

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCRS use only

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic West Cabanne Place Historic District

and/or common

2. Location

street & number _____ not for publication

city, town St. Louis _____ vicinity of _____ congressional district #1--Will. Clay

state Missouri code 29 county St. Louis City code 510

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name See attached.

street & number

city, town _____ vicinity of _____ state

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Louis City Hall

street & number Market Street and Tucker Boulevard

city, town St. Louis state MO 63103

6. Representation in Existing Surveys

title Architectural Survey of W. Cabanne Pl. has this property been determined eligible? yes no

date July, 1979 federal state county local

depository for survey records Landmarks Association of St. Louis, Inc.

city, town St. Louis state MO 63101

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OWNER OF RECORD

1. Joe L. & Cardellie Johnson
5901 West Cabanne Place
St. Louis, MO 63112
2. Peter & Jessie Holmes
5915 West Cabanne Place
St. Louis, MO 63112
3. Otis D. & Reveve Goodwin, h/w
3402 Laclede Avenue
St. Louis, MO 63110
4. Cuvesta & Mary Jane Carroll, h/w
5927 West Cabanne Place
St. Louis, MO 63112
5. Harriet L. Matthews
5933 West Cabanne Place
St. Louis, MO 63112
6. William J., Jr. & Mary L. Harper, h/w
5941 West Cabanne Place
St. Louis, MO 63112
7. Clem E. & Katherine E. Billingsley
5949 West Cabanne Place
St. Louis, MO 63112
8. Emma Jett Glover
5955 West Cabanne Place
St. Louis, MO 63112
9. Charles M. & Jeannie L. S. Wolff, h/w
5959 West Cabanne Place
St. Louis, MO 63112
10. Lillian S. Herndon
5965 West Cabanne Place
St. Louis, MO 63112
11. Marnard W. & Patricia C. Hill
6005 West Cabanne Place
St. Louis, MO 63112
12. George & Athel O. Davis
6015 West Cabanne Place
St. Louis, MO 63112
13. John E. Jr. & Dorothea Anderson, h/w
6025 West Cabanne Place
St. Louis, MO 63112
14. Edward E. & Eleanor Johnson
6029 West Cabanne Place
St. Louis, MO 63112
15. Frank E. & Marie B. Boylin, h/w
6041 West Cabanne Place
St. Louis, MO 63112
16. Helen & Charles L. Taneyhill
6049 West Cabanne Place
St. Louis, MO 63112
17. Charlotte Robinson
6051 West Cabanne Place
St. Louis, MO 63112
18. Roswell C. & Frances G. Nimmo
6055 West Cabanne Place
St. Louis, MO 63112
19. Samuel M. & Ora O. Townsend
6067 West Cabanne Place
St. Louis, MO 63112
20. City of St. Louis
City Hall
Tucker & Market
St. Louis, MO 63103

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- | | |
|--|--|
| 21. Arthur C. & Ruth L. Burgett
6075 West Cabanne Place
St. Louis, MO 63112 | 32. Irlene Griffin
Lorene Smith
Francies I. Dean
6014 West Cabanne Place
St. Louis, MO 63112 |
| 22. Virbe Williams
6085 West Cabanne Place
St. Louis, MO 63112 | 33. Jack Y. & M. Diane Binnington, h/w
6006 West Cabanne Place
St. Louis, MO 63112 |
| 23. Harold M. & Charlotte D. Light
6084 West Cabanne Place
St. Louis, MO 63112 | 34. George W., II & Margaret Laidlaw, h/w
6002 West Cabanne Place
St. Louis, MO 63112 |
| 24. James G. & Rubye J. Randle
6074 West Cabanne Place
St. Louis, MO 63112 | 35. Jerome M. & Jacqueline M. Swift, h/w
5968 West Cabanne Place
St. Louis, MO 63112 |
| 25. Bessie Bradford
c/o Bessie Hill
6064 West Cabanne Place
St. Louis, MO 63112 | 36. John & Charlesette Wells
5964 West Cabanne Place
St. Louis, MO 63112 |
| 26. Vernon & Margaret Lyles, h/w
4818 Maffitt Avenue
St. Louis, MO 63113 | 37. Al & Leonare T. Friedman
5956 West Cabanne Place
St. Louis, MO 63112 |
| 27. James N. & Fannie B. Busch
6059 West Cabanne Place
St. Louis, MO 63112 | 38. Al Friedman
5956 West Cabanne Place
St. Louis, MO 63112 |
| 28. Eddie E. & Gwen B. Giles
6048 West Cabanne Place
St. Louis, MO 63112 | 39. Louis, Jr. & Elouise Gardner
5936 West Cabanne Place
St. Louis, MO 63112 |
| 29. Larry M. & Myrtle B. Johnson, h/w
6040 West Cabanne Place
St. Louis, MO 63112 | 40. Beulah H. Reed, et al.
5932 West Cabanne Place
St. Louis, MO 63112 |
| 30. Waldorf A. Singfield
6034 West Cabanne Place
St. Louis, MO 63112 | 41. L.R.A., City of St. Louis
1200 Market Street, Room 317
St. Louis, MO 63103 |
| 31. James A. & Patricia Stemmler, h/w
6024 West Cabanne Place
St. Louis, MO 63112 | |

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42. Anthony P. & Margaret A. Debo
5916 West Cabanne Place
St. Louis, MO 63112

43. William & Myrtle E. Beteet
5900 West Cabanne Place
St. Louis, MO 63112

7. Description

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date _____

Describe the present and original (if known) physical appearance

"West Cabanne Place is in the [5900 and] 6000 block of Cabanne Avenue, at the end of grim, gray street where the police come frequently, the prostitutes occasionally, and the building inspector as seldom as possible. The drabness reaches to the base of the stone entrance columns guarding the private place, and there it stops. Beyond the pillars, as sudden and as unexplained as alchemy, the world glows green!"¹

West Cabanne Place is a straight, four hundred and fifty yard long, east/west street entered from the east through "Gates"² consisting of a low, stone wall with rectangular perforations and taller finialed posts flanking openings for street and sidewalks. (Photo #1) Lacking the massive, elaborate architectural flourish characteristic of gates to St. Louis' more urban private places, the entrance defines West Cabanne Place as an entity distinct from the surrounding neighborhood in keeping with the original, deliberately unpretentious inspiration of the street. Behind the entrance, gas lights, street trees and slate sidewalks³ (intact except for curb cuts and occasional patches of concrete) enhance the setting for thirty-nine single-family houses. (See Site Plan.)

The houses built during the first four years of West Cabanne Place's development firmly established its unique character as a suburban retreat within the city limits. (See Section 8.)

6015 West Cabanne Place

This impressive house (Photo #2), designed in 1889 by Charles K. Ramsey, has many characteristics of the fully developed Shingle Style of the eastern resort houses described by Vincent Scully.⁴ Totally sheathed with shingles stained dark brown and free of applied historical detail, the house--with its gabled roofs and flush eaves, jettied front and rear attic gables, multi-paned upper window sashes, and its sober design--shows clearly the importance of seventeenth century New England architecture to the Shingle Style. The entrance is through a loggia, a Richardsonian opening framed by slender posts curved at their tops to meet horizontal moldings. The skin of shingles bulges to accomodate a slightly angled attic bay window and the curved, two story bay, subsumed by the overhanging attic gable. Thin wood stripping and simple moldings across the tops of windows and the loggia give these forms a horizontal definition probably more subtle originally, as it is likely that the wood trim was stained a tone of less contrast than the present white paint. The shingles of the roof, now a light colored asbestos, may also contrast more than was intended. Two chimneys, rising from the roof ridges intensify the pitch of the gables.⁵ Ramsey who the same year designed another shingled house across the street at 6014 West Cabanne Place, lived in this house before selling it in 1892 for \$20,000⁶ to William Harris, President of the St. Louis Basket and Box Company. The present owners have lived in the house since 1961.

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Son of a successful St. Louis builder, Charles K. Ramsey (1843-1913) studied engineering at Washington University and after study and travel in France (1869-1871) worked in St. Louis alternately alone and with partners (including F. William Raeder, William A. Swasey and Charles Varney) until his retirement. His commissions included substantial houses for important St. Louisans, commercial buildings and apartments. Beginning in 1891 as their St. Louis associate, Ramsey supervised the construction of Alder & Sullivan's Wainwright Building and their other St. Louis designs. Ramsey was involved in the newly formed professional organizations of the midwest. In 1888, he was elected president of the Missouri State Association of Architects and was a charter member and first treasurer of the St. Louis Chapter of the American Institute of Architects (1890).

6014 West Cabanne Place

The house at 6014 (Photo #3) was designed in 1889 for Albert Bowman, a machinery supplies broker. Like Ramsey's other house, it is totally shingled, but is more horizontal in character with a shed-roofed facade veranda with supports sheathed with bell-cast shingles. A polygonal two-story turret bay defines the east corner of the facade. The hipped roof contains gabled dormers on each of the side elevations and two hipped roofed dormers with horizontal windows on the front. Asbestos roofing presently covers all roof surfaces; wood trim has been painted white.

5927 West Cabanne Place

The designer is unknown, but the unsophisticated compilation of elements suggests a builder rather than an architect for this upright, three story frame house of 1889. (Photo #4) With steeply hipped roof, an overhanging attic gable, a turreted polygonal bay on its west elevation, the house has on the front elevation a tall, square, three-story tower terminated by an Italianate, bracketed pyramidal roof. A veranda with simple supports runs across the front; the entrance is marked by a rather low gable. Handsomely patterned, leaded windows (studded with colored glass) illuminate the entrance hall and stairway. Large brown asbestos shingles detract from the exuberant picturesqueness of the house and appear to cover clapboards more appropriate to the design. One of the two earliest houses occupied in the subdivision, 5927 was built for E. O. Pope of the the Jones-Pope Produce Company, a wholesale concern with large warehouses in St. Louis and potato warehouses in Illinois on rivers tributary to the Mississippi.

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5944 West Cabanne Place

By far the best of the West Cabanne Place houses designed by Theodore Link (the Lippincott house of 1889) was unfortunately demolished in 1973. An early photograph (Photo #5) does, however, provide valuable documentation of the subtleties used in handling various building materials which could be instructive in the restoration of the Shingle Style houses remaining on the street.

5900 West Cananne Place

Link designed two other houses in West Cabanne Place. The house at 5900 (Photo #6), designed in 1891 and Link's home until 1899, is shingled above the yellow brick first story, with brick porch piers, and chimneys which are exterior on the first and second stories with the chimney of the west elevation enclosed by the attic wall. A massive second and attic story facade gable contains within its roof lines two gablets, one of which forms the roof of the entrance porch, the other the roof of a projecting first story bay. An early photograph indicates that the present dark brown asbestos shingles replace wooden ones, and that a porch on the east elevation, now gone, gave the house a more horizontal emphasis.

Theodore Link (1850-1923) is best known for his tremendous, stone Richardsonian Romanesque St. Louis Union Station, begun in 1889. Born in Germany and educated in London and Paris, he worked in eastern and southern American cities both before and after his arrival in St. Louis in 1873. He was the architect of many impressive houses as well as commercial, civic and religious structures in St. Louis and elsewhere and of the Mines & Metallurgy Building for the Louisiana Purchase Exposition in 1904. Link, too, was active in architectural organizations. He was elected President of the Missouri Chapter of the American Institute of Architects when the Missouri State Association of Architects merged with the American Institute of Architects in 1890. He, like Ramsey, was a charter member of the St. Louis Chapter of the American Institute of Architects.

6024 West Cabanne Place

Designed by William Albert Swasey in 1891, this house (Photo #7) is a successful and sophisticated blend of Queen Anne and Shingle Style elements, with Palladianisms in both formal and design elements that reflect the move toward academic styles in St. Louis suburban architecture. (This trend toward order and historical detail was evident by the mid 1880's in the eastern resort

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work of such architectural leaders as McKim, Mead & White.⁸⁾ Swasey's house, clapboard on the first story and shingled above, is distinguished by an expansive veranda with simple, Tuscan columns extending from a projecting bay on the west across the facade to wrap around a circular, turret bay at the east corner. Roof masses are complex and picturesque. A small semicircular window, with a black-painted "keystone" in the gable of the projecting bay is outlined by concentric semicircles of shingles. Combined with the trio of windows on the story below, these elements read like a Palladian window. Clear horizontal definition and order are created by the veranda cornice carried through in the bell-cast lower edge of the second story shingles, by a wide, unornamented roof cornice frieze and by the horizontal dormer cornices. The house is painted a pleasant dusky green with black trim. A temporary weather shield conceals a recessed balcony on the second story of the front elevation.

The house was built for a widow, Mrs. Stoughtenburgh, who sold it in 1894 to Charles Barney, partner in the Scruggs, Vandervoort and Barney Dry Goods Company--a St. Louis institution until its closing in 1967.

William Albert Swasey (b. 1863) was educated in Europe and studied architecture at M.I.T. before coming to St. Louis in 1885, apparently attracted by the building boom. Swasey was a partner of Charles Ramsey from 1885 to 1887, a partnership advertised in the 1887 city directory's business pages: "Special attention to Residences in Eastern Styles and thorough superintendence. Old Houses renovated, giving the modern inside effects of comfort and elegance." Swasey developed a successful practice during the more than twenty years he worked in St. Louis, designing stone chateaus and palazzos, brick Georgian revival and shingled houses, many of which are illustrated and discussed in his Examples of Architectural Work. He also designed important commercial buildings before his return to the east in 1906 or 1907.

6034 West Cabanne Place

Immediately to the west of the Swasey house and designed the same year (1891) by the firm of Foster and Ittner, 6034 West Cabanne Place (Photo #8) combines a brick first story with shingled second and attic stories. Under the complex hipped and gabled roofs and splayed dormers of the attic, a veranda running the length of the front elevation is carried around the east side of the house--a nod to the suburban ambiance of the street. Now painted silvery gray, the house was designed for George Kingsland (president of an agricultural machinery company) and was owned by his family until 1954.⁹

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William B. Ittner (1864-1936), the son of a successful brick manufacturer and political figure, was educated in St. Louis, studied architecture at Cornell and began architectural practice in St. Louis in 1887 or 1888. Little is known about the Foster of this two-year partnership. Ittner was also in partnership (1894-96) with Theodore Link and A. J. Rosenheim before being appointed St. Louis Commissioner of School Building in 1897. Between then and 1914, he was responsible for many brick Georgian and Tudor Gothic Revival school buildings noted for their flexibility and attention to functional designs.

Ittner was elected a Fellow of the American Institute of Architects (1891), was President (1893) of the St. Louis Architectural Club, Treasurer of the American Institute of Architects in 1924 and elected to life membership in 1927.

6048 and 6054 West Cabanne Place

These two red brick houses built for a speculator by J. L. Wees in 1894 were the first built on two lots of less than one hundred feet frontage. (Photo #9) (A third house by Wees immediately to the west was destroyed by fire in the 1970's.) Combining picturesque and classical detail, both houses have steeply pitched, hipped, slate roofs with slightly flared eaves and tall, slender chimneys, and facade verandas with dentilled cornices and paired Doric columns. The house at 6054 is distinguished by a large, arched first story window with a radiating arch of brick and terra cotta and splayed dormers with hipped roofs. The house next door, for which thin Roman brick was used, has a second story Palladian window and slate-clad gabled dormers. The facade of 6054 has been painted white while that of 6048 is a soft green with black trim.

Since 1961, 6048 West Cabanne has been the home of Mrs. Gwen Giles, an early leader of the West End Community Conference which worked to end blight in the Cabanne District. Mrs. Giles is now a State Senator. Bill DeWitt who, with his brother Charles, managed the old St. Louis Browns and introduced black players to the team before leaving St. Louis to manage the Cincinnati Reds, lived at 6054 from 1937-1954.¹⁰

John L. Wees began his career as a draftsman for the older, established architect August Beinke, becoming his partner in 1890. Both during his partnership and after Beinke's death in 1901, Wees received commissions for costly and elaborate houses in St. Louis private places and for important commercial buildings.

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5916 West Cabanne Place

Quarry-faced stone, a favored material of architect Theodore Link, is laid in alternating wide and narrow courses in the 1895 house (Photo #10) of his design.¹¹ The texture of the stone dominates the design, which reflects the turn toward symmetry and Georgian detail in the regular placement of windows and chimneys, the wooden Doric porch pediment and the arched windows with intersecting tracery in the pedimented dormers. The lack of differentiation of the stone work to indicate window sills and lintels results in a curiously unfinished appearance though a shallow bay window over the entrance porch has a stone enframingent with a carved leafy garland of very small scale. The hipped roof is of shallow pitch, flattened at the emphatically projecting eaves, which are without classical cornice detail. The piers of the entrance porch and port cochere of the west elevation are of smooth-faced stone.

The house was designed for general contractor John Hill of the Hill-O'Meara Construction company who lived in the house for many years and in 1914 built the A. B. Groves designed house for his daughter across the street at 5941 West Cabanne. The present owner has been a resident since 1944.

6049 West Cabanne Place

Designed by Charles F. Varney in 1895, this house represents a remarkably thorough and academic use of Georgian design elements. (Photo #11) Of yellow brick with white trim, its most prominent feature is the imposing, semicircular portico of unfluted Ionic columns rising two stories from a balustrated terrace to a flat semicircular roof with dentilled cornice. Two story brick pilasters with Ionic capitals, divide the front elevation into Palladian thirds; massive chimneys¹² rise broadside to flank the central of three pedimented dormers in the gabled roof. Symmetry is broken by the placement of the Doric entrance porch to the west of the portico and by the use of three narrow arched windows on the west and large rectangular windows on the east. A sleeping porch has been added above the flat roofed veranda with paired Tuscan columns on the east elevation.

The house was published in the "City Beautiful" edition of the St. Louis Builder of December, 1903,¹³ just prior to the opening of the Louisiana Purchase Exposition. The photograph reveals that originally a balustrade extended east from the base of the central portico to form a low terrace wall and that the portico roof was surmounted with a balustrade. (Presently, the portico is in serious need of repair.) The house was built for Wyatt Shallcross, a real estate investor,

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and was owned from 1903 to 1924 by the family of the late U. S. Senator Thomas C. Hennings, Jr.

Charles Varney was first listed in the 1890 city directory as a draftsman and in 1892 as an architect. He later worked with various partners including, in 1901, Charles Ramsey, and was the architect of other Georgian Revival houses in St. Louis private places. The St. Louis Builder of January, 1903,¹⁴ reported five substantial commissions for Varney in Cape Girardeau, Missouri, and he apparently left St. Louis that year.

6005 West Cabanne Place

This picturesque red brick house of 1897 adds a mini-castle silhouette to the streetscape. (Photo #12) A slender oriel turret with steep conical roof rests on a brickwork column with a capital of Byzantine derivation. The entrance porch is supported by stone piers with banded rustication flanking two Ionic columns. Classical garlanded ornament appears on the stone lintels of some of the windows and porch lintel.¹⁵

The house was built for Theodore Conrad of the Boggs Broom Corn Company. The architect was John W. Herthel (1843?-1929) whose father emigrated from Germany to St. Louis in 1833. Not a well-known St. Louis architect, Herthel, in 1864, was listed in the city directory "with Barnett and Isaacs" (George I. Barnett and Henry G. Isaacs), important St. Louis architects. Another source described him as an engineer who worked on the construction of the Eads Bridge (constructed 1867-74).¹⁶ After 1869, Herthel was regularly listed as an architect and superintendent. The present owners have lived in the house since 1965.

5955 and 5959 West Cabanne Place

These two houses (Photo #13), built in 1904 for architect Robert Walsh and his mother, were designed either by Walsh himself or by the firm in which he was a partner.¹⁷ The houses, both of warm gray, pressed brick with light wood trim,¹⁸ have much in common with the shingled houses of West Cabanne Place: verandas, prominent facade gables, flared roof and wall surfaces defining structural forms and penetration of their masses by voids. In spite of their picturesque elements, however, they are firmly ordered and balanced. Robert Walsh's larger house (5959) is T-shaped in plan with slightly flared eaves on the slate-clad gables. The other house appears to be smaller than it actually is, as it ex-

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tends deeply into its lot.¹⁹ Many details--bay windows, the entrance, the cornice of the facade gable and the veranda--which are strongly articulated in the larger house are echoed more simply or suppressed in the smaller one. The smaller house has a side veranda with the east slope of the primary roof extended and curved to form its roof. A single front walk from the sidewalk divides into two curved walks, one to each of the houses.²⁰

The Robert Walsh house remained in the family until 1939 and changed hands only once before its present owners bought it in 1978. Blueprints and working drawings found in the house indicate that the house is essentially unchanged. (The smaller house has changed hands twice since the death of the senior Mrs. Walsh and has been occupied by the present owners since 1961.)

Robert Walsh, who died in 1928, was the son of the prominent St. Louis architect Thomas Walsh. German-born Frederick Widmann worked for Thomas Walsh before he and C. B. Boisselier formed a partnership with Robert Walsh in 1884. After 1906, Widmann and Walsh continued as partners and both were members of the St. Louis Chapter of the American Institute of Architects. The firm specialized in brewery architecture and designed many Anheuser-Busch buildings. They also designed houses for prominent St. Louisans and the Machinery Hall for the Louisiana Purchase Exposition of 1904.

5968 West Cabanne Place

This 1906 house (Photo #14) is the only one in West Cabanne Place to reflect the profuse use elsewhere in St. Louis of terra cotta ornament and one of three West Cabanne Place houses by the prolific St. Louis builder A. A. Fischer. Of yellow brick with white trim, it has a massive, pedimented two story portico with two fluted Corinthian columns. A heavy garlanded and wreathed cornice frieze is partially interrupted by the second story windows. The roof parapet, with stone coping, has lost the two terra cotta panels which ornamented it, but a terra cotta cartouche remains below a centered second story balcony. The house was built for Robert Lund, who was at one time superintendent for the important Roberts, Johnson & Rand Shoe Company, and later general manager of the Lambert Pharmacal Company and Vice President of the National Association of Manufacturers. The family owned the house until 1953.

Alexander August Fischer (b. 1867) built at least six hundred houses in St. Louis beginning in the 1890's. A feature article in the St. Louis Builder of July, 1905, described the efficiency of his building operations.²¹ Fischer

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usually worked simultaneously on several houses on adjoining lots, using a temporarily installed telephone at the building site to keep in touch with suppliers and workmen. During the time of the building of the West Cabanne Place houses he was also building houses on Cates Avenue immediately to the south.

6085 West Cabanne Court

This well-proportioned, dark red brick, Georgian Revival house (Photo #15) (one of three designed by Lawrence Ewald in 1908) is of a scale and genre that would appear minus the facade veranda in American suburbs for years to come. Paired Tuscan columns support the flat roofed veranda; two-story corner pilasters of brick are topped by simple stone caps. Stone is repeated in window sills and keystones at the second story. On the south elevation of the first story is a wood-framed bay window with panelled apron.

The house was built as a speculation for building contractor A. J. Taussig and was sold in 1921 to Isaac Adams, a shoe salesman. Badly damaged by fire in the 1970's, the house was condemned and slated for demolition when it was purchased by its present owner, Ms Virbie Williams, who was honored by an award in 1979 from the West End Community Conference for her complete rehabilitation of the house.

6075 West Cabanne Court

Similar to 6085 West Cabanne Court, this house (Photo #15) by Ewald, with its gabled end facing the cul de sac²², has a side veranda with single paired columns and brick quoining in place of pilasters, a pedimented entrance porch with Tuscan columns, and only one attic dormer. The house was built as a speculation for F. W. Meysenburg and purchased by Jacob Wertheimer, President of Wertheimer-Swords Shoe Company.

6084 West Cabanne Court

Ewald designed this house (Photo #16) for himself and lived in it for many years. Like his two other houses it is of dark red brick but it evokes an austere Federal townhouse more than a suburban house. The three story facade is sparsely fenestrated; brick pilasters flank the entrance, which appears to be missing a portico. Vines covering the facade soften the rather severe and

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understated appearance of the house.

Lawrence Ewald began independent architectural practice around 1900, later becoming a partner in the firm of Ewald, Allen & Toensfeldt, and was the architect of houses in St. Louis private residential streets and the suburbs of St. Louis County.

6006 West Cabanne Place

Massive design elements and textured materials are combined in this 1909 house by A. A. Fischer. (Photo #17) With its deep, belled mansard roof of red tile, the house might be described as "modern French",²³ but the textures of the dark stained wood trim and porch pediment contrasting with the rosy brick walls and tile roof, and the rectangular patterning of window members relate it also to the Arts & Crafts houses, with their borrowings from Japanese and European architecture. The entrance porch is supported by two square brick-work columns with Corinthian capitals. There is a glassed, one-story conservatory on the east side of the house. Built for James B. Dobyne, President of the Champion Shoe Machinery Company and of a realty company, since 1937 the house has been owned by one family.

6002 West Cabanne Place

Built by Fischer the same year, this house (Photo #17) is of three full stories, with a shallow red tile mansard roof of wide angles and pronounced eaves with pairs of massive, dark-stained wood brackets on the facade only. Of rosy brick, it has bold window lintels and a belt course of contrasting stone. The present owners have lived in the house since 1947.²⁴

5941 West Cabanne Place

Albert B. Groves was the architect of this interesting and effective eclectic house of 1914. (Photo #18) It is of rust red brick, with rust wood trim, a red tile gable roof and pale yellow stucco nogging in its half-timbered upper stories. The wide segmental arches of its side veranda and the cambering of the collar beam in its gable end echo the treatment of the veranda and tie beam of architect George Hellmuth's 1906 "Tudor" house with half-timbered attic gable next door at 5949 West Cabanne Place.²⁵ On the Groves house, narrow wall dormers with prominent gables breaking the eaves line of the roof resemble

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those of early half-timbered vernacular houses of Normandy, but the brick first story with high-set windows and square, wood-framed facade and east side window bays, the angling of the roof line at the eaves, and the "Japanese" patterning of windows and timbering and treatment of the wooden members of gables and veranda provide a hint of Prairie Style.

The house was built for Florence Drysdale Hill, daughter of John Hill, the contractor, whose 1895 house is across the street at 5916 West Cabanne Place.

A. B. Groves (1868-1925) was born in Providence, Rhode Island, studied architecture at Cornell, travelled and studied in France and Italy before coming to St. Louis in 1891 where he became a partner in the firm of Grable and Weber. In 1894, he bought Grable's interest in the firm and continued with Weber until Weber's death in 1905 after which he continued on his own. During the years of his partnerships, his firm designed many houses in the private streets of St. Louis in a variety of revival styles. When he was on his own, he continued residential architecture, also designing many important commercial and institutional buildings and churches. It is surprising to find a house of such modest scale designed by Groves.

6029 West Cabanne Place

Representative of the smaller houses built after World War I, 6029 is one of two houses in West Cabanne Place designed by Edward E. Christopher. (Photo #19) Both are distinguished by their fine masonry and use of color and texture. This pleasingly sited house, which Christopher designed for himself in 1929,²⁶ is of rough, random laid, pink granite (locally called "elephant stone" because of its origin in granite formations called Elephant Rocks in the Ozarks). Larger granite blocks at the corners suggest quoining. The house, of two stories with a slate, gable roof, has window sills of smooth, pink stone and dark stained wood lintels and enframingent for a square first story bay window. On each side elevation are exterior chimneys capped by tile chimney pots. The recessed front door is entered through a projecting closed porch with a steeply pitched gable. Pink granite has been used for a retaining wall for the yard and the entrance to a garage under the house on its west elevation.²⁷

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There are two intrusions in West Cabanne Place: 6064 West Cabanne Court (Photo #20) is a brick ranch house built in 1960; 5901 West Cabanne Place, built in the 1970's is a single family, two story brick house and replaces a 1905 two family flat (See Section 8).

The building period of West Cabanne Place marked a time of involvement by important St. Louis architects in the design of houses of moderate cost, previously the preserve of builders. The rare St. Louis Shingle Style houses and the later Georgian Revival houses reflect the preoccupation of architects with the creation of an American residential style based on indigenous Colonial and Federal models. Other West Cabanne Place houses, with their mixtures of stylistic elements, represent a motive especially strong in St. Louis during this period that Paul Goldberger recently commented is unique to American architecture: "...the wish to assimilate, to blend, to mix influences from elsewhere, and by doing so to somehow conquer our own lack of history."²⁸

F O O T N O T E S

¹Florence Shinkle, "Life in the Old Places," St. Louis Post-Dispatch Sunday Pictures, 11 September 1977, p. 4.

²The gates were probably built between 1900 and 1905; no record exists of their construction. They do not appear in the 1887 advertisement for lots (Photo #21). It is not known why the gates say "Cabanne Place" rather than "West Cabanne Place," as the subdivision has always been known as West Cabanne Place.

³Sidewalks in the cul de sac, developed after 1906, are of concrete.

⁴Vincent Scully, "American Villas: Inventiveness in the American Suburbs from Downing to Wright," Architectural Review 687 (1954): 168-179, and The Shingle Style and the Stick Style (New Haven, CT: Yale University Press, rev. ed., 1971), p. 83 passim. These works are the major sources on the merging of American vernacular traditions with English "Queen Anne" elements into the Shingle Style, and the later transition to the classical order of Georgian and Classical revival styles.

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⁵Also typical of the Shingle Style is the large entrance hall with massive fireplace and stairway with twisted balusters which rises in stages and the wide openings to the living and dining rooms.

⁶The original cost of the house was \$10,000. \$4,000 was the minimum required by deed restrictions, but no house costing less than \$5,500 was built in West Cabanne Place; the top price was \$14,700 for the 1905 brick house at 5956 by architect George W. Hellmuth.

⁷The house, with brick first and shingled upper stories, had Queen Anne pargetting in the peak of the attic gable. The two turreted bays, banded with windows, were a feature possibly influenced by H. H. Richardson's shingled Potter house of 1886 which stood only a block away, although the fenestration of the turrets resembles more that of Richardson's Stoughton house in Cambridge, published in Sheldon's Artistic Country Seats, 1886-1887, cited in Scully, The Shingle Style and Stick Style. The house was built for Daniel Lippincott, a New Englander who came to St. Louis as an executive for a cotton oil company. The family lived in the house until 1938. Lippincott's son Isaac was a professor of economics at Washington University and author of numerous books on social and economic history including one on the fur trade so important to the early development of St. Louis.

⁸Scully, The Shingle Style and The Stick Style, p. 149.

⁹Kingsland's daughter, who grew up and was married in the house, recalls that her mother was disappointed by the discrepancy between the picturesque, sweeping roofs of the architect's watercolor rendering and the final somewhat stolid result. Interview with Mrs. Charles Richardson, St. Louis, Missouri, April, 1980.

¹⁰DeWitt and Mr. and Mrs. George Laidlaw (who still live at 6002 West Cabanne) were credited with refusing to sign a petition to exclude blacks circulated in the early 1950's. Stephen Darst, "A Modest Integrated Island Thrives in West Cabanne Place," St. Louis Review, 7 January 1966, feature page.

¹¹Link was from 1894 to 1896 in partnership with William B. Ittner and A. J. Rosenheim, but this house is not referred to in sources which list Ittner's and Rosenheim's work.

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¹²The chimneys are now about two feet shorter than originally pictured in the St. Louis Builder 12 (1903): n.p.

¹³Builder, 1 (1903).

¹⁴Builder, 12 (1903): n.p.

¹⁵Inside, one enters a large reception area with stair hall, fireplace, impressive dark paneling and strangely proportioned columns.

¹⁶"Among New Acquisitions." Missouri Historical Society Bulletin 2 (1957): 228.

¹⁷The lots for these houses were bought by Walsh and his mother in 1904, but the building permits were issued to George Klein for 5959 and Charles T. Warriner for 5955. The architect's drawings for 5959 are labeled "house for George Klein," an architect with business address in the Wainwright Building where Walsh's firm had offices. The St. Louis Daily Record, however, lists Walsh as the architect and it is only possible to speculate why the drawings were so labeled.

¹⁸The trim is cream paint at 5959, white at 5955.

¹⁹The senior Mrs. Walsh is reputed to have been an invalid and the house was designed with complete living quarters on the first floor with servants' rooms above. Interview with Mrs. Dantzler, present owner, St. Louis, Missouri, April, 1980.

²⁰ The interior of the Robert Walsh house is handsomely finished with fine, dark woodwork and a fireplace in the large entrance and stair hall, a mirrored living room centerpiece and beautiful leaded and stained glass windows. All the original light fixtures remain in the house.

²¹"Fischer's Houses Would Make a Line From Forest Park to the Mississippi," St. Louis Builder, July, 1905, n.p.

²²Lots in West Cabanne Court, the cul de sac at the end of the subdivision, were redivided in 1905 (See note #21; Section 8.) and the westernmost lots are extremely shallow with long side yards.

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²³A description used for the related 1908 St. Louis Artists' Guild in Mary Powell, "Public Art in St. Louis," St. Louis Public Library Bulletin, July-August, 1925, pp. 189-190, and cited and illustrated in Urban Oasis: 75 Years in Parkview, A St. Louis Private Street (St. Louis: Parkview Agents, 1979), p. 18.

²⁴Mr. and Mrs. George Laidlaw referred to in footnote #10.

²⁵This is the best of the three houses in West Cabanne Place designed by Hellmuth; the others are at 5964 (1906) and 5956 (1905). George Hellmuth (1870-1955), member of a well-known family of St. Louis, went into independent architectural practice in 1898. He was the architect of many houses in St. Louis private places; in Hortense Place, all but six houses are of his design.

²⁶This house and the one next door at 6025 (1925) replace the shingled house at 6017 (see footnote #6, Section 8).

²⁷The granite is reputed to have been used for construction at the Louisiana Purchase Exposition, stored after the buildings were dismantled until discovery by Christopher. Interview with Mrs. Edward Johnson, West Cabanne Place resident, St. Louis, Missouri, April, 1980.

²⁸Paul Goldberger, "Is There An American Architecture?" Part 2, "Home Design," New York Times Magazine, 13 April 1980, p. 62.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

Once part of a unique nineteenth century residential development in the Cabanne District at the western edge of St. Louis, West Cabanne Place contains rare survivors of the brief heyday of avant-garde Shingle Style architecture within the city limits. Platted as a private street in 1888 and conceived as a semi-rural suburban retreat offering spacious lots and an architecture which distinguished it from St. Louis' more urban private places, West Cabanne Place land was originally part of a huge Spanish land grant,¹ some of which was carved into residential subdivisions in the late 1870's and 1880's.² Its cluster of frame houses, along with those of masonry built later, constitute a remarkably intact neighborhood which through the use of private place deed restrictions staved off the "urban blight" that eventually afflicted most of the district. Racially integrated since 1956, West Cabanne Place is recognized locally as an exemplary island of middle-class stability.

With the expansion of the city limits in 1876 and the completion in 1878 of a narrow gauge railroad,³ land west of Grand Boulevard became prime for residential development.⁴ The Cabanne family (Dr. James Sheppard Cabanne and his uncle, Francis) were among the old St. Louis elite who began to subdivide and sell off their meadows and farmland.⁵ (Figure #1) In April of 1887, George Townsend⁶ purchased most of the Cabanne land west of Hamilton and Townsend's West Cabanne Place, platted by Major Julius Pitzman⁷ in 1888, defined a sixty foot wide street with lots 100 by 217 feet. Deed restrictions⁸ set the building line at fifty feet from the curb line and mandated a minimum cost of \$4,000. An advertisement (Photo #21) which appeared in the Spectator in late 1887⁹ was a masterpiece of marketing appealing simultaneously to longings for a semi-rural peace and quiet and for the exclusiveness of that St. Louis enclave of the super-rich, Vandeventer Place. Although the advertisement gave careful directions for driving over the few paved roads west of Grand, the clear view of the Wabash and narrow gauge railroad tracks provided a psychological link¹⁰ to the network of streetcar lines within the old city limits.

The first West Cabanne lots were sold in 1888 for \$2750; by 1891, the price had reached \$3500.¹¹ Determining influences on the early architectural character of the street were: 1. an ordinance which permitted frame construction west of Kingshighway (Figure #1), 2. St. Louis architects, increasingly in touch with architectural developments in the east through professional organizations and journals, 3. tastemakers such as William R. Hodges, art critic for the St. Louis Spectator, and 4. earlier Cabanne district Shingle Style houses, especially H. H. Richardson's 1886 Potter house (demolished 1958) just one block east. The Spectator, particularly interested in the development of the "Cabanne", touted the benefits of suburban living: clear air, country drives and walks, bicycling, horse races at the then nearby Jockey Club plus the appropriateness of the new Shingle Style for St. Louis domestic architecture.¹² The style, the result of a post-centennial search for a truly American architecture expressive of original American values,¹³ had spread rapidly from the eastern seaboard

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to the Midwest:

It is not every architect who can grasp the idea, in fact there is much opposition to the shingle house as it is termed. If designed aright it presents a model for picturesqueness...porches plain and devoid of spindle work, gables pierced with windows having small lights...long sweep of roof pierced with short, massive chimneys, it tends to leave the impression of quietness of home rather than a dazed impression of grandeur. This style of building suits the taste of the better class of American people, and if encouraged aright will develop into a style that speaks of home and comfort.¹⁴

Of the twelve houses built or under construction on West Cabanne Place by 1893, ten were of frame construction. (Two of those have unfortunately been demolished, including the splendid house by Theodore Link for Daniel Lippincott, Photo # 5.) The Depression of 1893 slowed building, considerably. In 1894, three houses were built on lots of only fifty front feet;¹⁵ three more houses were constructed before 1900. Although frame construction was permitted until 1897, all the houses built after 1893 were of masonry construction. (See Figure #2.)

It is likely that there had always been ambivalence toward the wooden Shingle Style.¹⁶ In St. Louis, brick or stone had been the materials of choice for those who could afford them and in fact, because of a devastating fire in 1849, had long been required within the old city limits.

By 1900, the essentially residential character of the district was well established and new public transit lines linked the "Cabanne" more conveniently to the rest of the city. Churches, schools, a fire station and stores--including the Vernon Arcade, a shopping center on the old narrow gauge line (by then a trolley line)--had been built. The first house of J. S. Cabanne's subdivision became the Cabanne Club with additions including a bowling alley and billiard room designed by Charles Ramsey in 1900. By 1902, the club had nearly four hundred members (mostly district residents) and featured dances, minstrel shows and other musical entertainment, and sponsored a boys' football team.¹⁷ Several of the earliest churches established in the district, including the West Presbyterian Church designed by William A. Swasey in 1890, were of frame construction in keeping with the character of the "Cabanne", but were soon replaced by brick or stone structures as their congregations grew and architectural taste changed.

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Life during the early days in West Cabanne Place was comfortable and rather pastoral. A former resident recalls that her family kept two cows in the lot next to their house and that in another vacant lot was a tennis court, flooded for ice skating in the winter. The family kept horses and buggies at a stable on nearby Hodiament Avenue, though some households had their own stables at the rear. It was common to have a live-in cook and parlor maid, with gardeners, laundresses and handymen coming in by day.¹⁸

Shortly after the turn of the century, a cloud appeared on the Cabanne horizon: flats, which were seen as encouraging an unwelcome class of people.¹⁹ Though they were helpless to prevent the building of one two-family flat on a lot adjacent to Hamilton Avenue,²⁰ in 1905 West Cabanne Place lot holders moved to project their suburban retreat from these intruders through a covenant stating the "intention to have West Cabanne Place...fully improved in a manner similar to Vandeventer Place..." To be in force until 1950, the covenant prohibited flats, apartment houses, churches, schools, the building of more than one house per lot and (accepting an accomplished fact) permitted a minimum of fifty front feet per lot. Arrangements were made for the distribution of lots around the cul de sac envisioned for the west end of the subdivision (See Site Plan).²¹ Tacked on almost as an afterthought was a restriction against "selling, leasing or renting to negroes."²²

Between 1902 and 1909 sixteen houses were built in West Cabanne Place, then construction lapsed with only one house built until 1923. Six more houses appeared in the 1920's, leaving one lot vacant until 1960. The houses built after 1909 were smaller, reflecting increased building costs, but were comfortable and well-made.

In 1928, West Cabanne Place's residents were still middle class business and professional people. Back yards, unfenced until the advent of swimming pools in the 1950's, provided generous playing space for children who could play relatively safely in the street free of through traffic. As a whole the Cabanne district remained stable and prosperous until World War II when a housing shortage created by an influx of war plant workers led the City to temporarily lift the area's one-and two-family zoning regulations. Because of the deed restriction against multiple family use, West Cabanne Place was spared the rapid deterioration of crowded housing that occurred just outside its gates.²³

In West Cabanne Place problems had traditionally been successfully resolved by the association of lot holders, and this organization functioned to sustain

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morale and cohesiveness during a massive, federally-funded, district-wide program announced in 1963 as an innovative urban renewal effort.²⁴ The increased use of demolition as a solution to deteriorated housing in the district was dramatized by a 1970 headline--"Bitter West End Joke: Even Rats May be Homeless."²⁵

The renaming of the association's newsletter "The Cabanne Islander"²⁶ reflected the neighborhood's relative serenity during this troubled period of urban renewal as well as its capacity to successfully work through a ten year period of racial integration. After the first black family bought a house in 1956, some families moved in a flurry of white flight but by the mid 1960's, houses went on the market for reasons unrelated to integration.²⁷ Since then houses have been purchased by both blacks and whites. Almost half of the present owners have lived in West Cabanne Place for at least fifteen years, some for many more, and all houses are occupied by their owners.

West Cabanne Place was not completely untouched by the problems of the district. No one regretted the demolition in 1969 of the two-family flat but two of the early shingled houses, vacant and vandalized, were demolished by the city in the 1970's. Residents no longer stroll outside the gates in the evening as they used to; many of the nearby stores, theatres and restaurants have closed.²⁸

The population of West Cabanne Place today is a mixture of business and professional people including lawyers, teachers, school administrators, a state senator and a building contractor. Perhaps less affluent as a group than the first residents of West Cabanne Place, today's owners are equally appreciative of their "island's" amenities and proud of the survival of its houses and way of life.

F O O T N O T E S

¹McCune Gill, The St. Louis Story (Hopkinsville, KY: Historical Record Association, 1952), pp. 255-256. The Spanish land grant was the 2720 acre Papin Tract of Survey 378.

²Norbury L. Wayman, "A Brief History of the Cabanne Area," (Paper prepared for St. Louis Community Development Agency, 1977), pp. 1-2.

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³Mrs. Leslie Davison, "The Narrow Gauge," Florissant Valley Historical Society Bulletin 1 (April, 1966): 10-12. J. S. Cabanne's father was an incorporator of the railroad company formed in 1872; construction was completed along the north edge of his property in 1875. The line, which changed hands and names several times, was converted from steam to cable power before its electricification in 1892.

⁴In addition to being distant from the smoke, noise and congestion of the city, the Cabanne district was elevated above the flood plain of the snake-like River Des Peres (not controlled until much later) to the south, and also well north of the band of major rail lines which cut through the city southwest from the Mississippi.

⁵Wayman, p. 1. Francis Cabanne's land was part of another Spanish land grant, Survey 2036. The Cabanne district includes subdivisions both north and south of the Cabanne holdings.

⁶Little is known about George Townsend. City directories show him resident in St. Louis only in 1888 at 6017 West Cabanne Place--a house which predates his subdivision and where prospective lot buyers were directed (Photo #). In 1890, Townsend's address is the Planter's Hotel.

⁷Pitzman is credited with the concept of the private street or place. Between 1867 and 1903 he laid out forty-seven private streets in St. Louis. Intended to prevent encroachments on single family residential neighborhoods, private place deed restrictions uniquely provided for the ownership of the street itself by lot holders. Since the 1918 advent of zoning in St. Louis, this restriction enabled private street residents to avoid the consequences of politically influenced zoning changes. Robert L. Vickery, Jr., Anthrophysical Form (Charlottesville, VA: The University Press of Virginia, 1972), pp. 8-12.

⁸All data in this nomination concerning property boundaries, transfers, date and price of purchase, and building permits has been obtained from deed books, plats and building permits located at the St. Louis City Hall. Source information for individual sites is available upon request at Landmarks Association of St. Louis, Inc., St. Louis, MO.

⁹Spectator (St. Louis), 15 October 1887, p. 123.

¹⁰The narrow gauge was not at first considered reliable transportation. The Spectator of June 15, 1886, p. 757, reported plans for conversion of portions of the line to cable power and commented: "Those residing in the country who

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have depended upon the Narrow Gauge for their convenience have become so accustomed to the annoyances and irregularities of this little road that they will be surprised when it comes forth with all the equipment of a first-class...line. At present it is a very lonely ride for the passengers when the cars or the engine fail to jump from the track...."

¹¹The highest price for a lot was \$5500 paid to architect Charles Ramsey in 1894 for a lot he had bought six years before.

¹²As early as 1883, Hodges wrote about the eastern resort style, familiar to St. Louisans on coastal vacations, as suitable for the new St. Louis suburbs. Spectator (St. Louis), 6 January 1883, pp. 387-388.

¹³William B. Rhoads, "The Colonial Revival and American Nationalism," Journal of the Society of Architectural Historians 4 (December, 1976): 194.

¹⁴George W. Maher, "Originality in American Architecture," (Paper read to the Chicago Architectural Sketch Club, September 12, 1887, and printed in the Inland Architect and News Record 4 (1887): 34.

¹⁵The original deed restrictions neglected to prohibit this practice.

¹⁶Architect Charles Ramsey's uneasiness with frame construction was revealed recently by the discovery that the shingles on the two West Cabanne Place houses he designed had been laid over walls of brick.

¹⁷Frederick L. Niemeyer, "The Cabanne Place That Was," Missouri Historical Society Bulletin 2 (January, 1969): 113.

¹⁸Interview with Mrs. Charles Richardson, former West Cabanne resident, St. Louis, Missouri, 1 March 1980.

¹⁹...what citizen of Cabanne would want the homogeneity, the individuality and comeliness of his street...destroyed because some old dime-grubber sees a probable chance to squeeze an extra dollar for rent from some impecunious family....
"Cabanne Snubs the Flat," St. Louis Builder, June, 1904.

²⁰The flat was built by the Ruppert sisters, whose lot deed, for an unknown reason, did not carry even the early restriction against trade or business when

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it was sold to them by their mother in 1890. A former resident recalls that they had tried to sell their lot to the West Cabanne Place Improvement Association for an "outrageous" price, and failing to do this, built the flat out of spite. Richardson interview.

²¹The 1887 advertisement for the subdivision, showing the street going straight west to DeHodiamont Avenue, was deceptive as George Townsend never bought a 192 foot square plot at the southwest corner, and in 1890 sold off the other lots at the west end (without restriction) fortuitously creating a dead end street.

²²This was a baffling addition, possibly related to the influx of visitors to the Louisiana Purchase Exposition of 1904. Racially restrictive covenants became common after 1910, when the black population grew substantially with migration from the south.

²³Marie Bliss, "District Rich in History Now 'Blighted': Cabanne-- Scene of Adventure, Romance," St. Louis Star-Times, 19 November 1947, p. 13.

²⁴William K. Wyant, Jr., "West End Renewal Lifts Hopes," St. Louis Post-Dispatch, 29 September 1963, editorial section.

²⁵Robert Teuscher, "Bitter West End Joke: Even Rats May be Homeless," St. Louis Globe-Democrat, 8 February 1970.

²⁶Copy in possession of George Laidlaw, 6002 West Cabanne Place.

²⁷Stephen Darst, "A Modest, Integrated Island Thrives on West Cabanne Place." St. Louis Review, 7 January 1966, feature page.

²⁸The gaslights have been disconnected because of the high cost of replacement parts needed to restore them to working order.

9. Major Bibliographical References

See attached.

10. Geographical Data

Acreege of nominated property 13.75 acres

Quadrangle name Clayton, MO

Quadrangle scale 1:24,000

UMT References

A

1	5
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7	3	5	3	2	0
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4	2	8	2	1	9	0
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B

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7	3	5	8	4	5
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4	2	8	2	1	3	0
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C

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7	3	5	8	4	0
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4	2	8	2	0	5	0
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D

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7	3	5	3	2	0
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4	2	8	2	3	1	0
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E

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Verbal boundary description and justification

West Cabanne Place is composed of portions of City Blocks: 4122, 4912, 4911 and 4539. The boundary line runs as follows: Beginning at the southern corner of Hamilton Avenue and West Cabanne Place continue 100 feet along the west side of Hamilton to the southern

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Jane Porter, Researcher

organization Landmarks Association of St. Louis, Inc. date 7/3/80

street & number 611 Olive Street, Suite 2187 telephone (314) 421-6474

city or town St. Louis state Missouri 63101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Director, Department of Natural Resources
title and State Historic Preservation Officer

date

For HCRS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

WEST CABANNE PLACE HISTORIC DISTRICT (ST. LOUIS)

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

B I B L I O G R A P H Y

- "Among New Acquisitions." Missouri Historical Society Bulletin 2 (1957): 228.
- Bliss, Marie. "District Rich in History Now 'Blighted': Cabanne--Scene of Adventure, Romance." St. Louis Star-Times, 19 November 1947, p. 13.
- The Builder 1 & 12 (1903), n.p.
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- Goldberger, Paul. "Is There An American Architecture?" Part 2, "Home Design." New York Times Magazine, 13 April 1980, p. 60ff.
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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM**

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WEST CABANNE PLACE HISTORIC DISTRICT (ST. LOUIS)

CONTINUATION SHEET

ITEM NUMBER 9

PAGE 2

- Maher, George W. "Originality in American Architecture." Paper read before the Chicago Architectural Sketch Club, 12 September 1887, and printed in The Inland Architect and News Record 4 (1887): 34.
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- "Private Residence Places." St. Louis Republic, 5 May 1895, p. 17.
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- _____. The Shingle Style and the Stick Style. New Haven: Yale University Press, rev. ed., 1971.
- Spectator (St. Louis), 15 June 1886, p. 757.
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INVENTORY -- NOMINATION FORM**

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WEST CABANNE PLACE HISTORIC DISTRICT (ST. LOUIS)

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ITEM NUMBER 9 PAGE 3

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

WEST CABANNE PLACE HISTORIC DISTRICT (ST. LOUIS)

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

property line of 5900 West Cabanne Place; continue west 100 feet along said line to the eastern property line of 5916 West Cabanne Place; turning south continue 115 feet along said line to the southern lot line of said property. Turn west and continue 1520 feet along the southern lot lines of 5916 West Cabanne Place through 6084 West Cabanne Court, crossing West Cabanne Court; turning north continue 215 feet along the western property line of 6084 West Cabanne Court; jog west 30 feet; turning north continue 127 feet along the western property lines of 6084 and 6085 West Cabanne Court; turning east continue 225 feet along the northern property lines of 6085 through 6067 West Cabanne Court, crossing West Cabanne Court to the western lot line of 6055 West Cabanne Place; turning north continue 50 feet along said line; turning east continue 1200 feet along the northern property lines of 6029 through 5915 West Cabanne Place; turning south continue 100 feet along the western lot line of 5915 West Cabanne Place; turning east continue 100 feet along the northern property line of 5901 West Cabanne Place; turning south continue 150 feet along the west side of Hamilton Avenue to point of origin.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRR use only

received

date entered

Continuation sheet

Item number 11

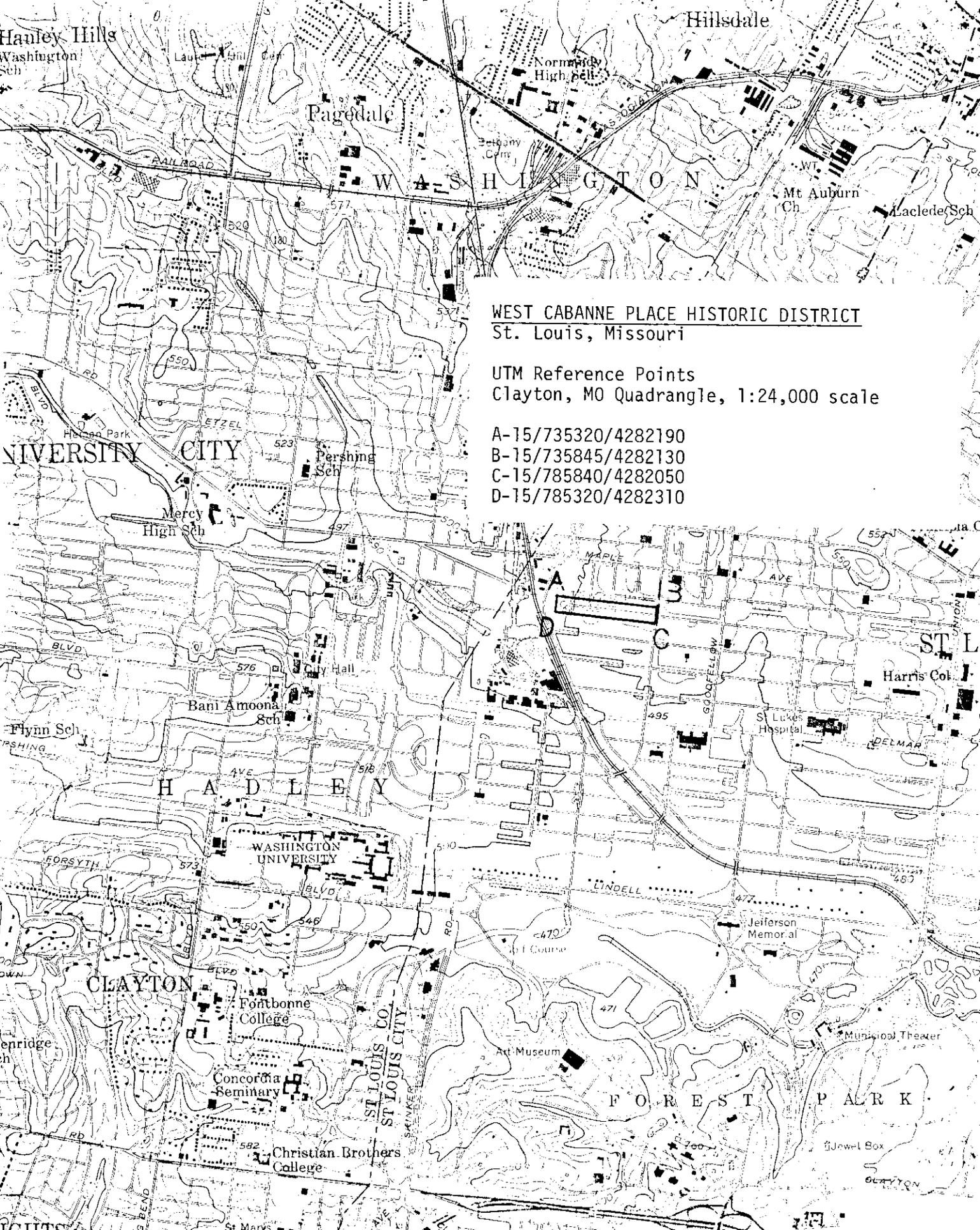
Page 1

2. James M. Denny, Section Chief, Nominations-Registration
Department of Natural Resources
Historic Preservation Program
P.O. Box 176
Jefferson City

August 14, 1980

314/751-4096

Missouri 65102



WEST CABANNE PLACE HISTORIC DISTRICT
St. Louis, Missouri

UTM Reference Points
Clayton, MO Quadrangle, 1:24,000 scale

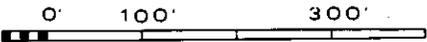
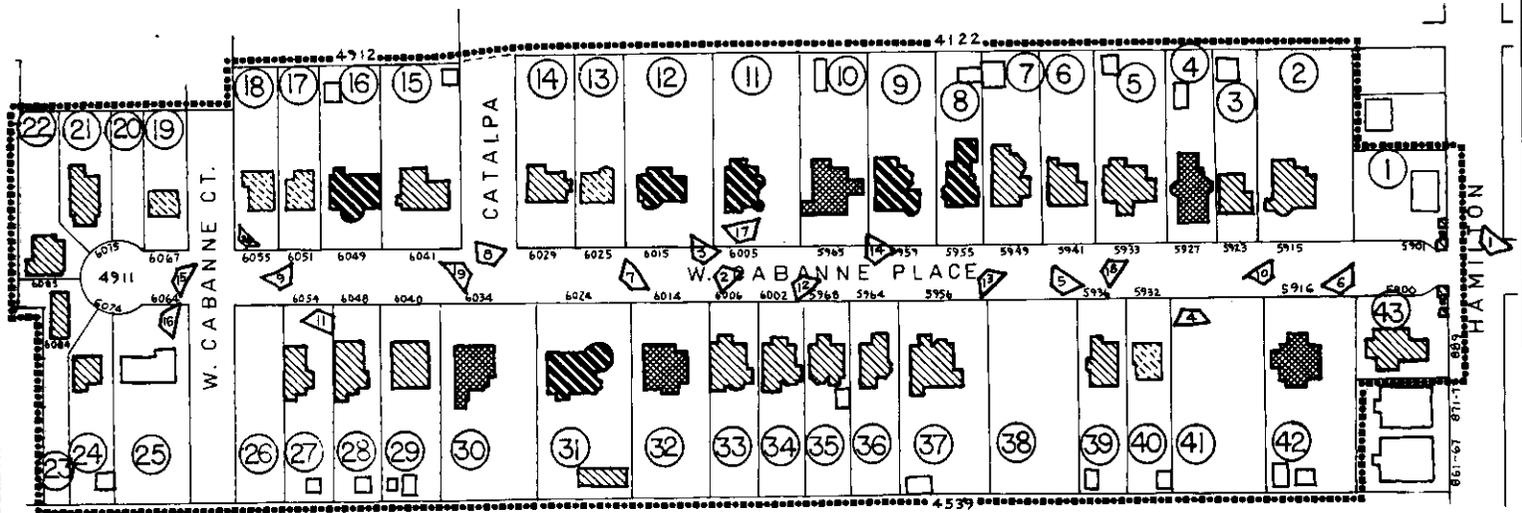
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- B-15/735845/4282130
- C-15/785840/4282050
- D-15/785320/4282310

ARCHITECTURAL SURVEY OF

W. CABANNE PLACE

JULY 1979 ST. LOUIS, MISSOURI

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



LEGEND:

- NATIONAL SIGNIFICANCE
 - ▨ STATE SIGNIFICANCE
 - ▩ CITY SIGNIFICANCE
 - ▧ NEIGHBORHOOD SIGNIFICANCE
- } DEMOLITION WOULD BE
A MAJOR CULTURAL LOSS

▧ ARCHITECTURAL MERIT -
DEMOLITION WOULD DIMINISH THE INTEGRITY
OF THE NEIGHBORHOOD

□ LITTLE OR NO ARCHITECTURAL MERIT -
DEMOLITION WOULD BE INCONSEQUENTIAL
OR ADVANTAGEOUS

----- NOMINATED TO THE NATIONAL REGISTER
OF HISTORIC PLACES

○ OWNER OF RECORD
◁ PHOTO NO. & CAMERA ANGLE



SURVEY:

CAROLYN HEWES TOFT
WILLIAM P. WISCHMEYER

REVIEW:

GERHARDT KRAMER
KARL D. PETTIT III
W. DAVIS VAN BAKERGEM

MAP:

PAT HAYS BAER

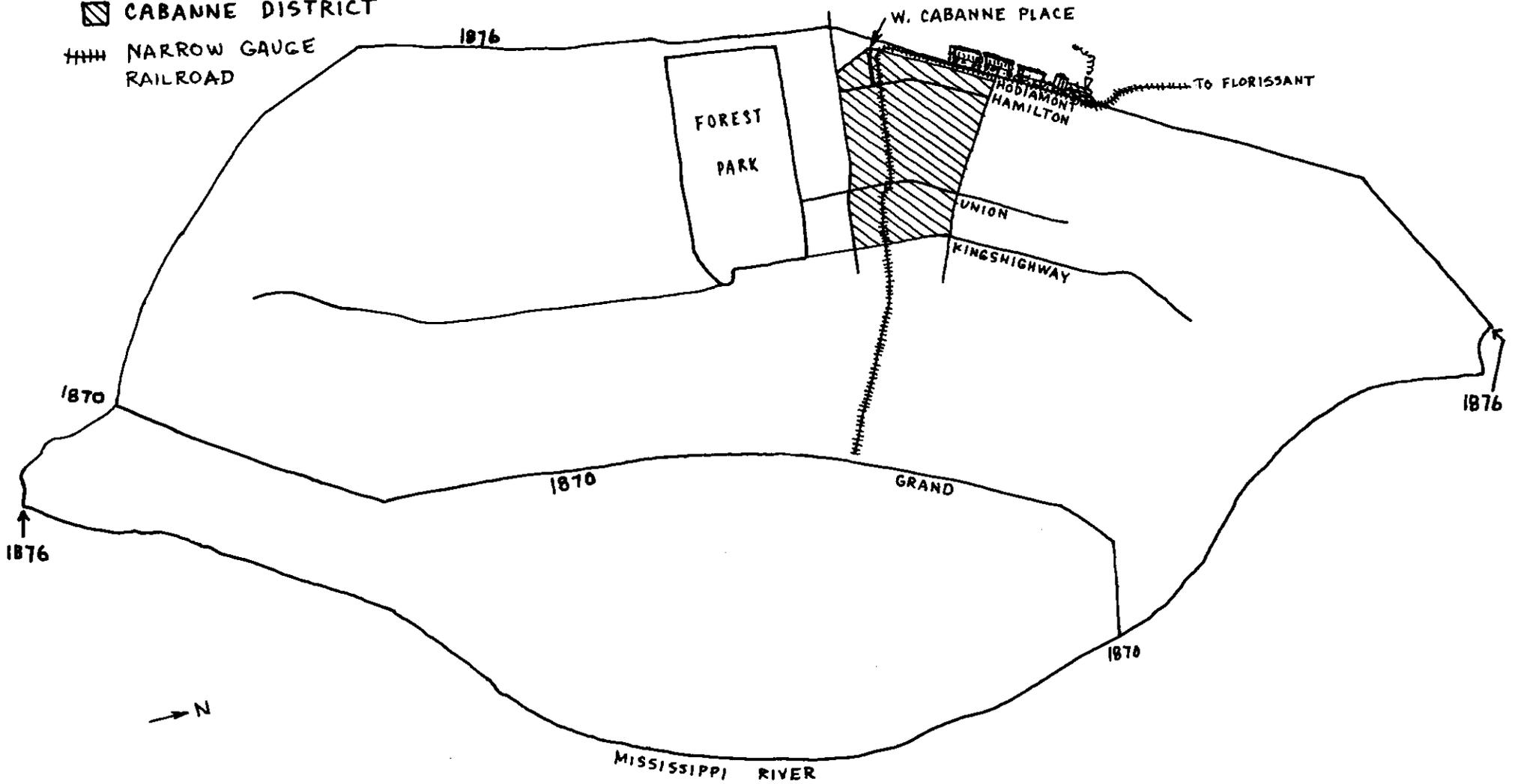
PREPARATION OF THIS MAP WAS FINANCED WHOLLY
THROUGH A GRANT FROM THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT AND THE
COMMUNITY DEVELOPMENT AGENCY OF ST. LOUIS UNDER
THE PROVISIONS OF TITLE 1 OF THE HOUSING AND
COMMUNITY DEVELOPMENT ACT OF 1977 (AS AMENDED).

EXPANDING ST. LOUIS CITY LIMITS

FIGURE 1

▨ CABANNE DISTRICT

|||| NARROW GAUGE RAILROAD

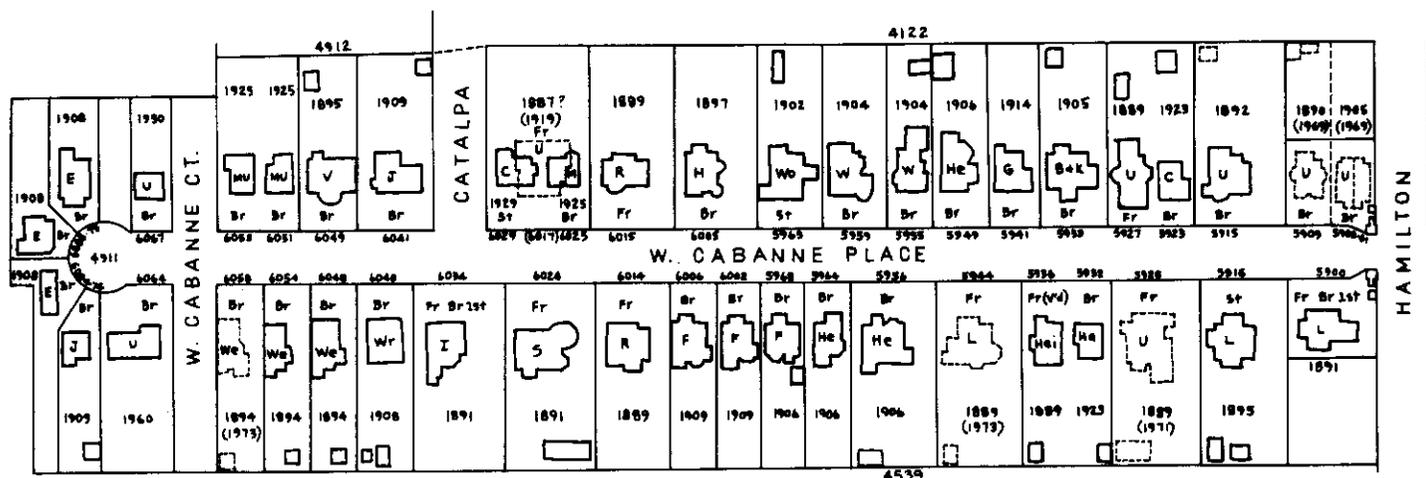


SITE PLAN: DATES AND ARCHITECTS

W. CABANNE PLACE

JULY 1980 ST. LOUIS, MISSOURI

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



ARCHITECTS

- B+K BAKER + KNELL
- C EDWARD E. CHRISTOPHER
- E LAWRENCE EWALD
- G ALBERT B. GROVES
- H JOHN W. HERTHEL
- Ha C.G. HARRINGTON
- He GEORGE W. HELLMUTH
- Hei GEORGE HEIMBURGER
- I WILLIAM B. ITTNER
- J R.L. JUNGLING
- L THEODORE LINK
- M W.F. MANSKE
- Mu V.G. MUELLER
- R CHARLES K. RAMSEY
- S WILLIAM ALBERT SWASEY
- U UNKNOWN
- V CHARLES F. VARNEY
- W ROBERT W. WALSH
- We JOHN L. WEES
- Wo C.F. WOODLING

BUILDERS

- F AUGUST A. FISCHER
- Wr LEALON B. WRIGHT

BUILDING MATERIALS

- Fr FRAME (SHINGLES OR CLAPBOARD)
- Fr(Vd) FRAME, PRESENTLY VENEERED WITH BRICK
- Fr Br 1st FRAME, BRICK 1ST STORY
- St STONE
- Br BRICK
- PREVIOUS BUILDINGS
- () DATES OF DEMOLITION



Photo Log:

Name of Property: **West Cabanne Place Historic District**

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

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

Photographer: **Emese Wood (unless otherwise noted)**

Date

Photographed: **Fall 1979 (unless otherwise noted)**

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

1 of 21. S portion of gates, facing SW.

2 of 21. 6015 W Cabanne Place, S (principal) and E elevations, facing NW.

3 of 21. 6014 W Cabanne Place, N (principal) and E elevations, facing SW.

4 of 21. 5927 W Cabanne Place, S (principal) elevation, facing N. Photo by Jane Porter, spring 1980.

5 of 21. 5944 W Cabanne Place (demolished), N (principal) and E elevations, facing SW.

Photographer unknown, date unknown.

6 of 21. 5900 W Cabanne Place, W and N (principal) elevations, facing SE. Photo taken by Jane Porter, spring 1980.

7 of 21. 6024 W Cabanne Place, N (principal) and E elevations, facing SW. Photo taken by Jane Porter, spring 1980.

8 of 21. 6034 W Cabanne Place, N (principal) and E elevations, facing SW. Photo taken by Jane Porter, spring 1980.

9 of 21. 6048 (left) and 6054 (right) W Cabanne Place, N (principal) and W elevations, facing SE. Photo taken by Jane Porter, spring 1980.

10 of 21. 5916 W Cabanne Place, S (principal) and W elevations, facing NE.

11 of 21. 6049 W Cabanne Place, S (principal) and W elevations, facing NE. Photo taken by Jane Porter, spring 1980.

12 of 21. 6005 W Cabanne Place, S (principal) and E elevations, facing NW. Photo taken by Jane Porter, spring 1980.

13 of 21. 5959 (left) and 5955 (right) W Cabanne Place, S (principal) and E elevations, facing NW. Photo taken by Jane Porter, spring 1980.

14 of 21. 5968 W Cabanne Place, N (principal) and E elevations, facing SW. Photo taken by Jane Porter, spring 1980.

15 of 21. 6085 (left) and 6075 (right) W Cabanne Court, E (principal) elevation of 6085 and E (principal) and S elevations of 6075, facing NW. Photo taken by Jane Porter, spring 1980.

16 of 21. 6084 W Cabanne Court, E (principal) elevation, facing W. Photo taken by Jane Porter, spring 1980.

17 of 21. 6002 (left) and 6006 (right) W Cabanne Place, N (principal) and W elevations, facing SE.

18 of 21. 5949 (left) and 5941 (right) W Cabanne Place, S (principal) and E elevations, facing NE. Photo taken by Jane Porter, spring 1980.

19 of 21. 6029 (left) and 6025 (right) W Cabanne Place, S (principal) and E elevations, facing NE. Photo taken by Jane Porter, spring 1980.

20 of 21. 6064 W Cabanne Court (6074 and 6084 in background), N (principal) and E elevations of 6064, an intrusion, facing SW.

21 of 21. West Cabanne Place Advertisement. From Spectator (St. Louis), 1887.



CABANNE
PLACE





6014





























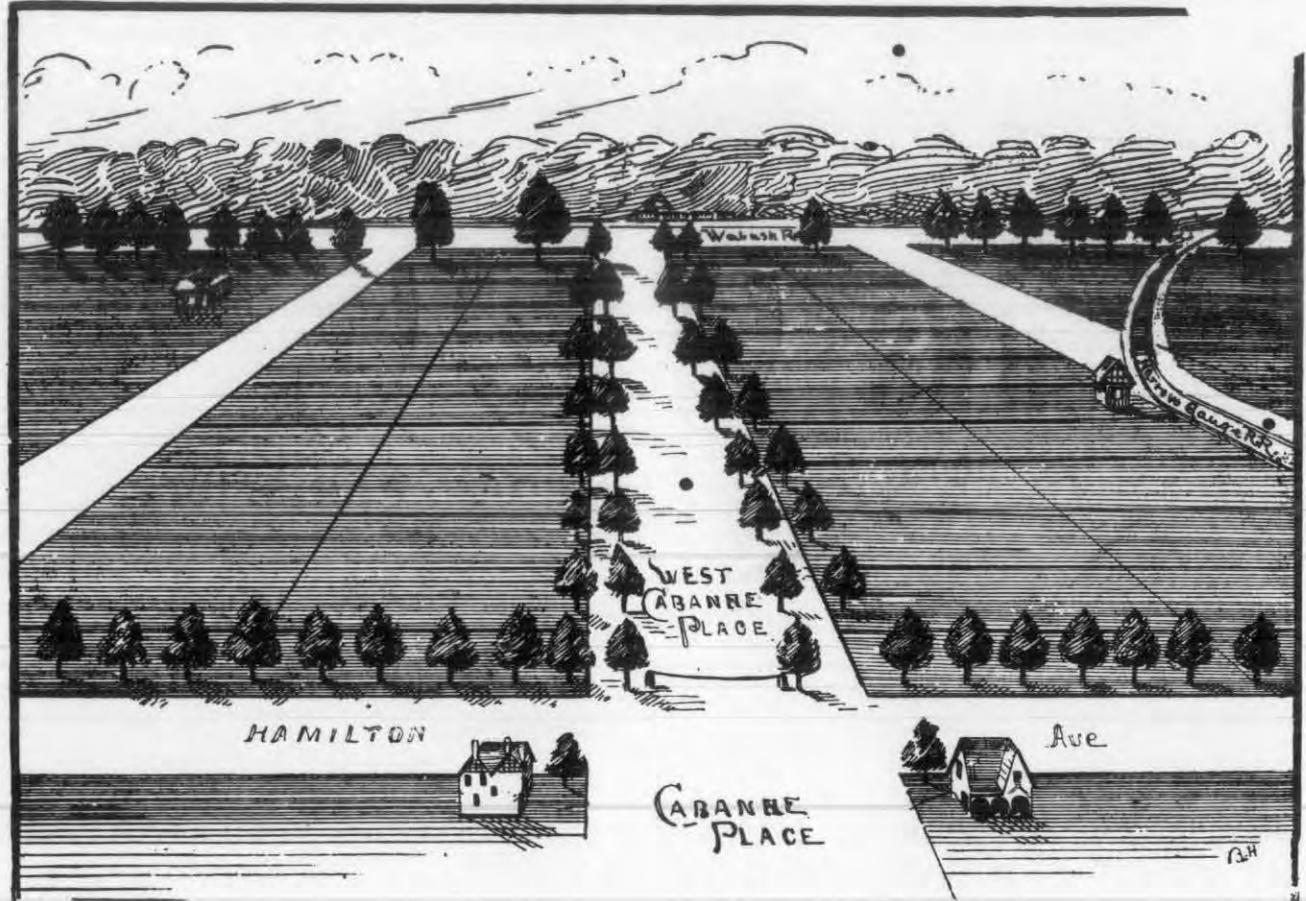






WEST CABANNE PLACE

Lots in this beautiful subdivision for sale on easy terms. All the lots are 215 feet deep and high above street grade: Sewer connections with each lot. Telford pavement to be laid. This is a private street, heavy teaming excluded and dust avoided. Will make an ideal quiet suburban home, and will become a second Vandeventer place. Drive out and inspect this property. To reach it, you take the pleasantest drive in the city of St. Louis: Out Lindell boulevard to Forest Park, across northeast corner of the Park to Union Ave., north on Union Ave. to Cabanne Place, thence out Cabanne Place, and West Cabanne Place is a direct continuation of Cabanne Place from Hamilton Ave. west. Good paved roads the entire drive. Or take Narrow-Gauge train for Hamilton station.



For further information, call at office of **FRANK OBEAR**, Room 45, Turner Building, Opposite Post-Office. At office of **FISHER & CO.**, 714 Chestnut Street, Or at OWNER'S, 6017 West Cabanne Place.