanked by wide sidelights. A single transom extends above the door and sidelights. Offsetting the porch at the lower elevation are double-hung windows with concrete sills. This pattern is repeated in two windows at the upper elevation. Above the porch are two slender windows that have stained glass lights with a fleur-de-lis pattern. The eaves are

enclosed. The primary roof supports a flared dormer clad with slate shingles. The dormer has a hipped roof capped with a terra cotta tile. The dormer's north wall holds paired double-hung windows.

3509 Palm Place (Contributing) is a two and a half-story Craftsman influenced dwelling constructed in 1902 for an estimated $4,300 by **Bergemeier & Schroeder**. The dwelling was designed by **Ernst Preisler**. The residence has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. The lower façade holds a shed roofed porch supported by brick column. A brick balustrade surrounds the porch. Concrete steps lead to the porch bay which holds a single-light door flanked by single-light sidelights. Offsetting the porch on the lower elevation is an arched window that holds two double-hung lights. The arch has decorative beading and a keystone. Above the window on the second-story façade are paired windows with a shared sill. The wall above the porch holds an oriel with three double-hung windows. The area below the windows and above the porch is clad with vertical board siding. The cornice is dentilled. The upper facing gable holds paired double-hung windows. The gable field is clad with asphalt shingles.

3512 Palm Place (Contributing) is a two and a half-story Craftsman influenced dwelling constructed for original owners, Mr. and Mrs. L.E. Walter, in 1903. The dwelling was designed by **Charles F. May**. The residence has an asphalt-shingled hipped and gabled roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower primary (north) elevation holds an off-center hipped porch supported by wide brick columns resting on a brick balustrade. Limestone steps lead to the porch bay which holds a single door offset by a two-over-one original window. Offsetting the porch on the lower elevation is a replacement single-light wide window. The window has a shouldered brick arch. This window is topped at the second-story by paired one-over-one windows with concrete sills. The bay projects slightly (two-stories in height) and is capped by a facing gable filled with half timbers. Brackets support the gable pediment which holds a set of awning windows that retain diamond tracery. The bay above the porch holds a three-window projection that is filled with double-hung lights. The porch is hipped above this portion of the dwelling and supports a hipped dormer with flared walls and asphalt-shingles. The dormer holds a multi-light double-hung window.

3515 Palm Place (Contributing) is a Craftsman style two and a half-story dwelling with a clay tiled gabled roof, exterior brick walls and a limestone foundation. The dwelling was constructed in 1922 for an estimated $6,900 by developer **J. Charles Mueller**. Spanning the lower façade (south elevation) is a hipped full porch with a terra cotta tile roof. The porch has decorative oversized brackets, wide brick columns and a brick balustrade. Exposed rafters are visible along the porch roof overhang. Central tile and brick steps lead to the porch bay which has an off-center paneled door below a transom. Offsetting the door are three windows of six-over-one design. The upper elevation has a centered four-window ribbon. The windows are double-hung, divided by frame pilasters and covered partially by a shared awning. Flanking the ribbon are slender two-light windows with brick headers and sills. A band of continuous brick spans the

upper elevation above the windows and above a dormer window ribbon. The dormer has a central double-hung light flanked by four-light awning windows. A one-story hipped wing is situated on the east end of the house.

3515A Palm Place (Contributing) is a gabled brick garage constructed in 1922 for $700. The building has an asphalt shingled roof and asphalt-shingled gable field. The building has a garage bay on the north elevation facing the alley and a secondary entry and window on the south elevation facing the house.

3518 Palm Place (Contributing) is a two and a half-story Craftsman influenced dwelling constructed in 1903 by **August Winkle**. The dwelling was designed by **Ernst Preisler** and developed by Lindell Real Estate Company. The residence has an asphalt-shingled flared hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. The primary (north) elevation has a one-story, off-center gabled porch with dentilled trim. The porch is supported by columns resting on brick piers that serve as a balustrade. Limestone steps lead to the porch bay which holds a single door enclosed with plywood. The door is offset by a small window covered with plywood. Offsetting the porch on the lower elevation is a window covered with plywood. The window has a brick sill. The upper story façade holds two sets of paired six-over-one windows with concrete sills. The windows have a fluted frame hoods and extend to form the edge of the cornice. Fluted engaged brackets are noted below the roof overhang. The primary roof holds a gabled dormer with flared walls and a pediment. The dormer is clad with asphalt shingles and holds paired double-hung windows. The windows retain a decorative frame surround.

3518A Palm Place (Contributing) is a one-story gabled garage constructed c. 1930. The building has an overhead track door on the south elevation facing the alley. The west elevation holds one window. The north elevation (facing the house) holds a single door offset by a window. There is no fenestration on the east elevation. The building is clad with synthetic siding.

3519 Palm Place (Non-Contributing) is a vacant lot that previously held a brick dwelling.

St. Louis Avenue

2901 St. Louis Avenue (Contributing) is a two and a half-story brick dwelling constructed in 1902 for an estimated $5,900. The Classical Revival influenced dwelling was owned at that time by Dr. and Mrs. G.W. Schade. The dwelling was designed by architect **Otto J. Boehmer** and constructed by contractor **Frank Harrison**. The dwelling has a hipped roof clad with asphalt shingles, exterior brick walls and a limestone foundation. The primary (south) elevation has a centered one-story flat roof porch with brick columns resting on brick piers. The porch has dentilled detailing along the roofline. Steps leading to the porch are concrete and limestone. Within the porch bay is an original door with single-light sidelights and a transom. The surround is paneled with decorative beading. The primary door light is covered with plywood. Below the

light is wreath patterned detailing. Replacement one-over-one windows flank the central porch and entry. A limestone water table spans the lower façade, creating sills for first-story windows. Capping window openings are limestone segmental arches with keystones. Basement windows have segmental brick arches. Upper story windows are paired, similar in design to those on the first floor. Above the porch is a set of arched double-hung windows with pointed arch tracery. The windows are surrounded by engaged brick pilasters supporting a wide semi-circular frame arch. Dentilled molding is noted below the roof overhang. Capping the primary roof is a gabled dormer with synthetic siding, an arched double-hung window and gable returns.

2907 St. Louis Avenue (Contributing) is a two and a half-story Craftsman style dwelling constructed in 1914. The dwelling was owned at that time by Charles L. Niemeier. Constructed for an estimated $6,000, the architect was **Ernst Preisler** and builder was **L.M. Christian**. The dwelling has an asphalt-shingled front-gabled roof, exterior brick walls and a limestone foundation. The primary (south) elevation has a one-story full-width hipped porch supported by brick columns. The porch is surrounded by a brick balustrade and the (porch) roof overhang is beaded, supported by brackets. Concrete steps lead to the porch which has decorative stencil patterns on the columns and balustrade. The entry is off center within the porch bay and holds a paneled door below a four-light transom. One-over-one and single-panel windows flank the entry. The second-story five one-over-one replacement windows. A continuous band of limestone below the windows creates a shared sill. The upper half-story gable field holds three small one-over-one replacement windows. Half timber detailing fills the upper gable. The roof is supported by knee-brace brackets.

2915 St. Louis Avenue (Contributing) is a two and half-story Classical Revival style dwelling constructed in 1902 for an estimated $6,000. At that time, the dwelling was owned by Mr. and Mrs. F.W. Hanpeter. The builder was **Welge & Krueger** and architect was **Otto J. Boehmer**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The primary (south) elevation has an off-center one-story hipped porch supported by classical columns resting on brick piers. Within the porch bay (accessed via granite steps) are paired doors below single-light transoms. Offsetting the porch on the first-story are arched windows with classical surrounds composed of pilasters and engaged capitals. Window lights are three-panel design covered by aluminum frame storm windows. A limestone water table divides the upper story from basement level and creates sills below first-story windows. Basement windows have segmented limestone arches with keystones. The second-story holds a projecting bay window above the porch that is offset by two double-hung windows with jack segmented arches and limestone sills. The bay window holds one-over-one lights. Synthetic siding covers frame surfaces surrounding the bay windows. At the façade roofline are two hipped dormers clad with asphalt shingles. The dormers hold one-over-one windows. Visible at the roofline is an interior brick chimney.

2917 St. Louis Avenue (Contributing) is a two and a half-story Mission influenced Craftsman dwelling constructed in 1911 for an estimated $5,000. The dwelling was owned at that time by

Dr. G.A. Mueller. The dwelling was designed by architect **Emil Niemann** and constructed by **Fred B. Stumpe**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and limestone/concrete foundation. The entry is off-center at the corner of the façade, accessed via a side porch with brick columns and a solid brick balustrade. The remainder of the façade (south elevation) holds four windows, all of which hold replacement single-pane lights. The windows share a concrete sill and a single jack arch. Above the one-story shed porch is a small balcony with a brick parapet. As with the porch, the entry to the balcony faces east. A single window is visible on the upper south wall within the balcony recess. The remaining wall of the upper façade holds two windows with one-over-one lights. The windows have jack arches and concrete sills with block pattern concrete detailing. The upper half-story has smaller scale windows of similar configuration. All façade windows have replacement lights. Above the upper half-story windows, the upper façade wall creates a shaped parapet capped by a small gable filled with synthetic siding.

2917A St. Louis Avenue (Non-Contributing) Situated northeast of the dwelling at 2917 St. Louis Avenue is a frame garage constructed c. 1990. Due to the building's recent construction date and lack of architectural/historical significance, the building is not a contributing feature of the property.

3101 St. Louis Avenue (Non-Contributing) is a vacant lot that previously held a single-family dwelling.

3117 St. Louis Avenue (Contributing) was constructed in 1912 as the Grace Evangelical Lutheran Church. The building, currently used by the Eastern Star Missionary Baptist congregation, was designed by architect **Charles F. May** and constructed by **Erdbruegger & Baumer** for an estimated $80,000. The Gothic Revival style church has a slate clad gabled roof, exterior limestone walls and a limestone foundation. Situated at the southeast intersection of N. Garrison and St. Louis Avenues, the church faces south (toward St. Louis Avenue) with a secondary entrance facing N. Garrison. The central two and a half-story wing is flanked by towers. The southwest corner tower rises well above the roofline and serves as a bell tower with multiple turrets. Buttresses flank the towers and side elevations. Windows are stained glass with Gothic arches and tracery. The central (façade) entry is accessed via three sets of limestone steps that lead to the vestibule. Each of the sets of steps leads to paired original doors with Gothic arched lights and transoms. The porch is limestone with three arched openings (leading to each set of doors). The porch surround is heavily ornamented, capped with finials and flanked by buttresses. The central façade wing has a shaped roofline parapet with paired gable field arched vents. A single cross caps the crest of the parapet wall.

3201 St. Louis Avenue (Contributing) is a four-family flat constructed in 1911 for an estimated $9,500. The building was owned at that time by Dr. A.F. Henke. It was designed by architect **William Wedemeyer** and constructed by contractor **Nicholas Schwegler**. The building is a two-story Craftsman influenced flat with a flat roof, exterior brick walls and a limestone foundation.

The façade (south elevation) holds a central one-story hipped porch supported by brick columns resting on brick piers. The porch roof overhang has exposed rafters. Two sets of concrete steps lead to the porch which holds two sets of paired paneled doors. Flanking the porch are two windows (on either side). Windows have one-over-one lights, concrete sills, and shared jack arches with concrete keystones. The second story façade holds five individual windows of similar configuration. Jack arches span the elevation, anchored at opposing ends by decorative concrete blocks. The parapet is shaped and capped with terra cotta tile. Decorative terra cotta embellishments are noted near the parapet. Visible at the upper façade is decorative glazed brick, which creates a diamond shaped pattern on either end of the upper wall.

3207 St. Louis Avenue (Contributing) is a two-family flat constructed in 1907 for an estimated $5,000. The building was owned at that time by **Frances X. Naughton** (who was the builder/contractor). The architect was **Gerhard Becker**. The Craftsman influenced two-story foursquare residence has an asphalt-shingled false front hipped roof (that is flat behind the hip). The dwelling has exterior brick walls and a limestone foundation. The façade (south elevation) holds a one-story off-center porch with a hipped roof. The porch is supported by brick columns capped with Corinthian capitals. A brick balustrade (upon which the columns rest) surrounds the porch stoop and is composed of darker brick than the remaining façade. The darker brick on the lower façade is capped by a concrete water table. Within the porch bay are two single-light doors capped by single-light transoms. The lower façade porch is offset by two windows of one-over-one design. Windows have jack arches. The water table serves as a shared sill. The upper story façade has three windows of similar configuration. Below the roof overhang are decorative scrolled brackets. A band of beaded brick extends along the upper façade just below the brackets. Directly behind the primary hip, the roofline extends upward, obscuring the flat roof behind the hip. The peak shielding the rear roof is capped with decorative terra cotta. Interior brick chimneys are noted at the east and west ends of the roofline.

3211 St. Louis Avenue (Contributing) was constructed in 1906 for an estimated $4,200. The property was owned at that time by the Lindell Park Land and Improvement Company. The Craftsman influenced foursquare was designed by architect **Ernst Preisler** and constructed by **Berkemeier & Schroeder**. The residence is two-stories in height with a false hipped roof clad with asphalt shingles, exterior brick walls and a limestone foundation. The façade (south elevation) has a one-story gabled porch that is off-center. The porch roof is supported by flared brick columns resting on a brick balustrade. The porch balustrade and lower façade wall are lighter brick in color, divided by a concrete water table. The water table serves as a shared sill for the windows offsetting the porch on the lower façade. Windows are one-over-one. Within the porch bay is a replacement paneled door with a sidelight and transom. Upper façade windows are evenly spaced (three) and similar in design to those at the first-floor. Separating the upper windows are engaged decorative brick pilasters. Brick patterned headers extend above window bays and along the upper façade wall. Eaves are partially enclosed with synthetic siding. Interior end brick chimneys flank the upper false roofline.

3215 St. Louis Avenue (Contributing) is a two-family flat constructed in 1907 for an estimated $5,000 (identical in plan to 3207 St. Louis Avenue). The building was owned at that time by **Frances X. Naughton** (who was the builder/contractor). The architect was **Gerhard Becker**. The Craftsman influenced two-story foursquare has an asphalt-shingled false front hipped roof (that is flat behind the hip), exterior brick walls and a limestone foundation. The façade (south elevation) holds a one-story off-center porch with a hipped roof. The porch is supported by brick columns capped with Corinthian capitals. A brick balustrade (upon which the columns rest) surrounds the porch stoop and is composed of darker brick than the remaining façade. Darker brick spans the lower façade, capped by a concrete water table. Within the porch bay are two doors below single-light transoms. The porch is offset by two windows of one-over-one design. Windows have jack arches, and the water table serves as a shared sill. The upper façade has three windows of similar configuration. Below the roof overhang are decorative scrolled brackets. A band of beaded brick extends along the upper façade just below the brackets. Directly behind the primary hip, the roofline extends upward, obscuring the flat roof behind the hip. The peak shielding the rear roof is capped with decorative terra cotta. Interior brick chimneys are noted at the east and west ends of the roofline.

3217 St. Louis Avenue (Contributing) is a two-family flat constructed in 1908 for an estimated $5,000 (identical in plan to 3207 and 3215 St. Louis Avenue). The building was owned at that time by **Frances X. Naughton** (who was the builder/contractor). The architect was **Gerhard Becker**. The Craftsman influenced two-story foursquare has an asphalt-shingled false front hipped roof (that is flat behind the hip), exterior brick walls and a limestone foundation. The façade (south elevation) holds a one-story off-center porch with a hipped roof. The porch is supported by brick columns capped with Corinthian capitals. A brick balustrade (upon which the columns rest) surrounds the porch stoop and is composed of darker brick than the remaining façade. The darker brick spans the lower façade, capped by a concrete water table. Within the porch bay are two original single-light doors below two-light transoms. The porch is offset by two windows of one-over-one design. Windows have jack arches and the water table serves as a shared sill. The upper façade has three windows of similar configuration. Below the roof overhang are decorative scrolled brackets. A band of beaded brick extends along the upper façade just below the brackets. Directly behind the primary hip, the roofline extends upward, obscuring the flat roof behind the hip. Interior brick chimneys are noted at the east and west ends of the roofline.

3221 St. Louis Avenue (Contributing) is a two-story, two-family flat that has been converted to a single-family dwelling. The property was constructed in 1908 for an estimated $5,400. At that time, it was owned by **J. Charles Mueller**; also the developer. The residence was designed by architect **Edward F. Nolte**. The Craftsman influenced building has a flat roof with a false front hip, exterior brick walls and a limestone foundation. The façade (south elevation) holds an off-center, one-story hipped porch supported by brick columns resting on a brick balustrade. The columns have Corinthian capitals. Concrete steps lead to the porch, which originally held two doors – one opening is enclosed with brick. The remaining entry retains a single-light transom.

Offsetting the porch are two windows of double-hung design. The windows have concrete sills and jack arches. The upper story has three windows of similar configuration. The window directly above the porch is wider than the two remaining on the upper elevation. Upper story windows have decorative brick detailing that outlines the configurations and keystones. Decorative rafters are noted below the roof overhang. Side elevation walls (east and west) are stepped and rise above the roofline. Despite the bricked in entry, the residence retains sufficient integrity to contribute to the architectural character of the district.

3221A St. Louis Avenue (Non-Contributing) Situated north of the dwelling at 3221 St. Louis Avenue is a one-story garage that has been recently constructed. The property was not constructed during the period of significance and is considered non-contributing to the district.

3225 St. Louis Avenue (Non-Contributing) is a vacant lot that previously held two-family flats.

3503 St. Louis Avenue (Contributing) was constructed in 1906 for an estimated $4,200. The property was owned at that time by Lindell Land and Investment Company. The architect for the project was **Ernst Preisler**, and the building was constructed by **Berkemeier & Schroeder**. The Craftsman influenced two-story brick flats have a flat roof with a false front hip, exterior brick walls and a limestone foundation. At the façade (south elevation) is an off-center hipped porch constructed of lighter colored brick than the remaining façade. Brick columns resting on a brick pier support the porch roof which has exposed rafters. Concrete steps lead to the porch which holds two doors below single-light transoms. Offsetting the porch are two windows of one-over-one design. Windows have concrete sills and shouldered brick arches. The upper floor has three windows of similar configuration. Embracing the corners of the façade are brick quoins. The quoins are capped with engaged capitals supporting paired brackets that support the roof overhang. The east end of the roof supports an interior brick chimney.

3505-09 St. Louis Avenue (Contributing) was constructed in 1907 for an estimated $7,950. The four-family Craftsman influenced flat was owned in 1907 by Lucas Sonnenberg. The building was designed by architect **Gerhard Becker** and constructed by **G. Bothe & Company**. The residence has an asphalt-shingled faux double-hipped roof (flat behind the hip), exterior brick walls and a limestone foundation. The façade (south elevation) supports a central hipped porch supported by three brick columns resting on brick piers/balustrade. The porch balustrade, piers and lower façade are composed of a darker brick than the remaining façade. A concrete water table separates the lower level brick from the upper elevation. One set of porch steps has been removed; the remaining concrete steps lead to four enclosed entrances (covered with plywood). Single-light transoms are partially visible above the plywood panels. Offsetting the central porch/entrances on the lower façade are two windows with jack brick arches. The openings are covered with plywood. The water table serves as a sill for the windows. At the second story façade are four symmetrically placed, arched window openings. The window lights are missing. Windows have concrete sills. Dentilled pendant brick corbelling is visible below the roof overhang.

3511-13 St. Louis Avenue (Non-Contributing) is a vacant lot that previously held two-story brick flats.

3515 St. Louis Avenue (Contributing) was constructed in 1907 for an estimated $6,000. At that time, the building was owned by Lucas Sonnenberg. The building was designed by architect **Gerhard Becker** and constructed by **G. Bothe & Company**. The Renaissance Revival influenced multi-family dwelling has a flat roof with a faux front hip, exterior brick walls and a limestone foundation. At the west end of the façade is a stoop that leads to a single door entry. The door has a glass block surround (a later alteration when the building was used as offices c. 1940). The entry is offset by two windows, one-over-one design. Above the door and windows is a shed awning. The stoop has a stone pier and curved steps. A concrete water table serves as a shared sill for the lower level windows. Brick below the water table is darker in color than that covering the remaining façade. The upper façade holds a central arched entry filled with French style doors. Flanking the doors are arched windows, one-over-one with concrete sills. Brick pendant corbelling supports a copper cornice. Despite an altered porch and entry surround, the building retains sufficient architectural integrity to contribute to the district.

Sullivan Avenue

2902 Sullivan Avenue (Contributing) is a two-family flat constructed in 1908 for an estimated $5,200. The two and a half-story Classical Revival influenced residence was designed by **Edward F. Nolte** and developed by **J. Charles Mueller**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation clad with brick and concrete. The façade (north elevation) holds a one-story, off-center flat porch supported by brick columns with Corinthian capitals. A brick balustrade surrounds the porch and is composed of darker brick than the upper façade, as is the lower façade wall below a water table that horizontally spans the elevation. Concrete steps lead to the porch which holds two six-paneled doors. Above the doors are single-light transoms. Offsetting the porch on the lower east façade is a wide two-over-two window. The window has a brick header surround and keystone. The second-story façade holds two double-hung windows with concrete sills. The porch roof serves as a balcony and is surrounded by an original iron balustrade. A projecting bay with a central single-light door leads to the balcony. The door is flanked by individual double-hung windows. The upper façade has a wide cornice with brackets. At the primary roofline is a flared gabled dormer. The dormer is clad with shingles and holds two six-over-one windows. The dormer pediment is dentilled with a central decorative motif.

2903 Sullivan Avenue (Contributing) is a two-family, two-story Craftsman influenced flat constructed in 1908 for an estimated $5,000. The building was constructed by **Emil Zeppenfeld** for owner James A. Mowrey. The tenement has a flat roof, exterior brick walls and a limestone foundation. The lower façade (south elevation) has a one-story, off-center hipped porch supported by brick columns resting on a brick balustrade. The porch roof has a dentilled cornice.

Within the porch bay are two single-light doors set below single-light transoms. The entry on the east has a paneled sidelight set below the transom. A horizontal band (concrete or terra cotta) spans the lower elevation, creating a water table and extending to cap the porch balustrade. This band divides lower brown brick from the remaining façade (clad in red brick). Offsetting the porch are two double-hung windows with jack arches. One of the windows has faux shutters. This pattern is repeated at the second-story façade which holds three windows. The upper façade holds a terra cotta cornice set above decorative brick corbelling. The façade wall rises above the roofline and is capped by terra cotta tiles.

2904 Sullivan Avenue (Contributing) is a two-family flat constructed in 1908 for an estimated $5,200. The two and a half-story Tudor Revival influenced residence was designed by **Edward F. Nolte** and developed by **J. Charles Mueller**. The building has an asphalt-shingled flared gable roof, exterior brick walls and a limestone foundation covered with brick. The entire façade brick is gray and remaining walls are clad with red brick. The lower façade (north elevation) holds a one-story gabled porch supported by brick columns resting on a brick balustrade. The porch gable field has half timbers and stucco. Frame steps flanked by a frame balustrade lead to the porch bay which holds two six-paneled doors. Transoms are painted over. Offsetting the porch on the lower façade are two double-hung windows with concrete sills and jack sills. This pattern is repeated on the upper east façade. Above the porch at the second-story level is a slightly projecting three-light window bay. The central window is six-over-six design, flanked by slender three-over-one windows. The front gable projects slightly over the façade, supported by the projecting window bay and scrolled brackets. The front gable holds paired double-hung windows and half timbers.

2906 Sullivan Avenue (Non-Contributing) is a vacant lot that previously held brick flats.

2907 Sullivan Avenue (Contributing) is a Craftsman style, two-story residence constructed in 1922 by **H. Schmidt** for an estimated $10,000. The building was designed by **Wedemeyer & Wilson**. The two-family flats have a gabled roof clad with terra cotta tile, exterior brick walls and a limestone foundation. The façade (south elevation) holds a full-width shed porch supported by battered brick piers and surrounded by a brick balustrade. The porch roof is clad with terra cotta tiles. Central brick and tile steps lead to the porch bay which holds two off-center entries. The doors are replacement with upper fanlights and original transoms. Offsetting the doors is a three-panel window. The central double-hung light is wider than the windows on either side. This window pattern is repeated above the bay on the second-story. The second story façade has a paired double-hung set of windows.

2911 Sullivan Avenue (Contributing) is a multi-family tenement constructed in 1904 for an estimated $9,500. The Second Empire/Craftsman influenced building was designed by **Gerhard Becker** and constructed by **Erdbruegger & Baumer**. The building has a slate clad mansard roof, exterior brick walls and a rusticated limestone foundation. The primary (south) elevation holds a one-story central gabled porch with a pediment. The gable field is filled with stucco and

half timbers. The porch is supported by three brick columns resting on brick piers. Concrete steps lead to the porch which holds four original single-light doors with transoms. Engaged pilasters (some with Corinthian capitals) divide the entry bays. Flanking the porch on the lower elevation are double-hung single windows with concrete sills and jack arches. The second-story façade holds four evenly spaced windows of similar configuration. The mansard overhangs the façade, supported by brackets. Within the mansard field is a central shaped parapet dormer with paired double-hung arched windows. Smaller shaped parapet dormers with single arched windows flank the central larger dormer. All of the dormer parapets are capped with finials.

2912 Sullivan Avenue (Contributing) is a two and a half-story Craftsman influenced dwelling original owned and developed by Lindell Real Estate Company. The dwelling was designed by **Ernst Preisler** and constructed in 1901 **Paul Waby**. The building has an asphalt-shingled flared hipped roof, exterior brick walls and a limestone foundation. On the lower façade (north elevation) is a hipped off-enter, one-story porch supported by fluted frame columns. The porch steps are offset by a single frame balustrade that surrounds the base of the porch. The entry within the porch is covered with plywood and retains a single-light transom. The door is offset by a small arched window with a replacement double-hung light. The remainder of the façade (east end) holds a wide double-hung window. The upper elevation holds three double-hung windows with a shared sill. Decorative brickwork divides window bays. Eaves are enclosed. The primary roof holds a hipped dormer clad with asphalt shingles. The dormer holds a single window.

2914 Sullivan Avenue (Contributing) is a two and a half-story Craftsman influenced dwelling original owned and developed by Lindell Real Estate Company. The dwelling was designed by **Ernst Preisler** and constructed in 1901 by **Paul Waby**. The building has an asphalt-shingled flared hipped roof, exterior brick walls and a limestone foundation. On the lower façade (north elevation) is a hipped off-enter, one-story porch supported by wrought iron columns. The porch steps are offset by a single wrought balustrade that surrounds the base of the porch. The entry within the porch holds a single-light door below a single-light transom. The door is offset by a small arched window with a single sash window. The remainder of the façade (east end) holds two narrow double-hung windows with concrete sills. Below the sills and above the windows is patterned brickwork. The upper elevation holds paired and one single double-hung windows. Decorative brick outlines the windows, creating shoulder arches. Eaves are enclosed. The primary roof holds a hipped dormer clad with asphalt shingles. The dormer holds a single double-hung window.

2917 Sullivan Avenue (Contributing) is a four-family flat constructed in 1903 for an estimated $8,500. The two-story Classical Revival/Craftsman influenced tenement was constructed by **Frank Dickemper** and designed by **Gerhard Becker**. The building has a flat roof, exterior brick walls and a rusticated limestone foundation. The lower façade (south elevation) holds a flat roofed porch with a dentilled cornice. The porch is supported by brick piers resting on brick and limestone columns. Paired concrete steps lead to the porch bay which holds two sets of covered

entries (probably four doors below the plywood). Flanking the porch are wide windows covered with plywood. The windows have concrete sills and jack arches. The upper façade wall holds two arched wide double-hung windows (outer edges of the elevation) and two fenestrations that appear to have held doors leading to a balcony (porch roof). One of the openings retains evidence of a transom and single-light door. The cornice has brackets, some of which have burned and are deteriorated. The parapet is slightly stepped and capped with terra cotta.

2918 Sullivan Avenue (Contributing) is a two and a half-story Craftsman influenced dwelling original owned and developed by Lindell Real Estate Company. The dwelling was designed by **Ernst Preisler** and constructed in 1901 by **Paul Waby**. The building has an asphalt-shingled, flared hipped roof, exterior brick walls and a coursed limestone foundation. On the lower façade (north elevation) is a one-story hipped roof supported by wrought iron columns. Wrought iron flanks the steps and the porch. Within the porch bay is a single paneled door with a transom. Offsetting the door is an arched single-light window. Offsetting the porch on the lower east elevation are paired double-hung windows with a shared sill and shouldered brick arch. The upper elevation holds three windows of similar configuration. Eaves are enclosed. The primary roofline supports a flared hipped dormer clad with shingles. The dormer holds a single double-hung window.

2918A Sullivan Avenue (Non-Contributing) is a one-story frame garage with an asphalt-shingled gabled roof. The garage was constructed after the period of significance (c. 1990).

2922 Sullivan Avenue (Contributing) is a Craftsman influenced foursquare constructed in 1907 for an estimated $5,500. The two and a half-story dwelling was designed by **Gerhard Becker** and constructed in 1906 by **J.F. Rupp Building & Construction Company**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a coursed limestone foundation. The lower façade (north elevation) holds a hipped off-center, one-story porch supported by brick columns resting on a brick balustrade. Within the porch bay is a single light door below a transom. The door is offset by a double-hung window (within the porch bay). Offsetting the porch on the lower façade are two double-hung windows with concrete sills and jack arches. The upper façade holds three windows of similar configuration. The primary roof holds a hipped dormer clad with asphalt shingles. The dormer holds paired double-hung windows.

2923 Sullivan Avenue (Contributing) is a two and a half-story, Craftsman influenced dwelling constructed in 1905 for an estimated $4,000. The building was constructed by **B.J. Charleville** for owner Robert C. Hoffer. The dwelling has an asphalt-shingled gable roof, exterior brick walls and a limestone foundation clad with brick and concrete. At the lower primary (south) elevation is a shed off-center, one-story porch supported by brick columns. The porch has a heavy cornice with scrolled brackets. Frame steps lead to the porch bay which holds an entry covered with plywood. Offsetting the entry is a single-light window with a transom. The porch is offset by paired double-hung windows on the lower elevation. The window bay has a decorative beaded brick shoulder. A band of concrete separates the windows (as a water table/sill) and divides

lower elevation brick which is dark brown. The remaining façade is clad with red brick. The upper elevation holds two sets of paired windows with concrete sills. The roof overhang is supported by scrolled brackets. The primary gable field is clad with shingles and holds a single small double-hung window.

2927 Sullivan Avenue (Contributing) is a Craftsman influenced foursquare constructed in 1901. The property was developed by Lindell Real Estate Company, designed by **Ernst Preisler** and constructed by **Paul Waby**. The dwelling has an asphalt-shingled flared hipped roof, exterior brick walls and a coursed limestone foundation. The primary (south) elevation holds an off-enter, one-story hipped porch supported by wrought iron columns. A wrought iron balustrade surrounds the porch and extends along the steps leading to the stoop. Within the porch bay is an original single-light door with a single-light transom. An arched single-sash window offsets the entry within the porch bay. The lower façade wall (east of the porch) holds two double-hung windows with concrete sills. The upper façade holds three double-hung windows with concrete sills and brick banded arches. Eaves are enclosed. The primary roofline holds a flared hipped dormer with asphalt shingles and a double-hung window.

2928 Sullivan Avenue (Contributing) is a Craftsman influenced two and a half-story dwelling constructed in 1902 by **J.A. Prahl** for an estimated $4,000. Designed by **Ernst Preisler**, the dwelling was developed by Lindell Real Estate Company. The dwelling has an asphalt-shingled flared hipped roof, exterior brick walls and a limestone foundation faced with brick. The primary (north) elevation has a one-story off-center gabled porch supported by brick columns. The porch is surrounded by a battered brick balustrade. Within the porch bay is a single-light Craftsman door offset by three casement windows. Offsetting the porch on the lower east elevation are two double-hung windows with Roman arches. The windows are filled with replacement double-hung lights. The upper façade holds two wide double-hung windows with beaded sills and jack arches. The roof overhang is supported by scrolled brackets. At the primary roofline is a hipped dormer with paired double-hung windows. The upper sashes of the windows have diamond tracery.

2930 Sullivan Avenue (Contributing) is a Craftsman influenced foursquare constructed 1904 by **Leo Rattler** for an estimated $5,000. The two and a half-story dwelling has an asphalt-shingled flared hipped roof, exterior brick walls and a rusticated limestone foundation. On the lower façade (north elevation) is a hipped porch with a dentilled cornice. The porch is supported by brick columns resting on a brick balustrade. Engaged pilasters retain Corinthian capitals but columns on the balustrade no longer retain this feature. Concrete steps lead to the porch which holds two paneled doors. The east entry retains an original transom light; whereas the west transom is enclosed. A fluted engaged pilaster divides the entries. Offsetting the porch on the lower façade are two double-hung windows with jack arches. This pattern is repeated with the upper façade which holds three windows. At the primary roof is a flared hipped dormer clad with asphalt shingles. The dormer holds a single double-hung window. At the east end of the roofline is an interior brick chimney.

2931 Sullivan Avenue (Contributing) is a Craftsman influenced foursquare constructed in 1901. The property was developed by Lindell Real Estate Company, designed by **Ernst Preisler** and constructed by **Paul Waby**. The dwelling has an asphalt-shingled flared hipped roof, exterior brick walls and a coursed limestone foundation. The façade wall is clad with brown brick and remaining elevations are clad with red brick. On the lower primary (south) elevation is a low hipped asphalt-shingled porch that is one-story in height and off-center. The porch is supported by blonde brick columns and has a dentilled cornice. Concrete steps lead to the porch bay which holds a single-light door below a transom. The door is offset by an arched window bay with a jack arch. The porch is offset (east end of the façade, lower elevation) by paired double-hung windows. A beaded band of brick outlines a shoulder arch above the windows. A similar beaded band lines the sill shared by the windows. This pattern is repeated at the upper elevation which holds paired and single (one) double-hung windows. Eaves are enclosed. The primary roofline holds a slightly flared hipped dormer clad with synthetic siding. The dormer has a single double-hung window.

2933 Sullivan Avenue (Contributing) is a Craftsman influenced foursquare constructed in 1901. The property was developed by Lindell Real Estate Company, designed by **Ernst Preisler** and constructed by **Paul Waby**. The dwelling has an asphalt-shingled flared hipped roof, exterior brick walls and a coursed limestone foundation. The dwelling has an off-center, one-story hipped porch on the lower elevation. The porch is supported by brick columns resting on a coursed limestone balustrade. The porch wall inside the porch is glazed near the stoop. Concrete steps lead to an original single-light door set below an original transom. Within the porch bay, offsetting the door is an arched single-sash window. The outer walls (east/west) of the porch are enclosed by multi-light original windows. Offsetting the porch on the lower primary elevation is a single bay with two-light replacement windows. The second-story façade holds three double-hung windows with concrete sills. The windows are divided by decorative rectangular brick patterns. Decorative brick outlines the upper area of the façade below the cornice. The primary roof holds a flared hipped dormer clad with asphalt shingles. The dormer holds a single double-hung window.

2933A Sullivan Avenue (Non-Contributing) is a brick garage that has lost its roof and retains little of its original materials.

2934 Sullivan Avenue (Contributing) is a two-family flat constructed in 1907 for an estimated $6,000. The two and a half-story Classical Revival/Craftsman influenced dwelling was designed by **Gerhard Becker** and constructed by **Peter Schneider**. The dwelling has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation faced with concrete and brick. The lower façade elevation and porch balustrade are faced with darker brick than the remaining elevation. The porch is off center and one-story in height with a hipped roof. The porch is supported by brick columns resting on the balustrade. Concrete steps lead to the porch bay which holds two single-light original doors divided by a wide single-light panel. The doors and

sidelight retain transom lights. Offsetting the porch on the lower elevation are two double-hung windows with a shared concrete sill/water table and jack brick arches. The upper façade holds three windows of similar configuration (without the arches). The primary roofline holds two gabled dormers with pediments. The dormers have flared walls, exterior asphalt shingles and each holds a single double-hung window. The east end of the roofline supports an interior brick chimney.

2937 Sullivan Avenue (Contributing) is a foursquare plan two and a half-story family flat with Craftsman influences. The residence was constructed in 1906 for $8,998 by **H.W. Dicke & Bro**. for owner August Doctor. The dwelling has an asphalt shingled flared hipped roof, exterior brick walls and a rusticated limestone foundation. The primary (south) elevation holds a one-story off-center hipped porch supported by brick columns with Corinthian capitals. The columns rest on a low brick pier. Wide limestone steps lead to the porch bay which holds two paneled doors. The doors are separated by a glass block single sidelight. The doors and sidelight each have a single-light transom. Offsetting the porch on the lower façade are two double-hung windows. The windows have jack arches and a beaded shouldered brick outline above the openings. The second-story façade has three windows of similar design and configuration. The primary roof supports a flared hipped dormer with a wide double-hung window. The dormer is clad with asphalt shingles.

2940 Sullivan Avenue (Contributing) is a two and a half-story Craftsman/Classical Revival influenced two-family residence constructed in 1908 for an estimated $5,200. The dwelling was designed by **Edward F. Nolte** and developed by **J. Charles Mueller**. The residence has an asphalt-shingled, flared hipped roof, exterior brick walls and a limestone foundation. The primary (north) elevation holds a one-story hipped porch supported by brick columns resting on brick piers. A frame balustrade surrounds the porch. Leading to the porch are frame steps. The porch bay holds two replacement paneled doors. Transoms are enclosed. Offsetting the porch on the lower east façade are two double-hung windows with concrete sills and jack arches. The upper façade windows are similar but without arches. Above the porch is an oriel. The central fenestration is enclosed, flanked by double-hung windows. At the primary roofline is a hipped dormer with paired double-hung windows. The dormer is clad with asphalt shingles.

2941 Sullivan Avenue (Contributing) is a Craftsman influenced foursquare, two-family flat constructed in 1905 for an estimated $7,000. The two and a half-story residence was designed by **Gerhard Becker** and constructed by **J.P. Riechers & Son**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower primary (south) elevation holds an off-center low hipped porch supported by columns resting on brick piers/balustrade. Concrete steps lead to the porch bay which holds two original multi-light doors set below single-light transoms. Offsetting the porch on the lower façade are two double-hung windows with jack arches and concrete sills. Three windows on the upper elevation are of similar configuration. At the primary roofline is an asphalt-shingled hipped dormer with paired double-hung windows.

2942 Sullivan Avenue (Contributing) is a two and a half-story, Classical Revival influenced two-family residence constructed in 1907 for an estimated $7,000. The property was designed by **Gerhard Becker** and constructed by **J.P. Riechers & Son**. At the façade (north elevation) is an off-center hipped porch supported by brick columns with Corinthian capitals. A brick balustrade surrounds the porch. Within the porch bay are two original single-light paneled doors. Above the doors are single-light transoms. Offsetting the porch on the lower elevation are two double-hung windows with arched transoms. The windows have jack arches with brick shouldered detailing. The second-story façade holds three double-hung windows with concrete sills. A band of decorative brick beadwork spans the upper façade horizontally above the windows. At the primary roof is a flared hipped dormer clad with asphalt shingles. The dormer holds paired double-hung windows.

3202 Sullivan Avenue (Contributing) was constructed in 1921 for an estimated $8,000 by **W.E. Jones**. The two and a half-story Craftsman influenced dwelling has a gabled asphalt-shingled roof, exterior brick walls and a limestone foundation. Spanning the lower façade is a hipped porch supported by battered brick piers. A brick balustrade surrounds the porch. Within the porch bay, the primary entry is off-center and holds a replacement solid door. Above the door is a single-light transom. The entry is flanked by one small single-sash light and paired double-hung windows of four-over-one design. The porch roof retains clay tiles. On the upper second-story façade are paired four-over-one windows (two sets). Windows have brick sills and jack arches. The gable field holds smaller paired windows of two-over-one design. The roof overhang is supported by decorative knee-brace brackets. The roof is clad with clay tiles.

3203 Sullivan Avenue (Contributing) is a two and a half-story Prairie style dwelling constructed in 1910 for Dr. S.E. Bunte. The dwelling's construction costs were an estimated $8,000. The residence was constructed by **Holberg & Mutrux**. The two and a half-story dwelling has a low hipped, asphalt-shingled roof, exterior brick walls and a limestone foundation faced with brick. The walls of the dwelling are slightly flared and the roof has a wide overhang supported by oversized paired brackets. The porch is largely missing but was centered on the lower façade. A central entry bay is enclosed with plywood panels. Concrete steps remain intact as do decorative brackets below the porch roof (which is partially intact and hipped). Flanking the central porch are arched windows with dark brick rounded arches and keystones. The windows have limestone sills. The upper elevation holds a projecting three-window bay above the porch which retains three double-hung lights. Flanking the central window bay are double-hung windows with limestone sills. The primary roofline retains a gabled dormer with a central missing light.

3203A Sullivan Avenue (Contributing) is a one-story brick garage with a hipped, asphalt-shingled roof. Two garage bays face N. Garrison (east elevation).

3206 Sullivan Avenue (Contributing) is a two and a half-story Craftsman influenced dwelling constructed in 1902. Developed by the Lindell Real Estate Company, the property was designed

by **Ernst Preisler** and constructed by **J.A. Prahl**. The gable-front plan dwelling has an asphalt-shingled roof, exterior brick walls (light and dark brown brick on the façade, red brick on the remaining elevations) and a limestone foundation. The primary (north) elevation holds a hipped off-center one-story porch supported by tapered columns. The porch has exposed rafters and a frame base with lattice below the porch floor. Frame steps lead to the entry which holds a single-light door offset by paired replacement windows. The door and windows have a dark brick header surround. The windows share a sill above decorative egg-and-dark detailing. The door is covered by an original peacock embellished storm door. Offsetting the porch on the lower elevation is a double-hung window with segmented darker brick surround. The window has a concrete sill and egg-and-dark below the sill. This window pattern is repeated at the second floor. Above the porch is an oriel with three double-hung windows. Decorative swag detailing is noted above the windows on the upper bay. The gable field is filled with slate shingles and paired double-hung lights.

3207 Sullivan Avenue (Contributing) is a Classical Revival/Craftsman influenced foursquare constructed in 1906 by **J.P. Riechers & Son**. The dwelling was designed by **Ernst Preisler** and constructed for an estimated $7,500. The two and a half-story residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with concrete. The dwelling has an off-center pedimented gabled porch supported by brick columns resting on a brick balustrade. Granite steps lead to the porch which holds a Craftsman door below a transom. The door is flanked by wire glass arched sidelights set below transoms. Offsetting the porch on the lower elevation are two double-hung windows. The windows have egg-and-dart terra cotta below the sills and shouldered brick arches. The pattern is repeated at the upper elevation which holds four double-hung windows. Eaves are enclosed and supported by scrolled brackets. The primary roof supports a pedimented gabled dormer with flared walls, exterior slate shingles and a three-light (double-hung) bay.

3211 Sullivan Avenue (Contributing) (no photo per owner request) is a two and a half-story Craftsman style dwelling constructed in 1909 for an estimated $12,000. The residence was designed for John Meital by **Helfenstellar, Hirsch & Watson** and constructed by **E.A. Steininger**. The building has a hipped, asphalt shingled roof, exterior brick walls and a limestone foundation clad with brick. The façade (south elevation) has a one-story shed porch supported by wide brick columns. The porch has brick piers and a milled original balustrade. Concrete steps lead to the porch bay which holds an off-center original Craftsman style door offset by a four-over-one window. The windows all have limestone segmented surrounds. The upper elevation holds two eight-over-eight windows of similar configuration. The roofline is wide and has exposed oversized rafters, a feature that is visible on the primary porch. At the roofline is a gabled dormer with exposed rafters and three six-light windows.

3212 Sullivan Avenue (Contributing) is a two and a half-story, Classical Revival influenced dwelling constructed in 1908 for an estimated $8,000. The dwelling was designed by **Charles F. May** and constructed by **J.P. Riechers & Son**. The residence has an asphalt-shingled, hipped

roof, exterior brick walls and a limestone foundation. The lower façade (north elevation) holds an off-enter, one-story hipped porch supported by columns resting on a brick balustrade. Concrete steps lead to the porch bay which holds an original door with a transom. The door is flanked by small double-hung windows with stained glass lights. The windows have transoms set above concrete flat arches. Offsetting the porch on the lower east elevation are two double-hung windows with jack arches and concrete sills. The upper elevation holds four windows of similar configuration. The primary roofline supports a hipped dormer with paired double-hung windows. The dormer is clad with shingles and windows are flanked by engaged fluted pilasters.

3212A Sullivan Avenue (Contributing) is a one and a half-story garage constructed c. 1915. The garage has an asphalt-shingled gabled roof and half timbering in the gable fields. The south elevation supports windows and a single-door entry. The east elevation holds a one-story wing. The south elevation holds a garage bay facing the alley.

3218 Sullivan Avenue (Contributing) was designed by **Charles F. May** and constructed in 1908 by **Ratterman Building & Construction Company** for owner W.F. Peters. The dwelling has a flared asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (north elevation) holds a one-story central flat roofed porch with a dentilled cornice. The porch is supported by paired classical columns. Limestone steps lead to the porch which holds an original single-light door partially covered with plywood. The entry retains a single-light transom and swag design detailing on the lower panel, as do sidelights (which are covered with plywood). Sidelights retain transoms. Flanking the entry and central transom are engaged columns with Corinthian capitals. Wide windows flank the porch. The windows are covered with plywood and have jack arches. A water table extends below the windows. Brick on the lower elevation below the water table is lighter in color and rusticated. The second-story elevation holds two central arched windows with double-hung missing lights. Wide windows (with missing lights, double-hung design) flank the central arched bays. At the primary roofline is a shed dormer with three windows divided by engaged pilasters. The windows are double-hung and have missing lights.

3219 Sullivan Avenue (Contributing) was constructed in 1902 by **Frank Arnold**. The building was designed by **Ernst Preisler** and developed by Lindell Real Estate Company. The Prairie influenced tenement has a low hipped, asphalt-shingled roof, exterior brick walls and a limestone foundation clad with brick and concrete. The central façade holds a central entry that retains a single-light door with sidelights. Concrete steps lead to the entry, flanked by brick piers that probably held an original portico, which served as a balcony. Flanking the entry on the lower elevation are single windows covered with plywood. A concrete water table spans the façade, creating window sills. Above the lower level entry is an upper second-story entry that no longer retains a door or covering. This fenestration is offset by a window covered with plywood. Flanking the central upper door and window are wide double-hung windows with missing lights. The second-story fenestrations all have brick detailing that mimics shouldered arches. The cornice retains brick detailing below the roof overhang.

3219A Sullivan Avenue (Contributing) is a multi-automobile brick garage constructed in 1902. The building is one and a half-stories in height with a steeply pitched asphalt shingled roof and dormers. The south elevation (facing the residence) has two central garage bays set below a facing gable with an upper elevation window. Flanking the garage bays on the elevation are two windows (east and west ends of the elevation).

3222 Sullivan Avenue (Contributing) is a two and a half-story, Classical Revival influenced dwelling constructed in 1903 for $4,300. The dwelling was developed by Lindell Real Estate Company, designed by **Ernst Preisler** and constructed by **August Winkle**. The building has an asphalt-shingled hipped roof, exterior brick walls and a rusticated limestone foundation. The façade (north elevation) holds an off-center, one-story, pedimented gabled porch. The porch is supported by paired columns resting on low limestone piers. The porch bay holds an original single-light, single-panel door flanked by sidelights. Offsetting the porch on the lower east façade are two double-hung windows with jack arches and keystones. Brick beaded bands extend below the window sills. The upper elevation holds two wide double-hung windows with sills and beaded brick detailing. The cornice features fluted decorative brackets. The primary roofline holds a gabled dormer with a dentilled pediment. The dormer walls are slightly flared and clad with asphalt shingles. The dormer holds paired double-hung windows flanked by engaged pilasters.

3225 Sullivan Avenue (Non-Contributing) is a vacant lot that formerly held a single-family brick dwelling.

3500 Sullivan Avenue (Contributing) is a two and a half-story, Craftsman influenced dwelling constructed in 1902 for an estimated $4,000. The dwelling was developed by Lindell Real Estate Company, designed by **Ernst Preisler** and constructed by **J.W. Prahl**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. Spanning the lower façade (north elevation) is a one-story hipped porch with a wide roof overhang with exposed rafter tails. The porch is supported by brick columns with oversized brackets and surrounded by a brick balustrade. The porch balustrade and columns are brown brick, contrasting the façade's red brick exterior. Concrete steps lead to the porch bay which holds an off-center, single-light Craftsman style door flanked by Craftsman windows resting on faux engaged brick piers. Offsetting the entry are two double-hung windows. The upper façade wall holds paired double-hung windows (east end) with a concrete sill and frame bracketed arch. The west upper elevation holds a three-light window composed of a central arch (filled with a double-hung window). The arched window is flanked by rectangular single-sash windows. The single-sash lights are set below a dentilled decorative brick hood. All three windows share a single sill with lower beaded brick detailing. At the primary roofline is a gabled dormer with slightly flared walls. The dormer is clad with asphalt shingles and holds paired double-hung windows.

3505 Sullivan Avenue (Contributing) is a two and a half-story Classical Revival influenced dwelling constructed in 1906 for an estimated $5,000. The residence was constructed by **A.J.**

Miller for owner Edward Pancock. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. At the lower primary (south) elevation is a hipped porch supported by granite columns with Corinthian capitals. The columns rest on brick piers/balustrade that on the interior side of the porch is glazed. Wide concrete steps lead to the porch which holds two doors. One entry (west) retains an original single light door; the remaining entry holds a paneled door. Both entrances have single-light transoms. Offsetting the porch on the lower elevation are paired double-hung windows with a segmented arch and keystone. The upper elevation holds two arched windows above the porch. The arched transoms above the windows are enclosed. The remainder of the upper façade holds paired slender double-hung windows. At the primary roofline is a hipped dormer with a finial. The dormer holds paired nine-over-one windows flanked by engaged pilasters.

3506 Sullivan Avenue (Contributing) is a two and a half-story, Classical Revival influenced two-family dwelling constructed in 1905 for an estimated $7,200. The residence was designed by **Gerhard Becker** and constructed by **J.P. Riechers & Son**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation that is covered with brick and concrete. The lower primary (north) elevation holds an off-center, low hipped, one-story porch supported by columns resting on a brick balustrade. The cornice of the porch retains garland detailing and dentilled trim. Limestone steps lead to the porch which holds a single-door entry below a single-light transom. The entry door is replacement paneled design with an upper fanlight. Offsetting the door in the porch bay is a double-hung window. Offsetting the porch on the lower façade are two windows, each of which holds a single-sash replacement window. The windows have sills and jack arches. The upper façade (second-story level) holds three double-hung windows with sills and jack arches. Eaves are enclosed. The primary roofline holds a hipped dormer with paired double-hung windows. The dormer is clad with asphalt shingles. At the east end of the roofline is an interior brick chimney.

3509 Sullivan Avenue (Contributing) is a Craftsman influenced foursquare constructed in 1905 for an estimated $5,500. The residence was designed by **Gerhard Becker** and constructed by **J.F. Rupp Building & Construction Company**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation faced with brick and concrete. The lower primary (south) elevation holds an off-center, one-story hipped porch supported by Corinthian columns resting on a brick balustrade. The interior porch wall is clad (at the lower level) with glazed brick. Steps lead to a single-light door below a single-light transom. Offsetting the entry is a slender double-hung window. Offsetting the porch at the lower elevation are two double-hung windows with jack arches and sills. This pattern is repeated on the second-story façade which holds three double-hung windows. At the primary roof is a hipped dormer with paired double-hung windows. The dormer is clad with asphalt shingles.

3509A Sullivan Avenue (Non-Contributing) is a prefabricated outbuilding. The building post-dates the district's period of significance.

3512 Sullivan Avenue (Contributing) is a Craftsman style, two and a half-story dwelling constructed in 1910 for an estimated $9,500. The dwelling was designed by **Edward F. Nolte** and developed by **J. Charles Mueller**. The gable-front plan dwelling has an asphalt-shingled roof with a wide eave overhang, exterior brick walls and a limestone foundation that is clad with ashlar stone on the façade. The lower primary (north) elevation holds an off-center gabled porch with oversized brackets and brick columns on battered piers. Within the porch bay is a paneled door with a small diamond shaped upper light. The door is flanked by sidelights and has a single-light transom that extends above the door and sidelights. The lower façade wall (east end) holds an elaborately arched window of four-over-one design. The window has arched sidelights and an arched transom. The window bay is surrounded by an ashlar shouldered arch with keystone, and the sill is supported by limestone brackets. The upper elevation façade holds a slightly projecting three-bay window above the lower arched fenestration. The upper window has three double-hung lights and a limestone sill supported by brackets. Above the porch on the upper façade are paired double-hung windows with a jack brick arch. The gable field holds a wide arched bay with paired (two sets) six-by-six awning windows. The windows have half-arched transoms. The roof overhang is supported by oversized exposed rafters.

University Street

2900 University Street (Non-Contributing) is a vacant lot that previously held a single-family dwelling.

2901 University Street (Contributing) was constructed in 1909 for an estimated $4,100. The two and a half-story Classical Revival influenced foursquare was designed by architect **Ernst Preisler** and developed by **August Winkel**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. On the façade (south elevation) is an off-center gabled porch supported by brick columns. The upper columns have glazed brick detailing. Brick capped concrete steps lead to the porch, which is surrounded by a brick balustrade. Within the porch is a single door (replacement) with sidelights and a transom. The porch has dentilled trim below the gable field, which is filled with half-timbers. Offsetting the porch on the lower façade are paired double-hung windows with a shouldered jack arch. Windows share a concrete sill with lower brick detailing. The wall of the upper façade holds three double-hung windows with concrete sills. There is basket weave, diamond shaped brick pattern detailing near the cornice, which has brick dentils and brackets. At the primary roofline is a gabled dormer with paired double-hung windows.

2904 University Street (Contributing) is a two-and a half-story Craftsman influenced foursquare constructed in 1908 for an estimated $4,500. The dwelling was designed by architect **Edward F. Nolte** and constructed by **J. Charles Mueller**. The dwelling, which faces north, has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The primary elevation has a half-width, off-center hipped porch supported by brick columns resting on brick piers. The porch piers and lower façade elevation are composed of dark brick. A concrete water table

separates the brick color pattern changes and serves as a shared sill for first-story windows. Within the porch bay is a paneled door with a fanlight. The door is surrounded by a transom and sidelights. Dentilled molding is noted below the porch roof overhang. Two double-hung windows offset the porch. Three upper façade windows are of similar configuration. Windows have jack arches. Scrolled brackets support the primary roof overhang. Near the roofline is a gabled dormer with a 20-light casement window. The dormer has half timbers in the gable field and decorative woodwork flanking the window. An interior brick chimney is visible at the west roofline.

2905 University Street (Contributing) was constructed in 1909 for an estimated $4,100. The two and a half-story Classical Revival influenced foursquare was designed by architect **Ernst Preisler** and constructed by **August Winkel**. The dwelling has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. On the façade (south elevation) is an off-center gabled porch supported by brick columns resting on piers. The columns have Corinthian capitals. Mosaic patterned concrete steps lead to the porch, which is surrounded by a brick balustrade with glazed brick detailing. Within the porch is a six-panel door with sidelights and a transom. The porch has dentilled trim and a pediment. Offsetting the porch on the lower façade is a wide arched window with a one-over-one light. The window is partially obscured by an awning. The wall of the upper façade holds two double-hung windows of similar configuration (but without the arched opening). Windows all have concrete sills. The upper windows have a shouldered arch that extends horizontally across the upper façade. Supporting the roof overhang at the façade are paired Italianate style brackets. The upper gable field flares and is filled with synthetic siding and two small double-hung windows below a single awning. At the west end of the house, an interior brick chimney rises above the roofline.

2908 University Street (Contributing) is a two and a half-story, Classical Revival influenced foursquare constructed in 1908 for an estimated $5,000. The dwelling was designed and constructed by **Emil Zeppenfeld**. The original owner at that time was F.H. Portmann. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The primary (north) elevation has an off-center, half-width porch with a flat roof. The roof holds an iron balustrade. The porch columns are brick, capped with Corinthian capitals, resting on a brick pier/balustrade. The entry within the porch bay holds a single-light door surrounded by a transom and sidelights. Offsetting the entry and porch is an arched window with one-over-one lights. The window has a shoulder arch and concrete sill. Upper façade windows are similar in configuration with rounded jack arches. Above the porch roof/balcony is a window with three lights. Windows are one-over-one and are set below panels with decorative garland patterns. Engaged columns separate the window openings on the bay. The upper half-story holds a gabled dormer clad with asphalt shingles. The dormer holds paired one-over-one windows. The gable field is filled with synthetic siding. At the west end of the roofline is an interior brick chimney.

2909 University Street (Contributing) was constructed in 1909 for an estimated $4,100. The two and a half-story dwelling was designed by architect **Ernst Preisler** and constructed by **August**

Winkel. The dwelling has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. On the façade (south elevation) is an off-center gabled porch supported by brick columns resting on piers. Concrete steps lead to the porch, which is surrounded by a brick balustrade. Within the porch are paired replacement doors below an altered transom light. The porch roof is supported by drop pendant brackets and the gable field has half-timbers. Offsetting the porch on the lower façade are two double-hung windows with shouldered arches. Windows are multi-light, double-hung design. The upper façade holds three windows of similar configuration. Original brackets support the roof overhang. The upper half-story is wrapped with synthetic siding and holds a replacement nine-light window. Despite the enclosure of the upper cornice with synthetic siding and the addition of a replacement light in the gable field; the dwelling retains its overall architectural integrity in relation to form, window configurations and roofline pitch.

2912 University Street (Contributing) was constructed in 1906 for an estimated $4,700. The architect was **Ernst Preisler** and builder was **August Winkel**. The two and a half-story Classical Revival/Craftsman influenced dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the façade (north elevation) is an off-center gabled porch supported by brick columns resting on a brick balustrade. The porch roof has exposed rafters. Within the gable field are oversized brackets and half-timbering. Concrete steps lead to the porch which holds an original single-light paneled door. The entry is set below a wide transom. Adjacent to the door is an original arched light with lower panel. Offsetting the porch are two double-hung windows (lower façade). This window pattern is repeated at the second floor. Windows have concrete sills with decorative beading below the sills. Above the porch at the second floor façade is an oriel with three double-hung windows. The windows are four-over-one. The central projecting window is much wider than those that flank the light. Eaves are enclosed. Knee brace brackets are noted above the second-story elevation. At the roofline is a gabled dormer with paired three-over-one windows. A chimney rises above the roofline at the east end of the dwelling.

2912A University Street (Contributing) is a one-story brick garage constructed c. 1910. The building faces the alley that flanks the south end of the lot. The garage has an asphalt-shingled gabled roof.

2915 University Street (Contributing) was constructed in 1903 for an estimated $4,675. The two and a half-story dwelling incorporates a mixture of restrained Queen Anne and Classical Revival style elements. The dwelling was constructed by **Erdbruegger & Baumer** and originally owned by C.J. Obermeyer. The building has an asphalt-shingled cross-gabled roof, exterior brick walls and a limestone foundation. At the façade (south elevation) is a one-story, half-width flared hipped porch supported by fluted columns with Corinthian capitals. The columns rest on a brick pier capped with terra cotta. The porch leads to an original single-light door offset by a single (enclosed) sidelight. Offsetting the porch is a one-over-one replacement window. The upper story has a projecting bay window with three one-over-one lights. This bay is offset by a single

double-hung window. All of the single windows have limestone sills and a decorative brick header surround. The upper portion of the façade has a facing gable filled with synthetic siding and fish scale shingles. The gable field has two double-hung replacement windows. At the roofline is an interior brick chimney (east end of the house).

2918 University Street (Contributing) was constructed in 1906 for an estimated $6,000. It was designed by architect **Gerhard Becker** and constructed by **Herman Schults**. The two and a half-story, two-family flat has modest Craftsman foursquare influences with an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The building has a full one-story shed porch supported by four columns. Concrete steps lead to the porch, which is surrounded by a wrought iron balustrade. Within the porch bay are two off-center single-light doors with single-light transoms. Offsetting the entries at the lower elevation are paired one-over-one windows. The upper façade (north elevation) has three windows with jack arches. The windows are double-hung and situated immediately above a horizontal band of concrete. Eaves are enclosed. At the roofline is a pyramidal asphalt-shingled dormer with paired double-hung windows.

2921 University Street (Contributing) was constructed in 1907 for an estimated $8,000. The two and a half-story Classical Revival style brick dwelling was designed by **Charles F. May** and constructed by **J.F. Rupp**. The property's original owner was Henry Hempleman. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone and granite (façade elevation) foundation. At the primary (south) elevation is an off-center hipped porch supported by paired columns resting on brick coursed piers. Granite steps lead to the porch, which holds a single-light single-panel door flanked by sidelights and a transom. The entry is flanked by engaged classical design pilasters. Offsetting the porch are two double-hung windows with segmented jack arches. A water table on the elevation serves as a shared window sill. Second story windows are similar design but have no jack arches. Above the porch is a bay window with three double-hung lights. Fluted engaged pilasters divide windows on the projecting bay. The roof supports a hipped dormer with a pediment. The dormer has one-over-one replacement (paired) windows.

2921A University Street (Contributing) is a one and a half-story brick outbuilding constructed as a stable in 1907 for an estimated $1,900. The building has an asphalt-shingled high-hipped roof and arched windows and doors. The roof level has two hipped dormers (primary/south elevation) clad with asphalt shingles. Each of the dormers holds a single window covered with plywood. Two single door entries are visible on the south elevation; one of which retains an original single-light door and transom. The remaining entry is covered with plywood.

2922 University Street (Contributing) is a two-family residence constructed in 1909 for an estimated $8,000. The two and a half-story Classical Revival style building was designed by architect **William A. Lucas** and constructed by **William M. Stites**. The original owner was F.A.G. Ahrens. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (north elevation) has a half-width, off-center gabled porch

supported by brick columns resting on a brick balustrade/pier. The columns have Corinthian capitals. The porch roof is pedimented. Within the porch bay are two paneled doors. Façade brick is darker near the foundation and extends to cover the porch balustrade/piers. A concrete water table divides the brick pattern and serves as a shared sill for lower elevation windows. Offsetting the porch are two windows with one-over-one replacement lights. The windows have segmented arches with keystones. The upper elevation holds three windows of similar configuration. Eaves are enclosed. The upper roofline holds a gabled dormer with a pediment. The dormer is clad with asphalt shingles and holds two replacement light (double-hung) windows.

2925 University Street (Non-Contributing) is a vacant lot that formerly held a two and a half-story brick single-family dwelling.

2928 University Street (Contributing) is a two and a half-story Craftsman influenced foursquare with an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The dwelling was constructed in 1910 for an estimated $8,000. It was designed by architect **Emil J. Niemann** and constructed by **J.H. Vollmer & Son**. The dwelling has an off-center porch supported by brick columns resting on a brick balustrade. Concrete steps lead to the porch which holds a single-light door surrounded by sidelights and a transom. The porch has a shaped parapet with stucco infill. Offsetting the porch is a single window with a replacement single-panel light. Projecting patterned brick surrounds the window bay, and a raised brick band extends along and above the window, shaping the outline of the opening. A concrete water table extends below the window, spanning the façade to create a water table. Façade brick is patterned with darker brick headers and projecting segments of headers interjecting the wall between upper story windows. The upper façade has four windows – two are standard sized one-over-one lights. The remaining two windows – situated directly above the porch – are smaller in scale and share a concrete sill. The primary roofline supports a gabled dormer with flared walls. The dormer is clad with asphalt shingles and holds three double-hung windows. Knee brace brackets flank the windows.

2932 University Street (Contributing) is a two and a half-story Dutch Colonial Revival style dwelling constructed in 1902 for an estimated $6,000. The owner at that time was M. Leroi. The dwelling was designed by architect **Charles F. May** and constructed by **Peter Schneider**. The residence has a clipped gable asphalt-shingled roof, exterior brick walls and a limestone foundation. The primary (north) elevation has an off-center flat roof porch supported by frame columns resting on brick piers. The brick piers and lower portion of the elevation are composed of banded darker brick; whereas the remaining elevation is clad with buff brick. Concrete steps lead to the porch which holds a solid entry with original sidelights/transom and dentilled trim. Offsetting the porch is a single one-over-one replacement window. The upper façade retains an original four-panel six-light door that leads to a balcony. The porch roof/balcony floor is largely missing. The entry is set within an arched opening that holds no transom light. Flanking the entry are small one-over-one original windows. The remainder of the upper elevation holds two one-over-one replacement lights. Large dentils are noted above the windows and door just below the

roof overhang. Above the second-story is a projecting wall dormer. The dormer wall curves inward, centering on a three-bay window. The window holds a central one-over-one light flanked by windows with missing lights. An interior brick chimney is situated at the east end of the roofline.

2933 University Street (Contributing) is a two and a half-story Richardsonian Romanesque-influenced dwelling constructed c. 1902. Building permits were not found for the property; but houses on either side were constructed in 1902. It is likely that the dwelling was designed by **Charles F. May** as it bears many physical similarities to the adjacent dwelling at 2939 University Street. In 1905, the dwelling was occupied by G.C. Diederich. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a pink granite foundation. The primary (south) elevation has a half-width porch with a crenellated parapet. The porch is supported by pink granite columns with Corinthian capitals resting on a pink granite balustrade/piers. The porch is arched between columns. Arches are pink granite – a pattern that is repeated surrounding the windows and entry on the lower elevation. Pink granite steps lead to the porch which holds an original single-light door capped by an arched transom. The window bay offsetting the entry (within the porch) is arched and holds a replacement one-over-one window. The lower elevation, east end, has two windows similar to that within the porch. A pink granite water table separates windows from the lower limestone raised foundation. The second-story façade holds four windows, each of which holds one-over-one replacement lights. The windows have pink granite flat arches and sills. At the roofline is a dormer with paired one-over-one replacement windows. The dormer has an original neoclassical style arch/transom light. Interior brick chimneys are noted at the east and west ends of the roofline.

2938 University Street (Contributing) is a two and a half-story Classical Revival/Romanesque influenced dwelling constructed in 1902 for an estimated $7,500. The dwelling was owned by William F. Goessling. **Matthews & Clarke** designed the dwelling. **C. Lemberg & Son** served as the builder/contractor. The residence has a steeply pitched end gable plan roof clad with asphalt shingles, exterior brick walls and a limestone foundation. The primary (north) elevation holds a one-story half-width shed porch. The porch roof is supported by classical style columns resting on rock-faced limestone piers/balustrade. Concrete steps lead to the porch which holds a paneled door set below a transom. Within the porch bay, a one-over-one window offsets the entry. The remainder of the lower elevation holds two arched window openings. These openings are surrounded by rock-faced limestone arches. An ashlar limestone band serves as a shared window sill/water table. This feature is visible just below second-story windows, extending horizontally across the upper façade. The second-story façade features a three-light projecting window bay (above the porch) with lights divided by engaged pilasters. Windows are double-hung with transoms. Remaining upper story windows are one-over-one but have no transoms. Oversized dentils are visible below the roof overhang. At the roofline are two hipped dormers, each of which holds a one-over-one replacement window. Dormers are clad with asphalt shingles and retain dentilled molding above the windows. At the west end of the roof is an interior end brick chimney.

2939 University Street (Contributing) is a two and a half-story Classical Revival influenced foursquare constructed in 1902 for an estimated $8,000. The dwelling was designed by architect **Charles F. May** and constructed by **J.F. Rupp**. The original owner was Frank Wehinger. The building has an asphalt-shingled hipped roof, exterior brick walls and a pink granite foundation. At the lower façade (south elevation) is a hipped off-center porch supported by pink granite columns with Corinthian capitals. Pink granite steps lead to the porch which holds an original single-light door set below a transom. Offsetting the door within the porch bay is a one-over-one window. The porch roof is hipped and has dentilled trim below the roof overhang. Offsetting the porch on the lower façade are two single double-hung windows. All of the façade windows have decorative header trim and narrow pink granite sills. Pink granite comprises the raised foundation and the balustrade surrounding the porch. The upper façade holds three windows – two paired and two single; all of which are one-over-one. The upper roofline (primary elevation) has a hipped dormer clad with asphalt shingles. The dormer holds two double-hung replacement windows. At either end of the roofline (east and west) are interior brick chimneys.

2939A University Street (Contributing) is a one and a half-story brick and concrete garage constructed in 1910 for an estimated $1,200 (which included a frame shed, not extant). The building has a mansard roof with dormers, three windows on the south elevation and a garage bay facing the alley (north elevation).

2942 University Street (Contributing) is a two and a half-story Craftsman (foursquare) dwelling constructed in 1911 for an estimated $7,000. The dwelling was designed by **T.C. Lee** and `constructed by **John B. Sills**. The residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the primary (north) elevation is an off-center gabled porch supported by paired wood columns resting on brick piers. The porch gable has half-timbers. A brick balustrade surrounds the porch, which leads to an original single-light door with a transom and sidelights. The base of the porch extends beyond the porch roof overhang, spanning the façade. Offsetting the porch is a band of three windows. Above these windows is a projecting three-light window similar in configuration. This bay has timbered detailing and oversized dentils below the bay overhang. Adjacent to the bay are two one-over-one windows. The façade wall has patterned dark brick headers. Exposed eave rafters are visible above second-story windows. At the roofline is a gabled dormer with a single one-over-one window. The dormer has stucco walls and exposed rafter tails. A brick chimney rises above the roofline at the west end of the dwelling.

2942A University Street (Contributing) is a brick garage constructed in 1916 for an estimated $900. The garage is one-story in height and faces east toward N. Garrison Avenue. The façade has a stepped parapet. Garage doors are frame.

2943 University Street (Contributing) is a one and a half-story Classical Revival influenced foursquare constructed in 1902 for an estimated $7,000. The dwelling was constructed by **J.F.**

Rupp; and the owner at the time was G.A. Milbradt. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The primary (south) elevation has a half-width low-hipped porch supported by brick columns with Corinthian capitals. The columns rest on a brick balustrade capped with limestone. Within the porch bay is a single-light original door with a milled surround featuring engaged pilasters with fleur-de-lis embellishments below the capitals. The entry has sidelights and a transom. Offsetting the porch on the lower façade is a single window covered with plywood. The window has a limestone sill. The upper (second floor) façade has two bays, each with paired windows of double-hung design. Window bays have brick headers surrounding the top/sides and limestone sills. The roofline above the façade has a gabled dormer with a pediment. The dormer holds a three-light sliding replacement window. The gable field has an arch with keystones. The dormer is clad (and filled in the gable field) with asphalt shingles.

3200 University Street (Contributing) is a two and a half-story Classical Revival influenced foursquare constructed in 1906 for an estimated $7,500. The architect was **Gerhard Becker** and contractor was **J.P. Riechers & Son**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the façade (north elevation) is an off-center gabled porch with a pediment. The porch is supported by limestone columns with Corinthian capitals. The columns are situated on rock faced limestone piers. Concrete steps lead to the porch which holds two single-light doors with transoms. Offsetting the porch are two one-over-one windows. A band of ashlar limestone serves as a shared sill and water table. Below the water table, the façade wall is comprised of limestone blocks with coursing (similar to the porch piers). Windows have jack brick arches. Windows at the second story façade are similar in style to those at the lower level. The window pattern consists of one double-hung light above the porch; the remaining two bays imitate windows on the first-story. A decorative brick "rope" adorns the upper wall just below the dentilled roof overhang. The roofline holds a hipped dormer clad with asphalt shingles. The dormer holds original paired one-over-one windows. The windows are divided by fluted trim capped with a bull's eye medallion. An interior brick chimney rises above the roofline at the east end of the dwelling.

3201 University Street (Contributing) is a two and a half-story Craftsman foursquare plan dwelling constructed in 1904 for an estimated $6,000. The dwelling was designed by **Harry G. Clymer**. The original owner, H.J. Benderscheid, served as contractor and is listed as resident (with his wife) in the city's 1909 directory. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a pink granite foundation. Granite steps lead to the one-story façade porch, which is gabled and off-center. The porch has half-timbers in the gable field and exposed rafters. Within the porch bay are a single-light door and a double-hung nine-over-one window. Offsetting the porch at the lower façade is a single-light wide window capped by a three-light transom. The window has a pink granite surround. Façade brick has dark headers at equal intervals, creating a decorative band within the sixth course of bricks. The upper façade (second story) has three windows, each holds a single window, nine-over-one. Windows have granite sills and jack brick arches. Eaves are enclosed. At the roof above the second-story façade is a

steeply pitched gabled dormer with half timbering in the gable field. The gable field is banded at the lower edge by dentils. Below the dentilled band are paired nine-over-one windows. Rafter tails are exposed on the dormer.

3201A University Street (Contributing) is a one-story frame garage constructed in 1904 for an estimated $1,000. The building has modern siding but retains its original footprint/overall shape and form dating to original 1904 construction. The garage has a gabled roof clad with asphalt shingles. A single-door entry faces the house (south elevation) and alley/auto bay access faces N. Garrison Avenue (east elevation).

3206 University Street (Contributing) is a two and a half-story two-family Classical Revival influenced foursquare constructed in 1907 for an estimated $7,800. The dwelling was designed by architect **Gerhard Becker** and constructed by **J.P. Riechers & Son**. The original owner was F.W. Meinholz. The building has an asphalt-shingled hipped and gabled roof, exterior brick walls and a limestone foundation. On the façade (north elevation) is an off-center hipped porch supported by brick columns resting on brick piers/balustrade. The columns have Corinthian capitals. Within the porch bay are two doors with transoms. The doors are separated by an original paneled, single-light window capped by a transom. Offsetting the porch are two double-hung windows with jack arches. Windows share a sill that serves as a water table. Brick below the water table is darker in color than the remaining wall, as is the brick that composes the porch balustrade/piers. Interior bricks on the balustrade are glazed. The upper façade holds three double-hung windows. At the roofline is a hipped dormer clad with asphalt shingles. The dormer holds paired one-over-one windows.

3207 University Street (Contributing) is a two and a half-story Classical Revival influenced foursquare constructed in 1906 for an estimated $6,000. The dwelling was designed by **Joe Donovan** (per building records) and constructed by **William H. Hauschulte**, contractor/real estate agent. The dwelling has an asphalt-shingled, hipped roof, exterior brick walls and a limestone foundation. The primary (south) elevation has a low hipped porch situated off-center. The porch has a clay tile clad roof supported by brick columns on brick piers. The columns have Corinthian capitals. Surrounding the porch is a brick balustrade. The porch bay holds two doors, each an original single-light entry capped by transoms. Dividing the doors is a slender single-light paneled bay that is capped by a small transom light. Offsetting the porch at the lower façade are two arched windows with one-over-one lights. The windows have arched headers and decorative brick detailing. The windows share a sill (which appears to be concrete). There is a band of decorative brick beading below the limestone sill. Sills at upper story windows are similar in design. The upper (second-story) façade holds four double-hung windows with replacement lights. The upper story windows have jack arches. A band of decorative brick beading is situated just below the cornice. At the primary roofline (upper half-story) is a pyramidal dormer with paired original one-over-one windows. The dormer is clad with asphalt shingles.

3210 University Street (Non-Contributing) – The property at 3210 University Street is a vacant lot that formerly held a two-family flat.

3211 University Street (Contributing) was constructed in 1908 for an estimated $7,300. The two and a half-story brick Classical Revival style dwelling was designed by architect **Gerhard Becker** and constructed by **J.P. Riechers & Son**. At that time, the dwelling was owned by C.L. Niemeier. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. On the lower façade (south) elevation is an off-center hipped porch supported by columns with Corinthian capitals resting on brick piers. Concrete steps lead to the porch which holds a single-light original door surrounded by sidelights and a transom. Glazed brick is visible on either side of the entry (near the porch roof). Decorative brackets line the roof overhang (porch). Offsetting the porch at the lower elevation are two windows, double-hung design. The windows have jack arches and concrete sills. Below the sills is a decorative beaded band of brick. Upper story windows are similar in design – there are three windows on the upper façade with the window directly above the porch wider than the remaining lights. The roof overhang is supported by scrolled brackets. At the roofline is a hipped asphalt-shingled dormer with paired double-hung windows.

3214 University Street (Contributing) is a two-family flat constructed in 1906. The two and a half-story, Classical Revival influenced foursquare was designed by **Gerhard Becker** and constructed by **J.P. Riechers & Son** for an estimated $7,500. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the façade is a one-story off-center flat roofed porch supported by brick columns resting on a brick balustrade. The columns have capitals. Brick dentils are noted below the concrete band that caps the piers/balustrade. The porch bay holds two multi-light original doors with transoms. Dividing the two entries is an original paneled, single-light bay capped by a square transom. Offsetting the porch on the façade (north elevation) are two double-hung windows with jack arches and concrete sills. Windows on the second-story façade are similar in configuration. Directly above the porch is a secondary entry with a transom. The door leads to a balcony with a brick balustrade (supported by the porch roof). At the roof level is a half-story hipped dormer. The dormer is clad with asphalt shingles. Within the dormer bay are two double-hung windows. An interior brick chimney is noted at the east end of the roofline.

3215 University Street (Contributing) is a two and a half-story Classical Revival style foursquare constructed in 1907 for an estimated $7,900. The dwelling (identical in plan to 3218 University Street) was designed by **Frank Paulus** and constructed by **William Rosenthal**. The original owner was Ed Gardner. The residence has an asphalt-shingled, hipped roof, exterior brick walls and a limestone foundation that – at the façade – is covered by finished ashlar stone. The façade (south elevation) has a hipped one-story off-center porch supported by block columns resting on a block pier/balustrade. The porch columns/balustrade are painted and appear to be concrete. Columns have Corinthian capitals. The porch cornice has decorative scrolled brackets. Within the porch bay is a central entry with a transom/sidelight surround. Offsetting the porch at

the lower façade are narrow paired double-hung windows with a segmented oversized jack arch. The windows are situated above a concrete sill/water table that separates the ashlar foundation veneer from the remainder of the façade. The second-story façade has three windows, double-hung design with segmented jack arches. Segmented molding frames the upper wall below the cornice at the sides and center of the elevation. The upper half-story above the roofline is comprised of a parapet capped dormer with paired one-over-one windows. The dormer parapet is highly decorative with scrolled neoclassical detailing.

3215A University Street (Contributing) is a one and a half-story brick garage constructed c. 1907 (possibly originally used as a stable). The outbuilding has an asphalt shingled, steeply pitched gabled roof and exterior brick walls. Gabled dormers are situated at the roofline of the north and south elevations. Windows in gables are covered with wood. A modern overhead track door is situated at the north elevation facing the alley. A secondary entry is off-center on the east elevation. Two windows face the house on the south elevation.

3218 University Street (Contributing) is identical in plan to the two-family flat at 3215 University Street. Constructed in 1906 for an estimated $7,500, the two and a half-story, Classical Revival influenced foursquare was designed by **Gerhard Becker** and constructed by **J.P. Riechers & Son**. The building has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the façade is a one-story off-center flat roofed porch supported by brick columns resting on a brick balustrade. The columns have capitals. Brick dentils are noted below the concrete band that caps the piers/balustrade. The porch bay holds two single-light doors with transoms. The doors are covered by metal two-light storm doors. Dividing the two entries is an original paneled, single-light bay capped by a square transom. Offsetting the porch (north elevation) are two double-hung replacement windows with jack arches and concrete sills. Windows on the second-story façade are similar in configuration. Directly above the porch, the original entry bay holds a double-hung window. The porch roof retains the upper balcony/brick balustrade (supported by the porch roof). At the roofline is a half-story hipped dormer. The flared dormer is clad with asphalt shingles. Within the dormer bay are two double-hung replacement windows. An interior brick chimney is noted at the east end of the roofline.

3219 University Street (Contributing) is a two and a half-story dwelling constructed in 1908 for an estimated $6,500. The residence was designed by architect **Gerhard Becker** and constructed by **J.P. Riechers & Son** for owner, Albert Wunderlich. The Craftsman-influenced foursquare has an asphalt-shingled, hipped roof, exterior brick walls and a limestone foundation. At the primary (south) elevation is a hipped porch that is off-center. The porch is supported by round concrete columns resting on brick piers. The columns have Corinthian capitals. Concrete steps lead to the porch which holds a single replacement paneled door flanked by original sidelights. The porch roof cornice has dentilled molding. Offsetting the porch on the lower elevation are two double-hung windows with jack brick arches. The windows have concrete sills. At the second-story façade are four windows of similar configuration. At the central primary roofline is a pyramidal dormer with paired one-over-one windows. The dormer is clad with shingles.

3222 University Street (Contributing) is a two-story Mission-influenced dwelling constructed in 1907 for an estimated $5,000. The dwelling was originally owned and developed by **D.G. Dunker**. The building has a flat roof, exterior brick walls and a limestone foundation. On the façade (north elevation) is a two-story projecting bay (west half of the elevation). The lower portion of the projecting bay holds a one-story porch supported by square brick columns. Within the porch, the entry is covered with plywood. Offsetting porch are paired one-over-one replacement lights with a shouldered brick arch. The second floor projecting bay extends above the porch and holds a three-window ribbon. The central window is wider than those that flank it – lights are one-over-one replacement with a shared concrete sill. The second-story recessed wall holds paired double-hung lights. Above second-story windows, the façade has double sawtooth brick bands. The façade wall rises above the roofline. The section that projects from the façade wall is gabled and capped with terra cotta tiles. The gable field holds a diamond shaped concrete detail. The remaining façade wall is capped with concrete and has diamond patterned buff brick above the sawtooth band.

3223 University Street (Contributing) is a two and a half-story Classical Revival influenced foursquare constructed in 1907 for an estimated $7,800. The dwelling was designed by architect **Gerhard Becker** and constructed by **J.P. Riechers & Son**. The dwelling was owned originally by Otto Brinkmeyer. The residence has an asphalt-shingled, hipped roof, exterior brick walls and a limestone foundation coursed with ashlar granite and limestone. The façade (south elevation) has an off-center hipped porch supported by brick columns resting on a limestone and granite balustrade/piers. Granite steps lead to the porch which holds paired replacement doors flanked by replacement sidelights. The original transom lights remain above the entry. Offsetting the porch on the lower façade are two one-over-one replacement windows with jack arches. This window pattern is repeated on the upper façade. Above the porch (second story level) is a projecting bay window with three one-over-one lights. At the roofline is a gabled dormer that holds paired one-over-one windows. The dormer is clad with asphalt shingles.

3500 University Street (Contributing) is a two and a half-story, two-family flat constructed in 1907 for an estimated $5,000. The Classical Revival influenced foursquare was designed by **Edward F. Nolte** and constructed by **F.W. Klusmeyer**. The property was originally owned by C. Finke. The residence has an asphalt-shingled gabled roof, exterior brick walls and a limestone foundation. At the façade (north elevation) is a half-width gabled porch (off-center) capped by a parapet and supported by brick columns with Corinthian capitals. The columns rest on a brick balustrade capped with concrete. Concrete steps lead to the porch. The porch holds two replacement doors set below original transoms. Offsetting the porch on the lower façade is a wide arched window with replacement double-hung windows. At either end of the arch is a starburst terra cotta pattern. The second story features a bay window above the porch that holds three double-hung windows. This window is offset by paired double-hung windows. A dentilled band extends above the windows along the cornice. The upper façade holds a half-story hipped dormer clad with asphalt shingles. The dormer holds paired double-hung windows and is flanked by scrolled brackets. An interior brick chimney is noted at the east end of the roofline.

3501 University Street (Contributing) is a two and a half-story dwelling constructed in 1908 for an estimated $5,900. The foursquare plan dwelling exhibits Classical Revival and Craftsman influences. It was designed by architect **Edward F. Nolte** and constructed by **Fred H. Eidmann**. The original owner was R.M. Harriott. The residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the façade (south elevation) is a one-story off-center hipped porch supported by brick columns resting on a brick balustrade. The porch has dentilled trim below the cornice. Concrete steps lead to the porch which holds paired replacement doors below a transom filled with glass blocks. Offsetting the porch are two windows (lower façade) with one-over-one replacement lights. The windows have jack brick arches and a shared concrete sill that serves as a water table. Above these windows is an oriel window supported by brackets. The lower portion of the bay has frame panels with decorative diamond detailing. Windows (three) are one-over-one replacement. On the upper façade above the porch is a single one-over-one window with a concrete sill. At the primary roofline is a low hipped dormer with small one-over-one windows. The dormer is clad with synthetic siding and has Craftsman style brackets below the roof overhang.

3505 University Street (Contributing) is a two and a half-story foursquare with Craftsman and Classical Revival detailing constructed in 1911 for an estimated $4,500. The dwelling was developed by Lindell Park Land & Investment Company and constructed by **August Winkel**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. At the lower façade (south elevation) is a flat roofed off-center porch supported by round columns resting on brick piers. The porch roof is dentilled below the overhang. Concrete steps lead to the entry within the porch which holds a replacement diamond-light door offset by a paneled sidelight. Above the entry is a single-light transom. Offsetting the porch on the lower façade is an arched window bay with a one-over-one replacement light. The window has a shouldered arch and concrete sill. At the upper façade are two arched windows (one-over-one replacement) with rounded arches. Knee brace brackets are situated below the roof overhang. The roof flares and supports a gabled dormer with paired one-over-one windows. The dormer walls flare and are clad with asphalt shingles. The dormer's gable field has original asphalt shingles. At the east end of the roofline is an interior brick chimney.

3509 University Street (Contributing) is a two and a half-story foursquare with Classical Revival detailing constructed in 1911 for an estimated $4,500. The dwelling was developed by Lindell Park Land & Investment Company and constructed by **August Winkel**. The dwelling has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (south elevation) has a gabled off-center porch supported by square columns resting on brick piers. The porch roof has half timbers in the gable field and dentilled trim below the overhang. Concrete steps lead to the porch entry bay which holds two replacement paneled doors. Above the doors is an original single-light transom. Offsetting the porch on the lower façade elevation are slender paired double-hung windows. The windows have a concrete shared sill and shouldered arch. The corners of the façade have brick quoins. Second story façade windows are

paired one-over-one with concrete sills. Extending above the windows below the roof overhang is a decorative band of darker brick. This band is flanked by paired knee brace brackets. At the roofline (which flares) is a gabled dormer with synthetic siding and a replacement double-hung window. A brick interior chimney is visible at the east end of the roof.

3510 University Street (Non-Contributing) is a vacant lot that formerly held two-family flats.

3511 University Street (Contributing) is a two and a half-story Classical Revival influenced foursquare constructed in 1908 for an estimated $4,000. The dwelling was developed by Lindell Park Land & Investment Company and constructed by **August Winkel**. The residence has an asphalt-shingled hipped roof, exterior brick walls and a limestone foundation. The façade (south elevation) has an off-center gabled porch supported by brick columns resting on a brick balustrade/piers. The porch roof is pedimented with a decorative fleur-de-lis in the gable field. The porch retains dentilled trim below the overhang. Concrete steps lead to the entry bay within the porch which holds a paneled door. The sidelight opening is filled with plywood. A single-light transom is intact above the entry. Offsetting the porch at the lower façade is a three-pane window. The central portion of the window bay holds a one-over-one light flanked by engaged pilasters. Sidelights flanking the central window are single-sash with upper diamond tracery lights. The lower façade wall below the water table and porch balustrade are composed of darker brick than the remaining elevation. Second story façade windows are spaced evenly apart – four – and are one-over-one with concrete sills. At the roofline is a pyramidal dormer clad with synthetic siding. The dormer has a single replacement double-hung window.

3515 University Street (Contributing) is a two and a half-story Classical Revival influenced dwelling constructed in 1909 for an estimated $4,700. The dwelling was developed by Lindell Park Land & Investment Company. The architect was **Ernst Preisler** and contractor was **W.E. Jones**. The residence has a steeply pitched gabled roof clad with asphalt shingles, exterior brick walls and a limestone foundation. At the lower façade (south elevation) is an off-center gabled porch with a pediment. The gable field of the porch is filled with stucco and half timbers. The porch is supported by brick columns with Corinthian capitals. Surrounding the porch is a brick balustrade. Concrete steps lead to the porch which holds an original single-light door offset by a paneled sidelight and capped by a transom. Offsetting the lower façade porch are two double-hung windows with concrete sills. The upper façade holds three double-hung windows of similar configuration. Spanning the upper façade below the roof is a band of decorative brick. Fluted paired brackets intersperse the band, supporting the roof overhang. The primary gable field is filled with synthetic siding and a central replacement three-light window. The window retains an original arched transom light.

3519 University Street (Non-Contributing) is a vacant lot that previously held a single-family dwelling.

3525 University Street (Non-Contributing) is a vacant lot that previously held brick flats.

Statement of Significance

Lindell Park Historic District (preferred) was platted and subdivided in 1893. The district retains the neighborhood's original subdivision boundaries, surrounded by Natural Bridge Avenue (north), Glasgow Avenue (east), St. Louis Avenue (south) and N. Grand Boulevard (west). The district is located in north St. Louis (Independent) City and composed primarily of residential properties though it also holds examples of commercial, industrial and public buildings. Lindell Park's development was prompted by the arrival of early streetcars, which were routed through the area when the city's first fairgrounds opened at the corner of Natural Bridge Avenue and Grand Boulevard – immediately northwest of Lindell Park. The neighborhood was initially an early recreational attraction, supporting a nineteenth century park (not extant) that sponsored private and public events. The district's current appearance began to take shape at the turn of the century, when the planned subdivision's first houses were constructed. Lindell Park Historic District's **period of significance, 1901 – 1956**, extends from the year that the earliest building was constructed (1901) through 1956 – which is the latest construction date prior to elimination of the streetcar lines that bordered the district. Lindell Park exhibits nearly an equal number of single- and multi-family residences; the bulk of which were designed by architect Ernst Preisler, who worked with the neighborhood's primary developer, Lindell Park Land & Investment Company. Lindell Park Historic District is eligible for the National Register of Historic Places under **Criterion C: Architecture**, illustrating local building patterns that adapted architectural trends popular during the late nineteenth- and early twentieth-centuries. The district is **locally significant**, illustrating an individual neighborhood within the City of St. Louis that defines the city's patterns of suburban development during the late nineteenth and early twentieth century. Lindell Park is an excellent example of a turn-of-the-century north St. Louis residential suburb. The district has changed little since its initial development and retains most of its historic fabric, despite negative economic impacts that have plagued St. Louis' north city neighborhoods since the 1960s.

Historical Overview – Lindell Park Historic District – 1850 - 1965

Early Years of Land Ownership and Development, 1850 – 1900

Lindell Park was created from a large tract of land gained by Jesse G. Lindell c. 1835; originally part of St. Louis' Grand Prairie Commonfield utilized by early French settlers.[1] Jesse was the youngest of four Lindell brothers – Peter, Robert, John (and Jesse) – who moved to St. Louis from Maryland (Worcester County) during the early 1800s. Peter Lindell arrived in 1811 with two acquaintances, Thomas and John Cromwell; and two younger brothers, John and Robert. The men arrived with "a stock of fresh goods from Philadelphia" and opened a store at the

[1] Frederick A. Hodes, *Rising on the River: St. Louis 1822 to 1850, Explosive Growth from Town to City* (Tooele, Utah: The Patrice Press, 2009), 24; Norbury L. Wayman, *History of St. Louis Neighborhoods: Fairground* (St. Louis: St. Louis Community Development Agency), [1979], 2.

"corner of Main and the first Cross Street north of the Market."[2] Though the Cromwells left the partnership sometime prior to 1815, the Lindells continued to operate the store; shipping goods from Pittsburgh via wagon and flatboat until the steamboat's arrival. The Lindells established the city's "first packet-line to Pittsburgh" and as a result, became quite wealthy.[3] Jesse moved to St. Louis in 1816 – summoned by Peter to help run the store when Robert married and moved back to the northeast. In the meantime, John also moved and opened a store in Herculaneum (Jefferson County, Missouri).[4] Over the years, each of the brothers sought individual business interests in addition to operating the mercantile establishments. Jesse became involved in railroads, banking, and real estate, acquiring large parcels of land, including the area north of downtown that became known as Lindell Park (Figures 1 and 2).

In 1825, Jesse married a young widow, Jemima Lee Smith. Jemima came to St. Louis in 1808 as a young child when her family moved from Kentucky. Her father, John Lee, was a land speculator who owned – and sold – much of what developed as the city's earliest "business and manufacturing districts."[5] Jemima married Oliver C. Smith in 1819, a young and successful merchant who died a few years after the marriage.[6] Jemima and Jesse had no children during their 33 years of marriage; but Jemima had a daughter (from her marriage to Lee). When Jesse died in 1853, he left all of his estate to his widow with stipulations that the real estate was to be equally divided between Jemima and the remaining Lindell Family heirs. Jemima was free to sell and/or develop half of the land; the remainder she was free to lease and earn profits from the rent. After Jemima's death, the remaining one-half interest of Jesse's estate was to be passed along to Lindell Family heirs. When Jemima Lindell died in 1896 at age 93, she was recognized as one of St. Louis' wealthiest citizens; and one of its largest landowners.[7]

Though Lindell Park was platted and subdivided three years prior to Jemima Lindell's death, no buildings were constructed due to ongoing struggles between family members over the half-interest in the aforementioned will. As indicated, Jemima Lindell gained control of her late husband's entire estate, including real estate to be split equally between Mrs. Lindell and Jesse Lindell's descendants. In 1876, one of Jesse Lindell's future recipients, Levin H. Baker, filed bankruptcy; and in 1881, he sold his portion of the inheritance from Lindell's estate to pay off the debt. Baker died in 1883, and his descendants filed a lawsuit claiming that the inheritance belonged to them because Baker's death preceded Mrs. Lindell's.[8] The case, *Chew, et al. v.*

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[2] Billion, 288.
[3] Ibid, 568.
[4] Billion, 289.
[5] "Mrs. Jemima Lindell Dead," W.B. Stevens Scrapbook, p. 29 and Phelps Papers, Geneaology Collection. Both resources available at Missouri Historical Society St. Louis, Missouri.
[6] Dave Lossos, "St. Louis Geneaology: St. Louis Marriages (1754 – 1835), Available at: http://genealogyinstlouis.accessgenealogy.com/stlmarr.htm (Access date: 30 July 2012).
[7] "Death of Mrs. Jemima Lindell," *St. Louis Globe-Democrat* 22 February 1896. Copy of newspaper clipping at Missouri Historical Society, St. Louis, Missouri (Vertical file: Lindell, Mrs. Jemima).
[8] F.M. Brown, *Reports of Cases Argued and Determined in the Supreme Court of the State of Missouri* (Columbia, MO: E.W. Stephens, 1890), p. 366.

Kellar went to the Missouri Supreme Court, which ruled in 1890 that Baker's land sale was legal.[9]

A similar suit later made its way through circuit court when in 1892 Lindell Park Real Estate Company paid $50,000 to Jemima Lindell for one-half-interest in Jesse Lindell's Second Addition to the City of St. Louis.[10] Because the will provided no specific terms as to how to split Lindell's real estate, the parties were unable to come to a mutual agreement. This resulted in several actions, one of which was the subdivision and platting of Lindell Park Subdivision. The city appointed three commissioners to settle the 1892 lawsuit – Julius Pitzman, John F. Storm and Albert Gerst, who divided the property equally between the plaintiff and defendants as Lindell Park Subdivision. The 1893 plat (submitted with the settlement) defined boundaries, lot sizes, street patterns and other related details such as alleys, curbs, gutters and sewer lines (Figure 3).[11]

Prior to its development as a residential subdivision, Lindell Park was a "private amusement park which was rented to societies for outings."[12] The park encompassed about 60 acres, "elegantly and charmingly situated . . . crowned with trees of native growth and embellished with great taste in serpentine drives and walks" (Figure 4).[13] The area surrounding the park supported early development that included stables, residences and commercial establishments; though today, none of these properties remains standing (Figures 5 and 6).[14] North St. Louis City, including the vicinity of Lindell Park, became an early recreational draw for local residents when parks and recreational sites began to crop up along the outer edges of the city; prompted by large landowners who erected country estates in addition to their downtown homes.[15] Soon, streetcars began to follow, carrying passengers to and from early parks and the city's first fairgrounds, located at the northwest intersection of Natural Bridge Road and N. Grand Boulevard, northwest of Lindell Park.

The fairgrounds was created in 1856 by a group of local businessmen and state legislator, Col. J. Richard Barrett, who purchased the site for $50,000 from John O'Fallon (whose property abutted Jesse G. Lindell's; Figure 2).[16] Streetcars carried visitors to/from the park beginning in 1856. By

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[9] "The Lindell Estate: A Decision Which is of Great Interest to a Large Number of Persons," *St. Louis Post-Dispatch* (11 March 1890), p. 5.
[10] Lindell Real Estate Company Record Book, 1890-1901, Volume I (Available at Missouri Historical Society, St. Louis, Missouri), 17
[11] Commissioner's Report of Partition, Circuit Court, City of St. Louis, No. 89, 232, Lindell Real Estate Company vs. Jemima Lindell, et. al (25 June 1894), p. 3.
[12] *Bulletin of the Missouri Historical Society,* Volume II, No. 3, April 1946, p. 43.
[13] L.U. Reavis, *Saint Louis: The Future Great City of the World* (St. Louis: C.R. Barns, 1876), p. 158.
[14] Camille N. Dry and Richard J. Compton, *Pictorial St. Louis: The Great Metropolis of the Mississippi Valley* (St. Louis: [Self-published], 1875; Reprint 1971), Plates 74 and 75.
[15] St. Louis Cultural Resources Office, "A Preservation Plan for St. Louis," (Unpublished: Heritage and Urban Design Division, City of St. Louis, 1995), 145.
[16] Wayman, 6.

1875, the 83-acre fairgrounds supported a half-mile horse track, lake and more than 15 buildings, including an art gallery, amphitheater, music stand, mineral and geological building, machinery building, textile hall, floral hall, press headquarters, administrative offices, agricultural and poultry buildings and a ladies cottage (Figure 7).[17] The activity prompted the opening of Sportsman's Park at N. Grand and Dodier in 1866; and O'Fallon Park in 1876, a 158-acre site between Florissant and Bellefontaine Roads. Additional recreational/public outings popular by that time included Bellefontaine Cemetery (north of O'Fallon Park) and Chain of Rocks/Bissels Point. These many "attractions and easy access to streetcar facilities encouraged early residential development," including that of Lindell Park.[18] "Many people came to see the suburbs as the materialization of what America was supposed to offer. They found idyllic natural beauty, personal expression, and security for the nuclear family. The suburban home was the apotheosis of late Victorian culture."[19]

In 1880, the city planned new roads through Lindell Park, which attracted fairgoers, baseball fans and electric streetcars.[20] In Lindell Park, an open air theater opened in 1893 on St. Louis Avenue; and four years later (1899), the park hosted Buffalo Bill's Wild West show, which thrilled "thousands of persons every day."[21] By that time, however; the area had begun to attract regular attendance of "roughs and toughs" who "held high carnival and invariably indulged in public fights, with the usual accompaniments of yelling, pistol shooting and loud-mouthed obscenity."[22] The change in citizenry began when the fairgrounds began to heavily promote horse races, constructing a new track, clubhouse and grandstand in 1885. "Racing attracted a different class of people, totally unlike the family groups which had hitherto patronized the Fair."[23] The changes were an attempt by the fairgrounds to remain open; as a new exposition hall downtown (which opened in 1884) began to draw most fairgoers away from north St. Louis. The new hall remained "open for 40 days each fall, presenting the novelty of a large indoor exhibit [that was] so convenient that many of the Fair's patrons visited it instead."[24] Further competition came about when Forest Park, which opened in 1876, gained streetcar access in 1885.[25] The final nail in the coffin came when the state outlawed horse racing in 1905 and the north fairgrounds remained closed until 1908, when the city purchased 132 acres and developed Fairgrounds Park.

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[17] Dry & Compton, Plate 81.
[18] Tim Fox, *Where We Live: A Guide to St. Louis Communities* (St. Louis: Missouri Historical Society Press, 1995), p. 147-148.
[19] Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, Massachusetts: The MIT Press, 1981), p. 95.
[20] Injunction Against the City: The Proposed Running of Street Through Lindell Park," *St. Louis Post-Dispatch* (21 July 1880), p. 4; "North St. Louis Locals," *St. Louis Post-Dispatch* (27 August 1880), p. 8; "Lindell Park: Trouble About the Right of Way and a Saloon License," *St. Louis Post-Dispatch* (31 May 1882), p. 4.
[21] "Battle of San Juan, Thrilling Incident of Buffalo Bill's Show," *St. Louis Post-Dispatch* (5 October 1899), p. 8.
[22] "Lindell Park: Trouble About the Right of Way . . . " (1882), p. 4
[23] Wayman, 11.
[24] Ibid.
[25] Norbury Wayman, *History of St. Louis Neighborhoods: Central West End* (St. Louis: St. Louis Community Development Agency, [1979]), pp. 11-12.

Opened to the public in 1909, the new park held little resemblance to its former days. All of the original buildings and tracks were removed, replaced by baseball fields, tennis courts, and "the world's largest [five-acre] swimming pool," which opened in 1912.[26]

Lindell Park, slow to develop in the first few years following its subdivision, became an attractive and well situated neighborhood that grew rapidly once construction got started in the early 1900s. The subdivision's original owner/developer, Lindell Park Real Estate Company, worked to attract investors, as well as upper middle class residents seeking a safe, attractive and affordable place to live – beyond the inner city's crowded streets. Lindell Park was situated within easy access of downtown, as well as parks and recreational attractions. An ample supply of safe drinking water, sewers, paved roads and the neighborhood's physical relationship to existing streetcar lines provided an even greater impetus for developing Lindell Park residentially. In short, there was no shortage of necessities to residents who began moving into the neighborhood at the turn of the century.

In 1899, Lindell Park Real Estate Company terminated the leases of residents living in Lindell Park, and removal of "dilapidated frame buildings" started as investors sought to create the neighborhood they envisioned – one that would attract upper middle class tenants and home owners.[27] By the following year (1900), the neighborhood was further improved with the addition of gas and water connections throughout. Lot prices ranged from $35 to $50 per square foot (depending on location – corner lots on major thoroughfares such as Grand and Natural Bridge were more expensive than smaller residential lots).[28] Parcel sizes ranged from 130 by 50 feet (residential) and 125 by 100 feet (commercial/corner). The neighborhood was uniformly planned throughout, featuring grid planned streets measuring 60 feet (residential thoroughfares and Natural Bridge Road), 100 feet (St. Louis Avenue) and 120 feet (N. Grand Boulevard) in width.[29] Streetcar access to Lindell Park in 1900 was accessible via N. Grand, St. Louis, Hebert and Natural Bridge Road (Figure 8).[30] By 1901, Lindell Park supported paved brick streets and "granitoid" sidewalks throughout the district.[31]

Lindell Park's development began shortly after the turn of the twentieth-century; a period of time in which "suburbs took on a new meaning and social organization. Promoters tried to identify their projects with the more exclusive, picturesque retreats for the wealthy, but they were aiming for a different market. Subdivisions of small or moderate-sized lots, near transit lines, were intended to attract the families of salesmen, schoolteachers, clerks, and carpenters."[32] Lindell Park appears to have catered to upper middle class professional citizens who worked in the area

[26] Ibid, 14.
[27] Lindell Park Real Estate Company Record Book, p. 165.
[28] Lindell Park Real Estate Company Record Book, p. 167.
[29] Julius Pitzman, Lindell Park Subdivision Plat, 1893.
[30] Andrew D. Young, *The St. Louis Streetcar Story* (Glendale, CA: Interurban Press, 1988), p. 103.
[31] Ibid.
[32] Wright, p. 99.

or commuted to offices downtown. Residences include both single-family homes (primarily on Palm Place, Sullivan and St. Louis Avenues) and multi-family residences (mostly two-family flats, which dominate Greer, Dodier and Hebert Streets). An overview of early city directories indicates that most residents were physicians, pharmacists, dentists, building contractors, architects, salesmen, local business owners and teachers.[33] The neighborhood's physical and residential composition did not change tremendously until after 1960.

Twentieth-Century Growth, Development and Social Impacts 1900 – 1960

Lindell Park was primarily residential in composition; but the district also supported community buildings (churches, schools, etc.), commercial establishments and two industrial tenants (total of three industrial-related buildings). One of the earliest buildings in the district is Yeatman (Central) High School (NRL 2012), constructed in 1902. Designed by William B. Ittner, the building is situated at the southeast corner of Natural Bridge and N. Garrison Avenues. The school served as north St. Louis' sole high school until 1926, when Beaumont High School opened just west of Lindell Park on Natural Bridge Road.[34] Residential development in the neighborhood finally began to pick up in 1902 as well; when slightly more than 20 building permits were filed to construct single- and multi-family housing. The numbers may not seem significant; but less than 10 permits were filed to construct housing in the district during the years 1900-1901. Development remained steady throughout the 1910s, with no less than 20-30 building permits filed each year. By 1920, nearly every lot within the district had been developed (Figures 9 – 10). One exception is the lot at the southwest corner of N. Garrison and Hebert, which remains vacant today. Utilized as a parking lot, the property was offered (in 1901) by Lindell Park Real Estate Company as a donation to the city for construction of a Carnegie branch library.[35] Apparently the city did not follow-up on the offer, selecting instead a site on West Florissant Avenue.[36] With the exception of N. Grand Boulevard – which experienced significant development through the mid-twentieth century – Lindell Park's physical appearance changed very little after 1920. In addition to Yeatman High School, Lindell Park supports a three-story Masonic lodge constructed at the southwest corner of N. Garrison and Natural Bridge Avenues in 1913. Also constructed in the 1910s was a four-story YMCA (Young Men's Christian Association) building at N. Grand and Sullivan (erected in 1919). These buildings illustrate that Lindell Park was a central location for middle class citizens; attracting families who wished to live and work in the area.

Commercial development in Lindell Park was stimulated by the area's early baseball fields – Sportsman's Park and Robison Field. Sportsman's Park, situated west of Lindell Park at N. Grand and Dodier, had been in use as a baseball field since the 1870s. During the early 1880s, a

[33] St. Louis City Directories, 1909, 1911, 1916, 1938, 1946.
[34] Wayman, 37-38.
[35] "Branch Library Site Offered," *St. Louis Post-Dispatch* (24 May 1901), p. A2.
[36] Melanie A. Kimball, "From Refuge to Risk: Public Libraries and Children in World War I," *Library Trends* (Vol. 55, No. 3, Winter 2007), p. 455.

local saloon owner, Chris Von der Ahe began to sponsor baseball games at the park to increase beer sales at his business. Von der Ahe's success prompted him to purchase his own franchise (the Cardinals) and open a new baseball park and amusement park near the old Fairgrounds race tracks at Vandeventer and Natural Bridge Avenues. The new park, Robison Field, served as the first home of the St. Louis Cardinals; while Sportsman's Park was used by the Browns under the American Association (until 1892) and American League (beginning in 1901). In 1925, Sportsman's Field was redeveloped, providing seating for up to 32,000 fans. Both the Browns and the Cardinals used Sportsman's Park until 1953 (of note, Robison Field was redeveloped as the site of Beaumont High School in 1925-26). In 1953, the Browns moved to Baltimore and the field was renamed as Busch Stadium (under ownership of Anheuser-Busch). The Cardinals remained at Sportsman's Park until a new stadium opened downtown in the mid-1960s.[37] Baseball games – as had early parks and fair activities – attracted large crowds to north St. Louis. As a result, development along major thoroughfares thrived; particularly along Natural Bridge Avenue and N. Grand Boulevard, which supported streetcars through the 1950s.

Commercial development in Lindell Park extends primarily along N. Grand Boulevard as this was the neighborhood's busiest streetcar corridor. Though Natural Bridge Avenue also supported early streetcars, the line along N. Grand served as St. Louis' primary "crosstown line" and as such, had more frequent service (and riders). Additionally, the Grand streetcar line extended through some of the city's busiest commercial corridors as well as Midtown, which served as St. Louis' theater district.[38] As indicated previously, the inner residential sector of Lindell Park reached its height of development by the late 1910s. N. Grand Boulevard, however, continued to be of interest to developers and investors through the mid-twentieth century. Noteworthy examples of commercial development along N. Grand Boulevard (in Lindell Park) include Bilgere Motor Company at 2814 N. Grand Boulevard, constructed in 1916. The Art Deco influenced building was a dealership and service facility for Ford. The building was originally leased; and in 1923 purchased by the dealership's president, George A. Bilgere. Bilgere was born in Illinois and moved to St. Louis in 1914 where he worked as a salesman for Weber Implement Company. In 1916, he began working for Ford and worked his way up to become president of the business on N. Grand by the early 1920s (see Figure 11).[39] Bilgere's business remained at this location through the early 1970s.[40]

Another example of commercial development on N. Grand Boulevard is the Grand-St. Louis Building at the northeast corner of N. Grand Boulevard and St. Louis Avenue. Constructed in 1925, the building was a development project of the Grand-St. Louis Realty Investment Company; which cleared a row of two-family flats on St. Louis Avenue, as well as a strip of two-story commercial buildings on N. Grand Boulevard to erect the corner block building. The

[37] Wayman, 20-22.
[38] (City of St. Louis), *Report on Rapid Transit for St. Louis* (Self-published, 1926), p. 100.
[39] (North St. Louis Business Men's Association), p. 239.
[40] *Polk's St. Louis City Directory*, 1970-1975.

location was ideal for the planned edifice, situated at a busy two-street intersection in what was one of the city's "rapidly growing business district(s)."[41] The building was indeed modern for its time, consisting of 11 storefronts – six facing N. Grand and five facing St. Louis Avenue; second-floor offices, and third-floor "efficiency apartments embodying all the newest conveniences."[42] The basement held a 14-lane bowling alley. Bilgere's dealership and the Grand-St. Louis Building are not the only significant commercial buildings in Lindell Park; yet they illustrate the significance of the district's western boundary as a busy streetcar/automobile corridor, which attracted much early commercial, recreational and financial development (see Figure 12).

Lindell Park had very limited industry, supporting only two such establishments, a small medical factory at 3212 Hebert Street (rear lot facing the alley) and a commercial bakery at 1901 Hebert Street. Little is known about the medicine factory (constructed c. 1910) other than that its owner, Carl William Craemer, was a pharmacist and that it remained in operation (under Craemer's name) through the 1950s (converted to residential space by the early 1960s). The bakery on Hebert Street was a wholesale factory for the Home Bakery Company. The property was constructed in 1903 for owner, Frank Henry Hohengarten, a German immigrant. In 1907 the business was purchased by the American Bakery Company and later by Hostess, which used the site as a cake bakery (see Figure 13).[43]

St. Louis' population grew exponentially in the decades between 1890 (estimated 451,770) and 1920 (estimated 772,897). During the decades from 1870-1910, the city was rated as one of the nation's five largest.[44] The vicinity of north St. Louis grew rapidly as the city's population boomed. This sector of the city supported streetcars by the mid-nineteenth century and was relatively close to industrial corridors along the river and the commercial/financial districts of downtown. Individuals working in these areas could easily commute daily to neighborhoods such as Lindell Park; which provided affordable single- and multi-family housing, as well as commercial corridors and modest industry for those who chose to work close to home. Areas such as Lindell Park were favored by middle and working class citizenry. Though appearing to be well beyond the inner city when first developed – by the 1910s, the neighborhood was quickly becoming an integral part of St. Louis' metropolitan nexus of well-connected neighborhoods. Removal of streetcar transit in St. Louis – along with rising popularity of the automobile and the availability of new and affordable housing in the outer reaches of the counties surrounding the metropolitan area led to what became known as white flight. Lindell Park did not escape the exodus or the consequences of the rapid departure of residents, businesses and potential for future viability that continues to plague many of the city's older neighborhoods; particularly north of downtown.

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[41] Ibid, p. 307.
[42] Ibid.
[43] Albert Nelson Marquis, *The Book of St. Louisans* (St. Louis: St. Louis Republic, 1912), p. 295.
[44] United States Census Bureau, http://www.census.gov/prod/www/abs/decennial/ (Access date: 18 July 2012).

"Between 1950 and 1980, when the American population increased by 50 percent, the number of their automobiles increased by 200 percent."[45] The arrival of the automobile reshaped the City of St. Louis in more ways than seemed possible. Unlike many other cities, St. Louis remained dependent on streetcars well into the twentieth century. Streetcars were convenient, affordable and until they were recognized by riders as restrictive, inconvenient and troublesome – as compared to the automobile; they served most St. Louisans well. The shift began as early as 1926 when General Motors began to purchase nearly bankrupt streetcar companies and replace rails with tires (i.e., buses). This early shift started in New York City and "the details were remarkably similar in other cities . . . including St. Louis."[46] "The demise of the nation's rail-transit systems occasioned few protests because most people agreed . . . that the automobile represented the best of modern civilization while the trolley was simply an old-fashioned obstacle to progress."[47] The streetcars that brought thousands to north St. Louis were no exception, and service via the Grand route was discontinued in late 1959.[48] At first, nothing appeared to change in well settled neighborhoods like Lindell Park; but as residents began to frequent new shopping centers constructed in areas far from downtown – and as streetcars were no longer dependable modes of transporting steady streams of commuters and shoppers into commercial districts – the decline began. The shift toward automobiles and suburban flight reshaped the city's population base and hampered the ability of the city to attract and retain viable businesses.

Architectural Context – Lindell Park Historic District

Architects and Builders, c. 1900 - 1920

Lindell Park's development was similar to most of St. Louis' early twentieth-century neighborhoods. Platting and subdivision resulted from the demise of Jesse and Jemima Lindell, who had previously owned the area. By the late nineteenth-century Lindell Park was considered a prime area for development based on its location near streetcar lines, as well as its relationship to popular recreational sites such as Fairgrounds, O'Fallon and Sportsman's Parks. Though a large number of builders and architects were involved in the neighborhood's development, the bulk of Lindell Park's development was administrated by Lindell Park Real Estate Company, which purchased the area from Mrs. Lindell. Additionally, it appears that the company worked most frequently with architect Ernst Preisler, who is documented as designing more buildings than any other single architect working in Lindell Park. It is likely that Preisler designed many

[45] Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), p. 246.
[46] Jackson, 170.
[47] Ibid.
[48] University of St. Louis – Missouri, "St. Louis Virtual City Project," http://www.umsl.edu/virtualstl/phase2/1950/events/perspectives/documents/hodiamontline.html (Access date: 30 July 2012).

more buildings than those he is credited with in building records. Some of the district's architects and builders lived in or near Lindell Park; and many were of German decent (primarily second generation). Census records indicate that in 1920, approximately 70% of Lindell Park's residents were German (first- and second-generation). Though the neighborhood supported Irish, Dutch and French residents, these individuals were the exception rather than the rule. Sons and daughters of native-born parents (primarily from Missouri and Illinois), comprised approximately 20% of the district's makeup in 1920. By 1930, Lindell Park's residential base was split nearly equally between Germans (first- and second-generation) and individuals whose parents were born in Missouri and/or Illinois).[49]

Biographical information for Lindell Park's architects and (local neighborhood) builders is provided below. Table 1 (which follows the biographical section) provides a complete list of Lindell Park's documented architects and builders. Of note, bolded text in the table refers to direct associations with the district (i.e., buildings within the district; builders and architects who lived in the district, etc).

Barnett, Haynes & Barnett designed at least one building in Lindell Park, a multi-family flat at 3212 Dodier Street constructed in 1907. The firm was very well known in St. Louis, established in 1839 by George Ingham Barnett – well established not only for his architectural designs, but for his role in training some of the city's most highly regarded architects including Charles F. May and Isaac Taylor. The elder Barnett died in 1898 after which time his sons, **George D. Barnett** (1863-1922) and **Tom P. Barnett** (1870-1929) continued the partnership with their brother-in-law, **John I. Haynes** (1861-1942) as Barnett, Haynes & Barnett.[50] The firm designed a large number of residences in St. Louis and became actively involved in designing properties for the World's Fair. The company's best known local commissions include the city's new cathedral on Lindell Boulevard. Ground breaking began in 1907 and although the building opened to the public in 1913, interior work continued throughout the 1980s.[51]

Gerhard Becker (1863 – 1943) was a German immigrant and architect (trained in Germany) who moved to St. Louis with his wife, Katherine, in 1883. His contributions are some of the most unique in the district. Becker designed approximately 40 brick flats and houses in Lindell Park (possibly more – undocumented in building records) with examples on nearly every street (Dodier, Greer, Hebert, St. Louis, Sullivan and University). Becker's prominence as an architect centered primarily on industry; though he did a large number of residential commissions (as did

[49] United States Census, 1920-1930 (Enumeration Districts 418 and 522).
[50] [Carolyn Toft], "St. Louis Architects: Famous and Not So Famous (Part 13)," *Landmarks Letter* (May/June 1988, Vol. 23, No. 3), p. 1; "Recent Work of Barnett, Haynes & Barnett," *The Western Architect* (January-December, 1912, Vol. 27), p. 24; Patricia Long Silverberg, "The St. Louis New Cathedral," Master's of Arts, Thesis, University of Iowa (May 1981), pp. 41-43.
[51] Cathedral Basilica of St. Louis, "Parish History," website: http://cathedralstl.org/site/index.php?option=com_content&task=view&id=32&Itemid=75 (Access date: 20 July 2012).

Charles May), particularly for German clients. Other neighborhoods with documented examples of Becker's work include Hyde Park, the Ville, Holly Place and William Lange Subdivision. Becker resided in Hyde Park while working in Lindell Park and moved to St. Louis County sometime prior to 1920.[52]

Otto J. Boehmer (c. 1859 – 1934) was born in Missouri and like many of Lindell Park's residents, builders and architects, was the son of German immigrants. Boehmer's wife, Agatha, was likewise the daughter of a German immigrant (Agatha's father was German; her mother was born in Ohio). The couple had three children – two daughters (Marie, Joan) and one son (Loyal).[53] Boehmer resided in the Lindell Park neighborhood at 3500 Palm Place, and he designed a number of dwellings in the neighborhood, including his own. His Lindell Park commissions are strictly residential, including single- and multi-family properties; though he also designed commercial buildings. Among Lindell Park's residences attributed to Boehmer are three dwellings on Dodier (2926, 2932, 3504); five on Greer (2928, 2936, 2940, 2944 and 3508); one on Hebert (2906); three on Palm (3218, 3223, 3500) and two on St. Louis (2901, 2915). Boehmer's work was primarily conducted in north St. Louis neighborhoods, which attracted the city's German residents. One of Boehmer's best known commissions is the Kulage House in College Hill at 1904 E. College Avenue (NRL 2002).

Frederick C. Bonsack (1859 – 1917) was born in St. Louis, and his parents were German immigrants. He is credited with the design of one property in Lindell Park, a single-family residence at 3215 Dodier Street. [54] At age 18, Bonsack began working for architect Jerome B. Legg. He was forced to resign his position a year and a half later; upon insistence by his father that he begin working in a planing mill (where Bonsack's father was employed). Despite the change in his employment, Bonsack continued to study architecture while working at the mill. In 1880, Bonsack opened a contracting company. His big break came when Bonsack's father-in-law, Frederick G. Niedringhaus, gave Frederick a job designing the new National Enameling and Stamping Company (of which Niedringhaus was president). In 1892, Bonsack began working full time as an architect, commissioned to design buildings in Granite City, Illinois – a company town supporting the Niedringhaus Family's graniteware factory and mill operations. Though achieving a great deal of success during his lifetime, Bonsack's "later residential commissions have fared better" than his early commercial and industrial projects; most of which have been demolished.[55]

Harry G. Clymer (c.1874-1958) designed two buildings in Lindell Park – a single-family dwelling at 3201 University Street (1904) and a multi-family residence at 2936 Hebert Street

[52] Death Certificate Database, Missouri, "Gerhard Becker" (10 December 1943); Ruth Keenoy, "William A. Lange Subdivision Historic District," 8:32 (NRL 2011).
[53] Death Certificate Database, Missouri, "Otto J. Boehemer," (5 March 1934); United States Census, 1920 and 1930.
[54] Carolyn Hewes Toft, "Frederick Charles Bonsack," http://www.landmarks-stl.org/architects/bio/frederick_c_bonsack_aia_1859_1917/ (Access date: 23 August 2012).
[55] Ibid.

(1909). Clymer was born in Polo, Illinois, and his family moved to St. Louis shortly thereafter. Unlike many of the architects in Lindell Park, Clymer was not the product German immigrants; but came from a well-established northeastern family (not unlike the Lindells). His father was born in Pennsylvania; and his mother in Ohio.[56] Clymer worked for Alfred Rosenheim, William B. Ittner and August Beinke (St. Louis architects) as a draftsman, prior to entering a partnership in 1908 with Francis Drischler. In 1917, Clymer opened his own office. His commissions range from industrial and commercial to residential. He moved to Michigan during the early 1930s. His best known projects in St. Louis include the Ford factory at Forest Park and Laclede, and houses in Compton Heights and Washington Terrace.[57]

P.B. Davis & Co. is credited in building records as the "architect" for 3508 Dodier, two-story flats constructed in 1906. It is likely that the business was a realty company. City building records identify the "builder" for 2508 Dodier as Premiere Investment Company. City directories indicate that Premiere Investment Company and Davis Real Estate Company were both located at 107 N. 7th Street.

Helfenstellar, Hirsch & Watson designed one building in Lindell Park, a single-family dwelling at 3211 Sullivan Avenue, constructed in 1909. The firm was comprised of **Ernest Helfenstellar, Jr.** (1872 – 1925), **William A. Hirsch** (1871 – 1961) and **Jesse N. Watson** (1870 – 1963). (Of note, Helfenstellar and Hirsch were second-generation Germans). The company was established in 1900 by Helfenstellar. Hirsch became a partner in 1903. Watson began working for Helfenstellar & Hirsch as a draftsman in 1906. Helfenstellar's training included working as a draftsman for Kirchner & Kirchner – a firm that engaged primarily in designing public schools. Hirsch worked for Charles Illsely (St. Louis), Henry Ives Cobb (Chicago) and Isaac Taylor (St. Louis) as a draftsman prior to joining the partnership. Watson moved to California in 1927, where he pursued his artistic interests and became fairly well known as a landscape painter. The firm completed a number of well-known local projects, including the Moolah Temple on Lindell Boulevard and Kiel Auditorium on Market Street.[58]

William B. Ittner (1864 – 1936) is St. Louis' best known school architect. He designed Yeatman (Central) High School in Lindell Park, one of the district's earliest buildings, constructed in 1902 (NRL, 2012). Though Ittner is best remembered for his contributions to school architecture (serving as the city's first and foremost Commissioner of School Buildings), his residential and commercial designs are noteworthy. After completing his architectural training, Ittner worked for Eames & Young. In 1889, he opened an independent practice that was short-lived. He began working in partnership with William Foster in 1891, followed by

[56] United States Census, 1930.
[57] Carolyn Hewes Toft, "Harry G. Clymer." http://www.landmarks-stl.org/architects/bio/harry_g_clymer_aia_1873_1958/ Access date: 24 July 2012; "Publisher's Department," *The Western Architect* (January 1917), p. vii.
[58] "Helfenstellar, Hirsch & Watson," Notes, obituaries, etc., Architects Files (Available at Landmarks Association of St. Louis, Inc.).

partnerships with Theodore C. Link and Alfred F. Rosenheim. Ittner designed dwellings in Cabanne Place and Compton Heights, as well as the Missouri Athletic Club (405 Washington Avenue) and Scottish Rite Cathedral (3633 Lindell Boulevard).[59]

Michael V. Lahey (1873 – 1943) designed one property in Lindell Park, a combination use commercial/residential building at 3122 N. Grand Boulevard, constructed in 1911. Lahey was a second-generation Irishman. He resided in the College Hill neighborhood and prior to working on his own, was employed as a draftsman for the city's Building Division (i.e., Office of the Commissioner of Public Buildings). In 1912, Lahey designed "the first apartment building for the North Side" at the corner of Sullivan and N. Grand (west of Lindell Park – no longer extant). To date, little has been documented about Lahey or his commissions.[60]

Thomas C. Lee (1871 – 1917) designed one property in Lindell Park, a two and a half-story dwelling at 2942 University Street (1911). Lee spent much of his early career working as a draftsman for Mechanics' Planing Mill Company (c. 1895 – 1903).[61] He married Jeneva Folk (whose family moved to Missouri from North Carolina), and the couple had two children, Harry W. and Virginia E.[62] The Lees ran into financial trouble shortly before Thomas's demise, filing for bankruptcy in 1915.[63] Lee designed a number of apartments and flats in the Vandeventer and Hamilton Place neighborhoods.

William A. Lucas (1862 – 1940) designed four properties in Lindell Park: three two-family flats at 2922 University Street (1909), 3506 Greer Avenue (1904) and 3503 Greer Avenue (1905); and a Tudor Revival style service station/garage at 2916 N. Grand Blvd. (1912). Lucas was born in St. Louis to German immigrants, Charles S. and Augusta Weigmann Lucas. He married Emma J. (Lucas) and the couple had two daughters, Beatrice and Audrey.[64] In 1887, Lucas began working as a draftsman for L. Cass Miller. He left the firm in 1892 and opened his own practice at 816 Olive Street. He designed housing in Compton Heights, Parkview Place and in the Central West End neighborhoods, as well as Bethany Evangelical Church near O'Fallon Park (Rosalie and Red Bud) and St. John's Episcopal Church at 3664 Arsenal.[65]

Matthews & Clarke was an architectural firm associated with **William E. Matthews** (1857 – 19??) and **Albert Oscar Clarke** (1859 – 1935). The team is credited with one commission in

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[59] Carolyn Hewes Toft, "William B. Ittner," http://www.landmarks-stl.org/architects/bio/william_b_ittner_faia_1864_1936/ (Access date: 24 July 2012).
[60] Death Certificate Database, Missouri, "Michael V. Lahey" (3 August 1943); *American Architect and Architecture* (Vol. 101, 1912), p. 580.
[61] St. Louis City Directories, 1895 – 1907.
[62] United States Census, 1900, 1910.
[63] "Thomas C. Lee and his Wife File Bankruptcy Petitions," *St. Louis Post-Dispatch* (6 April 1915).
[64] Death Certificate Database, Missouri, "William A Lucas" (24 December 1940); United States Census, 1930.
[65] (Carolyn Toft), "St. Louis Architects: Famous and Not So Famous (Part 21)," *Landmarks Letter* Vol. 5, No. 3 (September/October 1998), p. 3.

Lindell Park, a Romanesque Revival style dwelling at 2938 University Avenue (1902). Matthews was born in Potosi (Washington County), Missouri; and moved to St. Louis c. 1869 where "after receiving a thorough education he immediately took up the study of his chosen profession, architecture."[66] Clarke received his education in Illinois and moved to St. Louis in 1882 where "he directed his entire energies to the study and practice of architecture."[67] Clarke worked as a draftsman for Jerome B. Legg, where he met Matthews, employed as Legg's secretary. When the men left to open their own architectural practice, they invited another former Legg employee, Joseph T. James (who left Matthews & Clarke in 1892). Matthews & Clarke designed houses, stores, offices and schools. Clarke moved to Rogers, Arkansas in 1904, where he continued to work – among his later commissions are several buildings at the University of the Ozarks in Clarksville (AR).[68]

Charles F. May (1854-1927) designed both Evangelical Lutheran churches in Lindell Park (on St. Louis and Greer Avenues), as well as numerous residential properties. He was born to German immigrants Carl F. May and Eleonora Knorr.[69] May received his architectural training under George I. Barnett. In 1880, he opened an office at Broadway and Olive. May worked extensively throughout the city. He designed the original Concordia Theological Seminary at Jefferson and Winnebago, several Lutheran Evangelical Churches (including St. Paul's at Lafayette and Geyer; and Trinity at 8th and Lafayette) and numerous "houses and flats . . . predominantly for German clients."[70]

William P. McMahon (1875 – 1954) designed three residences in Lindell Park (including flats and a single-family house): 3200 Dodier (1907), 3204 Dodier (1908) and 3210 Palm (1912). McMahon's father, an Irish immigrant, worked as a painting contractor after moving to St. Louis. William McMahon's association with Lindell Park may be linked primarily to his friendship with Ernst Preisler, who designed more buildings in Lindell Park than any other architect. McMahon worked as a draftsman for Preisler prior to beginning an independent practice in 1907; the same year that he designed his earliest building in Lindell Park. In addition to residential design, McMahon worked at Poro College – personally commissioned for the project by Annie Malone, the city's first African-American millionaire. Most of McMahon's later commissions were churches and schools designed for the St. Louis Archdiocese.[71]

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[66] "Our City Makers: Pen and Pencil Portraits of the Men Who Have Built St. Louis," *St. Louis Post-Dispatch* (20 March 1892).
[67] Ibid.
[68] "Albert Oscar (A.O.) Clarke, (1859 – 1935)," *The Encyclopedia of Arkansas History & Culture* (http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=3260, Access date: 24 July 2012).
[69] Death Certificate Database, Missouri, "Charles F. May" (15 July 1927).
[70] Landmarks Association of St. Louis, Inc. Architects Collection: Charles F. May (unpublished notes).
[71] [Carolyn Toft], "William P. McMahon," Notes/Biography, Architects Files (Available at: Landmarks Association of St. Louis, Inc.).

Albert E. Meyer (1883-1956) designed at least one building in Lindell Park, a four-family flat at 2931 Hebert Street. Meyer did not live in Lindell Park but was a nearby resident at 4108 Fairgrounds Place - northwest of the district. Born in St. Louis, Meyer was the son of German immigrants, Henry Meyer and Augusta Buese.[72] Meyer is credited for the design of a number of properties in north St. Louis City and County, including St. Jacobi Evangelical Lutheran Church in Jennings, Hussman Refrigerator Company Plant at 2801 N. Market Street (demolished), Mt. Calvary Evangelical Church and Rectory at 2137 John Avenue, and the Waltke Soap Factory (later Proctor & Gamble, demolished) at 169 E. Grand Avenue.

J. Charles Mueller (1870 – 1932) was not an architect, but is recognized as one of north St. Louis' most successful real estate contractors. Mueller oversaw the construction of 17 residences in Lindell Park – flats and single-family housing on St. Louis, University, Dodier, Greer, Sullivan, Hebert and Palm (1904 – 1922). In most instances, he worked closely with architect Edward F. Nolte; but also with Otto J. Boehmer, Charles F. May and Ernst Preisler. Mueller's most notable project in Lindell Park was the Hebert-Grand Building at 3500 N. Grand Boulevard. Constructed in 1909, Nolte designed the building where Mueller relocated his office. Mueller lived in Lindell Park at 3500 Hebert Street. Like many of the district's residents, Mueller's parents were German immigrants.[73]

Frances X. & James H. Naughton, brothers, worked together as building contractors and lived in Lindell Park. Frances resided at 2925 Dodier; James lived across the street at 2926 Dodier.[74] The brothers worked primarily with architect Gerhard Becker, but also completed projects for Otto J. Boehmer. The Naughton's constructed at least seven residences (flats and single-family houses) on St. Louis and Dodier (1906 – 1909). The Naughtons were of Irish descent (second generation).[75]

Emil J. Niemann (1874 – 1955) is credited as architect for two properties in Lindell Park, dwellings at 2928 University Street (1910) and 2917 St. Louis Avenue (1911). Born in St. Louis, Niemann was the son of a German immigrant, Herman Niemann. His mother, Elizabeth Sandfort, was a native Missourian. Niemann married twice (Lily; Anna). He had two children from his first marriage a daughter, Estelle and a son, Emil (Jr.). Little is known about Niemann's architectural commissions. During the late 1890s/early 1900s, he served as both Secretary and Library Committee Chairman for the St. Louis Architectural Club.[76]

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[72] Death Certificate Database, State of Missouri, Albert Meyer (4 Oct. 1956); United States Census, 1930. (Roll: *1243*; Page: *19A*; Enumeration District: *102)*.
[73] Death Certificate Database, State of Missouri, J. Charles Mueller (30 June 1932).
[74] St. Louis City Directory, 1918. Of note, 2925 Dodier is currently identified in property records as 2923 Dodier and is extant. Though the Naughtons are not credited as builder of this flat, they did work on the one where James Naughton resided, 2926 Dodier.
[75] United States Census, 1920.
[76] Death Certificate Database, State of Missouri, Emil H. Niemann (9 June 1955); United States Census, 1920; *Catalogue – Annual Exhibition of the St. Louis Architectural Club* (St. Louis: [Self-published], 1899), p. iii.

Edward F. Nolte (1870 – 1944) designed at least nine properties in Lindell Park, including flats and dwellings on Dodier, Greer, Sullivan and Palm; as well as the commercial building at 3500 N. Grand Boulevard. Nolte was the son of German immigrants, born in St. Louis about 20 years after his father, William Frederick Nolte, immigrated to the city. Nolte studied architecture at Washington University and afterward worked for L. Cass Miller as a draftsman. He opened his own office in c. 1894.[77] In 1913, Nolte began a partnership with architect Fred Nauman, who began working as a draftsman (for Nolte) in about 1910. Most of Nolte's commissions were for flats and dwellings, and in north St. Louis he worked extensively with builder/contractor J. Charles Mueller (as noted above). Nolte and Nauman designed a number of prominent buildings including homes in the Parkview neighborhood and Lambskin Temple (1927) at 1054 S. Kingshighway.[78]

Ernst Preisler (1855 – 1934) designed more buildings in Lindell Park than any other architect – 62 (at minimum). All of Preisler's commissions in Lindell Park were residential. Most were single-family dwellings, though he also designed a number of flats. Preisler's documented buildings (constructed 1902 – 1911) are located on Palm Place, St. Louis, University, Dodier, Greer, Sullivan, Hebert and Natural Bridge Avenues. Preisler was born in Prague and immigrated from Austria/ Germany to the United States in about 1877. He worked for James R. Willett (Chicago) and Elijah E. Myers (Detroit) before moving to St. Louis in 1887 – initially he was employed as an engineer for the St. Louis-San Francisco Railroad Company. In 1892, Preisler opened an architectural office in St. Louis. His work includes several houses in Compton Heights and the Carnegie library branch at 6800 Michigan Avenue.[79]

Henri Rusch (aka Henry Rush) (1874 – 1959) was architect for the Mt. Moriah Masonic lodge at the southwest corner of N. Garrison and Natural Bridge Avenues. Rusch was born in Cape Colony, South Africa and studied at the Polytechnic Institute at Johannesburg, from which he graduated in 1890. Until 1896, Rusch worked as an architect and structural engineer (in Johannesburg), after which time he became a military engineering officer during the Boer War. Due to an illness, Rusch was allowed to leave for England before completing his military term. He traveled through Europe and immigrated to the United States 1901, settling in Cleveland, Ohio, where he worked for Garrett & Cromwell Engineering Company. Rusch moved to St. Louis in 1903 and worked for the Missouri Pacific Railroad Company. Soon afterward, he left to design buildings for the 1904 Centennial Exposition's Boer exhibit. Rusch married Marie Grueneberg in 1904 and in 1905, opened an architectural firm with James Sidney Lee, an

[77] Walter B. Stevens, *St. Louis: History of the Fourth City, 1763 – 1909* (St. Louis: The S.J. Clarke Publishing Co., 1909), p. 433.
[78] [Carolyn Toft], "Nolte & Nauman," Notes/Biography, Architects Files (Available at Landmarks Association of St. Louis, Inc.)
[79] "Ernst Preisler," Various notes, photocopies, including obituary, Architect Files (Available at Landmarks Association of St. Louis, Inc.).

architect/contractor.[80] The firm of Lee and Rush, later became known as Rush, Lee and Rush when Henri's son, Charles Henry Rush (c. 1908-1974) worked for the company. Initially the elder Rusch remained a silent partner, working at the same time as chief engineer for the City of St. Louis' Building Commission. Rusch left his engineering position in 1919 but returned to it after the architectural firm dissolved in 1943 (probably when Lee retired). Rusch retired in 1952 and moved to Harburg, Germany.[81] Lee and Rusch primarily designed churches and hospitals, including Pius V Church at Grand and Utah (1916) and St. Roch's at Waterman and Rosedale (1921).[82]

John F. Schuerman designed one property in Lindell Park, 2922-24 Greer – a four-family flat constructed in1909. Schuerman lived at 3958 Palm (west of Lindell Park). Schuerman was likely a realtor or a builder. He is not identified as either an architect or builder in directories.

G. William Swarting designed one building in Lindell Park, 3208-10 Greer Avenue, a two-family flat constructed in 1909. Little is known about Swarting's background. He is listed in city directories as an architect. It appears that Swarting worked primarily with a builder by the last name of Schaeperkoetter; possibly Louis (1847 – 1928), who is listed as a building contractor in the city's 1905 directory.[83]

William Wedemeyer (1869 – 1962) designed at least four buildings in Lindell Park, including the YMCA building on N. Grand Boulevard (Figure 14). Wedemeyer was born in St. Louis and attended O'Fallon Polytechnic School to obtain an architectural degree. Afterward, he worked for Ramsey and Fraser (two years) and Charles F. May (four years) before opening a private practice in 1893. Mr. Wedemeyer had several incarnations of his firm known initially as Wedemeyer and Lee. The first partnership was dissolved in 1895, and Wedemeyer moved to southern Illinois. He returned to St. Louis in 1897 and in 1919, began a partnership with Albert L. Nelson. It is under this association with Nelson that Wedemeyer completed his work in Lindell Park. He is credited with no less than three residences in Lindell Park (single family and flats) and was a member of Bethel Evangelical Lutheran Church (also in Lindell Park, designed by Charles F. May, Figure 15). Wedemeyer resided in the district at 3209 Greer Avenue, a two-family flat constructed in 1905.[84] Though not credited in building permits as the architect, it is likely that Wedemeyer designed his residence (Figure 16).

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[80] Walter Barlow Stevens, *Centennial History of Missouri (The Center State) 100 Years in the Union 1820 – 1921* (St. Louis: The S.J. Clarke Publishing Company, 1921), Vol. 5, 121-22.
[81] "Henri Rush, Former City Engineer Dies," *St. Louis Post-Dispatch* (20 March 1959).
[82] Esley Hamilton, Personal Collection, Architects (Rush, Lee and Rush).
[83] Gould's St. Louis City Directories, 1905 – 1918. Note: Some associate the initials G.W. with "George W." This may be incorrect as George W. Swarting was a salesman. Swarting (as an architect) is identified as G. William in directories.
[84](North St. Louis Business Men's Association), p. 23; *Gould's City Directory*, St. Louis, Missouri, 1918.

John L. Wees (1861 – 1942) designed at least one building in Lindell Park, a dwelling at 3203 Dodier Street, constructed in 1907. Wees was born in Alsace-Lorraine and educated in Germany. He studied architecture in Paris and moved to the northeastern United States in 1879. While living in Connecticut, Wees studied art and worked in a sewing machine factory until landing a job as a draftsman. In about 1882, Wees moved to St. Louis where he worked for architect August Beinke. Wees became a partner in 1890, and when Beinke retired four years later, Wees took over the firm. He designed residential, industrial, commercial, medical and educational buildings.[85] In 1916, Wees moved his office to Paris, Texas; where he played an integral role in rebuilding the city following a devastating fire.[86]

Alonzo Wright (1887 – 1952) is credited for designing one building in Lindell Park, 3218 Dodier Street (two-family flat), constructed in 1907. Wright, born in St. Louis, was a building contractor, not a trained architect. His father, William, was born in New Jersey; and his mother, Sophia Reier, was born in Delaware. Mr. Wright married Edna Hurster. The couple had one son, Joseph E. Wright.[87]

[85] Carolyn Hewes Toft, "John Ludwig Wees," http://www.landmarks-stl.org/architects/bio/john_ludwig_wees/ (Access date: 26 July 2012).
[86] "J.L. Wees: An Inventory of his Drawings and Papers, 1909-1983." Alexander Architectural Archive, University of Texas Libraries, The University of Texas at Austin, http://www.lib.utexas.edu/taro/utaaa/00014/00014-P.html (Access date: 26 July 2012).
[87] United States Census, 1920, 1940' Missouri Death Certificate Database, "Alonzo C. Wright," (8 April 1952).

Table 1. List of Builders and Architects, Lindell Park Historic District.

Name of Individual/Business	A/B*	Address (per city directories, 1900-1920)
Arnold, Frank X.	B	Carpenter; 3979 Sarpy Ave.
Barnett, Haynes, Barnett	**A**	Century Building, Olive & 9th
Beckemeier, August	B	Beckemeier & Schroeder; 3208 Bailey Ave.
Becker, Gerhard	**A**	2904 Bailey Ave.
Bergemeier & Schroeder	B	3520 Wyoming Ave.
Black, James Construction Co.	B	Contractor; 207 N. 8th (Wright Building)
Boehmer, Otto J.	**A**	**3500 Palm Place**
Bonsack, Frederick C.	**A**	5275 Westminster Place
Bothe, George	B	Bothe-Welch Construction Co.; 1630 N. 18th Street
Brunk, Charles O.A.	B	Contractor; 3815 Labadie Ave.
Buxton, Albert G.	B	Contractor; 816 Olive / 2643 Gravois
Chapline Realty & Construction	B	George G. Chapline; 407 N. 8th
Charleville, Benjamin J.	B	Contractor; 4147 Lucky
Christian, Louis M.	B	Contractor; 4216 St. Louis Ave.
Clymer, Harry G.	**A**	5228 Maple
Clymer, William T.	B	Contractor; 2615 Clifton
Continental Building Company	B	Olive – NW corner 4th Street
Craig, John H.	B	Carpenter; 3847 Cozens
Cuba, William	B	Contractor; 3884 Arsenal
Davis, P.B. & Co.	**A**	107 N. 7th (C.R.H. Davis; see Premier Inv. Co.)
Dicke, William H. & Bro.	B	1911 Hebert; residence 2155 Palm
Dickemper, Frank	B	Carpenter; 1502 E. Grand Ave.
Donovan, Joe	B	Real estate; 3942 McPherson
Drees, John H.	B	Drees Building & Contracting; 207 Houser Bldg.
Dunkler, D.G.	B	No information
Eidmann, Frederick H.	B	Contractor; 1918 Adelaide
Erdbruegger & Baumer	B	Contractor; 2909 Natural Bridge Road
Fischer, Alex A.	B	Real estate; 519 Wainwright Building
Geise, F. William	B	Carpenter; 4527 Labadie
Grewe, John Construction Co.	B	Contractor; 313 N. 9th (Century Bldg.)
Harrison, Frank P.	B	Carpenter; 1838 Victor
Haschulte, William H.	B	Real Estate; 2407 Broadway
Helfenstellar, Hirsch & Watson	**A**	721 Olive (Chemical Bldg).
Hensler, T.L. & B.G.	B	No information – possibly A.H. Haesler B&C
Hoffschwelle, William	B	Contractor; 5225 Conde
Holke, Herman F.	B	Contractor; 4125 St. Louis Ave.

Name of Individual/Business	A/B*	Address (per city directories, 1900-1920)
Ittner, William B.	**A**	911 Locust Street
Jones, William E.	B	Contractor; 5231 Theodosia
Kissel, Hubert	B	Contractor; 4111 W. Florissant Ave.
Klusmeyer, Fred W.	B	Contractor; 4855 Fountain
Koester, William	B	2558 Palm (residence)
Krenning, William H.	B	Contractor; 4517A Adelaide Ave.
Lahey, Michael V.	**A**	Draftsman; 4207 College Ave.
Land, Charles N.	B	Contractor; Burlington Building
Lee, Thomas C.	**A**	Lee & Rusch; 5244 Cabanne
Lemberg, Christian & Son	B	Contractor; 1302 Howard
Loyd, Robert J.	B	Contractor; 4005 Choteau
Lucas, William A	**A**	3411 Halliday Ave.
Lucke Bopp Construction Co.	B	706 Chestnut
Matthews & Clarke	**A**	920 Olive
May, Charles F.	**A**	Wainwright Building; r**. 3509 Palm Place**
McMahon, William P.	**A**	Wainwright Building; r. 15 Hartford Ave.
Meyer, Albert E.	**A**	Draftsman; 4607 N. 22nd
Meyer, William	B	Carpenter/contractor; 2108 E. Obear
Miller, Augustus J.	B	1205 Olive
Mueller, J. Charles	B	**3500 Hebert Street (r); 3500 N. Grand Blvd. (o)**
Mutrux (John) & Holberg, C.	B	2421 Dickson
Naughton, Frances & James H.	B	**2925 & 2926 Dodier Street**
Neier (Samuel) & Meng (Louis)	B	1039 Marion
Niemann, Emil J.	**A**	3816 Shaw Ave.
Nolte, Edward F.	**A**	Nolte & Nauman; r. 4955A Terry Ave.
Motzel, Leo	B	2217 E. College Ave.
Paulus, Frank	B	E.H. Paulus Construction Co.; Wainwright Bldg.
Peters, Henry L. & Son	B	3025 Texas Ave.
Plegge, Charles W.	B	Carpenter; 5004 Columbia
Prahl, John A.	B	Contractor; 4412 Arsenal
Preisler, Ernst	**A**	706 Chestnut
Premier Investment Co.	B	Realty Company; 107 N. 7th
Quante, John & Bro. (Henry)	B	Contractors; 1314 Wright
Ratermann Bldg. & Constr. Co.	B	Henry Ratermann; 1943 St. Louis Ave.
Riechers, J.P. & Son	B	**3200 University Street**
Rosenthal, William	B	Contractor; 2224 Wyoming
Rottler, Leo	B	4221 Virginia Ave.
Rupp, Joseph F.	B	Building & Constr. Co.; 2901 E. Warne
Rusch, Henri (Lee & Rush)	**A**	Concrete engineer (City Hall); 6038 Delmar (r)

Name of Individual/Business	A/B*	Address (per city directories, 1900-1920)
Schmidt, Herman	B	Carpenter; 4161 W. Florissant
Schaeperkoetter, Louis	B	Contractor; 4015 N. 25th
Schneider, Peter	B	Carpenter; 2508 Elliot
Schuerman, John F.	**A**	3958 Palm
Schults, Herman (aka Schultz)	B	Real Estate Agent; 202 N. 9th
Schwegler, Nicholas	B	4315 Obear Ave.
Sills, John B.	B	Contractor; 5565A Etzel
Sloss, W.P. & Bro. (Samuel B.)	B	Contractor; 4723 Newcomb Pl.
Sotmann, Henry	B	Carpenter; 2330 Madison
Steininger, E.A. Construction Co.	B	Contractor; 602, 1139 Olive
Stites, William M.	B	Realty Co.; 7358 Manchester Ave.
Stumpe, Fred B.	B	Carpenter/contractor; 2025 Bissell
Swarting, G. William	**A**	5333 Minerva
Vollmer, J.H. & Son (Henry J.)	B	Contractors; 2934 N. 20th
Waby, Paul	B	No information
Ward, T.J. Construction Co.	B	John J. Ward; Contractors; 1519 Olive
Wedemeyer (William) & Nelson	**A**	**3209 Greer Avenue**
Wees, John L.	**A**	410 Commercial Bldg., r 1263 Hawthorne
Welge, Theodore & Krueger	B	2254 Nebraska
Windman, Herman	B	Carpenter; 2706A Thomas
Winkel, August	B	Carpenter/contractor; 1810 N. Leffingwell
Wipfler, Martin	B	Wipfler Constr. Co.; 4424 Delor
Wright, Alonzo	**A**	4299D Cook Ave.
Zeppenfeld, Emil	B	3536 Humphrey

***A = Architect; B = Builder/contractor; addresses in bold represent Lindell Park properties.**

Lindell Park's Architectural Significance

Lindell Park's development (as previously noted) was similar to many of St. Louis' older residential neighborhoods, which developed at the turn of the century when streetcars began to exit downtown, encouraging commercial and residential development along stretches of what had previously been rural farmland. Lindell Park's previous setting had been much the same as other outer reaches of the city's limits. It was once part of the Grand Prairie Commonfield north of downtown, settled and farmed by French settlers during the 1700s. When land speculators and wealthy businessmen arrived in the early 1800s, such as the Lindell Family, these individuals purchased large plots of land and built country homes or sold the property to developers who hoped to capitalize on their investments. "By 1850, the larger surveys had been subdivided into tracts, then mostly rural, held by many prominent St. Louisans. Jesse Lindell owned one of these

which reached along the south side of the Natural Bridge plank Road from present Glasgow Avenue to Clay Avenue."[88] Initially, Lindell Park was part of the recreational draw to north St. Louis. Palm Place was in the vicinity of the early park (Lindell) and used recreationally until the Lindell Real Estate Company subdivided the neighborhood in 1893.[89]

The bulk of the district's buildings are residential, including 125 single-family houses and 95 multi-family buildings. The latter category is largely composed of two-family flats that strongly resemble the district's single-family dwellings. Nearly every residential property in Lindell Park reflects Classical Revival and Craftsman styles; often the buildings combine both styles. Many of the dwellings are foursquare plan, "two stories high, set on a raised basement with the first floor approached by steps . . . [and] capped by a . . . pyramidal roof that usually contains at least a front dormer."[90] The foursquare is a ubiquitous property type – "one of three essentially new house types evolved in and for those new post-Victorian suburbs" such as Lindell Park.[91] Virtually non-existent in 1890; by 1900, foursquares seemed to be everywhere – not unlike the bungalow, which would dominate American housing styles during the 1910s-30s. Many architectural historians view both housing forms (foursquare and bungalow) as subsets of the broader post-Victorian movement, when middle class preferences began to shift toward more modern ideas about housing. "Hardly attributable to any one source . . . foursquares were an inevitable product of the idealistic 1890-1930 years, and in form they resulted logically from the impulse toward more restrained ornamentation evident everywhere from the 1880s on."[92] The foursquare plan was easily adapted to incorporate any stylistic preference. Using popular embellishments from earlier Revival styles (such as Georgian and Colonial) and more modern influences (such as Prairie and Craftsman), architects and builders were able to easily and affordably please their clients. In St. Louis, foursquares appeared at the turn of the nineteenth-century. Local examples are usually two- or two-and-a-half stories in height with off-center entries and one-story porches. Most were constructed in the city's early suburban neighborhoods that developed concurrent with the streetcar – as is the case in Lindell Park.[93]

Lindell Park's foursquares are generally adorned with classical embellishments such as porch columns capped with Corinthian capitals, Romanesque influenced arches above windows and doors, pedimented hoods capping porches and dormers, and classical entry surrounds with sidelights, transoms and pilasters. The district's foursquare housing stock often includes Craftsman influences such as flared porch piers and dormer walls, shingled siding on dormers and exposed rafter tails below cornices. Examples are demonstrated on every street in the

[88] Wayman, 4.
[89] (Missouri Historical Society), *Where We Live: Fairgrounds-O'Fallon Park* (St. Louis: Self-published, newsletter, 1993), p. 3.
[90] Alan Gowans, *The Comfortable House: North American Suburban Architecture 1890 – 1930* (Cambridge, MA: The MIT Press, 1986), p. 84.
[91] Ibid.
[92] Ibid, 87.
[93] St. Louis Cultural Resources Office, "A Preservation Plan for St. Louis," p. 238.

district. Although many architects were involved in designing the district's housing, the conformity of the foursquare plan and its incorporation of Classical and Craftsman detailing is prevalent throughout the entire district (Figures 17 and 18).

Another dwelling plan seen in Lindell Park – though much less frequently than the foursquare – is the homestead temple-house. This gable-front two-story residential property type became common when introduced as a catalog home design during the 1890s-1930s.

> Unlike the bungalow or the foursquare, the homestead temple-house is not obviously suburban. Seeing homestead temple-houses in their current context, one hardly thinks of them as suburban at all, but rather as veritable images of teeming northeastern cities – an impression strengthened by their being so often two- (or more) family dwellings used as rental properties. When built, however, these houses stood on the outskirts of the town and only time has made them seem "inner city." Further, one-family and multifamily homestead temple-houses were customarily found alongside each other on the same streets.[94]

In St. Louis, the homestead temple-house style is decidedly urban though as noted above, many were constructed in neighborhoods once considered far beyond the inner city. The form is used in both single- and multi-family residences in Lindell Park. Such homes are two-and-a-half stories in height with an off-center porch and entry, and symmetrically placed windows (often two or three bays wide) on first and second floors. Upper half-story gables typically contain paired windows. Façade gables usually have returns or a pediment. Like the foursquare, builders and architects could easily embellish such houses for a nominal investment. Examples in Lindell Park most frequently incorporate Craftsman influences, and most are located on Sullivan Avenue (Figures 19-20).

As noted previously, the two primary styles incorporated into Lindell Park's housing are Classical Revival and Craftsman. The term "Classical Revival" (in the context of Lindell Park) incorporates a mixture of period styles such as Greek, Colonial, Federal and Georgian Revival. Typical embellishments are broken pediments above entries, six-over-six and eight-over-eight double-hung lights, sidelights and transoms surrounding entrances, columned porch entries with additional detailing such as pediments, fluted columns, Corinthian and Ionic capitals, and dentilled trim along cornices. These elegant details were popular and remained so, even into the mid-twentieth century when neoeclectic styles became fashionable.[95] Also prevalent in the district are Tudor, Mission and Craftsman influences that include half-timber/stucco siding, wood shingle siding, multi-light casement windows, oversized and flared brick porch columns, flared façade walls and clay tiled roofs. Classical Revival and Craftsman styles evolved during the eclectic architectural movement (c. 1880 – 1940) which embraced a "full spectrum of

[94] Gowans, p. 94.
[95] McAlester, p. 324.

architectural tradition – Ancient Classical, Medieval, Renaissance Classical, or Modern – for stylistic inspiration."[96]

Craftsman and Classical Revival influences are not the only examples of high style architecture in Lindell Park. One dwelling at 2912 Dodier is a good example of the Queen Anne style, featuring a primary façade tower bay, dormers with gambrel and hipped roofs and Romanesque arched windows (Figure 21). The dwelling is a late example of its influence, designed by architect Gerhard Becker in 1904. The Queen Anne style in St. Louis is rarely seen after 1900; most examples date much earlier. Most examples in St. Louis have been documented in older neighborhoods, such as Hyde Park and Carondelet.[97] The example on Dodier is one of few similarly designed buildings, and is a unique addition to the district.

Noteworthy examples of the Beaux Arts movement in Lindell Park include a two-family flat at 3205 Greer Avenue constructed in 1908 (no identified architect); and a commercial building at 3600 N. Grand Boulevard. The residential property on Greer is a foursquare plan, two and a half-story residence with an off-center porch/entry bay on the lower façade. Most striking about this dwelling is its contrasting bands of brick and concrete, which create a rusticated appearance associated with the Beaux Arts influence (Figure 22). The Beaux Arts movement focused on classical styles, sharing "many of the same details found in other styles of Renaissance classical inspiration;" yet "more exuberant" in its treatment of "surface ornamentation."[98] Beaux Arts influences are most frequently seen in public buildings; though later adaptations often incorporated residential buildings. Typical features of the style include rusticated facades and foundations, quoins, mansard rooflines and classical embellishments such as "decorative swags, medallions and sculptural figures."[99] The Metropolitan Life Insurance Company building at 3600 N. Grand Boulevard is an impressive three-story building constructed by James Black Construction Company (architect unidentified) for an estimated $25,000 in 1901.[100] The building displays the style's classic quoins, swag and an oversized broken pediment. The building's bulky, solid design was no doubt intended to reflect the insurance company's durability and strength (Figure 23).

Perhaps the most striking building in Lindell Park is the Mount Moriah Temple at 3200 Natural Bridge Avenue, constructed in 1913. The Egyptian Revival style building was designed by Henri Rusch, an engineer/architect who was a member of the group (Masons) for which the building was constructed.[101] Rusch's design for the lodge was brick "with a heavy outer coat of cement

[96] Ibid, 319.
[97] St. Louis Cultural Resources Office, p. 197.
[98] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Albert A. Knopf, 1990), p. 379.
[99] John C. Poppeliers, S. Allen Chambers, Jr. and Nancy B. Schwartz, *What Style is it? A Guide to American Architecture* (Washington, D.C.: The Preservation Press, 1983), p. 66.
[100] St. Louis City Building Permits (inactive); "Real Estate News: Location of World's Fair Starts Market Actively, Several Large Deals Closed," *St. Louis Post-Dispatch* (30 June 1901), p. A8.
[101] *100th Anniversary Mount Moriah Lodge No. 40, St. Louis, MO, 1841-1941,* (Anniversary Booklet, 1941), 16.

mortar."[102] The stucco clad three-story building has two obelisks on the elevation facing N. Garrison Avenue, which served as a "ventilation scheme" – allowing air to circulate through the building, even when windows were closed. The interior plan included a "rathskeller style" basement (i.e., German beer tavern). A reception hall, recital hall and ballroom were situated on the first floor. The second story held the main "lodge room" and a "large organ loft."[103] The building's original furnishings and carpets were designed to complement the Egyptian style of the building (Figure 24).[104] The Egyptian Revival style in America was not as popular as it became in Europe. Early examples (in Europe) date to the late 1790s, when French archaeological campaigns drew widespread interest.[105] The Egyptian Revival style is colossal in scale and often resembles a tomb or mausoleum, which made it a popular in memorial parks. The obelisk is a common feature, "thought to be particularly appropriate for public memorials."[106] In St. Louis, Egyptian Revival styles resurged briefly when the 1904 exposition featured exotic buildings, such as the Palace of Mines and Metallurgy; and the Streets of Cairo exhibit (Figures 25 -26).

Lindell Park also holds examples of Richardsonian Romanesque and Gothic Revival design, which are evident in the district's earliest churches – Bethel Evangelical Lutheran Church (2941 Greer Avenue – Romanesque Revival) and Grace Evangelical Lutheran Church (3117 St. Louis Avenue – Gothic Revival; Figure 27). Both buildings were designed by Charles F. May in 1907 and 1912, respectively. Both stylistic approaches were tremendously popular in religious architecture during the late nineteenth- and early twentieth-centuries. The Romanesque Revival style, named for Boston architect Henry Hobson Richardson, reflects Hobson's design of Trinity Episcopal Church in Boston (1872). In St. Louis, Richardsonian Revival "rivaled the popularity of Gothic" churches built during the 1890s.[107] Gothic Revival remains, however; the nation's – as well as the city's – most popular style for religious buildings. Locally, the Gothic Revival style was introduced in the design for Christ Episcopal Church, constructed in 1839 at Chestnut and Broadway (demolished). During the mid-nineteenth century, "the Classical style . . . dominated St. Louis church design. However, as new residential sectors opened in the next western tier of urban settlement, the Gothic Revival steadily gained acceptance."[108]

Though Lindell Park's architectural character was fully developed by the 1920s, this did not mean that no additional construction occurred. As has been previously discussed, the district's larger avenues – N. Grand Boulevard and Natural Bridge – attracted a heavy concentration of commercial interests (particularly Grand) and as a result, these lots were developed – some more

[102] "Mount Moriah Masonic Temple is Dedicated," *St. Louis Post-Dispatch* (21 December 1913), p. 13B.
[103] Ibid.
[104] Ibid.
[105] McAlester, p. 231.
[106] Poppeliers, et al., 50.
[107] Mary M. Stiritz, *St. Louis: Historic Churches & Synagogues* (St. Louis: Landmarks Association of St. Louis, Inc.), p. 12
[108] Ibid, 10.

than once – during the period of significance. One example is the intersection of N. Grand and Natural Bridge (southeast corner) that currently holds a contemporary gasoline station (non-contributing). The corner was perhaps the busiest throughout the district's period of significance. In 1909, the site held a pool hall, a bowling alley and one-story shops that catered to streetcars traveling along N. Grand Boulevard and Natural Bridge Avenue. Additionally, the corner is situated immediately southeast of the fairgrounds; which made the site a prime location to attract customers. Once automobiles replaced streetcars, the site was redeveloped as a movie theater and parking lot. Auto access to the parking lot was provided via both N. Grand and Natural Bridge. As the area became increasingly associated with crime and abandonment, the theater was replaced with a gasoline station (by the early 1960s; the current gas station on this lot was erected in 1998).[109]

Lindell Park is an exceptional example of a turn-of-the century suburban neighborhood with a rich and varied collection of residential and non-residential resources, including commercial, industrial, religious and public buildings. The district provides strong physical evidence of its architectural significance through a mixture of harmonious and eclectic building styles introduced and crafted by developers, architects and builders. Lindell Park's composition includes a large sector of similar scaled and designed housing; incorporating small scale industry, commerce, a school, churches, and social/public facilities. The district's designers blended popular styles and local influences to create a unique, well planned neighborhood, which retains integrity of site, setting and workmanship. Cohesive landscape elements such as street patterns, curbs, gutters, sidewalks and lot sizes assist in defining the district. Uniquely designed buildings with high style embellishments blend to form the stately and attractive features of the district. The district is an excellent example of an intact north St. Louis city neighborhood developed at the turn of the century.

[109] Sanborn Fire Insurance Maps, 1909, 1950, 1962.

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Verbal Boundary Description

Lindell Park Historic District encompasses all of the property platted in 1893 as Lindell Park Subdivision. The district is bounded by Natural Bridge Avenue (north), N. Garrison Avenue (east), St. Louis Avenue (south) and N. Grand Boulevard (west).

Verbal Boundary Justification

Lindell Park Historic District encompasses all of the property platted in 1893 as Lindell Park Subdivision (bounded as noted above). The district encompasses all of the parcels and property within the original subdivision plat.

1. Garages, alley behind Palm Place; W
2. Hebert Avenue from N. Garrison; E
3. Hebert Avenue from N. Garrison; SW
4. Palm Place; NE
5. Palm Place; SE
6. St. Louis Avenue from Glasgow; W
7. University Avenue from Glasgow; NW
8. University Avenue from N. Garrison; SE
9. N. Grand from St. Louis Avenue; NE
10. Greer Avenue from N. Grand; NE
11. Greer Avenue from N. Grand; SE
12. Dodier Avenue; SW
13. Dodier Avenue; NW
14. Hebert Avenue at N. Grand; NE
15. Natural Bridge Avenue near N. Garrison; SE
16. Sullivan Avenue from N. Grand; E
17. Sullivan Avenue from Glasgow; NW
18. Sullivan Avenue from N. Garrison; SW
19. Sullivan Avenue from Glasgow; SW
20. N. Grand at Natural Bridge Avenue; S

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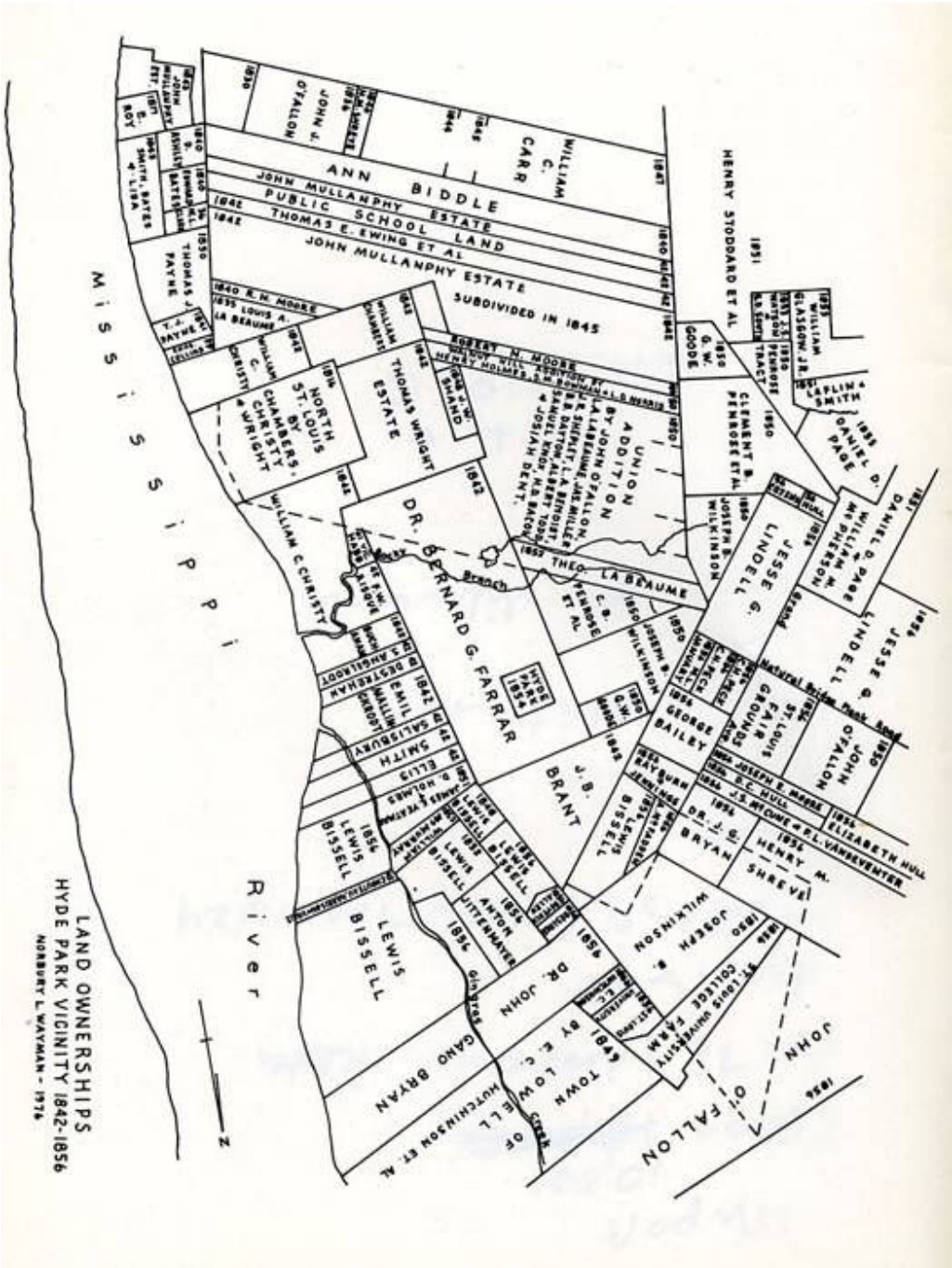

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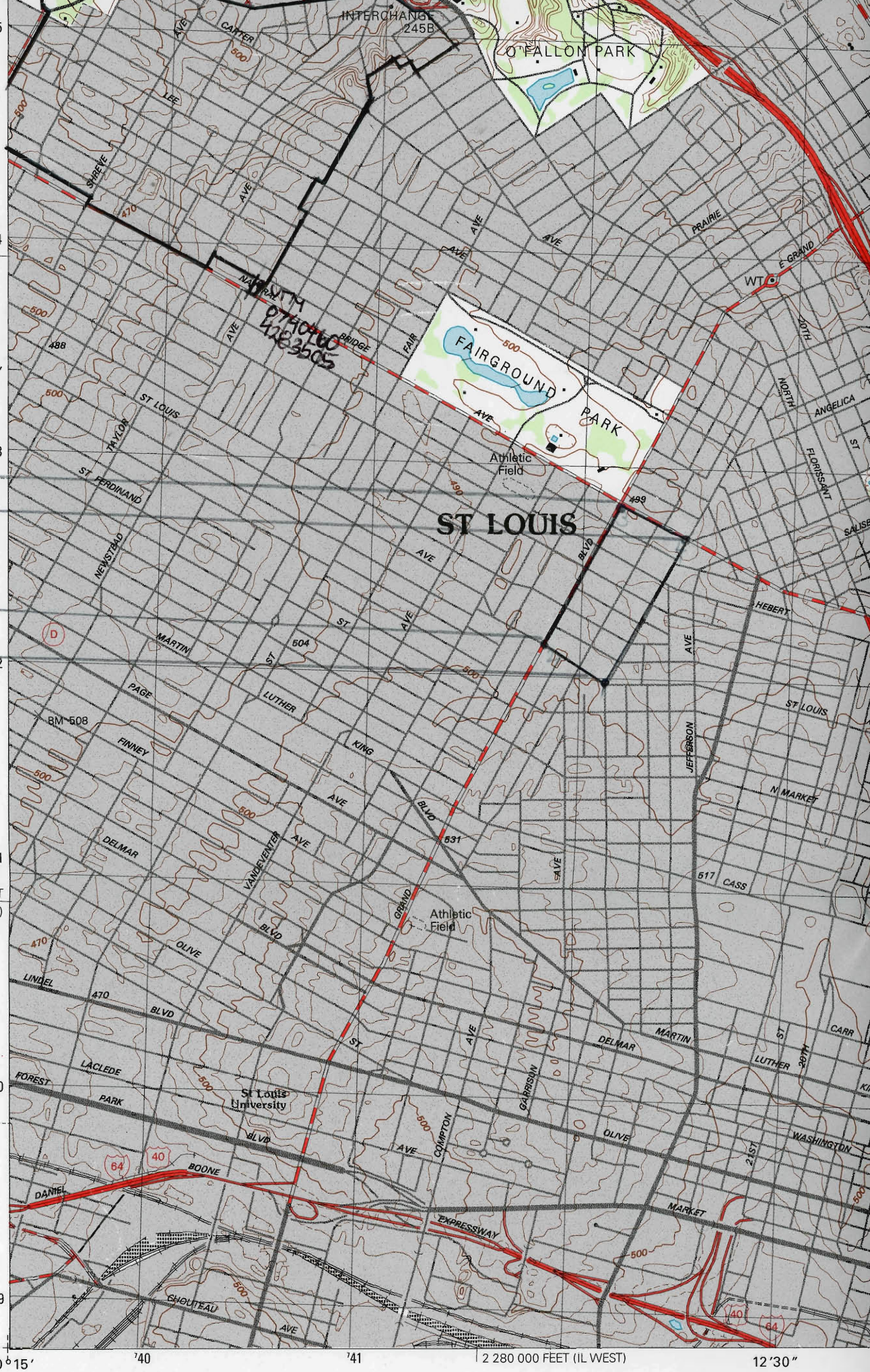
Lindell Park Historic District (preferred)
St Louis (Independent City), MO

1. 15/0742176/4282834
2. 15/0742475/4282684
4. 15/0741833/4282153
3. 15/0742111/4282001



Produced by the United States Geological Survey

Topography compiled 1952. Planimetry derived from imagery taken

IN
ALLEY
NO
YARD
WASTE

LINDELL
PARK

LINDELL
PARK

TIPZ MART
TIPZ MART

BLDG 350C
CITY OF ST LOUIS
NO LITTERING

CHEVROLET

Natural Bridge Av
ALDI