6238 Cabanne is a three-story, six-family, brick apartment with a false hip roof on the facade and flat roof to the rear with tile-topped parapet wall on the sides. Three-bay facade has triple, double-hung windows (large nine-over-one flanked by smaller nine-over one) to either side of each floor of both end bays. Windows have stone lugsills with two decorative square stone blocks (one below each mullion). Windows on first and second floors have flat

History and Significance
James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

Sources of Information
U.C. Bldg. permit #1845 granted to Best Realty 6/8/22
U. City City Hall records
on site inspection
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927
6238 Cabanne

42. continued

arches, vertical joints with pointed stone keystone and decorative stone
block at either end of arch. Third floor windows topped by plain frieze.
Broad eaves below roof. Brick beltcourse at joint with foundation intersects
stone lugsill at door in recessed center bay. Door is single-leaf, one-
panel with eight lights and three-light sidelights. Door is bounded by
a shallow two center, pointed arch with vertical joints (and second row
of horizontal joints), stone keystone and decorative stones at arch ends.
Stone lugsills from windows on sides of end bays intersect sides of door.
Three decorative stone square blocks (tipped 45°) centered above door and
below first staircase window. Two windows stacked in staircase are single,
nine-over-one, double-hung with five-light sidelights and both have stone
lugsills with two square stone blocks (one below each mullion). First
staircase window has decorative three stone lintel. Second staircase
has seven stone label (partial side surrounds). Decorative five stone and
brick design centered in wall above second floor window. Roofed, exterior
steel fire escape at center, rear. Dark, textured brick with black mortar
on facade. Smooth brick with white mortar on remaining three sides.
Duplicate (cosmetic differences) of 6242 Cabanne.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242,
6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253,
6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens;
and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers
and their real estate companies: the men were Max Goldman, Nathan Lerner
and Abraham Lerner; the names of the real estate companies were the Best
Realty Company and West End Realty Company, both located, in the early
twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731
Interdrive, respectively, in 1922. The City Directory that year identifies
Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's
address, at the time he took out a permit for the construction of 731
Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed
as a student.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

6242 Cabanne

St. Louis

Lot 27, pt. 28, Blk 9, N. Parkview

University City

6242 Cabanne

UTM

UTM

42 Further Description of Important Features 6242 Cabanne is a three-story, six-family, brick apartment with a false hip roof on the facade and flat roof to the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (four-over-one in center flanked by three-over-one to either side) on each floor of both end bays. Windows have stone lugsills with two decorative tapered stone blocks (one below each lullion). Windows on first and second floors have flat arches, vertical joints with pointed stone keystones and decorative stone.

History and Significance James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate; 717 and 731.

44 Description of Environment and Outbuildings

45 Sources of Information

U.C. bldg pmt #1845 granted to Best Realty Co. 6/8/22
same permit as 6238 Cabanne

U. City City Hall Records

on site inspection

St. Louis City Directory, 1924

St. Louis City Directories, 1922-1927

Prepared by

A. Van Der Tuin

Organization

St. Louis County Parks

Date

Revision Date

8/11/82
6242 Cabanne

42. continued

block at either end of arch and on either side below arch end. Third floor windows topped by plain frieze. Broad eaves below roof. Brick beltcourse at joint with foundation intersects stone lugsill at door in recessed center bay. Door is single-leaf, one-panel with five lights and has five-light sidelights. Door is bounded by a shallow two center, pointed, arch with vertical joints (and second row of horizontal joints), stone keystone and decorative stones at arch ends and stone partial side surrounds. Two electric lights above door. Decorative horizontal stone with pointed ends centered above door and below first staircase window. Two windows stacked in staircase are single, four-over-one, double-hung with five-light sidelights and both have stone lugsills with two tapered stones below (one below each mullion). First staircase window has decorative flat arch (stone) with pointed keystone and stone label (partial side surrounds). Second staircase window has brick flat arch vertical joints with pointed stone keystone and stone partial side surrounds. Decorative four stone and brick design centered in wall above second staircase window. Roofed, exterior steel fire escape at rear. Multi-colored textured brick with black mortar on facade. Smooth brick with white mortar on remaining three sides. Duplicate (cosmetic differences) of 6238 Cabanne.

43. continued

Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

**1. No**

**2. County**

St. Louis

**3. Location of Negatives**

**4. Present Name(s)**

6244-6246 Cabanne

**5. Other Name(s)**

**6. Specific Location**

Lots 25, 26; Blk. 9, N. Parkview

**7. City or Town**

If Rural, Township & Vicinity University City

**8. Site Plan With Notch Arrow**

**9. Coordinates**

UTM

**10. Site**

Structure

Building

Object

**11. On National Register? Yes No**

**12. Is It Eligible? Yes No**

**13. Part of Estab Hist Dist? Yes No**

**14. District Eligible? Yes No**

**15. Name of Established District**

**16. Thematic Category**

**17. Date(s) or Period**

1925

**18. Style or Design**

**19. Architect or Engineer**

**20. Contractor or Builder**

Ph. Rollhaus Jr. for Alex Berg

**21. Original Use, if apparent**

4 family apt.

**22. Present Use**

same

**23. Ownership**

Public

Private

**24. Owner's Name & Address, if known**

Mohammed Aliakbari

745 Westgate Ave.; 63130

**25. Open to Public? Yes No**

**26. Local Contact Person or Organization**

**27. Other Surveys in Which Included**

**28. No. of Stories**

2

**29. Basement? Yes No**

**30. Foundation Material**

concrete

**31. Wall Construction**

brick

**32. Roof Type & Material**

cross gable tile fl.

**33. No. of Bays & gravel**

front 4 side 7/7

**34. Wall Treatment**

stretcher bond

**35. Plan Shape rectangular**

**36. Changes**

Addition: Altered: Moved: Moved

**37. Condition**

Interior unknown

Exterior fair

**38. Preservation Underway? Yes No**

**39. Endangered? Yes No**

**40. Visible from Public Road? Yes No**

**41. Distance from and Frontage on Road**

42' and 70'

**42. Further Description of Important Features**

6244-46 Cabanne is a two-story, four-family, brick apartment with a false cross-gable roof on the facade and flat roof to the rear with tile-topped parapet walls on the sides. Four-bay facade has triple, three-over-one, double-hung windows on both floors of both end bays. Windows have decorated lugsills and flat arches, vertical joints. Four decorative carved stone blocks in arches - two above mullions and two at arch ends. Large carved stone block centered below center window of upper floor windows. Small

**43. History and Significance**

Phillip Rollhaus, Jr. is listed as an architect in 1927 and 1928 City Directories. Two Alex Bergs are listed, one a grocer and one the president of Hill Brothers Fur Company.

**44. Description of Environment and Outbuildings**

Garage demolished in 1960; driveway on left (E) side.

**45. Sources of Information**

U. City City Hall Records

on site inspection

U. City Bldg. Pmt. # 3193 granted to Alex Berg, 12/22/25

St. Louis City Directories 1924 - 1928.

**46. Prepared by**

A. Van Der Tuin

**47. Organization**

St. Louis Co. Parks

**48. Date**

8/82

**49. Revision Date(s)**
42. continued

boarded-up vent in brick gable face of facade. Projecting eaves below false gable roof. Half-timber and stucco finish in gable faces on sides. Recessed porch on first floor (center two bays) is approached by four concrete steps with wrought iron railings. Low, stone-topped brick wall with single decorative carved stone block on either side of porch. Four single leaf, (with glass, replaced by wood) doors with stone lugsills and transoms in rear wall of porch. Five courses of white glaze brick run inside perimeter of porch at floor. Patterned tile floor. Large doorways (one to either side) sealed with pinwood paneling. Pronounced wood beam above porch supports contrasting brick bays above porch. Two single, four-light (hinged) windows above porch have brick lugsills and are topped by brick beltcourse. Brick beltcourse above supporting beam. Plain frieze at roof above porch. Medium multi-colored smooth brick (contrasting multi-colored brick above porch) with white mortar on facade. Medium brick with white mortar remaining three sides. Chimney left side of front.
6249 Cabanne is a two-story, two-family brick flat with a flat roof; tile topped parapet walls on the sides and terra cotta topped parapet walls on the facade. Pronounced terra cotta and brick entablature below parapet walls. Left bay of two-bay facade has double, three-over-one, double-hung window with stone lugsills on both floors. Stone beltcourse at joint with foundation intersects single, two-light, hinged window in basement and steps leading to projecting porch in right bay. Four stone steps.

No building permit has been found for this building, but the excavation permit was granted in 1914, indicating that this is one of the first buildings in North Parkview and perhaps the first multi-family building.
lead to concrete porch floor. Brick porch walls capped with stone. Brick post to either side is capped with stone and supports beam below roof/balcony. Doors on porch are single-leaf, three-panel with one light and transoms and have single stone lugsill. French doors (six lights each side) opens to balcony. Transom above french doors has been boarded up. Stone lugsill, wood posts and railings around balcony. Two-story oriel window left (w) side. Two-story open wood porches at rear. Smooth, terra cotta colored brick with terra cotta mortar on facade. Contrasting dark header bricks (of common bond) on facade. Smooth terra cotta bricks with white mortar remaining three sides. Side entrance on left side.
### Historic Preservation

**Location of Negatives:**
St. Louis Co. Parks Dept.

**Specific Location:**
Pt. lot 16, blk. 10, N. Parkview

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Historic Inventory of St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>1</td>
<td>No.</td>
</tr>
<tr>
<td>2</td>
<td>Present Name(s)</td>
</tr>
<tr>
<td>3</td>
<td>Historic Inventory of St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>4</td>
<td>6251 Cabanne</td>
</tr>
<tr>
<td>5</td>
<td>Other Name(s)</td>
</tr>
</tbody>
</table>

#### Information on Building 6251 Cabanne

- **Date(s) or Period:** 1927
- **Style or Design:**
- **Architect or Engineer:**
- **Contractor or Builder:** J. Leasin for Jacob Rubin
- **Original Use, if apparent:**
- **Family flat:**
- **Present Use:** same
- **Ownership:** Public
- **Owner's Name & Address, if known:**
- **Open to Public:** Yes
- **Local Contact Person or Organization:**
- **Other Surveys in Which Included:**

#### Description of Building 6251 Cabanne

6251 Cabanne is a two-family, two-story brick "flat" with a flat roof and stone topped parapet walls on the facade and tile topped parapet walls on the sides. Three-bay facade has triple, six-over-one, double-hung windows on both floors of the left (w) bay. These windows have stone lugsills and contrasting brick flat arches, vertical joints. Flat arch of first floor window has stone keystone with two smaller stone blocks to either side (one at

#### History and Significance

Jacob Rubin built at least six apartments in North Parkview, between 1919 and 1927, sometimes in association with other developers and contractors. They are 2, 4 and 6-family buildings: 722-4 Westgate; 812 and 816 Eastgate; 6251, 6253 and 6255-7 Cabanne. He also built two houses in Parkview subdivision in 1924: 6308 and 6316 Westminister, with Oliver Popp as the architect. He lived at 6316 Westminister from about

#### Description of Environment and Outbuildings

Garage removed at rear.

#### Sources of Information

U. City City Hall Records

U. City Bldg. Permit #3805 granted to Jacob Rubin 5/13/27

City Directories 1920-1939

**Prepared by:**
A. Van Der Tuin

**Organization:**
St. Louis Co. Parks

**Date:** 8/82

**Revision Date:** 49
6251 Cabanne

42. continued

each end, one in middle between keystone and end). Three small square stone blocks (tipped 45°) centered above second floor windows and below three course relief brick belt course. Contrasting brick square (tipped 45°) in parapet wall above windows. Small rectangular stone block below stone cap of parapet wall at either side. Brick belt course at joint with foundation intersects single, three-light hinged basement window with stone lugsill and steps to projecting two-bay porch on right. Four stone steps lead to concrete porch floor. Porch has low stone topped brick walls and stone capped brick post to either side. Posts have single decorative stone square tipped 45° in each post and support wood beam and porch roof/balcony. Two doors on porch are single-leaf, one-panel with boarded up lights and transoms and have stone lugsills. Four courses of white glazed brick run inside perimeter of porch at floor. Ornate wrought iron balcony above porch has single-leaf, one-panel, eight-light door with stone lugsills. Small, single, ten-light hinged window with stone lugsill to right of balcony door has semi-circular contrasting brick arch (with contrasting brick face) and two small decorative square stone blocks, one at either end of arch. Small leaded windows first bay left side. Exterior stucco two-story enclosed porches at rear. Side entrance left (w) side. Medium colored textured brick with terra cotta mortar on facade. Smooth brick with white mortar remaining three sides. Duplicate (cosmetic differences) of 6253 Cabanne.

43. continued

1926 to 1939, at which time he was identified in City Directories as a building contractor. In 1920, he had been treasurer of the Cramer Garment Company.
**Lot 24, blk 9, N. Parkview**

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
<td>6252 Cabanne</td>
</tr>
<tr>
<td>County</td>
<td>St. Louis</td>
</tr>
<tr>
<td>Location of Negatives</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>Specific Location</td>
<td>Lot 24, blk 9, N. Parkview</td>
</tr>
<tr>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>UTM</td>
<td>784412m, 421181m</td>
</tr>
<tr>
<td>Coordinates</td>
<td>UTM 12233R, 421181m</td>
</tr>
<tr>
<td>Site Plan with North Arrow</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Date(s) or Period**
- 1922

**Style or Design**
- 20' (2' x 10')
- 2 family apartment

**Architect or Engineer**
- J.M. Moran for Best Realty Co.

**Contractor or Builder**
- J.M. Moran

**Original Use, if apparent**
- Public

**Present Use**
- Public

**Owner's Name & Address**
- Marvin D. Hutt
- 7326 Tulane Ave., 63130

**Ownership**
- Public

**Changes**
- Addition

**Preservation**
- Underway

**Endangered?**
- Yes

**visible from**
- Public Road

**Endangered by What?**
- No urban renewal area

**Description of Environment and Outbuildings**

**Further Description of Important Features**
- 6252 Cabanne is a two-story, two-family brick apartment with a false cross gable roof on the facade and a flat roof at the rear with tile-topped parapet walls on the sides. Two-bay facade has single-leaf, one-panel door with sidelights (lights in door and sidelights boarded up) in left (E) bay. Door has stone lugsill and decorative stone lintel (with keystone) with tapered ends and full stone side surrounds with decorative blocks. Electric light centered above door. Window centered in staircase above door is single, nine-

**History and Significance**
- James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

**Sources of Information**
- St. Louis City Directory, 1924
- St. Louis City Directories, 1922-1927
- U. City bldg. permit #1881 granted to Best Realty Co. 7/14/22
- U. City City Hall Records
- on site inspection

**Prepared by**
- A. Van Der Tuin

**Organization**
- St. Louis Co. Parks

**Date**
- 8/11/82

**Revision Date**
- 49
42. continued

over-one, double-hung with stone lugsill (two tapered blocks below lugsill) tapered stone lintel and label (partial side surrounds). Three decorative blocks centered in wall above window. Projecting sunporches (both floors) in right bay have triple, nine-over-one, double-hung windows with stone lugsill and two decorative tapered stone blocks centered, one below each mullion. First floor windows have flat arch, vertical joints with stone keystone and stone blocks at arch ends and one block below arch on either side. Second floor windows are bounded by plain frieze that runs entire facade. Projecting eaves above frieze. Half-timber and stucco treatment in gable faces. Brick beltcourse at joint with foundation intersects with door lugsill. Single bay at SW corner (rear) constructed of wood. Dark, multi-colored textured brick with black mortar on facade. Smooth brick with white mortar on remaining three sides.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
28. No of Stories | 2
29. Basement? Yes X, Full
30. Foundation Material | rubble squared
31. Wall Construction | brick
32. Roof Type & Material | flat/tar & gravel
33. No of Bays | Front 3, Side 5/5
34. Wall Treatment | common bond
35. Plan Shape | rectangular
36. Changes | Addition
37. Condition | Interior unknown, Exterior fair
38. Preservation Underway? | Yes
40. Visible from Public Road? | Yes X
41. Distance from and Frontage on Road | 42' and 38'
42. Further Description of Important Features | 6253 Cabanne is a two-family, 2-story brick "flat" with a flat roof with stone topped parapet walls on the facade and tile topped parapet walls on the sides. Three-bay facade has triple, six-over-one, double-hung windows on both floors of the left (w) bay. These windows have stone lugsills and contrasting brick flat arches vertical joints. Flat arch of first floor window has decorative stone rectangular blocks above mullions, at arch ends and partially down the sides creating a label. Flat arch of second
43. History and Significance | Home of Olive Brown Graham "Empress of Blues" noted nightclub jazz singer, deceased. See enclosed clipping. Jacob Rubin built at least six apartments in North Parkview, between 1919 and 1927, sometimes in association with other developers and contractors. They are 2, 4 and 6-family buildings: 722-4 Westgate; 812 and 816 Eastgate; 6251, 6253 and 6255-7 Cabanne. He also built two houses in Parkview sub-
44. Description of Environment and Outbuildings | Garage removed at rear.
45. Sources of Information | U. City City Hall Records
on site inspection
U. City bldg. permit #3804 granted to Jacob Rubin 5/13/27
46. Prepared by | A. Van Der Tuin
47. Organization | St. Louis Co. Parks
48. Date | 8/82
49. Revision Dates: |
floor windows has vertical contrasting brick lines running from arch ends and
center mullions up to contrasting brick beltcourse (capped by decorative stone
at either end) below parapet wall. Brick beltcourse at joint with foundation
intersects single three-light hinged basement window with stone lugsill and
steps to projecting two bay porch on right. Four stone steps lead to concrete
porch floor. Porch has low stone topped brick walls and stone capped brick
post to either side. Posts support wood beam and porch roof/balcony. Two
doors on porch are single-leaf, one-panel, twelve-light with transom and have
stone lugsills. Four courses of white glazed brick run inside perimeter of
porch at floor. Ornate wrought iron balcony above porch has single-leaf, one-
panel, eight-light door with stone lugsill and decorative contrasting brick
vertical stripes running from the top of the door to beltcourse. Small, single
ten-light hinged window with stone lugsill to right of balcony door has semi-
circular contrasting brick arch with two decorative stone blocks. Small
leaded windows first bay left side. Exterior wood enclosed porch (open porch
second floor) at rear. Side entrance left (w) side. Medium colored textured
brick with white mortar on facade. Smooth brick with white mortar on remaining
sides. Duplicate (cosmetic differences) of 6251 Cabanne.

division in 1924: 6308 and 6316 Westminster, with Oliver Popp as the
architect.
Funeral services for Olive Brown Graham, St. Louis jazz singer, will be at 7 p.m. Thursday at Wade Funeral Home, 4828 Natural Bridge Avenue. Burial plans are indefinite.

Mrs. Graham, whose stage name was Olive Brown, died Sunday at Jewish Hospital after a long illness. She was 68.

Mrs. Graham began her singing career in St. Louis in the 1930s. She won an amateur contest at the Old Plantation, a popular nightspot.

In the 1960s, she sang in New York City with Count Basie’s All-Star band. After a brief performance in Toronto, Canada, Mrs. Graham remained in Toronto for about 10 years. Her many nightclub performances there included appearances at the Golden Nugget with Henry Cuesta, a saxophonist, and Don Ewell, a pianist. Critics described her style of singing blues as a blend of Ethel Waters and Bessie Smith.

In 1967, her life story was the subject of a Canadian Broadcasting Co. program. She performed in 1968 with the Toronto Symphony Orchestra. She has also appeared at various St. Louis jazz festivals, including the Missouri Folk Life Festival in 1971.

In the early and mid-1970s, Mrs. Graham made a nationwide tour of about 30 college campuses and recorded an album, “Olive Brown and Her Blues Chasers.”

Surviving is her husband, Hudson, of University City; and a son, James Tabrón, and a daughter, Yvonne Howard, both of Detroit.

In 1967, her life story was the subject of a Canadian Broadcasting Co. program. She performed in 1968 with the Toronto Symphony Orchestra. She has also appeared at various St. Louis jazz festivals, including the Missouri Folk Life Festival in 1971.

In the early and mid-1970s, Mrs. Graham made a nationwide tour of about 30 college campuses and recorded an album, “Olive Brown and Her Blues Chasers.”

Surviving is her husband, Hudson, of University City; and a son, James Tabrón, and a daughter, Yvonne Howard, both of Detroit.
<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>6254 Cabanne</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16</th>
<th>Thematic Category</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>Date(s) or Period</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Style or Design</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Architect or Engineer</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Contractor or Builder</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Original Use, if apparent</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Present Use</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Ownership</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Owner's Name &amp; Address, if known</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Open to Public?</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Other Surveys in Which Included</td>
<td></td>
</tr>
</tbody>
</table>

6254 Cabanne is a brick, one-story, single-family residence with a facade facing low gable roof. Left (e) bay of two-bay facade has a large fixed (picture) window flanked to either side by a small single, two-over-two, double-hung window. These windows have a stone sillsill. Door in right bay is single-leaf, laminated. Door has stone sillsill and decorative brick lintel and side surrounds (in contrasting brick). Door is sheltered by small one-bay porch with low gable roof supported by two posts on either side.

This is one of four small single-family houses built by Ben Amitin in 1955, some of which are on the sites of demolished buildings. The architect was James T. Wisnewski. Two of the houses are outside the boundaries of the historic district. The houses at 6254, 6268 and 6306 Cabanne may be seen as not contributing to the district due to style and date. James T. Wisnewski is listed as an architect in the February 1982 telephone directory.
42. continued

Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

Lot 18, pt. 17, blk 10, N. Parkview

City of Town: University City

No. Coordinates: UTM

Site Plan with North Arrow

Further Description of Important Features: 6255-57 Cabanne is a two-story, four-family brick "flat" with stone topped parapet walls on the facade and tile topped parapet walls on the sides. Both floors of the outside bays of four-bay facade have double, six-over-one, double-hung windows with stone lugsills and flat arches (brick herringbone pattern) with square stone arch ends. First floor lugsills rest on brick beltcourse. Brick beltcourse at joint with foundation intersects four stone steps that lead to two-bay wide projecting brick stairs.

History and Significance: Jacob Rubin built at least six apartments in North Parkview, between 1919 and 1927, sometimes in association with other developers and contractors. They are 2, 4 and 6-family buildings: 722-4 Westgate; 812 and 816 Eastgate; 6251, 6253 and 6255-7 Cabanne. He also built two houses in Parkview subdivision in 1924: 6308 and 6316 Westminster, with Oliver Popp as the architect. He lived at 6316 Westminster from about

Description of Environment and Outbuildings: Vacant lot to left (w) side.

Sources of Information:
University City City Hall Records
City Directories, 1920-1939

Prepared by:
A. Van Der Tuin

Organization:
St. Louis Co. Parks

Date: 8/82
porch. Porch has concrete floor, low stone topped brick walls and square brick "post" at either end. Brick posts capped by stones (with decorative brickwork below stone cap). Posts support wood beam which supports the porch roof/balcony. Roof/balcony bounded by wrought iron railing at perimeter and divided down the center. Two single-leaf, one-panel, nine-light doors with stone lugsills and decorative brick flat arches with square stone ends open on either side of balcony. Large brick square (herringbone design) between doors. Three-panel, six-light, single-leaf doors are hung two to either side of porch and have transoms and stone lugsills. Small leaded windows in first bay of either side. Multi-colored textured brick with white mortar on facade. Smooth brick with white mortar on remaining three sides.

1926 to 1939, at which time he was identified in City Directories as a building contractor. In 1920, he had been treasurer of the Cramer Garment Company.
### Historic Inventory

<table>
<thead>
<tr>
<th>1 No.</th>
<th>2 County</th>
<th>3 Location of Negative</th>
<th>4 Present Name(s)</th>
<th>5 Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>St. Louis</td>
<td>St. Louis Co. Parks Dept.</td>
<td>6258 Cabanne</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6 Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pts. lot 21, 22, blk 9, N. Parkview</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7 City or Town</th>
<th>8 If Rural Township &amp; Vicinity</th>
<th>9 mixer Plane or North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10 Coordinates</th>
<th>11 Site</th>
<th>12 Structure</th>
<th>13 Object</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTM</td>
<td>Building</td>
<td>Object</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14 On National Register</th>
<th>15 12 Is It Eligible</th>
<th>16 1922</th>
<th>17 Date(s) or Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>18 1922</th>
<th>19 Architect or Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A.A. Fischer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>20 Contractor or Builder</th>
<th>21 Original Use, if apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.A. Fischer</td>
<td>single family residence</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>22 Present Use</th>
<th>23 Ownership</th>
<th>24 Owner's Name &amp; Address, if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>same</td>
<td>Public</td>
<td>Patrick &amp; Stephen Watson</td>
</tr>
<tr>
<td></td>
<td>Private</td>
<td>6450 Valley View, 63128</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>25 Open to Public</th>
<th>26 Local Contact Person or Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Patrick &amp; Stephen Watson</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>27 Other Surveys in Which Included</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>28 No of Stories</th>
<th>29 Basement?</th>
<th>30 Foundation Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>½</td>
<td>Yes (X)</td>
<td>concrete</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>31 Wall Construction Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>32 Roof Type &amp; Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>med. gable/shingle</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>33 No of Bays</th>
<th>34 Wall Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front 3 Side 1/2</td>
<td>stretcher bond</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>35 Plan Shape</th>
<th>36 Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>square</td>
<td>Addition</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>37 Condition</th>
<th>38 Preservation Underway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior</td>
<td>unknown</td>
</tr>
<tr>
<td>Exterior</td>
<td>good</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>39 Endangered?</th>
<th>40 Visible from Public Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes (X)</td>
<td>Yes (X)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>41 Distance from and Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>42' and 26'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>43 History &amp; Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alexander August Fischer (born 1866) and his son Roland were speculative builders. The A.A. Fischer Architectural and Building Company, incorporated in 1899, developed hundreds of residential buildings in the west end of St. Louis, especially in the Skinker-DeBaliviere neighborhood and on Vernon Place. They built seven single-family houses in 1922 at 6258, 6262, 6264, 6270, 6272, 6300 and 6304 Cabanne, and one</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>44 Description of Environment and Outbuildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant lot left (e) side. Six foot stockade fence right (w) side.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>45 Sources of Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.City bldg. permit #1828 granted to Vine Br. (illegible) &amp; A.A. Fischer 6/3/22. Same permit as 6262 and 6264. U. City City Hall Records on site inspection</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>46 Prepared by</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Van Der Tuin</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>47 Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Co. Parks</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>48 Date</th>
<th>49 Revision Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/82</td>
<td></td>
</tr>
</tbody>
</table>
6258 Cabanne

42. continued

porch with wood floor, steps and railings. Deep projecting eaves over facade. Large plywood paneled dormer with low gable roof facing both facade and rear. Double casement windows with seven-lights each side on facade dormer. Chimney, rear slope, right side. Medium colored textured brick with black mortar on facade. Mixture of textured and smooth brick with white mortar remaining sides. Elevated wood deck (porch) at rear. Similar to 6264 and 6262 Cabanne.

43. continued

multi-family building in 1924 at 6305 Cabanne. The single-family houses are in the bungalow style with low-pitched roofs, broad eaves and horizontal proportions. The larger of the houses have ornamental brackets in the form of winged beasts or classical motifs. Fischer's buildings elsewhere in the city frequently incorporated ornamental features, typically friezes with swags or festoons in relief or porches with Corinthian columns. The three smaller houses are without ornamentation.

45. continued

St. Louis City Directories, 1914-1920.

The Book of St. Louisans, Second Edition, St. Louis Republic, St. Louis, 1912.
## 6262 Cabanne

### Description of Important Features

6262 Cabanne is a one-story, stucco, single family residence with a medium gable roof. Three-bay facade has single-leaf, one-panel, fifteen-light door in left (e) bay. Stone sills below door. Electric light centered above door. Windows in two bays to the right of the door are double, one-sash, one-light windows with stone sills. Plain horizontal wood panels above windows. Two-bay wide brick porch with wood floor and steps. (Decorative brick pattern in porch face - possible change from original).

### History and Significance

Alexander August Fischer (born 1866) and his son Roland were speculative builders. The A.A. Fischer Architectural and Building Company, incorporated in 1899, developed hundreds of residential buildings in the west end of St. Louis, especially in the Skinker-Baliviere neighborhood and on Vernon Place. They built seven single-family houses in 1922 at 6258, 6262, 6254, 6270, 6272, 6300 and 6304 Cabanne, and one multi-family

### Description of Environment and Outbuildings

Six foot stockade fence left (e) side. Driveway left (e) side.

### Sources of Information

- U. City bldg. permit #1828 granted to Vine Br (illegible and A.A. Fischer 6/3/22. Same permit as 6264 and 6258 Cabanne
- U. City City Hall records
- on site inspection
- St. Louis City Directories, 1914-1920
- The Book of St. Louisans, Second Edition, St. Louis Republic, St. Louis, 1912
- Preparer: A. Van Der Tuin
- Organization: St. Louis Co. Parks

### Additional Information

- Thematic Category
- Date(s) or Period
- Style or Design
- Architect or Engineer
- Contractor or Builder
- Original Use, if apparent
- Present Use
- Ownership
- Name & Address, if known
- Open to Public?
- Local Contact Person or Organization
- Condition
- Preservation Underway?
- Endangered?
- Visible from Public Road?
- Distance from and Frontage on Road

---

### Additional Details

- Coordinates
- UTM
- Building Object
- National Register?
- Is Eligible?
- Part of Established District
- District
- Potential?
- Basement?
- Foundation Material
- Wall Construction
- Roof Type & Material
- No of Bays
- Wall Treatment
- Plan Shape
- Changes
- Condition
- Preservation
- Endangered
- Visible from Public Road
- Distance from and Frontage on Road
6262 Cabanne

42. continued


43. continued

building in 1924 at 6305 Cabanne. The single-family houses are in the bungalow style with low-pitched roofs, broad eaves and horizontal proportions. The larger of the houses have ornamental brackets in the form of winged beasts or classical motifs. Fischer's buildings elsewhere in the city frequently incorporated ornamental features, typically friezes with swags or festoons in relief or porches with Corinthian columns. The three smaller houses are without ornamentation.
<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
<td>6264 Cabanne</td>
</tr>
<tr>
<td>County</td>
<td>St. Louis</td>
</tr>
<tr>
<td>Location of Negatives</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>Specific Location</td>
<td>Pt. lot 20, blk 9, N. Parkview</td>
</tr>
<tr>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>Site Plan with North Arrow</td>
<td>![Site Plan]</td>
</tr>
<tr>
<td>Coordinates</td>
<td>UTM</td>
</tr>
<tr>
<td>Site</td>
<td>Building X</td>
</tr>
<tr>
<td>Structure</td>
<td>Object X</td>
</tr>
<tr>
<td>On National Register?</td>
<td>Yes</td>
</tr>
<tr>
<td>Eligible?</td>
<td>Yes</td>
</tr>
<tr>
<td>Part of Estab Dist?</td>
<td>Yes</td>
</tr>
<tr>
<td>Potential?</td>
<td>Yes</td>
</tr>
<tr>
<td>Name of Established District</td>
<td>St. Louis</td>
</tr>
</tbody>
</table>

**16. Thematic Category**
- 12. Date(s) or Period: 1922
- 13. Style or Design: Single family residence
- 14. Architect or Engineer: A.A. Fischer
- 15. Contractor or Builder: A.A. Fischer
- 16. Original Use: Single family residence
- 17. Present Use: Same
- 18. Ownership: Private
- 19. Owner's Name & Address: Dorothy N. Lee, 6264 Cabanne, 63130
- 20. Open to Public?: Yes
- 21. Local Contact Person or Organization: St. Louis Co. Parks
- 22. Condition: Interior unknown
- 23. Wall Treatment: Stretcher bond
- 24. Roof Type & Material: Med. gable/shingle
- 25. Foundation Material: Concrete
- 26. Wall Construction: Brick
- 27. Wall Treatment: Stretcher bond
- 28. Roof Type & Material: Med. gable/shingle
- 29. Foundation Material: Concrete
- 30. Wall Construction: Brick
- 31. Wall Treatment: Stretcher bond
- 32. Roof Type & Material: Med. gable/shingle
- 33. No of Bays: Side 0/2
- 34. Roof Type: Med. gable/shingle
- 35. Foundation Material: Concrete
- 36. Wall Construction: Brick
- 37. Wall Treatment: Stretcher bond
- 38. Roof Type: Med. gable/shingle
- 39. Foundation Material: Concrete
- 40. Wall Construction: Brick
- 41. Wall Treatment: Stretcher bond
- 42. Roof Type: Med. gable/shingle
- 43. Foundation Material: Concrete
- 44. Wall Construction: Brick
- 45. Wall Treatment: Stretcher bond
- 46. Roof Type: Med. gable/shingle
- 47. Foundation Material: Concrete
- 48. Wall Construction: Brick
- 49. Wall Treatment: Stretcher bond

**Further Description of Important Features**

6264 Cabanne is a one-story, brick, single family residence with a medium gable roof. Three-bay facade has single-leaf, one-panel laminated door in left (e) bay. Stone lugsill below door. Electric light centered above door. Windows in two bays to the right of the door are double, one-sash, seven-light windows with stone lugsills. Plain horizontal wood panel above windows. Large metal vent with stone lugsill in gable face. Two-bay wide brick porch with wood floor and steps and wrought iron rail.

**History and Significance**

- Alexander August Fischer (born 1866) and his son Roland were speculative builders. The A.A. Fischer Architectural and Building Company, incorporated in 1892, developed hundreds of residential buildings in the west end of St. Louis, especially in the Skinker-DeBaliviere neighborhood and on Vernon Place. They built seven single-family houses in 1922 at 6258, 6262, 6264, 6270, 6272, 6300 and 6304 Cabanne, and one multi-family

**Description of Environment and Outbuildings**

- Garage permit 10/14/26. Driveway right (w) side.

**Sources of Information**

- U. City bldg. permit 1828 granted to Vine Br (illegible) and A.A. Fischer 6/3/22. Same permit at 6262 and 6258 Cabanne
- U. City City Hall records
- St. Louis City Directories, 1914-1920.
- The Book of St. Louisans, Second Edition, St. Louis Republic, St.
- Prepared by A. Van Der Tuin
- Organization St. Louis Co. Parks
6264 Cabanne

42. continued


43. continued

building in 1924 at 6305 Cabanne. The single-family houses are in the bungalow style with low-pitched roofs, broad eaves and horizontal proportions. The larger of the houses have ornamental brackets in the form of winged beasts or classical motifs. Fischer's buildings elsewhere in the city frequently incorporated ornamental features, typically friezes with swags or festoons in relief or porches with Corinthian columns. The three smaller houses are without ornamentation.
6268 Cabanne is a brick, one-story, single family residence with a facade facing low gable roof. Right (west) bay of two-bay facade has a large fixed (picture) window flanked to either side by a small single, two-over-two, double-hung window. These windows have a stone lugsill. Door in left bay is single-leaf, laminated with three decorative wood squares (tipped 450) applied down the center. Door has stone lugsill, flat arch with vertical joints and decorative brick side surrounds. Door is ...

This is one of five small single-family houses built by Ben Amitin in 1955, some of which are on the sites of demolished buildings. The architect was James T. Wisnewski. Two of the houses are outside the boundaries of the historic district. The houses at 6254, 6268 and 6306 Cabanne may be seen as not contributing to the district, due to style and date. James T. Wisnewski is listed as an architect in the February 1982 Directory.

Sources of Information

U. City Bldg. Permit #1835 granted to R.A. Fischer, 6/5/22. Must not have been built or have been demolished. New house identical to 6412 Cabanne of 1955.
U. City City Hall records on site inspection

Prepared by
A. Van Der Tuin
Organization
St. Louis Co. Parks
Date 8/82
sheltered by small one-bay porch with low gable roof supported by two posts on either side. Wood railings at sides of porch. Elevated concrete porch floor is reached by three concrete steps. Shingled gable faces. Side entrance on right (w) side. Chimney on left side slope. Light, textured brick with white mortar throughout. Duplicate (cosmetic differences) of 6412, 6306 and 6254 Cabanne.
**6269 Cabanne**

**Thematic Category:**

<table>
<thead>
<tr>
<th>Date(s) or Period</th>
<th>1922</th>
</tr>
</thead>
</table>

**Style or Design:**

<table>
<thead>
<tr>
<th>Architect or Engineer</th>
<th>J. M. Moran for A. F. Lerner</th>
</tr>
</thead>
</table>

**Contractor or Builder:**

<table>
<thead>
<tr>
<th>Original Use, if apparent</th>
<th>4 family apt.</th>
</tr>
</thead>
</table>

**Present Use:**

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Private X</th>
</tr>
</thead>
</table>

**Owner's Name & Address, if known:**

<table>
<thead>
<tr>
<th>Imogene Alexander</th>
</tr>
</thead>
<tbody>
<tr>
<td>900 Eastgate; 63130</td>
</tr>
</tbody>
</table>

**Open to Public:**

<table>
<thead>
<tr>
<th>Yes X</th>
</tr>
</thead>
</table>

**Local Contact Person or Organization:**

<table>
<thead>
<tr>
<th>Public Road?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
</tbody>
</table>

**Other Surveys in Which Included:**

<table>
<thead>
<tr>
<th>No of Stones</th>
<th>2</th>
</tr>
</thead>
</table>

**Foundation Material:**

<table>
<thead>
<tr>
<th>Wall Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>brick</td>
</tr>
</tbody>
</table>

**Roof Type & Material:**

<table>
<thead>
<tr>
<th>false hip</th>
</tr>
</thead>
</table>

**Wall Treatment:**

<table>
<thead>
<tr>
<th>stretcher bond</th>
</tr>
</thead>
</table>

**Plan Shape:**

<table>
<thead>
<tr>
<th>rectangular</th>
</tr>
</thead>
</table>

**Condition:**

<table>
<thead>
<tr>
<th>Interior unknown</th>
</tr>
</thead>
</table>

**Preservation Underway:**

<table>
<thead>
<tr>
<th>Yes X</th>
</tr>
</thead>
</table>

**Endangered:**

<table>
<thead>
<tr>
<th>Yes X</th>
</tr>
</thead>
</table>

**By What:**

<table>
<thead>
<tr>
<th>urban renewal area</th>
</tr>
</thead>
</table>

**Visible from Public Road:**

<table>
<thead>
<tr>
<th>Yes X</th>
</tr>
</thead>
</table>

**Distance from and Frontage on Road:**

<table>
<thead>
<tr>
<th>40</th>
</tr>
</thead>
</table>

**Further Description of Important Features:**

6269 Cabanne is a two-story, four-family brick apartment with a false hip roof on the facade and a flat roof to the rear with tile-topped parapet walls on the sides. Bays to either side of central entrance bay project slightly from the five-bay facade. Windows on both floors of these bays (second and fourth) are triple, double-hung (large two-over-one in center flanked by smaller two-over-one on either side) and have stone sills with two decorative tapered stone blocks (one below each mullion). First floor windows have.

**Sources of Information:**

- U. C. Bldg. permit #1808 granted to A. F. Lerner on 5/20/22
- U. City City Hall records on site inspection
- St. Louis City Directory, 1924
- St. Louis City Directories, 1922-1927
flat arch, vertical joints with two decorative tapered stone blocks (one above each mullion). Second floor windows bounded by plain frieze. End bays (first and fifth) have double, three-over-one, double-hung windows with stone lugsills (and two decorative tapered stone blocks - one below each outside mullion) on both floors. First floor windows have flat arch, vertical joints with tapered stone keystone. Second floor windows bounded by plain frieze. Broad eaves below false hip roof across entire facade. Brick beltcourse at joint with foundation intersects lugsill below door in recessed center (third) bay. Door is single-leaf, one-panel, with five lights and three-light sidelights. Elliptical arch has vertical joints with stone keystone and decorative stone to either side above sidelights. Small rectangular stone block tangent to sidelight on either side. Electric light is centered above door. Window in staircase above door in single, four-over-one, double-hung with five-light sidelights and stone lugsill with two decorative blocks below Mullions. Flat arch vertical joints with two large decorative stone blocks above Mullions. Three decorative stone squares (tipped 45°) centered in wall above staircase window. Roofed exterior steel fire escape at rear. Multi-colored dark textured brick with deeply set black mortar on facade. Smooth brick with white mortar on remaining three sides. Duplicate (cosmetic difference) of 6262 North.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>2. County</th>
<th>3. Location of Negatives</th>
<th>4. Present Names(s)</th>
<th>5. Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>St. Louis</td>
<td>St. Louis Co. Parks Dept.</td>
<td>6270 Cabanne</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 18, blk 9, N. Parkview</td>
<td></td>
<td></td>
<td></td>
<td>6270 Cabanne</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16. Thematic Category</th>
<th>17. Date(s) or Period</th>
<th>18. Style or Design</th>
<th>19. Architect or Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1922</td>
<td></td>
<td>R.A. Fischer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>R.A. Fischer</td>
<td>Single family residence</td>
<td>Same</td>
<td>Public</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24. Owner's Name &amp; Address, if known</th>
<th>25. Open to Public?</th>
<th>26. Local Contact Person or Organization</th>
<th>27. Other Surveys in Which Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gary &amp; Rashelle Alexander</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Yes</td>
<td>Concrete</td>
<td>Brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>32. Roof Type &amp; Material</th>
<th>33. No. of Bays</th>
<th>34. Wall Treatment</th>
<th>35. Plan Shape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Med. gable/shingle</td>
<td>Front 4, Side 4/4</td>
<td>Stretcher bond</td>
<td>Square</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>36. Changes</th>
<th>37. Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addition</td>
<td>Interior unknown</td>
</tr>
<tr>
<td>Altered</td>
<td>Exterior fair</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
<td></td>
<td>42' and 35'</td>
</tr>
</tbody>
</table>

**Further Description of important Features**

6270 Cabanne is a brick 1½-story, single family residence with a medium gable roof. Single-leaf, one-panel door with four-lights (two large lights below have been boarded up) in right (w) bay of four-bay facade is reached by six stone steps across small recessed open porch. Door has stone lugsill. Porch has stone topped brick wall with three cross-shaped openings on west side. Two plain wood posts on top of brick wall support beam and paneled ceiling of porch overhang. Three east bays have double...

**Historical Significance**

Alexander August Fischer (born 1866) and his son Roland were speculative builders. The A.A. Fischer Architectural and Building Company, incorporated in 1899, developed hundreds of residential buildings in the west end of St. Louis, especially in the Skinker-DeBaliviere neighborhood and on Vernon Place. They built seven single-family houses in 1922 at 6258, 6262, 6264, 6270, 6272, 6300 and 6304 Cabanne, and one multi...

**Description of Environment and Outbuildings**

Garage removed at rear. Driveway (w) shared with 6272 Cabanne.

**Sources of Information**

- U. City Bldg. Permit #1663 granted to R.A. Fischer, 1/16/22
- U. City City Hall records on site inspection
- The Book of St. Louisans, Second Edition, St. Louis Republic, St. Louis, 1912

**Prepared by**

A. Van Der Tuin

**Organization**

St. Louis Co. Parks

**Date**

8/82
6270 Cabanne

42. continued

one-sash (one-light), windows topped by plain horizontal rectangular wood panel. Stone lugsill runs from east side of building under windows to porch recess. Carved wood moulding runs between wood panels and tops of windows. Vertical brick rectangles in relief to either side and between windows. Four elaborate winged gargoyle (dragon) brackets on facade (and one on porch) support broad eaves. (One bracket has been removed from porch.) Two single, three-light, hinged windows rest on concrete foundation in basement. Large shingled dormer has four sets of casement windows (six lights each side) with carved wood mullions. Dormer is low gable with return. Boxed cornice. Small leaded windows on sides. Chimney front slope left side. Small enclosed porch at rear. Multi-colored textured brick with white mortar on facade. Smooth brick with white mortar remaining three sides. Duplicate (cosmetic differences) of 6272 Cabanne.

43. continued

family building in 1924 at 6305 Cabanne. The single-family houses are in the bungalow style with low-pitched roofs, broad eaves and horizontal proportions. The larger of the houses have ornamental brackets in the form of winged beasts or classical motifs. Fischer's buildings elsewhere in the city frequently incorporated ornamental features, typically friezes with swags or festoons in relief or porches with Corinthian columns. The three smaller houses are without ornamentation.
6272 Cabanne is a brick, one and one-half-story, single-family residence with a medium gable roof. Single leaf, one-panel, laminated door in left (east) bay of four-bay facade is reached by five stone steps across small recessed open porch. Door has stone lugsill. Porch has stone topped brick wall with three cross shaped openings on east side. Two plain wood posts on top of brick wall support beam and paneled ceiling of porch overhang. Three west bays have double, one-sash (one light), windows topped by plain brick wall support beam and paneled ceiling of porch overhang. Three west bays have double, one-sash (one light), windows topped by plain
6272 Cabanne

42. continued

horizontal rectangular wood panel. Stone lugsill runs the full width of the three bays. Rosette moulding runs between wood panels and windows and across brick of facade and recessed porch. Heavily carved wood brackets on facade and recessed porch support broad eaves. Large brick rectangle in relief below three window bays. Large shingled dormer has four sets of casement windows (six lights each side) with carved wood mullions. Dormer is low gable with return. Cornice is boxed and supported by small carved brackets. Chimney front slope, right side. Dark textured brick with black mortar on facade. Smooth brick with white mortar remaining three sides. Small open porch at rear. Duplicate (cosmetic differences) of 6270 Cabanne.

43. continued

multi-family building in 1924 at 6305 Cabanne. The single-family houses are in the bungalow style with low-pitched roofs, broad eaves and horizontal proportions. The larger of the houses have ornamental brackets in the form of winged beasts or classical motifs. Fischer's buildings elsewhere in the city frequently incorporated ornamental features, typically friezes with swags or festoons in relief or porches with Corinthian columns. The three smaller houses are without ornamentation. Joseph Badolato is shown in City Directories of 1920 and 1922 as a grocer.

45. continued

St. Louis City Directories, 1914-1920.
The Book of St. Louisans, Second Edition, St. Louis Republic, St. Louis, 1912.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No. 6300 Cabanne

2. County St. Louis

3. Location of Negatives St. Louis Co. Parks Dept.

4. Present Name(s) 6300 Cabanne

5. Other Name(s)

6. Specific Location Lot 16, blk 9, N. Parkview

7. City or Town University City

8. Site Plan with North Arrow

9. Coordinates UTG

10. Site Structure Object

11. On National Register? Yes X

12. Is II Eligible? Yes X

13. Part of Estab Hist Dist? No X

14. District Eligible? Yes X

15. Name of Established District

16. Themeatic Category

17. Date(s) or Period 1922

18. Style or Design

19. Architect or Engineer

20. Contractor or Builder R.A. Fischer

21. Original Use, if apparent single family residence

22. Present Use same

23. Ownership Public X Private K

24. Owner's Name & Address, if known Walter & Mary Coffman 6300 Cabanne, 63130

25. Open to Public? Yes X

26. Local Contact Person or Organization

27. Other Surveys in Which Included

28. No. of Stories 1½

29. Basement? Yes X

30. Foundation Material concrete

31. Wall Construction brick

32. Roof Type & Material medium gable/shingle

33. No. of Bays Front 4 Side 4/3

34. Wall Treatment stretcher bond

35. Plan Shape square

36. Changes Addition X Altered in #42 Moved

37. Condition Interior unknown Exterior fair

38. Preservation Underway? Yes X No X

39. Endangered? Yes X

40. Visible from Public Road? Yes X No X

41. Distance from and frontage on Road 42' and 35'

42. Further Description of Important Features 6300 Cabanne is a one and one-half-story, brick, single-family residence with a medium gable roof. Four-bay facade has single-leaf, one-panel, six-light door with stone lug-sill in right (west) bay. Eight concrete steps (with wrought iron railings) lead to two-bay wide brick porch and door. Porch has low stone-capped brick walls. Electric light centered between door and window bays. Three-window bays have small double, one-sash (one-light) windows with single stone lug-sill running the full width of house.

43. History and Significance Alexander August Fischer (born 1866) and his son Roland were speculative builders. The A.A. Fischer Architectural and Building Company, incorporated in 1899, developed hundreds of residential buildings in the west end of St. Louis, especially in the Skinker-DeBaliviere neighborhood and on Vernon Place. They built seven single-family houses in 1922 at 6258, 6262, 6264, 6270, 6272, 6300 and 6304 Cabanne, and one multi-family building in 1924 at 6305 Cabanne. The single-family houses are in the bungalow

44. Description of Environment and Outbuildings Driveway west side.

45. Sources of Information

U. City bldg. permit #1835 granted to R.A. Fischer, 6/5/22
U. City City Hall records
on site inspection

46. Prepared by A. Van Der Tuin

47. Organization St. Louis Co. Parks

48. Date 49 Revision Date(s)
**Historic Inventory**

**No.**

**County**
St. Louis

**Location of Negatives**
St. Louis Co. Parks Dept.

**Specific Location**
Lot 15, blk 9, N. Parkview

**City or Town**
University City

**Site Plan with North Arrow**

---

**Thematic Category**

**Date(s) or Period**
1922

**Style or Design**

**Architect or Engineer**
R.A. Fischer

**Original Use, if apparent**
single family residence

**Present Use**
same

**Ownership**
Public

**Owner's Name & Address, if known**

Hodges & Barbara Hines
6304 Cabanne, 63130

**Open to Public?**
Yes

**Local Contact Person or Organization**

**Other Surveys in Which Included**

---

**Changes**
Addition X

**Condition**
Interior unknown

**Preservation Underway?**
Yes X

**Endangered?**
By What? Yes X

**Visible from Public Road?**
Yes X

**Distance from and Frontage on Road**
421 and 351

---

**Further Description of Important Features**

6304 Cabanne is a one and one-half-story, brick, single family residence with a medium gable roof. Four-bay facade has single-leaf, one-panel laminated door with stone lugsill in left (east) bay. Nine concrete steps (with wrought iron railings) lead to two-bay wide brick porch and door. Porch has low stone capped brick walls. Electric light centered between door and window bays. Three window bays have small double, one-sash (one-light) windows with single stone lugsill running the full width of the three

**History and Significance**
Alexander August Fischer (born 1866) and his son Roland were speculative builders. The A.A. Fischer Architectural and Building Company, incorporated in 1899, developed hundreds of residential buildings in the west end of St. Louis, especially in the Skinker-DeBaliviere neighborhood and on Vernon Place. They built seven single-family houses in 1922 at 6258, 6262, 6264, 6270, 6272, 6300, and 6304 Cabanne, and one multi-family building in 1924 at 6305 Cabanne. The single-family houses are in the bungalow style with

**Sources of Information**

U. City bldg. permit #1835 granted to R.A. Fischer, 6/5/22. Same permit at 6300 Cabanne
U. City City Hall records on site inspection

---

**Prepared by**
A. Van Der Tuin

**Organization**
St. Louis Co. Parks

**Date**
8/82

**Revision Date(s)**

bays. Horizontal, rectangular wood panel above each set of two windows is bounded at the bottom by a moulding of carved wood rosettes. Two basement windows resting on concrete foundation are single, three-light hinged.

Very broad eaves on facade with highly carved brackets, one at each end of facade. Three interior brackets have been removed. Large segmental shingled dormer with flaired ends in roof has quadrupal casement (six lights each side) windows. Two of these windows at the center have been covered with wood. Dormer cornice is boxed and pedimented. Chimney front slope, right side. Two small leaded windows right side. Small enclosed porch at rear. Multi-colored textured brick on facade, smooth brick remaining sides. Terra cotta colored mortar throughout. Duplicate (cosmetic differences) of 6300 Cabanne.

low-pitched roofs, broad eaves and horizontal proportions. The larger of the houses have ornamental brackets in the form of winged beasts or classical motifs. Fischer's buildings elsewhere in the city frequently incorporated ornamental features, typically friezes with swags or festoons in relief or porches with Corinthian columns. The three smaller houses are without ornamentation.

St. Louis City Directories, 1914-1920.
The Book of St. Louisans, Second Edition, St. Louis Republic, St. Louis, 1912.
### 6305 Cabanne

**Thematic Category:**
- Present Name(s): 6305 Cabanne

**Date(s) or Period:**
- 1924

**Style or Design:**
- A.A. Fischer for Ella Bannerman

**Architect or Engineer:**
- Unknown

**Contractor or Builder:**
- Cabanne Partnership

**Original Use:**
- 1922, single-family houses

**Present Use:**
- Conversion to 12 apartments

**Ownership:**
- Public

**Address:**
- 6822 Olive St. Suite 1A, 63130

**Condition:**
- Interior good

**Preservation Underway?**
- Yes

**Visible from Public Road?**
- Yes

**Endangered?**
- Yes

**Historic Significance:**
- Alexander August (born 1866) and his son Roland were speculative builders. The A.A. Fischer Architectural and Building Company, incorporated in 1899, developed hundreds of residential buildings in the west end of St. Louis, especially in the Skinker-DeBaliviere neighborhood and on Vernon Place. They built seven single-family houses in 1922 at 6258, 6262, 6264, 6270, 6272, 6300 and 6304 Cabanne, and one multi-family building in 1924 at 6305 Cabanne. The single-family houses are in the Skinker-DeBaliviere neighborhood.

**Sources of Information:**
- U. City bldg. permit #2548 granted to Ella K. Bannerman 5/3/24
- U. City City Hall records on site inspection

**Description of Environment and Outbuildings**
- 6305 Cabanne is a three-story, brick and plywood paneled, twelve family (two bedroom - not subsidized) apartment with a gable roof. Seven-bay facade has two-light horizontal sliding windows on all three floors of the three bays to either side of (and above) the central entrance bay. First floor windows rest on stone belt course. Second floor windows have stone lugsills. Plain plywood horizontal panels above first and second floor windows. First two floors brick. Third floor stained plywood paneling, stone belt course.
6305 Cabanne

42. continued

course at joint with foundation intersects lugsill below door in center bay. Windows in three basement bays to either side of door rest on stone beltcourse and are single, three-light, hinged. Door has large stone entablature with dentils and moulded stone trim. Currently no entrance door Dark multi-colored textured brick with grey mortar throughout (first two floors).

43. continued

bungalow style with low-pitched roofs, broad eaves and horizontal proportions. The larger of the houses have ornamental brackets in the form of winged beasts or classical motifs. Fischer's buildings elsewhere in the city frequently incorporated ornamental features, typically friezes with swags or festoons in relief or porches with Corinthian columns. The three smaller houses are without ornamentation. This building was extensively remodeled in 1982 at which time a third story was added and window openings were changed. These alterations have been rendered the building incompatible with the historic buildings in the neighborhood.

45. continued

St. Louis City Directories, 1914-1920.

The Book of St. Louisans, Second Edition, St. Louis Republic, St. Louis, 1912.
<table>
<thead>
<tr>
<th>No.</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No</td>
<td></td>
<td></td>
<td>Present Name(s)</td>
<td>6306 Cabanne</td>
</tr>
<tr>
<td>2</td>
<td>County</td>
<td></td>
<td>St. Louis</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Location of Negatives</td>
<td></td>
<td>St. Louis Co. Parks Dept.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Specific Location</td>
<td></td>
<td>Lot 14, blk 9, N. Parkview</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>City or Town</td>
<td></td>
<td>University City</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Site Plan with North Arrow</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Coordinates</td>
<td></td>
<td>UTM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Site</td>
<td></td>
<td></td>
<td>Structure No.</td>
<td>6306 Cabanne; 63130</td>
</tr>
<tr>
<td>9</td>
<td>Building No.</td>
<td></td>
<td></td>
<td>Object No.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>On National Register?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>12</td>
<td>Is It Eligible?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>13</td>
<td>Part of Established District?</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>District</td>
<td>Yes</td>
<td>No</td>
<td>Potent?</td>
<td>No</td>
</tr>
<tr>
<td>15</td>
<td>Name of Established District</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Thematic Category</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Date(s) or Period</td>
<td>1955</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Style or Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Architect or Engineer</td>
<td>attrib. to James T. Wisnewski</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Contractor or Builder</td>
<td>attrib. to Ben Amitin</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Original Use, if apparent</td>
<td>single family residence</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Present Use</td>
<td>same</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Ownership</td>
<td>Public</td>
<td>Private</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Owner’s Name &amp; Address, if known</td>
<td>Jack &amp; Barbara Lambert</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Open to Public?</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Local Contact Person or Organization</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Other Surveys in Which Included</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>No of Stories</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Basement?</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Foundation Material</td>
<td>concrete</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Wall Construction Material</td>
<td>brick</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Roof Type &amp; Material</td>
<td>low gable/shingle</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>No of Bays</td>
<td>Front: 2 Side: 3/3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Wall Treatment</td>
<td>common bond</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>Plan Shape</td>
<td>rectangular</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36</td>
<td>Changes</td>
<td>Addition: Altered (in #42): Moved:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>Condition</td>
<td>Interior: unknown Exterior: fair</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>Preservation Underway?</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>Endangered?</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>Visible from Public Road?</td>
<td>Yes</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>Distance from and Frontage on Road</td>
<td>42' and 35'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>42</td>
<td>Further Description of Important Features</td>
<td>6306 Cabanne is a brick, one-story, single family residence with a facade facing low gable roof. Right (west) bay of two-bay facade has a large fixed (picture) window flanked to either side by a small single, two-over-two, double-hung window. These windows have a stone lugsill. Door in left bay is single-leaf, laminated with three decorative wood squares (tipped 45°) applied down the center. Door has stone lugsill, flat arch with vertical joints and partial (decorative brick) side surrounds.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>43</td>
<td>History and Significance</td>
<td>This is one of five small single-family houses built by Ben Amitin in 1955, some of which are on the sites of demolished buildings. The architect was James T. Wisnewski. Two of the houses are outside the boundaries of the historic district. The houses at 6254, 6268 and 6306 Cabanne may be seen as not contributing to the district due to style and date. James T. Wisnewski is listed as an architect in the February, 1982 telephone directory.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>Description of Environment and Outbuildings</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>Sources of Information</td>
<td>U. City bldg. permit #1827 granted to A.A. Fischer, 6/3/22. Must have not been built. New house identical to 6412 Cabanne of 1955. U. City City Hall records on site inspection</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>46</td>
<td>Prepared by</td>
<td>A. Van Der Tuin</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>47</td>
<td>Organization</td>
<td>St. Louis Co. Parks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>48</td>
<td>Date</td>
<td>8/82</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>49</td>
<td>Revision Date(s)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
6306 Cabanne

42. continued

Door is sheltered by small one bay porch with low gable roof supported by
two posts on either side. Wood railings at sides of porch. Elevated con-
crete porch floor is reached by three concrete steps. Shingled gable faces.
Side entrance on right side. Chimney on left side slope. Light, smooth
brick with white mortar throughout. Duplicate (cosmetic differences) of
6412, 6268 & 6254 Cabanne.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No.</td>
</tr>
<tr>
<td>2</td>
<td>County</td>
</tr>
<tr>
<td>3</td>
<td>Location of Negative</td>
</tr>
<tr>
<td>4</td>
<td>Present Name(s)</td>
</tr>
<tr>
<td>5</td>
<td>Other Name(s)</td>
</tr>
<tr>
<td>6</td>
<td>Specific Location</td>
</tr>
<tr>
<td>7</td>
<td>City or Town</td>
</tr>
<tr>
<td>8</td>
<td>Site Plan with North Arrow</td>
</tr>
<tr>
<td>9</td>
<td>Coordinates</td>
</tr>
<tr>
<td>10</td>
<td>Structure</td>
</tr>
<tr>
<td>11</td>
<td>On National Register</td>
</tr>
<tr>
<td>12</td>
<td>Is It Eligible?</td>
</tr>
<tr>
<td>13</td>
<td>Part of Established District</td>
</tr>
<tr>
<td>14</td>
<td>District</td>
</tr>
<tr>
<td>15</td>
<td>Name of Established District</td>
</tr>
</tbody>
</table>

**16. Thematic Category**
- 17. Date(s) or Period: 1922
- 18. Style or Design
- 19. Architect or Engineer
- 20. Contractor or Builder: V.H. Rhodes, cont. for S. Martz
- 21. Original Use, if apparent
- 22. Present Use
- 23. Ownership
- 24. Owner's Name & Address: Gilbert Goldenhersh, 14449 Corallin Dr.; 63017
- 25. Open to Public?
- 26. Local Contact Person or Organization
- 27. Other Surveys in Which Included

**28. No of Stories:** 2
- 29. Basement?: Yes
- 30. Foundation Material: brick
- 31. Wall Construction: brick
- 32. Roof Type & Material: flat, tar & gravel
- 33. No. of Bays: 10 Side 2/2
- 34. Wall Treatment: stretcher bond
- 35. Plan Shape/Rectangular
- 36. Changes: Addition?
- 38. Preservation Underway?: Yes
- 39. Endangered?: Yes
- 40. Visible from Public Road?: No
- 41. Distance from and Frontage on Road: 149'

**42. Further Description of Important Features:** 6309-15 Cabanne is a two-story, eight-family, brick apartment with a flat roof and stone-topped parapet walls. Ten-bay facade is divided at the center into two, five-bay sections; each with its own entrance to four apartments and each a mirror image of the other. Stone belt course at joint with foundation intersects stone lugsills below single-leaf, one-panel, twelve-light doors (center bay of each five-bay section). Doors are topped by stone segmental arch (with electric light in keystone) with horizontal flaired ends.

**43. History and Significance:** Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. W.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749.

**44. Description of Environment and Outbuildings:** Rear is on North Avenue.

**45. Sources of Information:**
- U.C. bldg. permit #1732 4/7/22 granted to (looks like S. Martz)
- Demo permit 7/25/24
- St. Louis Daily Record 4/19/22
- MO Hist. Society Necrology XIII, p. 134
- U. City City Hall Records

**46. Prepared by:** A. Van Der Tuin
**47. Organization:** St. Louis Co. Parks
**48. Date:** 49. Revision Date(s): 8/11/82
42. continued

that intersect brick pilaster to either side. Four horizontal stone blocks divide pilasters below arch. Single window in staircase above door is single, casement (three lights each side) with stone lugsill. Large decorative square brick outline centered in wall above window and between pilasters. Stone beltcourse rests on plain stone pilaster capitals above second floor windows. Decorative diamond shaped stone block centered in parapet wall above staircase window. Windows in bay to either side of door are single, three-over-one, double-hung with stone lugsills. Windows in second bay to either side of door are triple, three-over-one, double-sash windows with stone lugsills. Basement windows in bays to either side of door are single, two-light, hinged. Pilaster separates the two building sections. Pilasters at building ends are broken in a quoin pattern. Two exterior roofed wood fire escapes at rear (North Ave.). Multi-colored textured brick with white mortar on facade, left (S) side and rear. Smooth brick with white mortar on right (E) side.

43. continued

Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

Preservation Status: Present Name(s): 6310 Cabanne

Lot 13, pt. 12, blk 9, N. Parkview

City or Town: St. Louis

County: St. Louis

Location of Negatives: St. Louis Co. Parks Dept.

HISTORIC INVENTORY

16. Thematic Category

17. Date(s) or Period: 1922

18. Style or Design

19. Architect or Engineer

20. Contractor or Builder: J. Moran for A.F. Lerner

21. Original Use, if apparent: 4 family apt.

22. Present Use: 4 family apt.

23. Ownership: Public

24. Owner's Name & Address, if known: MCR Partnership 12371 Creekhaven; 63131

25. Open to Public?: Yes

26. Local Contact Person or Organization

27. Other Surveys in Which Included

28. No of Stories: 2

29. Basement?: Yes

30. Foundation Material: Concrete

31. Wall Construction: Brick

32. Roof Type & Material: False gable/shingle/flat

33. No of Bays: Front 3 Side 6/6

34. Wall Treatment: Brick

35. Plan Shape: Rectangular

36. Changes: Interior unknown

37. Condition: Exterior fair

38. Preservation: Underway?

39. Endangered?: Yes

40. Visible from Public Road?: Yes

41. Distance from and Frontage on Road: 42' and 50'

42. Further Description of Important Features: 6310 Cabanne is a two-story, four-family brick apartment with a false gable roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large four-over-one in the center flanked by smaller two-over-one to either side) on each floor of both projecting end bays. Windows have stone lugsills with two decorative tapered stone blocks below (one below each mullion). First floor windows have flat arches, vertical joints with two decorative rectangular

43. History and Significance: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate;

44. Description of Environment and Outbuildings: Common driveway (W) with 6314 Cabanne.

45. Sources of Information

U.C. bldg. permit #1673 granted to A.F. Lerner, 2/2/22
same permit as 6406, 6318, 6314, 6328, 6322, 6400 Cabanne
St. Louis Daily Record, 2/7/22, to construct seven 2-story, 4-family brick apartment buildings, $80,000 total
U. City City Hall records

46. Prepared by: A. Van Der Tuin

47. Organization: St. Louis Co. Parks

48. Date: 8/9/82

49. Revision Date(s): 8/9/82
6310 Cabanne

42. continued

blocks (one above each mullion). Plain frieze above second floor windows. Decorative half-timber and stucco treatment in gable faces in end bays (and first bay of either side). Projecting eaves below false gable roof. Stone beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel with eleven lights and three-light sidelights. Stone lintel with stone side surrounds and two decorative stone blocks in lintel above Mullions. Electric light centered above door. Single, four-over-one, double-hung window with three-light sidelights in staircase above door has stone lugsill with two tapered stone blocks below Mullions and flat arch vertical joints with rectangular stone "keystone". Two, small, side-by-side, stone squares (tipped 45°) centered in wall above staircase window. Two, double-car garages (doors converted to single-car) in basement at rear. Medium colored textured brick with deeply set black mortar on facade, smooth brick with flush white mortar on remaining three sides. Duplicate (cosmetic differences) of 6406, 6400, 6328, 6322, 6318 and 6314 Cabanne.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6257, 6269, 6309, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6252, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6220 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin: Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.

45. continued

St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927
42 Further Description of Important Features 6314 Cabanne is a two-story, four-family brick apartment with a false hip roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large eight-over-one in the center flanked by smaller four-over-one to either side) on each floor of both projecting end bays. Windows have stone lugsills with two decorative tapered stone blocks below (one below each mullion). First floor windows have flat arches vertical joints with two decorative.

43 History and Significance James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

44 Description of Environment and Outbuildings Shared driveways with 6310 (E) and 6318 (W) Cabanne. 
6314 Cabanne

42. continued

rectangular blocks (one above each mullion). Plain frieze above second floor windows. Projecting eaves below false hip roof. Stone beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel with thirteen lights and five-light sidelights. Flat arch vertical joints with quarter-circular treatment at arch corners above door. Five decorative stone blocks in arch. Electric light centered above door. Single, eight-over-one, double-hung window with three-light sidelights in staircase above door has stone lugsill with two tapered stone blocks below mullions and flat arch vertical joints with two rectangular blocks above mullions. Decorative stone rectangle (with clipped corners) is centered in wall above staircase window. Two, double-car garages (no doors) in basement at rear. Dark, textured brick with deeply set black mortar on facade, smooth brick with flush white mortar on remaining three sides. Duplicate (cosmetic differences) of 6406, 6400, 6328, 6322, 6318 and 6310 Cabanne.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.

45. continued

St. Louis City Directories, 1922-1927
Further Description of Important Features: 6318 Cabanne is a two-story, four-family brick apartment with a false gable roof (with center gable) on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large nine-over-one in the center flanked by smaller nine-over-one to either side) on each floor of both projecting end bays. Windows have stone sills with two decorative tapered stone blocks below (one below each mullion). First-floor windows have flat arches vertical joints with two decorative.

History and Significance: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

Description of Environment and Outbuildings: Common driveway (E) with 6314 Cabanne.
rectangular blocks (one above each mullion). Plain frieze above second floor windows. Half-timber and stucco treatment in center gable face. Projecting eaves below false gable roof. Stone beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel with ten lights and three-light sidelights. Stone lintel and side surrounds with two decorative pointed stone blocks in lintel above mullions. Electric light centered above door. Single, nine-over-one, double-hung window with five-light sidelights in staircase above door has stone lugsill with two tapered stone blocks below mullions and flat arch vertical joints with two rectangular blocks above mullions. Large decorative stone rectangle (with clipped corners and rectangular brick interior) at center in wall above staircase window. Two, double-car garages with sliding doors in basement at rear. Medium textured brick with deeply set black mortar on facade, smooth brick with flush white mortar on remaining three sides. Duplicate (cosmetic differences) of 6406, 6400, 6328, 6322, 6314 and 6310 Cabanne.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
### Historic Inventory

**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6322 Cabanne</td>
<td></td>
</tr>
</tbody>
</table>

**6 Specific Location**

Pts. lot 8, 9, blk 9, N. Parkview

**7 City or Town**

University City

**8 Site Plan with No. Arrow**

![Site Plan](image)

**9 Coordinates UTM**

<table>
<thead>
<tr>
<th>Lat.</th>
<th>Long.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**10 Site Building X Structure Object**

<table>
<thead>
<tr>
<th>National Register?</th>
<th>Eligible?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

**11 On National Register?**

Yes

**12 Is it Eligible?**

No

**13 Part of Established District**

Yes

**14 District**

Yes

**15 Name of Established District**

Potomac

**16 Thematic Category**

- Date(s) or Period: 1922
- Style or Design: 4 family apt.
- Architect or Engineer: J. Moran for A.F. Lerner
- Contractor or Builder: Albert J. Burack
- No. of Stories: 2
- Basement?: Yes
- Roof Type & Material: Hip w center gable/tile r. flat
- No. of Bays: 3
- Side: 6/6
- Wall Construction: Stretcher bond
- Wall Treatment: Rectangular
- Condition: Unknown
- Preservation Underway?: No
- Endangered?: Yes
- By What?: Urban renewal area
- Visible from Public Road?: Yes
- District: Yes
- Potomac
- Note: Altered in #42

**17 No. of Stories**

2

**18 Style or Design**

4 family apt.

**19 Architect or Engineer**

J. Moran for A.F. Lerner

**20 Contractor or Builder**

Albert J. Burack

**21 Original Use, if apparent**

755 Cromwell; 63105

**22 Present Use**

Public

**23 Ownership**

Public

**24 Owner's Name & Address, if known**

- Albert J. Burack
- 755 Cromwell, 63105

**25 Open to Public?**

Yes

**26 Local Contact Person or Organization**

- Albert J. Burack
- 755 Cromwell, 63105

**27 Other Surveys in Which Included**

- Altered in #42
- Moved
- Preservation Underway?
- Endangered?
- By What?
- Urban renewal area
- Visible from Public Road?
- Distance from Frontage on Road

**42 Further Description of Important Features**

6322 Cabanne is a two-story, four-family brick apartment with a false hip center gable roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large eight-over-one in the center flanked by four-over-one to either side) on each floor of both projecting end bays. Windows have stone lugsills with two decorative tapered stone blocks below (one below each mullion). First floor windows have flat arches vertical joints with two decorative.

**43 History and Significance**

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

**44 Description of Environment and Outbuildings**

Common driveway with 6328 Cabanne. Concrete block garage at rear.

**45 Sources of Information**

- U. C. Bldg. permit #1673 granted to A.F. Lerner 2/2/22
- same permit at 6406, 6318, 6314, 6328, 6400 Cabanne
- St. Louis Daily Record, 2/7/22
- U. City City Hall records

**46 Prepared by**

A. Van Der Tuin

**47 Organization**

St. Louis Co. Parks

**48 Date**

8/9/82
42. continued

rectangular blocks (one above each mullion). Plain frieze above second floor windows. Half-timber and stucco treatment in center gable face. Projecting eaves below hip roof. Brick beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel with seven lights and three-light sidelights. Stone lintel and side surrounds with two decorative stone blocks above Mullions. Electric light centered above door. Single, eight-over-one, double-hung window with three-light sidelights in staircase above door has stone lugsill with two tapered stone blocks below Mullions and flat arch vertical joints with two rectangular blocks above Mullions. Single decorative rectangular blocks above Mullions. Single decorative rectangular block with square block (tipped 45°) at center in wall above staircase window. Two double-car garages with sliding doors in basement at rear. Free standing concrete block garage at rear. Medium textured brick with deeply set black mortar on facade, smooth brick with flush white mortar on remaining three sides. Duplicate (cosmetic differences) of 6406, 6400, 6328, 6318, 6314 and 6310 Cabanne.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.

45. continued

St. Louis City Directories, 1922-1927
6328 Cabanne is a two-story, four-family brick apartment with a false hip roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large four-over-one in center flanked by smaller two-over-one to either side) on each floor of both projecting end bays. Windows have stone lugsills with two decorative tapered stone blocks below (one below each mullion). First floor windows have flat arches vertical joints with two decorative rectangular blocks (one

Further Description of Important Features 6328 Cabanne is a two-story, four-family brick apartment with a false hip roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large four-over-one in center flanked by smaller two-over-one to either side) on each floor of both projecting end bays. Windows have stone lugsills with two decorative tapered stone blocks below (one below each mullion). First floor windows have flat arches vertical joints with two decorative rectangular blocks (one

History and Significance  James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate; 717

Description of Environment and Outbuildings  Common driveway with 6322 Cabanne.
6328 Cabanne

42. continued

above each mullion). Plain frieze above second floor windows. Projecting
eaves below hip roof. Stone beltcourse at joint with foundation intersects
stone lugsill below door in recessed center bay. Door is single-leaf, one-
panel with twelve lights and five-light sidelights. Flat arch, vertical joint
with quarter-circular treatment at arch sides at door. Five decorative stone
blocks in arch. Electric light centered above door. Single, four-over-one,
double-hung window with three-light sidelights in staircase above door has
stone lugsill with two tapered stone blocks below mullions and flat arch
vertical joints with single rectangular "keystone". Single decorative
rectangular stone block with rounded ends in wall above staircase window.
Two double-car garages with sliding doors in basement at rear. Dark, textured
brick with deeply set black mortar on facade, smooth brick with flush white
mortar on remaining three sides. Duplicate (cosmetic differences) of 6406,
6400, 6322, 6318, 6314 and 6310 Cabanne.

43. continued

and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6352,
6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309,
6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821
and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and
their real estate companies: the men were Max Goldman, Nathan Lerner and
Abraham Lerner; the names of the real estate companies were the Best Realty
Company and West End Realty Company, both located, in the early twenties, at
6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respec-
tively, in 1922. The City Directory that year identifies Nathan Lerner as a
tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he
took out a permit for the construction of 731 Interdrive, in January 1922, was
2738 Franklin; Abraham Lerner was listed as a student.

45. continued

St. Louis City Directories, 1922-1927
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>6400 Cabanne</td>
<td></td>
</tr>
</tbody>
</table>

1. No
2. County
   - St. Louis
3. Location of Negatives
   - St. Louis Co. Parks Dept.
4. Specific Location
   - Pts. lot 5, 6, blk 9, N. Parkview
5. City or Town
   - Parkview
6. Site Plan with North Arrow
7. Coordinates
   - UTM
8. Name of Established District

16. Thematic Category
   - HISTORIC
17. Date(s) or Period
   - 1922
18. Style or Design
   - Colonial
19. Architect or Engineer
   - J. Moran for A.F. Lerner
20. Contractor or Builder
   - A.F. Lerner
21. Original Use, if apparent
   - 4 family apt.
22. Present Use
   - same
23. Ownership
   - Public II
24. Owner's Name & Address, if known
   - Hugh & Lorna Robnett
   - 5564 Delmar, 63112
25. Open to Public?
   - Yes
26. Local Contact Person or Organization
   - A.F. Lerner
27. Other Surveys in Which Included
   - U. C. bldg. permit #1673 granted to A.F. Lerner on 2/2/22
   - same permit as 6406, 6318, 6314, 6310, 6328, 6322 Cabanne

42. Further Description of Important Features
   6400 Cabanne is a two-story, four-family, brick apartment with a false center gable roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large eight-over-one in center flanked by smaller four-over-one to either side) on each floor of both projecting end bays. Windows have stone lugsills with two decorative stone square blocks below (one below each mullion). First floor windows have flat arches vertical joints with two.

43. History and Significance
   - James H. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate;

44. Description of Environment and Outbuildings
   - Common driveway with 6406 Cabanne.

46. Prepared by
   - A. Van Der Tuin
47. Organization
   - St. Louis Co. Parks
48. Date
   - 6/3/82
49. Revision Date(s)
6400 Cabanne

42. continued
decorative rectangular blocks (one above each mullion). Plain frieze above second floor windows. Projecting eaves below gable roof. Stone beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel with five lights and three-light sidelights. Stone lintel and side surrounds with two decorative rectangular stone blocks in lintel. Electric light centered above door. Single, eight-over-one, double-hung window with three-light sidelights in staircase above door has stone lugsill with two square blocks below and flat arch vertical joints with single rectangular "keystone". Two small square stone blocks (rotated 45°) above staircase window. Center and end gables have half-timber and stucco treatment. Two double-car garages with overhead doors in basement at rear. Dark, textured brick with deeply set black mortar on facade, smooth brick with white mortar on remaining three sides. Duplicate (cosmetic differences) of 6406, 6328, 6322, 6318, 6314 and 6310 Cabanne.

43. continued
717 and 731 Interdrive; 6242, 6246, 6250, 6252 and 6262 North; 6328, 6242, 6252, 6258, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.

45. continued
St. Louis City Directories, 1922-1927
42. Further Description of Important Features:

6406 Cabanne is a two-story, four-family brick apartment with a false gable roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large nine-over-one in center flanked by smaller nine-over-one to either side) on each floor of both projecting end bays. Windows have stone sillsills with two decorative tapered stone blocks below (one below each mullion). First floor windows have flat arches vertical joints with two decorative rectangular blocks.

43. History and Significance:

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 740–904, 908, 914, 915, 916, 920 and 924 Eastgate.

44. Description of Environment and Outbuildings:

Common driveway with 6400 Cabanne.

45. Sources of Information:

U. C. bldg. permit #1673 granted to A. F. Lerner on 2/2/22
same permit as 6318, 6314, 6310, 6328, 6322, 6400 Cabanne
U. City City Hall Records
on site inspection
St. Louis Daily Record, 2/7/22
St. Louis City Directory, 1924

46. Prepared by

A. Van Der Tuin

47. Organization

St. Louis Co. Parks

48. Date

6/3/82

49. Revision Date(s)
6406 Cabanne

42. continued

(one above each mullion). Plain frieze above second floor windows. Projecting eaves below gable roof. End bays have small, facade-facing, gables with half-timber and stucco treatment. Gable peaks are tile-topped. Stone beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel with seven lights (three boarded up) and five-light sidelights. Flat arch vertical joints with quarter-circular ends. Three decorative rectangular blocks, one at center, one at either end. Single decorative block to either side of door. Electric light centered above door. Single, nine-over-one, double-hung window with five-light sidelights in staircase above door has stone lugsill with tapered blocks and flat arch vertical joints with rectangular blocks. Decorative stone square with clipped corners and brick interior above staircase window. Two, double-car garages with overhead doors in basement at rear. Dark textured brick with deeply set black mortar on facade, smooth brick with white mortar on remaining three sides. Duplicate (cosmetic differences) of 6400, 6328, 6322, 6318, 6314 and 6310 Cabanne.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
**Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6249 Cates</td>
<td>6249 Cates</td>
</tr>
</tbody>
</table>

### 1. County
- St. Louis

### 2. Location of Negatives
- St. Louis Co. Parks Dept.

### 3. Specific Location
- Lot 31 & pt. 30, Blk 9, N. Parkview

### 4. City or Town
- University City

### 5. Site Plan with North Arrow

### 6. City or Rural, Township & Vicinity
- University City

### 7. Site Plan with North Arrow

### 8. Coordinates
- UTM

### 9. Structure
- Building X

### 10. On National Register
- Yes

### 11. Part of Established District
- Yes

### 12. Date(s) or Period
- 1921

### 13. Original Use, if apparent
- 6 family apt.

### 14. Architect or Engineer
- V.A. Chinberg

### 15. Foundation Material
- rubble, squared

### 16. Thematic Category
- Historic Preservation

### 17. Style or Design
- brick

### 18. No. of Stories
- 3

### 19. Wall Construction
- gable & shed/shingle r. flat /

### 20. Roof Type & Material
- full

### 21. No. of Bays
- 7

### 22. Wall Treatment
- stretcher bond

### 23. Public Ownership
- Public

### 24. Owner's Name & Address, if known
- Robert C. Johnson
  - 7009 Weil Ave; 63119

### 25. Open to Public?
- Yes

### 26. Local Contact Person or Organization
- Public

### 27. Other Surveys in Which Included
- No

### 28. Condition
- fair

### 29. Preservation
- Yes

### 30. Visible from Public Road
- Yes

### 31. Endangered?
- Yes

### 32. Distance from and Frontage on Road
- 42' and 71'

### 33. Change
- Addition

### 34. Changes
- no

### 35. History and Significance
- Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

### 36. Sources of Information
- U.C. bldg. permit #1395 granted to V.A. Chinberg on 1/4/21
- U. City City Hall records on site inspection
- City Directories 1916-21

### 37. Prepared by
- A. Van Der Tuin

### 38. Organization
- St. Louis Co. Parks

### 39. Date
- 5/18/82

### 40. Revision Date
- 5/18/82

42 Further Description of Important Features
- 6249 Cates is a 3-story, 6-family brick apt. with a gable and false shed roof on the facade and a flat roof with tile-topped parapet walls to the rear. 7-bay facade has projecting sunporches with low gable roofs in the 2nd bay from either end. Gable roofs lead to false shed roof over main body of the facade. Double, 1-over-1, 2-sash windows on all 3 floors of sunporch bays and bays to either side of central entrance bay. Single, 1-over-1, 2-sash windows on all 3 floors of end bays and in 2 windows stacked above.

43 History and Significance
- Garage removed.
<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1  No.</td>
<td></td>
</tr>
<tr>
<td>2  County</td>
<td></td>
</tr>
<tr>
<td>3  Location of Negatives</td>
<td></td>
</tr>
<tr>
<td>4  Present Name(s)</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>5  Other Name(s)</td>
<td></td>
</tr>
<tr>
<td>6  Specific Location</td>
<td></td>
</tr>
<tr>
<td>7  City or Town</td>
<td></td>
</tr>
<tr>
<td>8  Rural, Township &amp; Vicinity</td>
<td></td>
</tr>
<tr>
<td>9  University City</td>
<td></td>
</tr>
<tr>
<td>10 Site Plan with North Arrow</td>
<td></td>
</tr>
<tr>
<td>11 Coordinates</td>
<td></td>
</tr>
<tr>
<td>12 Coordinates</td>
<td></td>
</tr>
<tr>
<td>13 Coordinates</td>
<td></td>
</tr>
<tr>
<td>14 Coordinates</td>
<td></td>
</tr>
<tr>
<td>15 Coordinates</td>
<td></td>
</tr>
<tr>
<td>16 Thematic Category</td>
<td></td>
</tr>
<tr>
<td>17 Date(s) or Period</td>
<td>1928</td>
</tr>
<tr>
<td>18 Style or Design</td>
<td></td>
</tr>
<tr>
<td>19 Architect or Engineer</td>
<td></td>
</tr>
<tr>
<td>20 Contractor or Builder</td>
<td>J.M. Moran/West End Realty</td>
</tr>
<tr>
<td>21 Original Use, if apparent</td>
<td></td>
</tr>
<tr>
<td>22 Present Use</td>
<td>Same</td>
</tr>
<tr>
<td>23 Ownership</td>
<td>Public</td>
</tr>
<tr>
<td>24 Owner's Name &amp; Address, if known</td>
<td>Mary D &amp; Robert L Clark</td>
</tr>
<tr>
<td>25 Open to Public</td>
<td>Yes</td>
</tr>
<tr>
<td>26 Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>27 Other Surveys in Which Included</td>
<td></td>
</tr>
<tr>
<td>28 No of Stories</td>
<td>3</td>
</tr>
<tr>
<td>29 Basement?</td>
<td>Yes</td>
</tr>
<tr>
<td>30 Foundation Material</td>
<td>Concrete</td>
</tr>
<tr>
<td>31 Wall Construction</td>
<td>Brick</td>
</tr>
<tr>
<td>32 Roof Type &amp; Material f. false cross gable/tile r. flat/ter</td>
<td></td>
</tr>
<tr>
<td>33 No of Bays &amp; gravel</td>
<td>2</td>
</tr>
<tr>
<td>34 Wall Treatment</td>
<td>Common bond</td>
</tr>
<tr>
<td>35 Plan Shape</td>
<td>Rectangular</td>
</tr>
<tr>
<td>36 Changes</td>
<td>Addition</td>
</tr>
<tr>
<td>37 Condition</td>
<td>Interior</td>
</tr>
<tr>
<td>38 Preservation Underway</td>
<td>Yes</td>
</tr>
<tr>
<td>39 Endangered?</td>
<td>Yes</td>
</tr>
<tr>
<td>40 Visible from Public Road</td>
<td>Yes</td>
</tr>
<tr>
<td>41 Distance from and Frontage on Road</td>
<td>42' and 40'</td>
</tr>
<tr>
<td>42 Further Description of Important Features</td>
<td>6253 Cates is a three-story, brick apartment with false cross-gable roof on the facade and flat roof with tile-topped parapet walls to the rear. Facade-facing cross gable is centered over the left bay of the two-bay facade. Decorative timber and stucco treatment of gable with large brackets at either end. Three additional contrasting brackets support overhang along entire facade. Left bay has French doors with ten lights in each leaf and ten-light sidelights on.</td>
</tr>
<tr>
<td>43 History and Significance</td>
<td>James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate St.</td>
</tr>
<tr>
<td>44 Description of Environment and Outbuildings</td>
<td>Garage removed.</td>
</tr>
<tr>
<td>45 Sources of Information</td>
<td></td>
</tr>
<tr>
<td>46 Prepared by</td>
<td>University City</td>
</tr>
<tr>
<td>47 Organization</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>48 Date</td>
<td>5/17/82</td>
</tr>
<tr>
<td>49 Revision Date</td>
<td></td>
</tr>
</tbody>
</table>
6253 Cates

42. continued

each floor. Flat arch, vertical joints and decorative blocks above French doors on first and second floors. French doors open onto balconies (the width of doors and sidelights) with wrought iron railings (decorative scroll-work centered in front rail) and wrought iron scroll "supports" below on the sides. Entrance in right bay has single-leaf, one-panel with eight lights, semi-circular arched door with large alternating, radiating stone voussoirs and plain side moulding resting on large blocks. Two windows stacked above door in staircase are single, one-over-one, two-sash with leaded "tulip" design in lower window. These windows have decorative stone surrounds which carry between windows creating a decorative cross-shaped stone and brick panel. Surrounds carry above top window in semi-circular arch with alternating radiating voussoirs pattern (filled with brick). Stone lugsill and lintel on lower window; stone slipsill below upper window. Multi-colored, textured brick on facade, smooth on remaining three sides; white mortar throughout. Leaded windows on west side. Steel fire escape at rear.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin, Abraham Lerner was listed as a student.
42. Further Description of Important Features: 6257 Cates is a three-story, brick apartment building with a tile-topped false hip roof on the facade and a flat roof with tile-topped parapet walls to the rear. Three-bay facade has projecting sunporches in the right bay with triple, six-over-one, two-sash windows on each floor. Center bay has single, eight-over-one, two-sash windows on each floor. Entrance in left bay has single-leaf, one-panel door (with fifteen lights) and sidelights (left sidelight has been boarded up). Two sets of windows stacked above entrance.

43. History and Significance: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

44. Description of Environment and Outbuildings: Three-bay garage without doors at rear.

45. Sources of Information:
- U. C. bldg. permit #3506 granted to West End Realty on 7/28/26
- Same permit as 6309, 6327 and 6401 Cates
- U. City City Hall records
- On site inspection
- St. Louis City Directory, 1924
- St. Louis City Directories, 1922-1927

46. Prepared by A. Van Der Tuin
47. Organization: St. Louis Co. Parks
48. Date: 5/17/82
49. Revision Date(s):
6257 Cates

42. continued

are single, two-sash, leaded windows with leaded sidelights. Third floor windows and windows above door have concrete lugsills. First and second floor windows rest on concrete beltcourse. All windows except third floor have concrete surrounds with decorative blocks. Door has concrete surrounds with decorative block and decorative brickwork. First floor, below windows, has decorative vertical concrete supports. Dark, multi-colored textured brick on facade. Smooth brick on remaining three sides; white mortar throughout. Exterior steel fire escape at rear. Duplicate of 6401, 6327 and 6309 Cates.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Further Description of Important Features: 6260 Cates is a 3-story, 6-family brick apt. with flat roof and parapet walls topped by tile on the sides and metal cap on the facade. Large bracketed overhang below parapet wall and above 3rd floor windows on facade and first bay of either side. Single, 3-over-1, 2-sash windows in 3 end bays of all 3 floors. Brick slipsills on 2nd and 3rd floor windows; stone lugsills on first floor windows. Double row of header jointed arch radiating voussoirs on 2nd floor windows. 1st floor windows recessed 1 row of brick with 1.

History and Significance: Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749.

Description of Environment and Outbuildings: Garage built 5/10/20; removed 4/17/62.
42. continued
row, header joint, on sides and flat arch vertical joint at top within
segmental arch with radiating voussoirs, stone keystone and stone ends
which rest on square brick pilasters. 4, double-casement, single-light
windows in basement, 2 on either side of central entrance bay. Door is
double leaf, single-panel with 10 lights in each leaf. Door is segmental
arch shaped with compound brick segmental arch surrounds. Electric
lights to either side of door. Stacked above door are 2 single, 3-over-
1, 2-sash windows in staircase. Upper window has brick slipsill. Lower
window has large stone arch radiating voussoirs, keystone, stone quoin
surrounds and stone lugsill with 3 small stone brackets. Brick belt
courses below overhang (above 3rd floor windows) and at base of 3rd floor
windows (notches above upper staircase window). Stone beltcourse at base
of door. Dark, textured brick with white mortar on facade and first bay
of either side. Smooth brick with white mortar remaining sides. 2,
3-story brick porches project at rear with roof over center. Steel fire
escape at rear of building. Duplicate of 6274, 6270 and 6266 Cates.

43. continued
Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714 Limit; 704,
740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were
among the largest in the subdivision, several having deep recessions in
the rear of the building to admit light and air.
6261 Cates is a 1½ story, single family residence with a tiled gambrel roof. 3-bay facade has 3 dormers with shed roofs and single, 6-over-6, 2-sash windows. Stucco faced chimney side, right. Double, 6-over-1, two sash windows with brick lugsills and decorative keystone (in relief at top) in each of two outside bays on first floor. Central entrance reached by 4 steps and over small stoop to 24 panel single leaf door. Cornice boxed with 4 sets of 2 brackets. Heavy boxed cornice above door supported by brackets with Healy boxed cornice above door. 

History and Significance 6261 Cates is one of 9 single-family residences built by the Delmar Improvement Company in 1916. All are on Cates. The Delmar Improvement Company (also called the Delmar Investment Company) is shown on the 1909 map of the area as owner of the Delmar Racetrack property which was subsequently subdivided as North Parkview. Louis Cella, an owner of the race track was associated with Delmar Improvement Company. Since they were among the first built.
carved rosettes. Tiled overhang above first floor on sides. Small stain-glass windows on east side.

in the subdivision, were built by the subdivision developer and fit comfortably on their 42' lots, it may be assumed that at least this part of the subdivision was intended for single-family residences.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>4. Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6265 Cates</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. County</th>
<th>5. Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Location of Negatives</th>
<th>6. Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Co. Parks Dept.</td>
<td>Lot 35, blk 9, N. Parkview</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. City or Town</th>
<th>8. Rural, Township &amp; Vicinity</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. Site Plan with North Arrow</th>
<th>10. UTM Coordinates</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lat</td>
</tr>
<tr>
<td></td>
<td>Long</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. Part of Established District</th>
<th>14. District Eligible?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**15. Name of Established District**

**16. Thematic Category**

**17. Date(s) or Period**

**18. Style or Design**

**19. Architect or Engineer**

**20. Contractor or Builder**

**21. Original Use, if apparent**

**22. Present Use**

**23. Ownership**

**24. Owner's Name & Address, if known**

**25. Open to Public?**

**26. Local Contact Person or Organization**

**27. Other Surveys in Which Included**

**28. No of Stories**

**29. Basement?**

**30. Foundation Material**

**31. Wall Construction**

**32. Roof Type & Material**

**33. No of Bays**

**34. Wall Treatment**

**35. Plan Shape**

**36. Changes**

**37. Condition**

**38. Preservation Underway?**

**39. Endangered?**

**40. Visible from Public Road?**

**41. Distance from and Frontage on Road**

**42. Description of Environment and Outbuildings**

43. History and Significance - Albert L. Woas was a building contractor with the Woas-Flint Construction Company located at 6178 Delmar. Ads for his company offering stock designs for garages, residence and apartment work, plans and financing are found in various publications in the twenties. The company built 725-727 Interdrive and 6265 Cates.

**44. Sources of Information**

- U. City bldg. permit #1088 granted to Woas-Flint Const. Co. on 6/9/19
- U. City City Hall records
- on site inspection
- U. City Archives in U. City Library

**45. Prepared by**

- A. Van Der Tuin

**46. Organization**

- St. Louis Co. Parks

**47. Date**

- 5/82

**48. Revision Date(s)**
6265 Cates

42. continued

Overhang with wood shingled shed roof and large brackets above door. Single, two-sash, one-over-one window with stone lugsill and flat arch vertical joint in staircase above door. Facade-facing cross gable roof has large brackets at either end and at the peak and stucco and timbered face. Dark textured brick with "red" mortar on facade, smooth brick with white mortar remaining three sides.

45. continued

League of Women Voters, Mirror of St. Louis County, 1928, in archives, U. City Library.

St. Louis City Directories, 1917-1923, esp. 1923, p.240.
**Further Description of Important Features**

6266 Cates is a three-story, six-family brick apt. with flat roof and parapet walls topped by tile on the sides and metal cap on the facade. Large bracketed overhang below parapet wall and above third floor windows on facade and first bay of either side. Single, three-over-one, two-sash windows in three end bays of all three floors. Brick slipsills on second and third floor windows; stone lugsills on first floor windows. Double row of header jointed arch radiating voussoirs on second floor windows.

**History and Significance**

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in No-th Parkview: 701, 707, 736 Eastgate; 745,

**Description of Environment and Outbuildings**

Garages removed.
First floor windows recessed one row of brick with one row, header joint, on sides and flat arch vertical joint at top within segmental arch with radiating voussoirs, stone keystone and stone ends which rest on square brick pilasters. Four, double casement, single-light windows in basement, two on either side of central entrance bay. Door is double leaf, single-panel with ten lights in each leaf. Door is segmental arch shaped with compound brick segmental arch surrounds. Electric lights to either side of door. Stacked above door are two single, three-over-1, two-sash windows in staircase. Upper window has brick slipsill. Lower window has large stone arch radiating voussoirs, keystone, stone quoin surrounds and stone lugsill with three small stone brackets. Brick belt courses below overhang (above third floor windows) and at base of third floor windows (notches above upper staircase window). Stone beltcourse at base of door. Dark, textured brick with white mortar on facade and first bay of either side. Smooth brick with white mortar on remaining sides. Two, three-story brick porches project at rear. Central steel fire escape at rear.

43. 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
6269 Cates is a two-story, four-family brick apartment with a false gable roof on the facade and flat roof with tile topped parapet walls to the rear. Three-bay facade has double, six-over-one, two-sash windows on both floors of both end bays. These windows have stone lugsills with decorative blocks below lugills and decorative surrounds in a constrasting brick (flat arch vertical joint on second floor; alternating pattern of three horizontal and three vertical bricks on the first floor). Door in center.

History and Significance - Louis Greengard was a druggist with drugstores at DeBaliviere and Pershing and in the Missouri Theater Building on Grand. He also published a small magazine called The Greenguardian. He was contractor and developer for three buildings in Parkview Gardens: 6269, 6301 and 6305 Cates. The three four-family buildings are identical with tile-covered false roofs and porch roofs and inlaid stone broad-footed crosses on

Sources of Information
1. U. City bldg. permit #1812 granted to L. Greengard on 5/23/22
2. U. City City Hall records on site inspection
3. U. City City Hall
4. A. Van Der Tuin

Organizations
1. St. Louis Co. Parks
2. St. Louis City Hall records
3. U. City City Hall
4. A. Van Der Tuin

Prepared by
1. A. Van Der Tuin
2. U. City City Hall
3. A. Van Der Tuin
4. U. City City Hall

Date
1. 5/23/22
2. 5/23/22
3. 5/23/22
4. 5/23/22

Revision Dates
1. 5/23/22
2. 5/23/22
3. 5/23/22
4. 5/23/22
bay is single-leaf, single-panel with four lights and some decorative detailing. Ten-light sidelights to either side. Door has decorative contrasting brick surrounds with flat arch, vertical joints. Heavily bracketed, tiled hip overhang above door. Electric lights to the outside of the sidelights. Window above door is single, two-sash leaded with stone lugsill, decorative brick surrounds with flat arch header joints and decorative blocks. Decorative stone and brick pattern (x shaped) above staircase window. Four heavy brackets below false gable roof. Some leaded windows on side. Steel fire escape at rear. Very dark, textured brick on facade with black mortar. Lighter, smooth brick with white mortar on remaining three sides. Duplicate of 6301 & 6305 Cates.

the facade above the stair landing windows. He is also thought to have owned other property in Parkview Gardens in the twenties and thirties.


St. Louis City Directories, 1914-1922.

Interview with Mrs. Cohen, widow of Jacob Rosenblatt, developer of apartment buildings on Leland in Parkview Gardens, October, 1983.
<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Names(s)</th>
<th>Thematic Category</th>
<th>Date(s) or Period</th>
<th>Style or Design</th>
<th>Architect or Engineer</th>
<th>Contractor or Builder</th>
<th>Original Use, if apparent</th>
<th>Present Use</th>
<th>Ownership</th>
<th>Owner's Name &amp; Address, if known</th>
<th>Condition</th>
<th>Open to Public?</th>
<th>Local Contact Person or Organization</th>
<th>Other Surveys in Which Included</th>
<th>Sources of Information</th>
<th>Prepared by</th>
<th>Organization</th>
<th>Date</th>
<th>Revision Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6270 Cates</td>
<td></td>
<td></td>
<td>3.0</td>
<td>1919</td>
<td></td>
<td></td>
<td>V.E. Rhodes for V.H. Rhodes</td>
<td></td>
<td>6 family apt.</td>
<td>Public</td>
<td>BHBP Partnership</td>
<td>Unknown</td>
<td>Yes</td>
<td></td>
<td></td>
<td>U. City building permit #1222 granted to V.H. Rhodes on 1/14/19 Built with same permit as 6260, 6266 and 6274 Cates</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot 24, pt 23, Blk. 8, N. Parkview</td>
<td></td>
<td></td>
<td>3.0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City or Township</td>
<td>Rural, Township &amp; Vicinity</td>
<td>University City</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan with North Arrow</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coordinates</td>
<td>UTM</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.00</td>
<td>7382 Pershing; 63130</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

42. Further Description of Important Features: 6270 Cates is a three-story, six-family brick apt. with flat roof and parapet walls topped by tile on the sides and metal cap on the facade. Large bracketed overhang below parapet wall and above third floor windows on facade and first bay of either side. Single, three-over-one, two-sash windows in three end bays of all three floors. Brick slipsills on second and third floor windows; stone lugsills on first floor windows. Double row of header jointed arch radiating voussoirs on second floor windows. First floor.

43. History and Significance: Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 751. 757 Eastgate.

44. Description of Environment and Outbuildings: Garages removed.
6270 Cates

42. continued

windows recessed one row of brick with one row, header joint, on sides and flat arch vertical joint at top within segmental arch with radiating voussoirs, stone keystone and stone ends which rest on square brick pilasters. Four, double casement, single-light windows in basement, two on either side of central entrance bay. Door is double leaf, single-panel with ten lights in each leaf. Door is segmental arch shaped with compound brick segmental arch surrounds. Electric lights to either side of door. Stacked above door are two single, three-over-one, two-sash windows in staircase. Upper window has brick slipsill. Lower window has large stone arch radiating voussoirs, keystone, stone quoin surrounds and stone lugsill with three small stone brackets. Brick belt courses below overhang (above third floor windows) and at base of third floor windows (notches above upper staircase window). Stone beltcourse at base of door. Dark, textured brick with white mortar on facade and first bay of either side. Smooth brick with white mortar on remaining sides. Two, three-story brick porches project at rear. Central steel fire escape at rear. Duplicate of 6274, 6266 and 6260 Cates.

43. continued

749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
Cates is a 3-story, 6-family brick apt. with flat roof and parapet walls topped by tile on the sides and metal cap on the facade. Large bracketed overhang below parapet wall and above 3rd floor windows on facade and first bay of either side. Single, 3-over-1, 2-sash windows in 3 end bays of all 3 floors. Brick slipsills on 2nd and 3rd floor windows; stone lugsills on first floor windows. Double row of header jointed arch radiating voussoirs on 2nd floor windows. 1st floor windows recessed 1 row of brick with 1 row.

V. E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V. E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270 Cates.

Garages removed.

Sources of Information:
- U. C. bldg. permit #1222 granted to V. H. Rhodes on 1/14/19
- same permit as 6260, 6266 and 6270 Cates
- U. City City Hall records on site inspection
- U. City Archives in U. City Library
- MO Historical Society Necrology Vol. XIII, p. 134

Prepared by:
A. Van Der Tuin

Organisation:
St. Louis Co. Parks

Date:
5/20/82

Revision Date(s):
5/20/82

Description of Environment and Outbuildings:
- Garages removed.
header joint, on sides and flat arch vertical joint at top within segmental arch with radiating voussoirs, stone keystone and stone ends which rest on square brick pilasters. 4, double casement, single-light windows in basement, 2 on either side of central entrance bay. Door is double leaf, single panel with 10 lights in each leaf. Door is segmental arch surrounds. Electric lights to either side of door. Stacked above door are 2, single, 3-over-1, 2-sash windows in staircase. Upper window has brick slipsill. Lower window has large stone arch radiating voussoirs, keystone, stone quoin surrounds and stone lugsill with 3 small stone brackets. Brick beltcourses below overhang (above 3rd floor windows) and at base of 3rd floor windows (notches above upper staircase window). Stone beltcourse at base of door. Dark, textured brick with white mortar on facade and first bay of either side. Smooth brick with white mortar remaining sides. Steel fire escape located in center at rear of building. Duplicate of 6270, 6266, and 6260 Cates.

6270, 6274 Cates; 6309-15 Cabanne; 714 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
Further Description of Important Features

6278 Cates is a 1½ story, brick single family residence with a tiled cross-gable roof. Brick chimney located left side gable, front slope. Overhang of front gable supported with 4 large brackets. Half-timber and stucco treatment of gable face with 2 single, 6-over-6, 2-sash windows with wood lugsills and plain, wood side moldings. Large, painted wood moulding 'beltcourse' runs above windows the width of the gable face. Large, painted wood moulding 'beltcourse' runs the entire facade at base of gable face on top of

History and Significance

6278 Cates is one of 9 single-family residences built by the Delmar Improvement Company in 1916. All are on Cates. The Delmar Improvement Company (also called the Delmar Investment Company) is shown on the 1909 map of the area as owner of the Delmar Race-track property which was subsequently subdivided as North Parkview. Louis Celli, an owner of the Racetrack was associated with Delmar Improvement Company. Since they were among the first

Description of Environment and Outbuildings

Garage built 8/20/17. Garage removed.
brick first floor. Three bay first floor has single, 6-over-6, 2-sash window in left bay and double, 6-over-6, 2-sash windows in center bay. These windows have stone lugsills and flat arches, header joints with brick "keystones". Access to door is up 3 steps to stoop (squared rubble foundation topped by brick with concrete floor) that runs the entire facade. Door in right bay is single-leaf, 2-panel with 6 lights and is protected by tiled gable hood with brackets and half-timber and stucco treatment. Exposed rafters on sides of house. Small leaded windows on either side. Small enclosed porch at rear. Dark brick with white mortar throughout.

built in the subdivision, were built by the subdivision developer and fit comfortably on their 42' lots, it may be assumed that at least this part of the subdivision was intended for single-family residences.

Francis Drischler, architect or contractor for the residence of E.G. Lewis, founder of University City, lived at 6304 Cates in 1917 and 1918.
42 Further Description of Important Features 6282 Cates is a 2-story, 4-family brick apt. with a false hip with center gable roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Stone-topped parapet walls intersect with hip roof on the facade. Center gable has large brackets on either side and half timber & stucco decoration in face. Projecting eaves of hip roof have single large bracket on either side. Three-bay facade has double, 8-over-1, double-sash windows on each floor of both end bays. Second-floor windows have...
6282 Cates

42. continued

stone lugsills. First-floor windows rest on stone beltcourse and have flat contrasting brick flat arches with vertical joints and decorative blocks at the ends and center. Double, 4-light, single-sash windows in basement. End bays have stone slipsills and contrasting brick flat arches with vertical joints and decorative blocks at ends. Stone beltcourse at joint with foundation. Access to door up 1 step. Small stoop with stone-topped brick pier at either side. Door is single leaf, 1-panel, with 15 lights and 5-light sidelights and protected by shed hood with center gable with half-timber and stucco treatment. Hood supported by large bracket on either side. Single, 10-over-1, 2-sash window with stone lugsill above door. Double, 2-story open porches at rear. Dark textured brick with black mortar on facade; smooth brick with white mortar on remaining sides. Duplicate of 6300, 6286 and 6284 Cates.

43. continued

and over the doorway, usually with shaped brackets, and small square limestone blocks marking the upper corners of the windows. Thurston is shown in city directories of 1916 and 1918 as an architect with offices in the Wainwright building; there are no listings for him after 1918.

Contractor Vincent A. Chinberg and his Alco Investment Company were responsible for at least 27 buildings in North Parkview between 1915 and 1926.
Charles L. Thurston was the architect for at least 6 apartment buildings in North Parkview: 6282, 6284, 6286 and 6300 Cates and 711 and 717 Eastgate. 6428, 6424 and 6306 Cates may also be attributed to him. They were all built from 1916 to 1918 by Alco Investment Company, with V.A. Chinberg as contractor. All but 2 are small 3 and 4 family buildings.

Characteristic features are gable or hipped tile roofs on the front part of the building.

Further Description of Important Features 6284 Cates is a 2-story, 4 family brick apt. with a false hip with center gable roof on the facade, and flat roof at the rear with tile-topped parapet walls on the sides. Stonetopped parapet walls intersect with hip roof on the facade. Center gable has large brackets on either side and half-timber and stucco decoration in face. Projecting eaves of hip roof have single large bracket on either side. Three-bay facade has double, 8-over-1, double-sash windows on each floor of both end bays. Second-floor windows
42. continued

have stone lugsills. First-floor windows rest on stone beltcourse. Double, 4-light, single-sash windows in basement end bays have stone slipsills. Stone beltcourse at joint with foundation. Access to door up 1 step. Small stoop with stone-topped brick pier on either side. Door is single-leaf, 1-panel, with 15 lights and 5-light sidelights and protected by shed hood with center gable with half-timber and stucco treatment. Hood supported by large bracket on either side. Single, 10-over-1, 2-sash window with stone lugsill above door. Unusual dark brick with alternating textured and smooth pattern and black mortar on facade. Smooth brick with white mortar on remaining sides. Duplicate of 6300, 6286 and 6282 Cates.

43. continued

and over the doorway, usually with shaped brackets, and small square limestone blocks marking the upper corners of the windows. Thurston is shown in city directories of 1916 and 1918 as an architect with offices in the Wainwright buildings; there are no listings for him after 1918.
**HISTORIC INVENTORY**

**6286 Cates**

**6288-90 Cates**

**Lot 18, Block B, N. Parkview**

**University City**

**Site Plan with North Arrow**

---

1. **No.**
   - 4

2. **County.**
   - St. Louis

3. **Location of Negatives.**
   - St. Louis Co. Parks Dept.

4. **Present Name(s).**
   - 6286 Cates

5. **Other Name(s).**
   - 6288-90 Cates

6. **Specific Location.**
   - Lot 18, Block B, N. Parkview

7. **City or Town.**
   - University City

---

8. **Fruel Township & Vicinity.**

9. **Site Plan with North Arrow.**

---

10. **Structure Type.**
    - Building

11. **Object.**
    - X

12. **Is it on National Register?**
    - Yes

13. **Eligible?**
    - Yes

14. **Part of Established District?**
    - Yes

15. **Name of Established District.**

16. **Thematic Category.**

17. **Date(s) or Period.**
    - 1917

18. **Style or Design.**

19. **Architect or Engineer.**
    - C.L. Thurston

20. **Contractor or Builder.**
    - V.A. Chinberg for Alco Inv. Co.

21. **Original Use, if apparent.**
    - 4 family apt.

22. **Present Use.**
    - 4 family apt.

23. **Ownership.**
    - Public

24. **Owner's Name & Address.**
    - Herbert & Nancy Driscoll
    - 14544 Exton Ln.
    - Chesterfield MO 63017

25. **Open to Public?**
    - Yes

26. **Local Contact Person or Organization.**

27. **Other Surveys in Which Included.**

---

28. **No of Stories.**
    - 2

29. **Basement.**
    - Yes

30. **Foundation Material.**
    - rubble/graded

31. **Wall Construction.**
    - brick

32. **Roof Type & Material.**
    - false hip with center gable roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Stone- topped parapet walls intersect with hip roof on the facade. Center gable has large brackets on either side and half timber & stucco decoration in face. Projecting eaves of hip roof have single large bracket on either side. Three-bay facade has double, 8-over-1, double-sash windows on each floor of both end bays. Second floor windows have

33. **No of Bays.**
    - 3

34. **Wall Treatment.**
    - stretchered bond

35. **Plan Shape.**
    - rectangular

36. **Changes.**
    - Addition
    - in #42

37. **Condition.**
    - Interior unknown
    - Exterior good

38. **Preservation Underway.**
    - Yes

39. **Endangered?**
    - Yes

40. **Visible from Public Road.**
    - Yes

41. **Distance from and Frontage on Road.**

---

42. **Further Description of Important Features.**
    - 6286 Cates is a 2-story, 4-family brick apt. with a false hip with center gable roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Stone- topped parapet walls intersect with hip roof on the facade. Center gable has large brackets on either side and half timber & stucco decoration in face. Projecting eaves of hip roof have single large bracket on either side. Three-bay facade has double, 8-over-1, double-sash windows on each floor of both end bays. Second floor windows have

43. **History and Significance.**
    - Charles L. Thurston was the architect for at least 6 apartment buildings in North Parkview: 6282, 6284, 6286 and 6300 Cates and 711 and 717 Eastgate. 6428, 6424 and 6306 Cates may also be attributed to him. They were all built from 1916 to 1918 by Alco Investment Company, with V.A. Chinberg as contractor. All but 2 are small 3 and 4 family buildings

44. **Description of Environment and Outbuildings.**
    - Garage removed.

45. **Sources of Information.**
    - Built with same permit as 6282, 6284, 6300 Cates
    - In archives: U. City building permit #956 granted to Alco Inv. Co. on 10/27/17
    - U. City Hall Records
    - U. City Archives in U. City Library on site inspection
    - St. Louis Daily Record 10/23/17. St. Louis St. building permit #10246. no architect listed.

46. **Prepared by.**
    - A. Van Der Tuin

47. **Organization.**
    - St. Louis Co. Parks Dept.

48. **Date.**
    - 9/82

49. **Revision Date.**
    - 9/82

---

**Photo**

---

**Further Description of Important Features.**

6286 Cates is a 2-story, 4-family brick apt. with a false hip with center gable roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Stone- topped parapet walls intersect with hip roof on the facade. Center gable has large brackets on either side and half timber & stucco decoration in face. Projecting eaves of hip roof have single large bracket on either side. Three-bay facade has double, 8-over-1, double-sash windows on each floor of both end bays. Second floor windows have

---

**History and Significance.**

Charles L. Thurston was the architect for at least 6 apartment buildings in North Parkview: 6282, 6284, 6286 and 6300 Cates and 711 and 717 Eastgate. 6428, 6424 and 6306 Cates may also be attributed to him. They were all built from 1916 to 1918 by Alco Investment Company, with V.A. Chinberg as contractor. All but 2 are small 3 and 4 family buildings

---

**Description of Environment and Outbuildings.**

Garage removed.
42. continued

stone lugsills. First-floor windows rest on stone beltcourse and have flat arches with vertical joints and decorative blocks at the ends and center. Double, 4-light, single-sash windows in basement end bays have stone slipsills and flat arches with vertical joints and decorative blocks at ends. Stone beltcourse at joint with foundation. Access to door up 1 step. Small stoop with stone-topped brick pier on either side. Door is single-leaf, 1-panel, with 15 lights and 5-light sidelights and protected by shed hood with center gable with half timber and stucco treatment. Hood supported by large bracket on either side. Single, 10-over-1, 2-sash window with stone lugsill above door. Double, 2-story porches at rear. Dark textured brick with black mortar on facade; smooth brick with white mortar remaining sides. Duplicate of 6300, 6284 and 6282 Cates.

43. continued

over the doorway, usually with shaped brackets, and small square limestone blocks marking the upper corners of the windows. Thurston is shown in city directories of 1916 and 1918 as an architect with offices in the Wainwright building; there are no listings for him after 1918.

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926.
### Historic Inventory

**Location:**
- **County:** St. Louis
- **City or Town:** University City
- **Specific Location:** Lot 17, Block 8, N. Parkview

**Ownership:**
- **Owner's Name & Address:** Cates, 6128 Vardarman, St. Louis MO 63130
- **Original Use, if apparent:** 4 family apt.

**Characteristics:**
- **Bays:** 2
- **Roof:** Flat tar & shingle w/ center gable shingle x
- **Wall Treatment:** Stretcher bond
- **Foundation Material:** Rubble/squared
- **Style or Design:** Brick
- **Construction:** Full

**History & Significance:**
Charles L. Thurston was the architect for at least 6 apartment buildings in N. Parkview: 6282, 6284, 6286 and 6300 Cates and 711 and 717 Eastgate. 6428, 6424 and 630 Cates may also be attributed to him. They were all built from 1916 to 1918 by Alco Investment Company, with V.A. Chinberg as contractor. All but 2 are 3 and 4-family buildings.

Characteristic features are gable or hipped tile roofs on the front part of the building and

**Further Description of Important Features:**
6300 Cates is a 2-story, 4-family brick apt. with a false hip with center gable roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Stone-topped parapet walls intersect with hip roof on the facade. Center gable has large brackets on either side and half-timber and stucco decoration in face. Projecting eaves of hip roof have single large bracket on either side. Three-bay facade has double, 8-over-1, double sash windows on each floor of both end bays. Second floor windows

**Sources of Information:**
- Built with same permit as 6282, 6284, 6286 Cates
- In archives: U. City building permit # 956 granted to Alco Inv. Co. on 10/27/17
- U. City Hall Records
- U City Archives in U. City Library
- on site inspection

**Prepared by:**
- A. Van Der Tuin
- St. Louis Co. Parks

**Date:** 9/82

---

### Table

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Names(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6300 Cates</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>St. Louis Co. Parks Dept.</td>
<td>6292 Cates</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>Revision Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/27/17</td>
<td></td>
</tr>
</tbody>
</table>
6300 Cates

42. continued

have stone lugsills. First floor windows rest on stone beltcourse. Double 4-light, single-sash windows in basement end bays have stone slipsills. Stone beltcourse at joint with foundation. Access to door up 1 step small stoop with stone-topped brick pier on either side. Door is single-leaf, 1-panel, with 15 lights and 5-light sidelights and protected by shed hood with center gable with half-timber and stucco treatment. Hood supported by large bracket on either side. Single, 10-over-1, 2-sash window with stone lugsill above door. Dark, textured brick with dark mortar on facade. Smooth brick with white mortar remaining 3 sides. Duplicate of 6286, 6284 and 6282 Cates.

43. continued

over the doorway, usually with shaped brackets, and small square limestone blocks marking the upper corners of the windows. Thurston is shown in city directories of 1916 and 1918 as an architect with offices in the Wainwright building; there are no listings for him after 1918.

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

No. 1

1. Present Name(s)
6301 Cates

2. County
St. Louis

3. Location of Negatives
St. Louis Co. Parks Dept.

4. Specific Location
Lot 37, blk 9, N. Parkview

5. Thematic Category

6. Date(s) or Period
1922

7. Style or Design

8. Architect or Engineer
L. Greengard

9. No. of Stories
2

10. Contractor or Builder
L. Greengard

11. Foundation Material
rubble, squared

12. Wall Construction
brick

13. Roof Type & Material
false gable
tile; flat

14. No. of Bays
3

15. Original Use, if apparent
four family apartment

16. Wall Treatment
stretcher bond

17. Plan Shape
rectangular

18. Present Use
four family apartment

19. Materials, flat/tar & gravel

20. Changes
Addition

21. No. of Bays
4/4

22. Local Contact Person or Organization

23. Owners
Public

24. Alteration
Moved

25. Owner's Name & Address,
Manuel Fernandez
7042 Forsyth; 63105

26. Exterior Condition
unknown

27. Investment

28. Open to Public?
Yes

29. Preservation
Yes

30. By What?
Underway

31. Endangered?
No

32. Visible from Public Road?
Yes

33. Distance from and Frontage on Road
42' and 43'

34. National Register
No

35. Eligible?
Yes

36. District
No

37. Potentially Eligible?
No

38. Historic District
No

39. Source of Information
U. City bldg. permit #1812 granted to L. Greengard on 5/23/22
U. City City Hall records on site inspection

40. Source of Information
U. City City Hall records on site inspection

41. Description of Environment and Outbuildings

42. Further Description of Important Features
6301 Cates is a two-story, four-family brick apartment with a false gable roof on the facade and flat roof with tile topped parapet walls to the rear. Three-bay facade has double, six-over-one, two-sash windows on both floors of both end bays. These windows have stone lugsills with decorative blocks below lugsills and decorative surrounds in a contrasting dark brick (flat arch, vertical joint on second floor; alternating pattern of three horizontal three vertical bricks on the first floor). Door in center bay is

43. History and Significance
Louis Greengard was a druggist with drugstores at DeBaliviere and Pershing and in the Missouri Theater Building on Grand. He also published a small magazine called The Greenguardian. In 1922 he was contractor and developer for three buildings in Parkview Gardens: 6269, 6301 and 6305 Cates. The three four-family buildings are identical with tile-covered false roofs and porch roofs and inlaid stone broad-footed

44. Description of Environment and Outbuildings

45. Prepared by
A. Van Der Tuin

46. Organization
St. Louis Co. Parks

47. Date
5/82
6301 Cates

42. continued

single-leaf, single-panel with four-lights and some decorative detailing. Sidelights have been boarded up. Door has decorative contrasting brick surrounds with flat arch, vertical joints. Heavily bracketed, tiled hip overhang above door. Window above door is single, two-sash leaded with stone sills, decorative brick surrounds with flat arch, header joints and decorative blocks. Decorative stone and brick pattern (x shaped) above staircase window. Four heavy brackets below false gable roof. Some leaded windows on side. Steel fire escape at rear. Medium colored, textured brick on facade, smooth on remaining three sides. White mortar throughout. Duplicate of 6305 and 6269 Cates.

43. continued

crosses on the facade above the stair landing windows. He is also thought to have owned other property in Parkview Gardens in the twenties and thirties.

45. continued


St. Louis City Directories, 1914-1922.

Interview with Mrs. Cohen, widow of Jacob Rosenblatt, developer of apartment buildings on Leland in Parkview Gardens, October, 1983.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

Lot 16, Block B, N. Parkview

University City

10 Site

Type of Structure
12 Is II

Yes

13 Part of Established District

Yes

14 District

Yes

42 Further Description of Important Features: 6304 Cates is a 1½-story single-family residence with a tiled gambrel roof. Three-bay facade has 3 dormers with tiled shed roofs and single, 6-over-6, two-sash windows. Chimney located front slope, left side. Broad hip eaves extend on 4 sides with large exposed rafters. Double, 6-over-6, 2-sash windows with brick lugsills in end bays on first floor. Access to single-leaf, 6-panel door is up 4 steps and across stoop that runs the entire facade. Wrought iron rail (possible addition) up steps and around stoop. Small

43 History and Significance: 6304 Cates is one of 9 single-family residences built by the Delmar Improvement Company in 1916. All are on Cates. The Delmar Improvement Company (also called the Delmar Investment Company) is shown on the 1909 map of the area as owner of the Delmar Racetrack property which was subsequently subdivided as North Parkview. Louis Cella, an owner of the racetrack was associated with Delmar Improvement Company. Since they were among the first built

44 Description of Environment and Outbuildings: Garage removed.

45 Sources of Information:

U.City Exac. permit #52, granted on 4/2/14
U City Hall Records
on site inspection
St. Louis Daily Record, 4/14/16, Delmar Improvement Co., owners and

46 Prepared by
A. Van Der Tuin

47 Organization
St. Louis Co. Parks

48 Date
9/82
49 Revision Date(s)
6304 Cates

42. continued

enclosed porch at rear. Two dormers with double, 4-over-4, 2-sash windows at rear. Small leaded windows left side.

43. continued

in the subdivision, were built by the subdivision developer and fit comfortably on their 42' lots, it may be assumed that at least this part of the subdivision was intended for single-family residences.

Francis Drischler, architect or contractor for the residence of E.G. Lewis, founder of University City, lived at 6304 Cates in 1917 and 1918.
<table>
<thead>
<tr>
<th>Building X</th>
<th>Street Long</th>
<th>Name of Established District</th>
</tr>
</thead>
<tbody>
<tr>
<td>6305 Cases</td>
<td>20</td>
<td>University City</td>
</tr>
<tr>
<td>42 F 925</td>
<td>St. Louis Co. Parks Dept.</td>
<td>6305 O'Brien Parkview</td>
</tr>
</tbody>
</table>

**Description of Important Feature:**
- A two-story, four-family brick apartment building with a false gable roof on the facade and dormer windows. The four-family apartment building has a false gable roof on the facade and dormer windows with decorative blocks below hisOwns and decorative brick surrounds.

**Highways and Vicinity:**
- Parkview and Parkview Drive
- N. Mental Parkview
- N. Mental Parkview

**Architect:**
- Bernard G. Groisman

**Contractor:**
- Groisman

**Original Use:**
- Four-family apartment

**Date of Construction:**
- 1922

**Present Name(s):**
- Grosman

**Location:**
- Lot 38, blk 9, N. Parkview

**Historic preservation:**
- Office of Historic Preservation, St. Louis City Hall

**Condition:**
- Good

**Use:**
- Residential

**Possession:**
- O'Brien Parkview

**Foundation Material:**
- Brick

**Brick Size:**
- 8 x 16 x 8

**Roof Type & Material:**
- Gable, flat roof

**Basement:**
- Full

**Exterior:**
- Good

**Treatment:**
- Low, flat roof

**Wall Treatment:**
- Bonded, flat

**Walls:**
- 12 walls, white wash

**Flooring:**
- Wood, 4 in. thick

**Flooring Material:**
- Wood

**Entries:**
- Front, 3 doors, 1st floor, 3rd floor

**Driveway:**
- Yes

**Parking:**
- Yes

**Other:**
- No

**Inspection:**
- No}

**Measurement:**
- 52.7 x 42.4 ft

**Parking:**
- 2 spaces

**Patio:**
- No

**Porches:**
- No

**Sidewalk:**
- Yes

**Stories:**
- 3

**Ground Floor:**
- Kitchen, bath, senior apartment, living room, two bedrooms

**Second Floor:**
- Dining room, bedroom, bathroom

**Third Floor:**
- Bedroom, bathroom

**Interior:**
- Good

**Condition:**
- Good

**Preservation:**
- Yes

**Changes:**
- Additions: 0, Alterations: 0

**Notes:**
- No
center bay is single leaf, single-panel with four lights and some decorative
detailing. Ten-light sidelights to either side. Door has decorative con-
trasting brick surrounds with flat arch, vertical joints. Heavily bracketed
tiled tip overhang above door. Window above door is single, one-over-one,
two-sash with stone lugsill, decorative brick surrounds with flat arch,
header joints and decorative blocks. Decorative stone and brick pattern
(x shaped) above staircase window. Four heavy brackets below false gable
roof. Some leaded windows on side. Steel fire escape at rear. Dark, tex-
tured brick on facade, smooth on remaining three sides. White mortar through-
out. Duplicate of 6301 and 6269 Cates.

in Parkview Gardens in the twenties and thirties.

St. Louis City Directories, 1914-1922.
Interview with Mrs. Cohen, widow of Jacob Rosenblatt, developer of apart-
buildings on Leland in Parkview Gardens, October, 1983.
6306 Cates is a 2-story, 4-family brick apt. With a false hip roof on facade and flat roof with tile-topped parapet walls to the rear. Three-bay facade has double, 8-over-1, 2-sash windows of both floors of end bays. Second-floor windows have stone lugsills while first-floor windows rest on stone beltcourse. Double, 4-light, single-sash windows centered in basement end bays. Door in center bay is single-leaf, 1-panel, 15-light with boarded up sidelights and topped by slate-roofed hip hood with wood brackets.

The design of this building may be attributed to Charles L. Thurston. Charles L. Thurston was the architect for at least 6 apartment buildings in N. Parkview: 6282, 6284, 6286 and 6300 Cates and 711 and 717 Eastgate. 6428, 6424 and 6306 Cates may also be attributed to him. They were all built from 1916 to 1918 by Alco Investment Company, with V.A. Chinberg as contractor. All but 2 are small 3 and 4-family buildings.

Railroad tie landscaping. Garage removed.

U. City building permit # 996 granted to Alco Inv. Co. on 11/26/18
U. City Hall Records
on site inspection
42. continued

Single, 10-over-1, 2-sash window with stone lugsill above door. False gable roof has projecting eaves with 4 wood brackets. Casement windows in first bay of both sides. Medium colored, smooth brick throughout. Black mortar (some white tuckpointing) on facade. White mortar remaining 3 sides.

43. continued

Characteristic features are gable or hipped tile roofs on the front part of the building and over the doorway, usually with shaped brackets, and small square limestone blocks marking the upper corners of the windows. Thurston is shown in city directories of 1916 and 1918 as an architect with offices in the Wainwright building; there are no listings for him after 1918.

Contractor Vincent A. Chinberg and his Alco Investment Company were responsible for at least 27 buildings in North Parkview between 1915 and 1926.
No building permit has been found for this building but excavation and house numbering permits indicate a date of 1921-22.

**Description of Environment and Outbuildings**

Cross walk to west side; garage removed.
lights, with a single, eight-light sidelight on the left side. Above door is a large gabled hood with exposed rafters, half timber and stucco treatment in end and supported by large brackets. Single, four-over-one, two-sash window with stone lugsill above door. Projecting eaves in false cross gable roof with half timber and stucco treatment in facade-facing gable. Small leaded windows in first bay of either side. Medium colored textured brick on facade. Smooth on remaining sides. White mortar throughout.
Lot 39, blk 9, N. Parkview

Further Description of Important Features: 6309 Cates is a three-story, brick apartment building with a tile-topped false hip roof on the facade and a flat roof with tile-topped parapet walls to the rear. Three-bay facade has projecting sunporches in the right bay with triple, six-over-one, two-sash windows on each floor. Center bay has single, eight-over-one, two-sash windows on each floor. Entrance in left bay has single-leaf, one-panel door (with fifteen lights) and five-light sidelights. Two sets of windows stacked above entrance are single, two-over-three, two-

History and Significance: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

Description of Environment and Outbuildings: Three-bay garage at rear (poor condition).

Sources of Information:
U.C. bldg. permit #3506 granted to West End Realty on 7/28/26
same bldg. permit as 6257, 6327 and 6401 Cates
U. City City Hall records
on site inspection
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927

Prepared by
A. Van Der Tuin
Organization
St. Louis Co. Parks
Date: 5/17/83
Revision Date:

Further Description of Important Features: 6309 Cates is a three-story, brick apartment building with a tile-topped false hip roof on the facade and a flat roof with tile-topped parapet walls to the rear. Three-bay facade has projecting sunporches in the right bay with triple, six-over-one, two-sash windows on each floor. Center bay has single, eight-over-one, two-sash windows on each floor. Entrance in left bay has single-leaf, one-panel door (with fifteen lights) and five-light sidelights. Two sets of windows stacked above entrance are single, two-over-three, two-

History and Significance: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

Description of Environment and Outbuildings: Three-bay garage at rear (poor condition).

Sources of Information:
U.C. bldg. permit #3506 granted to West End Realty on 7/28/26
same bldg. permit as 6257, 6327 and 6401 Cates
U. City City Hall records
on site inspection
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927

Prepared by
A. Van Der Tuin
Organization
St. Louis Co. Parks
Date: 5/17/83
Revision Date:
sash windows with leaded sidelights (some damage, one replaced with paneling). Third floor windows and windows above door have concrete lugsills. First and second floor windows rest on a concrete beltcourse. All windows except third floor have concrete surrounds with decorative block and decorative brick work. First floor, below windows, has decorative vertical concrete supports. Dark, textured brick with black mortar on facade, smooth with white mortar on remaining sides. Exterior steel fire escape at rear. Duplicate of 6327, 6401 & 6257 Cates.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Lot 40, Blk 9, N. Parkview

University City

Site Plan with North Arrow

UTM

Coordinates

Site Building X

Structure

Object

11 On National Register? Yes

12 Is II Eligible? Yes

14 District Eligible? No

15 Name of Established District

6311 Cates is a 1½ story single family residence with a bellcast hip roof at the facade and a bellcast cross gable roof on the sides. 2-bay facade has entrance in right bay, reached by 3 steps to a small platform. Door is single-leaf, vertical plain, with 6 lights and decorative iron straps (1 missing). Dormer, centered in steeply pitched roof above door, has bellcast gable roof and single, 6-over-6, 2-sash window with stucco walls. Large, projecting bay on left also has dormer with bellcast gable roof. Single

6311 Cates is one of 9 single-family residences built by the Delmar Improvement Company in 1916. All are on Cates. The Delmar Improvement Company (also called the Delmar Investment Company) is shown on the 1909 map of the area as owner of the Delmar Racetrack property which was subsequently subdivided as North Parkview. Louis Cella, an owner of the Racetrack was associated with Delmar Improvement Company. Since they were among the first built

Description of Environment and Outbuildings

Sources of Information

Daily Record, 4/14/16, Delmar Const. Co. owners & bldgers @ $3500.00
No permits found except of recent ones
U City Hall records
on site inspection
St. Louis County Atlas, 1909

Prepared by
A. Van Der Tuin

Organization

St. Louis Co. Parks

Date 5/17/82

Revision Dates: 5/17/82
6311 Cates

42. continued

6-over-6, two-sash window and stucco walls. Centered below this dormer on first floor are triple, 8-light casement windows with brick slipsill. Dormer also on right side of this projecting left bay. Tall, decorated stucco & brick chimney (badly deteriorated) on left side slope. Stucco and half-timber wall treatment throughout with some decorative wood cutouts above windows. Exterior in generally very poor condition.

43. continued

in the subdivision, were built by the subdivision developer and fit comfortably on their 42' lots, it may be assumed that at least this part of the subdivision was intended for single-family residences.
| Thematic Category | Historic Districts | Date(s) or Period | Original Use of Building | Present Use | Owner's Name and Address | Mantle or Stove | Architect or Engineer | Contractor or Builder | Wall Construction Material | Roof Construction Material | Foundation Material | Wall Treatments | Sectional Views | Type of Wood | Elevator | Structure of Building | Note
|------------------|-------------------|------------------|--------------------------|------------|--------------------------|---------------|----------------------|-----------------------|--------------------------|--------------------------|----------------------|----------------|----------------|---------|---------|------------------|----------|

Further Description of Important Features

6312 Cates is a 2-story, 4-family brick apt. with a flat roof with tile-topped parapet walls on the sides and brick pedestals on the facade. Entablature with rosettes below parapet wall on facade. Penetration on facade set in 3, 2-story recessed flat arches. Palladian windows in outer bays of facade or first floor.

Windows have square pilaster side moldings, wood slipsills and heavy wood lintels. Painted stucco spandrels.

History and Significance

Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and as vice president of Celrose Realty Company. His buildings, both the large 6-family structures and the smaller 3 and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian

Description of Environment and Outbuildings

Cross walk on east side. Garage removed.

Sources of Information

Library Archives building permit # 754 granted to Geo. E. May on 7/6/16
U. City Hall Records
on site inspection
U. City Library Archives Permit Book
Centennial History of Mo. S.J. Clarke, Chicago & St. Louis, 1921
A. Van Der Tuin
Organization
St. Louis Co. Parks
Date: 9/82
Revision Date: | Present Name(s) | St. Louis
Location of Negatives | St. Louis
Specific Location | Lot 13, Block 8. N. Parkview
City or Town | University City
Site Plan with North Arrow
Coordinates | JTM
11 National Register? | Yes
12 Is It Eligible? | Yes
13 Part of Estab Hist Dist? | No
14 Distinct Potent? | Yes
15 Name of Established District
42' and 40' Photo

44 Description of Environment and Outbuildings

Cross walk on east side. Garage removed.

45 Sources of Information

Library Archives building permit # 754 granted to Geo. E. May on 7/6/16
U. City Hall Records
on site inspection
U. City Library Archives Permit Book
Centennial History of Mo. S.J. Clarke, Chicago & St. Louis, 1921
42. continued

between windows with wood semi-circular arched molding and panel above large center windows of first floor. Single, 2-light (boarded up), single-sash windows centered in end bays in basement. Door in center bay is single-leaf, 3-panel with 6 lights. Pilasters (round) to either side with pedimented frontispiece and semi-circular arched wood panel. Above door is a single, 8-over-8, 2-sash window with wood moulding and slipsill and decorative wood scrolls above lintel. Plain, stucco panel centered above window and below wood molding at top of recessed flat arch. Dark textured brick on facade and first bay of either side. Smooth brick remaining sides. White mortar throughout.

43. continued

windows. The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive and 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

The Bush-Burns Real Estate Company, headed by Robert A. Burns, had erected 500 houses by 1921. The firm later specialized in the development of housing for poorer citizens and minorities, notably Blacks.

45. continued

Stevens, Walter B., St. Louis, History of the Fourth City 1763-1909, S.J. Clarke Co., St. Louis 1909
6317 Cates is a three-story, six-family brick apartment building with a flat roof and parapet walls topped by concrete on the facade and tiles on the sides. Seven-bay facade has projecting sunporches in the second bay from either side with triple nine-over-one, two-sash windows with concrete lugsills on all three floors. Windows are capped by stringcourses with decorative blocks on first and second floors. Outside bays have single, nine-over-one, two-sash windows with concrete lugsills on all three floors and

WF Shaidan built two nearly identical, large six-family buildings in 1921 at 6317 and 6409 Cates. No Shaidans are listed in 1918, 1920 or 1922 City Directories, nor in the 1922 County Directory.

Sources of Information
- U. City building permit #1471 granted to W.F. Shaidan on 5/26/21
- U. City City Hall records on site inspection

Prepared by
A. Van Der Tuin

Organization
St. Louis Co. Parks

Date 49 Revision Date(s)
5/82
6317 Cates

42. continued
capped by stringcourses with decorative blocks on first and second floors. Center, entrance bay has single leaf, fifteen-light door with bracketed gable overhang. Stacked above door are two sets of double four-light casement windows topped by one-sash, twenty-light windows. These also have concrete lugsills and are capped by large flat arches with radiating voussoirs, keystones and end stones. Bracketed overhang runs the full width of the facade above the third floor windows and below the parapet walls. Dark, textured brick with white mortar all sides. Exterior steel fire escape at rear. Duplicate of 6409 Cates.
6318 Cates is a 2-story, brick single family residence with a shingled saltbox roof. Three "swept" wood vents in roof on facade. Chimney straddle-ridge right side. Projecting eaves with small exposed rafters. Three bay facade has single, 6-over-6, 2-sash shuttered windows with stone lugsills in each of the 3 bays of the second floor and in the outside bays of the first floor. First floor windows have flat arches with radiating voussoirs and large...
6318 Cates

42. continued

stone keystones. Door is approached by three stone steps to an open porch in center bay with brick piers on either end and shingled shed roof. Wood door is single-leaf, 12-panel with plain wood surrounds. Two dormers at rear each with double, 6-over-6, 2-sash windows. Small enclosed porch at rear. Dark textured brick with white mortar throughout. Some uneven tuck-pointing.

43. continued

the first built in the subdivision, were built by the subdivision developer and fit comfortably on their 42' lots, it may be assumed that at least this part of the subdivision was intended for single-family residences.

Andrew D. Cella, brother of developer Louis Cella, lived at 6318 Cates from 1917 through 1923.
### Historic Inventory

**Location:** Lot 43, Blk 9, N. Parkview

**City or Town:** University City

**Owner:** Henry & Nina Armstrong

**Architect or Engineer:** Delmar Improvement Co.

**Original Use:** Single family private residence

**Present Use:** Single family private residence

**Description:** 6321 Cates is a 1½ story, brick, single family residence with a hipped, cross gable tile roof. Left bay of 3-bay facade has a single, 8-over-8, 2-sash window with brick lugsill and flat arch vertical joint and shutters. Centered over this window is a dormer with shingled, shed roof and a single 8-over-8, 2-sash window. Center and right bays project out to create an L-shaped plan. Right bay has triple, 4-over-4, 2-sash windows with brick lugsill and flat arch. Header joint on second floor and double, 6-over-6, 2-sash.

**Significance:** 6321 Cates is one of 9 single-family residences built by the Delmar Improvement Company in 1916. All are on Cates. The Delmar Improvement Company (also called the Delmar Investment Company) is shown on the 1909 map of the area as owner of the Delmar Racetrack property which was subsequently subdivided as North Parkview. Louis Cella, an owner of the racetrack was associated with Delmar Improvement Company. Since they were among the

**Sources of Information:**
- St. Louis Daily Record 4/14/16, Delmar Improvement Co., owners & bldg. @ $3,500
- U.C. excavation #53, 4/2/14
- On site inspection
- U City Hall Records
- U City Archives permit book
- St. Louis Daily Record 4/14/16

**Prepared by:** A. Van Der Tuin

**Organization:** St. Louis Co. Parks

**Date:** 5/14/82

---

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>6321 Cates</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No.</th>
<th>Thematic Category</th>
<th>Date(s) or Period</th>
<th>Style or Design</th>
<th>Architect or Engineer</th>
<th>Contractor or Builder</th>
<th>Original Use, if apparent</th>
<th>Present Use</th>
<th>Ownership</th>
<th>Owner's Name &amp; Address, if known</th>
<th>Structure Object</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

<table>
<thead>
<tr>
<th>No.</th>
<th>No. of Stories</th>
<th>Basement</th>
<th>Foundation Material</th>
<th>Wall Construction</th>
<th>Roof Type &amp; Material</th>
<th>No. of Bays</th>
<th>Wall Treatment</th>
<th>Plan Shape</th>
</tr>
</thead>
<tbody>
<tr>
<td>28</td>
<td>1½</td>
<td>Yes X</td>
<td>rubble/squared</td>
<td>brick</td>
<td>cross gable/tile</td>
<td>3</td>
<td>common bond</td>
<td>L</td>
</tr>
</tbody>
</table>

---

<table>
<thead>
<tr>
<th>No.</th>
<th>Changes</th>
<th>Addition</th>
<th>Alteration</th>
<th>Moved</th>
<th>Preservation</th>
<th>Underway</th>
<th>Endangered</th>
<th>By What?</th>
</tr>
</thead>
<tbody>
<tr>
<td>36</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No x</td>
</tr>
</tbody>
</table>

---

<table>
<thead>
<tr>
<th>No.</th>
<th>Visible from Public Road</th>
<th>Distance from and Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td>Yes</td>
<td>42' and 40'</td>
</tr>
</tbody>
</table>

---

**Further Description of Important Features:**

6321 Cates is a 1½ story, brick, single family residence with a hipped, cross gable tile roof. Left bay of 3-bay facade has a single, 8-over-8, 2-sash window with brick lugsill and flat arch vertical joint and shutters. Centered over this window is a dormer with shingled, shed roof and a single 8-over-8, 2-sash window. Center and right bays project out to create an L-shaped plan. Right bay has triple, 4-over-4, 2-sash windows with brick lugsill and flat arch. Header joint on second floor and double, 6-over-6, 2-sash.
windows with brick lugsill and flat arch, vertical joints on the first floor. Windows in right bay have shutters. Center bay has 3 steps leading to small porch recessed into facade. Large brick pier at corner of porch. Door is single-leaf, 7-panel with 6 lights. Beltcourse runs entire facade at joint with foundation. Projecting purlins on center and right bay. Exposed rafters in left bay. Large brick chimney, right side. Medium color brick with white mortar throughout.

first built in the subdivision, were built by the subdivision developer and fit comfortably on their 42' lots, it may be assumed that at least this part of the subdivision was intended for single-family residences.
**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6326</td>
<td>6326 Cates</td>
<td>6322 Cates</td>
</tr>
</tbody>
</table>

**Lot 10, Blk 8, N. Parkview**

- **City of Towns:** University City
- **Site Plan with North Arrow:**

<table>
<thead>
<tr>
<th>County</th>
<th>Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis</td>
<td></td>
</tr>
</tbody>
</table>

16 **Themeatic Category:**

- **Date(s) or Period:** 1917

17 **Style or Design:**

- **Presence:** Public
- **Ownership:** Private

18 **Architect or Engineer:**

- **Charles H. Deitering**

19 **Contractor or Builder:**

- **J. Chapman/Celrose R.E. & L. Co.**

20 **Original Use, if apparent:**

- **4 family apt.**

21 **Present Use:**

- **4 family apt.**

22 **Condition:**

- **Interior:** Unknown
- **Exterior:** Fair to Good

23 **Historic Significance:**

- **Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and as vice president of Celrose Realty Company. His buildings, both the large 6-family structures and the smaller 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows.**

24 **Further Description of Important Features:**

- **6326 Cates is a 2-story, 4-family brick apt. with flat roof and parapet walls topped by tile on the sides and stone on the facade. 3-bay facade has triple, 8-over-12, 2-sash windows with stone lugsills in both floors of end bays. Above door in central bay is a large palladian window with 43 lights and 10-light casement windows to either side. Above casement windows are smaller 6-light, single sash windows, 1 on either side. Capping palladian window is a horizontal row of quadruple, 4-light, single-sash windows.**

25 **Open to Public:** Yes

26 **Local Contact Person or Organization:**

- **William & Ercilia Greene**

27 **Other Surveys in Which Included:**

- **Public Road:** Yes

28 **No of Stories:** 2

29 **Basement:** Yes: Full

30 **Foundation Material:** Rubble/Squared

31 **Wall Construction Material:** Brick

32 **Roof Type:** Flat/Flat & Gravel

33 **No of Bays:** 3 Side: 8/8

34 **Wall Treatment:** Stretcher Bond

35 **Shape:** Rectangular

36 **Changes:** Addition (Explain Alteration in #42) Moved

37 **Condition:**

- **Interior:** Unknown
- **Exterior:** Fair to Good

38 **Preservation:** Yes

39 **By What:**

- **Endangered:** Yes

40 **Visible from Public Road:** No

41 **Distance from and Frontage on Road:**

42 **Sources of Information:**

- **St. Louis Daily Record, 11/16/17, St. Louis County permit 12081, $6000**

43 **Archives:** U.C. bldg. permit # 959 granted to Celrose R.E. & L., 11/14/17

44 **U City City Hall records on site inspection**

45 **U City Archives in U City Library**

46 **Prepared by:**

- **A. Van Dor Tuin**

47 **Organization:**

- **St. Louis Co. Parks**

48 **Date:** 5/19/82
Palladian window rests on wood slipsill. Single-leaf, 2-panel, door with 13 lights in a circle in a square pattern is bordered by square pilasters topped by large brackets which support shed hood. Wood panel (with 3 panels) between top of shed hood and palladian window slipsill. Stone beltcourse between top of 2nd floor windows and parapet walls. Textured dark colored brick on facade and first bay of sides with dark mortar below stone beltcourse. Smooth brick with white mortar remaining sides. Duplicate of 6328 Cates.

The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Contractor Junius Chapman built 5 of Deitering's buildings; the developer was Celrose Real Estate and Investment Co., of which Chapman was president and Deitering vice president. Chapman also built at least 8 other buildings in North Parkview, acting as developer for 4 of them.

Book of St. Louisans, 1912
Further Description of Important Features

6327 Cates is a three-story, brick apartment building with a tile-topped false hip roof on the facade and a flat roof with tile-topped parapet walls to the rear. Three-bay facade has projecting sunporches in the right bay with triple, six-over-one, two-sash windows on each floor. Center bay has single, eight-over-one, two sash windows on each floor. Entrance in left bay has single-leaf, laminated door and boarded up sidelights. Two sets of windows stacked above entrance are single, one-over-one, two-sash.

History and Significance

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

Description of Environment and Outbuildings

Garage removed.

Sources of Information

Bldg. permit #3506 granted to West End Realty on 7/28/26 on site inspection
U. City City Hall records
St. Louis City Directory 1924
St. Louis City Directories, 1922-1927

Prepared by
A. Van Der Tuin
Organization
St. Louis Co. Parks
Date 5/14/82
Revision Date 01
(alum.) windows with sidelights. Third floor windows and windows above door have concrete lugsills. First and second floor windows rest on a concrete beltcourse. All windows except third floor have concrete surrounds with decorative block and decorative brick work. First floor, below windows, has decorative vertical concrete supports. Dark, textured brick with black mortar on facade, smooth with white mortar on remaining sides. Exterior steel fire escape at rear. Damage to tile roof. Many broken windows and uneven repairs. Duplicate of 6401, 6309 and 6257 Cates.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
6328 Cates

### Historic Inventory

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date(s) or Period</td>
<td>1917</td>
</tr>
<tr>
<td>Style or Design</td>
<td>Flat roof and parapet walls</td>
</tr>
<tr>
<td>Architect or Engineer</td>
<td>Charles H. Deitering</td>
</tr>
<tr>
<td>Contractor or Builder</td>
<td>Celrose R.E. &amp; I., J. Chapman</td>
</tr>
<tr>
<td>Original Use, if apparent</td>
<td>4 family apt.</td>
</tr>
<tr>
<td>Owner's Name &amp; Address, if known</td>
<td>David &amp; Sharon Perry</td>
</tr>
<tr>
<td>Address</td>
<td>6320 Washington Ave.</td>
</tr>
<tr>
<td>Structure</td>
<td>2-story, 4-family, brick apt.</td>
</tr>
<tr>
<td>Is it Eligible?</td>
<td>Yes</td>
</tr>
<tr>
<td>Owner's Name &amp; Address, if known</td>
<td>David &amp; Sharon Perry</td>
</tr>
<tr>
<td>Address</td>
<td>6320 Washington Ave.</td>
</tr>
<tr>
<td>Open to Public?</td>
<td>Yes</td>
</tr>
<tr>
<td>Local Contact Person or Organization</td>
<td>Private</td>
</tr>
<tr>
<td>Endangered?</td>
<td>Yes</td>
</tr>
<tr>
<td>Endangered By What?</td>
<td>Public Road</td>
</tr>
<tr>
<td>Visible from Public Road?</td>
<td>Yes</td>
</tr>
<tr>
<td>Distance from and Frontage on Road</td>
<td>42', 40'</td>
</tr>
<tr>
<td>Source(s)</td>
<td>St. Louis Daily Record, 11/16/17, St. Louis Co. Permit #12080</td>
</tr>
<tr>
<td></td>
<td>U. City Library Archives</td>
</tr>
<tr>
<td></td>
<td>Bldg. permit #959 granted to Celrose R.E. &amp; I., 11/14/17</td>
</tr>
<tr>
<td></td>
<td>U. City Hall Records on site inspection</td>
</tr>
<tr>
<td></td>
<td>U City Archives in U. City Library</td>
</tr>
</tbody>
</table>

3545-66326 Cates

### History and Significance

Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and as vice president of Celrose Realty Company. His buildings, both the large 6-family structures and the small 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows.

### Description of Important Features

5328 Cates is a 2-story, 4-family, brick apt. with flat roof and parapet walls topped by tile on the sides and stone on the facade. 3-bay facade has triple, 8-over-12, 2-sash windows with stone sills in both floors of end bays. Above door in central bay is a large palladian window with 43 lights and 10-light casement windows to either side. Above casement windows are smaller 6-light single sash windows, 1 on either side. Capping palladian window is a horizontal row of quadruple, 4-light, single sash windows.

### Sources of Information

- St. Louis Daily Record, 11/16/17, St. Louis Co. Permit #12080
- U. City Library Archives
- Bldg. permit #959 granted to Celrose R.E. & I., 11/14/17
- U. City Hall Records on site inspection
- U City Archives in U. City Library

### Description of Environment and Outbuildings

Railroad tie landscaping. Garage removed.
6328 Cates

42. continued

Palladian window rests on wood slipsill. Single-leaf, 2-panel door with 13 lights in a circle in a square pattern is bordered by square pilasters topped by large brackets which support shed hood. Wood panel (with 3 panels) between top of shed hood and palladian window slipsill. Stone beltcourse between top of 2nd floor windows and parapet walls. Textured terra cotta colored bricks with terra cotta colored mortar on facade and first bay of sides. Smooth brick with white mortar on remaining sides. Duplicate of 6326 Cates.

43. continued

The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701, 707 Eastgate; and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Contractor Junius Chapman built 5 of Deitering's buildings; the developer was Celrose Real Estate and Inv. Co., of which Chapman was president and Deitering vice president. Chapman also built at least 8 other buildings in North Parkview acting as developer for 4 of them.

45. continued

Landmarks Assn. of St. Louis
Book of St. Louisans, 1912
### Historic Inventory

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Past Name(s)</th>
<th>City or Town</th>
<th>Other Name(s)</th>
<th>County</th>
<th>Location of Negatives</th>
<th>Specific Location</th>
<th>Site Plan with North Arrow</th>
<th>Coordinates</th>
<th>Site</th>
<th>Building</th>
<th>Structure</th>
<th>Object</th>
<th>On National Register?</th>
<th>Part of Established District</th>
<th>Other Surveys in Which Included</th>
<th>Preservation Underway?</th>
<th>Endangered?</th>
<th>Visible from Public Road?</th>
<th>Distance from and Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6401 Cates</td>
<td></td>
<td>St. Louis</td>
<td></td>
<td>St. Louis</td>
<td></td>
<td>Lot 45, blk 9, N. Parkview</td>
<td></td>
<td>UTM</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>University City</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Further Description of Important Features

6401 Cates is a three-story, brick apartment building with a tile-topped false hip roof on the facade and a flat roof with tile-topped parapet walls to the rear. Three-bay facade has projecting sunporches in the right bay with triple, six-over-one, two-sash windows on each floor. Center bay has single, eight-over-one, two-sash windows on each floor. Entrance in left bay has single-leaf, four-panel door (with three lights) and shuttered sidelights. Third floor windows and windows above door have concrete lugsills.

### History and Significance

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

### Description of Environment and Outbuildings

Garage removed.
42. continued

First and second floor windows rest on a concrete beltcourse. All windows except third floor have concrete surrounds with decorative blocks. Door has concrete surrounds with decorative block, decorative brick work and electric lights. First floor, below windows has decorative vertical concrete supports. Dark, textured brick with black mortar on facade, smooth with white mortar on remaining sides. Exterior steel fire escape at rear. Duplicate of 6327, 6309 and 6257 Cates.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Lot 7-8, Blk 8, N. Parkview

City or Township: University City

Site Plan with North Arrow

Coordinates: UTM

Site Plan with North Arrow

Further Description of important Features:

6404 Cates is a 1½ story single family brick residence with a tile saltbox roof and 4-bay facade. Half-story has 2 double, 4-over-4, 2-sash windows, half-timber and stucco treatment and wood knob below peak. Decorative wood cutouts in band below windows. Centered below peak on brick first floor are triple, 6-over-6, 2-sash windows. Bays to either side have single, 6-over-6, 2-sash windows. Smaller broken windows have been replaced with a single large glass in several places. First floor windows have flat arches, vertical.

History and Significance:

6404 Cates is one of 9 single-family residences built by the Delmar Improvement Company in 1916. All are on Cates. The Delmar Improvement Company (also called the Delmar Investment Company) is shown on the 1909 map of the area as owner of the Delmar Racetrack property which was subsequently subdivided as North Parkview. Louis Cella, an owner of the race-track was associated with Delmar Improvement Company. Since they were among the first built

Description of Environment and Outbuildings:

Fenced side yard on west. Two-bay brick garage (doors boarded up) at rear.

Sources of Information:

Early Excavation #52, 4/2/14
Blg. permit #997 granted to J. Chapman on 5/3/18 for garage
U. City Hall Records
on site inspection
St. Louis Daily Record, 4/14/16, Delmar Improvement Co., owners &
bdgers for $3,500
St. Louis Countv 1920
joints with decorative center blocks and lugsills - all in contrasting brick. Right window has shutters. Single, 3-light, 1-sash windows with stone slipsills in basement below. Windows in 3, first-floor bays. 4 steps lead to porch in 4th bay and to entrance on west side. Large brick porch piers at corners. Railings with square balusters on two sides. Single leaf laminated door with leaded sidelights. Small stained glass windows on east side. Tall chimneys, left side, front and right side, rear with decorative brickwork. Single dormer with single, 6-over-6, 2-sash window on both east and west sides. Tan colored brick with white mortar throughout. Some uneven tuckpointing.

in the subdivision, were built by the subdivision developer and fit comfortably on their 42' lots, it may be assumed that at least this part of the subdivision was intended for single-family residences.
43. History and Significance

6405 Cates is one of 9 single-family residences built by the Delmar Improvement Company in 1916. All are on Cates. The Delmar Improvement Company (also called the Delmar Investment Company) is shown on the 1909 map of the area as owner of the Delmar Racetrack property which was subsequently subdivided as North Parkview. Louis Cella, an owner of the racetrack was associated with Delmar Improvement Company. Since these houses were among

Further Description of Important Features

6405 Cates is a 1½-story, stucco, single-family residence with a medium gable roof with chimney located front slope, right side. Large, center located, shed dormer has double, 6-over-6, 2 sash windows with shutters on either side. Three-bay first floor of facade is sheltered by veranda running the full width and supported by 4 large square columns with wood brackets. Center and right bays have single, 8-over-8, 2-sash windows with concrete lugsills. Entrance in left bay has single-leaf, 4-panel door.

6403 Cates is a 1-story, rectangular, single-family residence with a medium gable roof with chimney located front slope, right side. Large, center located, shed dormer has double, 6-over-6, 2 sash windows with shutters on either side. Three-bay first floor of facade is sheltered by veranda running the full width and supported by 4 large square columns with wood brackets. Center and right bays have single, 8-over-8, 2-sash windows with concrete lugsills. Entrance in left bay has single-leaf, 4-panel door.

Sources of Information

Daily Record, 4/14/16, Delmar Improvement Co., owner & bldgers @ $3500.00
Exc. permit # 53 on 4/2/14
U. City Hall Records
on site inspection
St. Louis Daily Record 4/14/16
6405 Cates

42. continued

with 3 lights. Three concrete steps lead to veranda. Large, 2-story porch with shed roof at rear.

43. continued

the first built in the subdivision, were built by the subdivision developer and fit comfortably on their 42' lots, it may be assumed that at least this part of the subdivision was intended for single-family residences.

Charles J. Cella, brother of developer Louis Cella, lived at 6405 Cates from 1922 to 1924.
Historic Inventory

2 No.
3 6408 Cates

4 Present Name(s)
5 Other Name(s)

6 Specific Location
Lot 6, Blk. 8, N. Parkview

7 City or Town
University City

9 Coordinates
UTM

10 Site Plan with North Arrow

11 On National Register
Yes

12 Is It Eligible
Yes

14 District
Yes

15 Name of Established District

16 Thematic Category

17 Date(s) or Period
1918

18 Style or Design

19 Architect or Engineer
Charles H. Deitering

20 Contractor or Builder
J. Chapman for Celrose Real Estate

21 Original Use, if apparent
4 family apt.

22 Present Use
4 family apt.

23 Ownership
Public

24 Owner's Name & Address
Thomas Lawhon
6408 Cates
63130

25 Open to Public
Yes

26 Local Contact Person or Organization

27 Other Surveys in Which Included

28 No of Stories
2

29 Basement
Yes X

30 Foundation Material
rubble/squared

31 Wall Construction
brick

32 Roof Type & Material
flat/tar & gravel

33 No of Bays
Front 3 Side 6/7

34 Wall Treatment
stretcher bond

35 Plan Shape
rectangular

36 Changes

37 Condition
Interior unknown
Exterior poor

38 Preservation
Yes

39 Endangered
Yes X

40 Visible from (Explain in #42)
By What?
urban renewal area

41 Distance from Frontage on Road

42 Further Description of Important Features
6408 Cates is a 2-story, 4-family, brick apt. with flat roof and parapet walls topped with stone on the facade and tile on the sides. 3-bay facade has triple, 8-over-12, 2-sash, windows on each floor of the end bays with painted wood panel sash. 2nd-floor windows rest on painted stone sills; 1st-floor window rest on painted stone beltcourse. Stone beltcourse midway between top of 2nd floor windows and top of parapet wall. Brick beltcourse below lower concrete beltcourse and at joint with foundation. Central

43 History and Significance
Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company. His buildings, both the large 6-family structures and the small 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows.

44 Description of Environment and Outbuildings
Garage removed.

45 Sources of Information
Bldg. permit #1013 granted to Celrose Real Estate Inc., 7/18/18
U City City Hall records
on site inspection
U. C. Archives in U. City Library
Stevens, Walter B., St. Louis, History of the Fourth City, S.J. Clarke Publishing Co., Chicago and St. Louis, 1909
Landmarks Assn. of St. Louis

46 Prepared by
A. Van Der Tuin

47 Organization
St. Louis County Parks

48 Date
5/18/82

49 Revision Date

5 Other Name(s)
entrance bay has double, 6-over-6, 2-sash windows stacked over a single, 8-over-8, 2-sash window with 4-light casement windows on either side resting on a wood lugsill. Door is single-leaf, 3-panel, with 13 lights and circle in a square pattern and protected by shed overhand with very large brackets. Dark colored, textured brick on facade; smooth on remaining sides. White mortar throughout. Duplicate of 6414 Cates.

The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701, 707 Eastgate; and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences. Deitering's work on the Chinese Government Building for the World's Fair may have inspired the glazing pattern in the front doors of 6408, 6414 and 6326 Cates.

Contractor Junius Chapman built 5 of Deitering's buildings; the developer was Celrose Real Estate and Investment Co., of which Chapman was president and Deitering vice president. Chapman also built at least 8 other buildings in North Parkview, acting as developer for 4 of them.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>4 Present Name(s)</th>
<th>5 Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6409 Cates</td>
<td>6405-6407 Cates</td>
</tr>
</tbody>
</table>

**Specific Location**

Lot 47 and pt. 48, blk 9, N. Parkview, St. Louis Co. Parks Dept.

**Thematic Category**

<table>
<thead>
<tr>
<th>16</th>
<th>Date(s) or Period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1921</td>
</tr>
</tbody>
</table>

**Style or Design**

<table>
<thead>
<tr>
<th>18</th>
<th>Architect or Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>W.F. Shaidan, owner, builder</td>
</tr>
</tbody>
</table>

**Contractor or Builder**

<table>
<thead>
<tr>
<th>20</th>
<th>Owner's Name &amp; Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Kenneth Knipmeyer</td>
</tr>
</tbody>
</table>

**Ownership**

<table>
<thead>
<tr>
<th>23</th>
<th>Open to Public?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No X</td>
</tr>
</tbody>
</table>

**History and Significance**

W.F. Shaidan built two, nearly identical, large six-family buildings in 1921 at 6317 and 6409 Cates. No Shaidans are listed in 1918, 1920 and 1922 City Directories, nor in the 1922 County Directory.

**Further Description of Important Features**

6409 Cates is a three-story, six-family brick apartment building with a flat roof and parapet walls topped by brick stringcourse. Seven-bay facade has projecting sunporches in the second bay on either side with triple, nine-over-one, two-sash, windows with concrete lugsills on all three floors. Windows are capped by stringcourses with decorative blocks on first and second floors. Outside bays have single, nine-over-one, two-sash windows with concrete lugsills on all three floors and capped by brick stringcourse.

**Description of Environment and Outbuildings**

**Sources of Information**

U. City bldg. permit #1472 granted to W.F. Shaidan on 5/26/21

U. City City Hall records on site inspection

**Prepared by**

A. Van Der Tuin

St. Louis Co. Parks

5/82
42. continued

Stringcourses with decorative blocks on the first and second floors. Bays on either side of central entrance have double, nine-over-one, two-sash windows with concrete lugsills and stringcourses with decorative blocks on first and second floors. Center entrance bay has single leaf, nine-light painted door with bracketed, gable overhang. Stacked above door are two sets of double, nine-light casement windows topped by one-sash, nine-light windows. These also have concrete lugsills and are capped by large flat arches with radiating voussoirs, keystones and end stones. Bracketed overhang runs the full width of the facade above the third floor windows and below the parapet walls. Dark, textured brick on facade, smooth on the remaining three sides. White mortar throughout. Exterior steel fire escape at rear. Duplicate of 6317 Cates.
Lot 5, Blk. 8, N. Parkview

Architect or Engineer
Charles H. Deitering

Contractor or Builder
J. Chapman for Celrose Real Estate

Original Use, if apparent
4 family apt.

Present Use
4 family apt.

Ownership
Public/Private

Owner's Name & Address
if known Noro Development Corp.

4778 S. Spring Ave.
St. Louis MO 63116

Open to Public?
Yes

Local Contact Person or Organization

Other Surveys in Which Included

Further Description of Important Features
6410 Cates is a 2-story, 4-family brick apt. with a flat roof with parapet walls topped by stone on the facade and tile on the sides. 3-bay facade has single, 10-over-10, 2-sash windows flanked on either side by single, 4-over-4, 2-sash windows on the second floor of the outside bays. The first floor of the outside bays has single, 15-over-15, 2-sash windows flanked on either side by single, 6-over-6, 2-sash windows. Staircase, above door, has double, 12-over-12, 2-sash windows. All windows have stone lugsills and flat...
6410 Cates

42. continued

arches with alternating radiating voussoirs. Brick beltcourse below second floor windows. Plain, rectangular stone panel above staircase window. Shingled, gable portico with tuscan order columns and pilasters frame single leaf, 3-panel, 16-light, door in center bay. Bracketed overhang runs the entire facade below the parapet wall and above the 2nd floor windows. Medium colored textured brick on facade, smooth remaining sides. White mortar throughout.

43. continued

The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair, he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Contractor Junius Chapman built 5 of Deitering's buildings; the developer was Celrose Real Estate and Investment Co., of which Chapman was president and Deitering Vice President. Chapman also built at least 8 other buildings in North Parkview acting as developer for 4 of them.

45. continued

Book of St. Louisans, 1912
**Historic Inventory**

**Address:** 6414 Cates, St. Louis, MO 63115

**Type:** Residential

**Architect:** Charles H. Deitering

**Builder:** J. Chapman for Celrose Real Estate

**Description:**
- **Structure:** 2-story, four-family, brick apt. with a flat roof and parapet walls topped with stone on the facade and tile on the sides. 3-bay facade has triple, 8-over-12, 2-sash windows in each floor of the end bays with painted clapboard sash sills. 2nd-floor windows rest on stone lugsills; 1st-floor windows rest on stone beltcourse. Stone beltcourse midway between top of 2nd-floor windows and top of parapet wall. Brick beltcourse below lower concrete beltcourse and at joint with foundation. Central entrance.

**History and Significance:**
Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company. His buildings, both the large 6-family structures and the smaller 3- and 4-family buildings, are characterised by such Georgian features as flat roofs, slender moulded stone cornice, Classical door frames and arched and Palladian windows.

**Additional Information:**
- Railroad tie landscaping. Garage removed.
- Sources of information:
  - Building permit #1013 granted to Celrose Real Estate on 7/8/18
  - U. City City Hall records
  - On-site inspection
  - U. C. Archives in U. C. Library
  - Stevens, Walter B., St. Louis, History of the Fourth City, S. J. Clarke, 5/18/82

**Prepared by:** A. Van der Thuin

**St. Louis Co. Parks**

**Date:** 4/3/68

**Revision Date:** 5/18/82

---

**Table: Important Features**

<table>
<thead>
<tr>
<th>No.</th>
<th>Item</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>Thematic Category</td>
<td>1918</td>
</tr>
<tr>
<td>17</td>
<td>Date(s) or Period</td>
<td>1918</td>
</tr>
<tr>
<td>18</td>
<td>Style or Design</td>
<td>1918</td>
</tr>
<tr>
<td>19</td>
<td>Architect or Engineer</td>
<td>Charles H. Deitering</td>
</tr>
<tr>
<td>20</td>
<td>Contractor or Builder</td>
<td>J. Chapman for Celrose Real Estate</td>
</tr>
<tr>
<td>21</td>
<td>Original Use, if apparent</td>
<td>4-family apt.</td>
</tr>
<tr>
<td>22</td>
<td>Present Use</td>
<td>4-family apt.</td>
</tr>
<tr>
<td>23</td>
<td>Ownership</td>
<td>Public 17 Private 17</td>
</tr>
<tr>
<td>24</td>
<td>Owner's Name &amp; Address, if known</td>
<td>Ben Moore 5400 Queens Ave. 63115</td>
</tr>
<tr>
<td>25</td>
<td>Open to Public?</td>
<td>Yes 17 No 17</td>
</tr>
<tr>
<td>26</td>
<td>Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Other Surveys in Which Included</td>
<td></td>
</tr>
</tbody>
</table>

**Coordinates:**
- **UTM:** N/A

**Structure Details:**
- **Building X:** Yes
- **Total Structures:** 1
- **Type:** Rectangular

**Additional Details:**
- **Preservation Underway?:** No 17
- **Endangered?:** Yes 17
- **Visible from Public Road?:** Yes 17
- **Distance from and Frontage on Road:** 42' and 40'

---

**Diagram:**
- Further description of important features: 6414 Cates is 2-story, four-family, brick apt. with a flat roof and parapet walls topped with stone on the facade and tile on the sides. 3-bay facade has triple, 8-over-12, 2-sash windows in each floor of the end bays with painted clapboard sash sills. 2nd-floor windows rest on stone lugsills; 1st-floor windows rest on stone beltcourse. Stone beltcourse midway between top of 2nd-floor windows and top of parapet wall. Brick beltcourse below lower concrete beltcourse and at joint with foundation. Central entrance.
bay has double, 6-over-6, 2-sash windows stacked over a single, 8-over-8, 2-sash window with 4-light casement windows to either side resting on a wood lugsill. Door is single-leaf, 3-panel, with 13 lights and circle in a square pattern and protected by shed overhang with very large brackets. Medium colored, textured brick on facade; smooth on remaining 3 sides. White mortar throughout. Duplicate of 6408 Cates.

The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Contractor Junius Chapman built 5 of Deitering's buildings; the developer was Celrose Real Estate & Investment Co., of which Chapman was president and Deitering vice president. Chapman also built at least 8 other buildings in North Parkview, acting as developer for 4 of them.

Book of St. Louisans, 1912
6415 Cates is a single family brick residence in the bungalow style with high gable roof with cross dormers. Large, stucco-faced dormer on facade has 2 single, 2-sash 6-on-6 light windows and projecting purlins. Prominent chimney, front slope left side. Windows on first floor facade are triple, 2-sash, 6-on-6 light in the center bay flanked on either side by single, 2-sash, 6-on-6 light windows (with shutters) in the end bays. Windows have brick lugsills and flat arch vertical joints with decorative blocks at the 

41 History and Significance 6415 Cates is one of 9 single-family residences built by the Delmar Improvement Company in 1916. All are on Cates. The Delmar Improvement Company (also called the Delmar Investment Company) is shown on the 1909 map of the area as owner of the Delmar Racetrack property which was subsequently subdivided as North Parkview. Louis Cella, an owner of the racetrack was associated with Delmar Improvement Company. Since they were among the 

42 Further Description of Important Features 6415 Cates is a single family brick residence in the bungalow style with high gable roof with cross dormers. Large, stucco-faced dormer on facade has 2 single, 2-sash 6-on-6 light windows and projecting purlins. Prominent chimney, front slope left side. Windows on first floor facade are triple, 2-sash, 6-on-6 light in the center bay flanked on either side by single, 2-sash, 6-on-6 light windows (with shutters) in the end bays. Windows have brick lugsills and flat arch vertical joints with decorative blocks at the 

43 Description of Environment and Outbuildings 

44 Sources of information 
Ex. permit # 53 on 4/2/14 
U City Hall Records 
on site inspection; 
St. Louis Daily Record, 4/14/16, Delmar Improvement Co. owners & 
builders @ $3,500 
St. Louis County Atlas 1909 

46 Prepared by 
A. Van Der Tuin 
47 Organization 
St. Louis Co. Parks 
48 Date 
5/14/82 
49 Revision Date
6415 Cates

42. continued

center. Entrance on right (east side) over rubble & concrete (extensive repair) porch. Single leaf, 2-panel door with sidelights and gabled overhang. Decorative timbers at peaks of either side. Large wood porch at rear. Dark, multi-colored brick with grey mortar throughout.

43. continued

first built in the subdivision, were built by the subdivision developer and fit comfortably on their 42' lots, it may be assumed that at least this part of the subdivision was intended for single-family residences.
**Lot 50, blk 9, N. Parkview**

1. **Date(s) or Period**: 1924
2. **Style or Design**: Triple, six-over-one, double-sash windows with concrete lugsills on all three first floor windows
3. **Contractor**: Junius Chapman
4. **Owner's Name & Address**: Donald & Lue Johnson
5. **Owner's building**: 6421 Cates; 63130
6. **Open to Public**: Yes
7. **Preservation**: Yes
8. **Endangered**: Yes
9. **Distance from Road**: 42' and 41'
10. **Photo**: [Photo]
11. **Description of Environment and Outbuildings**: Three-bay concrete block garage (without doors) at rear.

**Contractor Junius Chapman built at least sixteen buildings in the Parkview Gardens area between 1916 and 1924, sometimes acting as both contractor and developer. Between 1916 and 1918 his buildings were designed by architect Charles H. Deitering with whom he was associated in business. By 1930, he had moved his office to the Loop in a commercial building (now demolished) facing the streetcar turn-around at 6651 Enright. His buildings are**
6421 Cates

42. continued

leaded windows above door with concrete lugsill and concrete lintel with keystone. Third floor of entrance bay has double, two-sash leaded windows topped by large one-sash leaded window, also with concrete lugsill and lintel with keystone. Beltcourse runs the facade above third floor windows. Entrance door is single-leaf, one-light with leaded sidelights. Door surrounds decorated by concrete quoins and keystone. Medium colored, textured brick with white mortar throughout. Exterior steel fire escape at rear. Mirror image of 6425 Cates.

43. continued

mostly three-story, three-family buildings with false hip roofs. The addresses are 721, 723 and 738 Interdrive; 6326, 6328, 6408, 6410, 6414, 6421 and 6425 Cates; 726, 732, 805, 807, 837 and 841 Westgate.

Alphonse J. Hotfelder was the developer of at least eight buildings in Parkview Gardens from 1922 to 1924. Hotfelder Realty and Building Company at 4404 Natural Bridge was described in 1923 as providing real estate loans and insurance, estate management, rent collection and building services. Junius Chapman and P. Mueller were contractors for all of Hotfelder's projects in Parkview Gardens.
### Building Description

6424 Cates is a 2-story, 4-family brick apartment building with false hip roof on the facade and flat roof with tile-topped parapet walls at rear. Three-bay facade has double, 8-over-1, 2-sash windows on each floor of end bays. Second-floor windows have stone sills. First-floor windows rest on stone beltcourse and have flat arches, vertical joints with decorative blocks at center and ends. Central entrance bay has single, 10-over-1, 2-sash window with stone sills and flat arch vertical joints with decorative blocks at ends.

### History and Significance

The design of the building may be attributed to Charles L. Thurston.

Charles L. Thurston was the architect for at least 6 apartment buildings in N. Parkview: 6282, 6284, 6286 and 6300 Cates and 711 and 717 Eastgate. 6428, 6424 and 6306 Cates may also be attributed to him. They were all built from 1916 to 1918 by the Alco Investment Company, with V.A. Chinberg as contractor. All but 2 are small 3 and 4 family buildings.

### Description of Environment and Outbuildings

Fenced lot on east. Garage removed, originally a steel garage.
6424 Cates

42. continued

above door in stairwell. Door is single-leaf, 1-panel with 15 lights and 5-light sidelights. Entrance is protected by shingled gable overhang with large brackets. Double, single-sash windows with 4 lights, stone slipsills and flat arch vertical joints with decorative blocks at ends in basement in 2 end bays. Triple, 8-light casement windows on both floors of first bay of both sides. Medium colored smooth brick throughout. Black mortar on facade, white remaining sides. Duplicate on 6428 Cates.

43. continued

Characteristic features are gable or hipped tile roofs on the front part of the building and over the doorway, usually with shaped brackets, and small square limestone blocks marking the upper corners of the windows. Thurston is shown in city directories of 1916 and 1918 as an architect with offices in the Wainwright building; there are no listings for him after 1918.

Contractor Vincent A. Chinberg and his Alco Investment Company were responsible for at least 27 buildings in N. Parkview between 1915 and 1926.
**42. Further Description of Important Features**

6425 Cates is a three-story brick apartment with a false gable roof on the facade and a flat roof with tile-topped parapet walls at the rear. Two-bay facade has sunporch bay projecting on the left and topped by false hip roof. Triple, six-over-one, double-sash windows with concrete lugsills on all three floors of sunporch bay. Concrete lintels with keystones above first and second floor windows. Two, two-light, one-sash windows below first floor windows into basement. Entrance bay has double, two-sash, leaded windows.

**43. History and Significance**

Contractor Junius Chapman built at least sixteen buildings in the Parkview Gardens area between 1916 and 1924, sometimes acting as both contractor and developer. Between 1916 and 1918 his buildings were designed by architect Charles H. Deiting with whom he was associated in business. By 1930, he had moved his office to the Loop in a commercial building (now demolished) facing the streetcar turn-around at 6651 Enright. His buildings are mostly three-story, three-family buildings with flat roofs. The addresses are 721, 723 and 725 Cates.

**44. Description of Environment and Outbuildings**

Three bay concrete block garage (without doors) at rear.

---

**Sources of Information**

Bldg. permit #2552 granted to Hotfelder Rly on 5/9/24
U. City City Hall records on site inspection
St. Louis County Directory, 1930
6425 Cates

42. continued

above door with concrete lugsill and concrete lintel with keystone. Third floor of entrance bay has double, two-sash leaded windows topped by large one-sash leaded window, again with concrete lugsill and lintel with keystone. Beltcourse runs the facade above third floor windows. Entrance door is single-leaf, one-light, with one-light sidelights. Door surrounds decorated by concrete quoins and keystone. Dark, heavily textured brick with black mortar on facade. Some tuckpointing with white mortar. Exterior steel fire escape at rear. Mirror image of 6421 Cates.

43. continued

738 Interdrive; 6326, 6328, 6408, 6410, 6414, 6421 and 6425 Cates; 726, 732, 805, 807, 837 and 841 Westgate.

Alphonse J. Hotfelder was the developer of at least eight buildings in Parkview Gardens, from 1922 to 1924. Hotfelder Realty and Building Company at 4404 Natural Bridge was described in 1923 as providing real estate loans and insurance, estate management, rent collection and building services. Junius Chapman and P. Mueller were contractors for all of Hotfelder's projects in Parkview Gardens.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Shining Star Missionary Baptist Church - 6427 Cates</td>
</tr>
</tbody>
</table>

3. Location of Negative:
   St. Louis Co. Parks Dept.

4. Other Name(s):
   Beth Yehuda Congregation, West End Congregation

6. Specific Location:
   Lot 52, blk 9, N. Parkview

7. City or Town:
   University City

8. Site Plan with North Arrow:

9. Coordinates:
   UTM
   Lat. Long.

10. Site:
    Building:
    Object:

14. Is it a National Register?
   Yes: No X

15. Is it eligible?
   Yes: No X

16. Name of Established District:

17. Date(s) or Period:
   1948-49

18. Style or Design:

19. Architect or Engineer:

20. Contractor or Builder:
   Sam Rich for West End Congregation

21. Original Use, if apparent:
   Jewish Synagogue

22. Present Use:
   Baptist Church

23. Ownership:
   Public: Private X

24. Owner’s Name & Address, if known:
   Shining Star Miss. Baptist
   6427 Cates; 63130

25. Open to Public?
   Yes: No X

26. Local Contact Person or Organization:

27. Other Surveys in Which Included:

28. No of Stories:
   1

29. Basement?
   Yes: No X

30. Foundation Material:
   Decorated concrete

31. Wall Construction:
   Brick

32. Roof Type & Material:
   Flat/tar & gravel

33. No. of Bays:
   Front: Side: 6

34. Wall Treatment:
   Common bond

35. Plan Shape:
   Rectangular

36. Changes:
   Addition: Altered in #42: Moved

37. Condition:
   Interior: unknown
   Exterior: fair

38. Preservation Underway?
   Yes: No X

39. Endangered:
   Yes: No
   By What?
   Urban renewal

40. Visible from Public Road?
   Yes: No X

41. Distance from and Frontage on Road:
   42' and 40'

42. Further Description of Important Features:
   Shining Star Missionary Baptist Church is a one-story, brick church (constructed in 1949 as the Beth Yehuda Congregation Jewish Synagogue) with a flat roof and stone topped parapet wall on the facade and tile topped parapet walls on the sides. Portico is centered across 2/3's of the facade with four square wood columns on either end supporting a flat shingled roof and resting on a concrete floor. Entrance doors are two-leaf, three-panel and painted. Large wooden Hebrew star is recessed into circular window.

43. History and Significance:
   The building was built for the Beth Yehuda Congregation in 1949, a congregation that has evidently gone out of existence or has merged with another, as its name is no longer listed in directories. A cornerstone bears its name and date. The building permit of 1948 was granted to the West End Congregation. In the seventies, the building was purchased by the Shining Star Missionary Baptist Church, a black congregation.

44. Description of Environment and Outbuildings:

45. Sources of Information:
   Blg. permit #9757 granted to West End Congregation 8/5/48
   U. City City Hall records on site inspection

46. Prepared by:
   A. Van Der Tuin

47. Organization:
   St. Louis Co. Parks

48. Date:
   49. Revision Date(s):
   5/83
dow centered above the doors (and below portico roof). Galvanized metal cross has been added on top of Hebrew star. Crudely lettered sign (Shining Star) has been centered on portico. Steel pipe and wood "park" benches are at either end of portico with backs against columns. "Beth Yehuda" and Hebrew characters have been incised in stone capping parapet wall on facade. Incised corner stone on southwest corner. Side door with canopy on west. Pronounced chimney at northwest corner. Cream colored brick and mortar throughout.
Lot parts 1-2, Block 8, N. Parkview

University City

Site Plan with North Arrow

Coordinates

Site

Structure

Object

On National Register? Yes X

12 Is It Eligible? Yes X

13 Part of Established Historic District? Yes X

14 District? Yes X

15 Name of Established District.

Further Description of Important Features

6428 Cates is a 2-story, 4-family brick apt. with false shed roof on facade and flat roof with tile-topped parapet walls at rear. Three-bay facade has double, 8-over-1, 2-sash windows of each floor of end bays. Second-floor windows have stone lugsills. First-floor windows rest on stone beltcourse and have flat arches, vertical joints with decorative blocks at center and ends. Central entrance bay has single, 10-over-1, 2-sash window with stone lugsill and flat arch vertical joints with decorative blocks at ends.

History and Significance

The design of 6428 Cates may be attributed to Charles L. Thurston. Charles L. Thurston was the architect for at least 6 apartment buildings in N. Parkview: 6282, 6284, 6286 and 6300 Cates and 711 and 717 Eastgate. 6428, 6424 and 6306 Cates may also be attributed to him. They were all built from 1916 to 1918 by Alco Investment Company, with V.A. Chinberg as contractor. All but 2 are small 3 and 4-family buildings.

Sources of Information

U. City building permit # 996 granted to Alco Inv. Co. on 11/26/18

U. City Hall Records

on site inspection

Prepared by

A. Van Der Tuin

Organization

St. Louis Co. Parks

Date 9/82
42. continued

above door in stairwell. Door is single-leaf, laminated, with boarded up
sidelights and protected by tile-topped shed overhang with large brackets.
Double, single-sash windows with 4 lights, stone slipsills and flat arch
vertical joints with decorative blocks at ends in basement in 2 end bays.
Triple, 8-light, casement windows on both floors of first bay of both sides.
Medium colored smooth brick with white mortar throughout. Duplicate of
6424 Cates.

43. continued

Characteristic features are gable or hipped tile roofs on the front part of
the building and over the doorway, usually with shaped brackets, and small
square limestone blocks marking the upper corners of the windows. Thurston
is shown in city directories of 1916 and 1918 as an architect with offices
in the Wainwright building; there are no listings for him after 1918.

Contractor Vincent A. Chinberg and his Alco Investment Company were
responsible for at least 27 buildings in North Parkview between 1915 and 1926.
Further Description of Important Features:

6429 Cates is a three-story, six-family brick apartment with a tile-topped false cross gable roof on the facade and flat roof with tile-topped parapet walls at the rear. Three-bay facade has slightly projecting sunporches to either side of central entrance bay. Sunporch bays have triple, nine-over-one, double-sash windows with concrete lugsills on all three floors and flat arch vertical joints with decorative blocks on first and second floors. Two staircase windows stacked above entrance door have single, nine-over-

History and Significance:

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

Sources of Information:

U.C. bldg. permit #1641 granted to Best Realty on 11/21/21
U. City City Hall records on site inspection
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927

References:

St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927
42. continued

one, double-sash windows with five-light sidelights on either side and concrete lugsills and flat arch vertical joints with decorative blocks. Door is painted single-leaf with one-light and three-light sidelights and decorated surrounds. Electric lights to either side of door. Decorative rectangular panel in third floor below cross gable. Decorative timbers in cross gable. Dark, heavily striated brick with black mortar throughout. Evidence of some settling in center bays of sides with repairs in white mortar.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Historic Preservation
P.O. Box 176, Jefferson City, Missouri 65101

6250 Clemens

Lot 9, Blk 6, N. Parkview
Lot 9, Blk 6, Delmar Heights

University City

Site Plan with North Arrow

Further Description of Important Features:
6250 Clemens is a 3-story, 6-family brick apt. with a tile false hip roof on facade, flat roof at rear and tile-topped parapet walls on the sides. 7-bay facade has single, 4-over-1, double-hung windows on all 3 floors of both end bays. First floor windows rest on stone beltcourse. 2nd and 3rd floor windows have stone sills. 1st and 2nd floor windows have contrasting brick flat arches vertical joints with square stone blocks at ends. 3rd floor windows topped by plain wood frieze below projecting eaves. Projected.

Description of Environment and Outbuildings:
3-bay brick garage at rear. Driveway at boundary with 721 Eastgate. Alley at right (W) boundary.

Sources of Information:
U.C. bldg. pmt. #1722 granted to V.A. Chinberg, 4/3/22
St. Louis Daily Record, 4/5/22 pmt. # 17846 also 4/10 pmt #1722
U. City City Hall Records
on site inspection
City Directories

Prepared by
A. Van Der Tuin

Organizations:
St. Louis Co. Parks

Date
8/24/82
2nd and 6th bays (sleeping porches) have triple, 4-over-1, double-hung windows (large window in center flanked by smaller window to either side) on each floor. Stone lugsill 3rd and 2nd floor windows; stone beltcourse below 1st floor windows. Contrasting brick flat arch vertical joints (with square stone blocks at arch ends and centered above Mullions) above first and second floor windows. Bays to either side (No. 3 & No. 5) of center entrance bay have double, 4-over-1, double-hung windows on all 3 floors. First floor windows rest on stone beltcourse; 2nd & 3rd have stone lugsills. Contrasting brick flat arch vertical joints with square stone blocks at arch ends and one at center. Stone beltcourse at joint with foundation intersects double, 2-light, hinged basement windows in 3rd and 5th bays and stone lugsill below door in central (4th) bay. Door is single leaf, 1-panel, with 15 lights and 5-light sidelights and has stone lintel with keystone and stone side surrounds intersected by beltcourse below 1st floor windows. Electric light above door on either side. 2 single, 4-over-1, double-hung windows (with stone lugsill and contrasting brick flat arch vertical joints with stone blocks at arch ends) are stacked in staircase above door. Multi-colored textured brick with white mortar throughout. Steel fire escape located in center at rear of building.
3ft-

3'

H i s t o r i c P r e s e r v a t i o n , P.O.

Box 176, J e f f e r s o n C i t v . Y i s s o l r r i

651r)l

Z

( r ~ t ~ r ~ ~ y

S t . Louis

-

L o t s 30, 31, b i k 8 , N.

Parkview

'4 C oorc!~ndtes
1 dl
L <Jr)tj

------ -

pa-

-

12

IPdfl

a-

--of

E s f a b Ye-,

14151 L)tsf 3

Yo

X

f a m i l y , b r i c k a p a r t m e n t w i t h a f l a t r o o f and metal-capped p a r a p e t w a l l
on t h e f a c a d e and t i l e - t o p p e d p a r a p e t w a l l s on t h e s i d e s . Seven-bay
f a c a d e h a s p r o j e c t i n g s l e e p i n g p o r c h e s i n t h e o u t s i d e two bays (one,
Pholo
two, s i x and s e v e n ) on e i t h e r s i d e . Windows i n t h e s e bays a r e d o u b l e ,
e i g h t - o v e r - o n e , double-hung.
F i r s t f l o o r windows r e s t on s t o n e b e l t c o u r s e t h a t i n t e r s e c t s w i t h d o o r a t c e n t e r and r u n s t h r o u g h f i r s t bay
Second and t h i r d f l o o r windows have s t o n e l u g s i l l s . !/'
o f e i t h--- e r s i d e . --4 3 H l s l o r y dnd S l r l c l ~ t t c a r ~ c tThe
:
E.L. Wagner C o n s t r u c t i o n Company b u i l t a t l e a s t f i v e b u i l d i n g s i n
North Parkview, a c t i n g a s c o n t r a c t o r and d e v e l o p e r : 6317, 6255, 6261 and 6319 Clemens and
74:L-5 E a s t g a t e . The company a l s o b u i l t o v e r h a l f o f t h e 9 1 a p a r t m e n t b u i l d i n g s i n a d j a c e n t
De:Lmar Garden s u b d i v i s i o n . E r n e s t L. Wagner was t h e f o u n d e r o f t h e company and h i s s o n ~ d w a r d
A. Wagner becarie p r e s i d e n t i n a b o u t 1916.
E.A. Wagner was a l s o p r e s i d e n t of t h e Wagner-GrantB
--e l l Developmen2 Company i n 1924 a
n
d
A
h
e halt i n Parkview
4 4 9 e s r r 1 p l on o f Er.v~ruflrnentand Outbu~ld~ngsGarages removed a t r e a r .

-S U U I L ~ ~ S

45

01.

- --

-

I ~ l u r r ~c
~dl

C i t y b l d g . pmt. #2436 g r a n t e d t o E.W. G r a n t & E.A. Wagner 1/8/24
on s i t e i n s p e c t i 0 9
U. C i t y C i t y H a l l r e c o r d s
C i t y D i r e c t o r i e s , 1893-1924
Parkview Agents, Vrban O a s i s , B o a r ' s Head P r e s s , S t . L o u i s , 1979
U.

46

A.
147

1

Prepared b y

Van Der ~ u i n
Olgi3nl~dll o r ,

S t . ~ c u i sCo. P a r k s
43

Revts~on


First and second floor windows topped by flat arch vertical joints with three rectangular terra cotta blocks - one centered over mullions and one at either end. Recessed rectangle in terra cotta blocks. Elaborate, organic terra cotta block in high relief below arch end to either side creates label. Slightly projecting wood moulding beltcourse caps third floor windows. Diamond shaped stone blocks centered in wall above third floor windows across entire facade. Projecting wood entablature is centered between third floor windows and parapet walls. Stone beltcourse is a joint with foundation topped by brick beltcourse. Recessed center three bays have double, six-over-one, double-hung windows on all three floors to either side of door. Two windows stacked above center door in staircase are single, eight-over-one, double-hung; upper window has four-light transom. Window treatment in center three bays consistent with sleeping porch bays. Double, single-light, hinged windows in basement to either side of door have flat arch header joints and decorative brick side surrounds with two small stone blocks to either side. Door is single-leaf, one-panel with fifteen lights and five-light sidelights. Door has heavy, decorated stone pediment with engaged columns. Three-story, exterior, steel fire escape is at rear. Multi-colored, dark, textured brick with black mortar on facade and first bay of either side. Smooth brick with white mortar on remaining sides. Duplicate, cosmetic differences, of 6261 Clemens.

subdivision which is nearby to the south of North Parkview. E.L. Wagner is known to have built at least one house with a major architect: 6246 McPherson, with Ernst Janssen, architect, in 1907.
### Historic Preservation

**P.O. BOX 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6261 Clemens</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Additional Information

**Location**: St. Louis Co. Parks Dept.

**City or Town**: University City

**Site Plan with North Arrow**

**Lot Numbers**: 32, 33, blk B, N. Parkview

**Structure Information**

<table>
<thead>
<tr>
<th>Site</th>
<th>Building</th>
<th>Object</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Dimensions**

- **On National Register?**: Yes
- **Part of Established Historic District?**: No

**Architect or Engineer**

- E. A. Wagner

**Construction Type**

- Six family apartment

**Present Use**

- Public

**Ownership**

- Public

**Historical Significance**

- The E. L. Wagner Construction Company built at least five buildings in North Parkview, acting as contractor and developer: 6317, 6255, 6261 and 6319 Clemens and 741-5 Eastgate. The company also built over half of the 91 apartment buildings in adjacent Delmar Garden subdivision. Ernest L. Wagner was the founder of the company and his son Edward A. Wagner became president in about 1916. E.A. Wagner was also president of the Wagner-Grant.

**Sources of Information**

- U. City bldg. pmt. #2436 granted to E.W. Grant & E.A. Wagner 1/8/24
- City City Hall records
- Site inspection
- City Directories, 1893-1924
- Parkview Agents, *Urban Oasis*, Boar's Head Press, St. Louis, 1979

**Prepared by**

- U. City bldg. pmt. #2436 granted to E.W. Grant & E.A. Wagner 1/8/24

**Organizations**

- St. Louis Co. Parks

**Prepared by**

- A. Van Der Tuin

**Date**

- 8/26/82

---

Further Description of Important Features: 6261 Clemens is a three-story, six-family, brick apartment with a flat roof and metal-capped parapet walls on the facade and tile-topped parapet walls on the sides. Seven-bay facade has projecting sleeping porches on the outside two bays (one, two, six and seven) on either side. Windows in these bays are double, eight-over-one, double-hung. First-floor windows rest on stone beltcourse that intersects with door at center and runs through first bay of either side. Second and third floor windows have stone lugsills.

Endangered? By What? No urban renewal area

### Description of Environment and Outbuildings

- Garages removed at back.
First and second floor windows topped by flat arch vertical joints with three rectangular terra cotta blocks - one centered over mullion and one at either end. Recessed rectangle in terra cotta blocks. Elaborate, organic terra cotta block in high relief below arch end to either side creates label. Slightly projecting wood moulding beltcourse caps third floor windows. Diamond shaped stone blocks centered in wall above third floor windows across entire facade. Projecting wood entablature centered between third floor windows and parapet walls. Stone beltcourse at joint with foundation topped by brick beltcourse. Recessed center three bays have double, six-over-one, double-hung windows on all three floors to either side of door. Two windows stacked above center door in staircase are single, eight-over-one, double-hung; upper window had four-light transom. Window treatment in center three bays consistent with sleeping porch bays. Double, single-light, hinged windows in basement to either side of door have flat arch header joints and decorative brick side surrounds with two small stone blocks to either side. Door is single-leaf, one-panel with fifteen lights and five-light sidelights. Door has heavy, decorated stone pediment with engaged columns. Three-story, exterior, steel fire escape is at rear. Multi-colored, dark, textured brick with grey mortar on facade and first bay of either side. Smooth brick with white mortar on remaining sides. Duplicate, cosmetic differences of 6255 Clemens.

Bell Development Company in 1924 and lived at 6211 McPherson, a house he built in Parkview subdivision which is nearby to the south of North Parkview. E.L. Wagner is known to have built at least one house with a major architect: 6246 McPherson, with Ernst Janssen, architect, in 1907.
Further Description of Important Features: 6265-71 Clemens is a three-story, brick, 24-family, U-shaped apartment with flat roof. Terra cotta-topped parapet walls on facade and interior of court. Tile-topped parapet walls at rear and firewalls. Three bays at end of each leg of U-shaped plan. Outside bays of each leg have triple, double-hung windows (large six-over-one flanked to either side by smaller four-over-one) on all three floors. Center bay of each leg has single, double-hung leaded and stained glass window on all three floors. All first floor windows.

History and Significance: Contractor Vincent Chinberg built at least 27 buildings in North Parkview between 1915 and 1926. The last of these buildings was for Max Goldman, a developer of many properties in Parkview Gardens, at least seven on his own and nine through Best Realty Company of which he was an officer. This is the largest of his developments and the largest of the original buildings in Gardens.

Description of Environment and Outbuildings:

Vacant lots on left (W) side.

Sources of Information:

U.C. bldg. permit #3200 granted to Max Goldman 1/11/26

U. City City Hall records

on site inspection

City Directories 1916-25

Prepared by

A. Van Der Tuin

Organization

St. Louis Co. Parks

Date

8/26/82
(except leaded windows) rest on stone beltcourse. All second, third floor
and leaded windows have stone lugsills. First floor windows have white
glazed tile labels. Second floor windows have contrasting brick and stone
labels. Third floor windows topped by contrasting brick and stone beltcourse.
Terra cotta entablature above beltcourse. Two east bays of both leg ends
project from facade. Three large decorative terra cotta crests with scroll
brackets and topped by obelisks on parapet walls. Stone quoins below first
floor windows. Stone beltcourse at joint with foundation. Sides facing
courtyard have seven bays; end facing courtyard has four bays. Two doors
in outside bays of end facing courtyard are single-leaf, one-panel with
nine lights, stone lugsill and ornate terra cotta label and side surrounds.
Large, heavy light fixture in label above door. Incised street numbers.
Windows stacked in staircase above door are single, two-over-two, double-
hung (aluminum) with stone lugsills, decorative terra cotta and contrasting
brick spandrel. Lower window has decorated terra cotta flat arch and side
surrounds. Upper window decorated terra cotta side surrounds and semi-
circular arch with contrasting brick face. Larged recessed balconies in
center two bays have fifteen-light french doors in each bay. Wrought iron
railings. Concrete balcony floors. Contrasting brick flat arch below
floors. Ornate decorated semi-elliptical terra cotta hood with keystone
above third floor balcony. Sides facing courtyard have projecting balconies
on all three floors on either side of entrance. Wrought iron railings.
Single-leaf, one-panel door with ten lights opens to balcony. Single,
four-over-one, double-hung window to either side of door. Entrance doors
on sides have three-light sidelights. Remaining door, window, beltcourse
and parapet wall treatments consistent with previous descriptions. Single,
two-light, hinged windows with contrasting brick flat arch and side surrounds
and stone slipsills in basement on sides. Tan colored brick with terra
cotta mortar on facade, courtyard and first two bays of either side; smooth
red brick with white mortar on remaining sides. Two sets of steel fire
escapes on either side.
6306 Clemens is a three-story, three-family brick apartment with a false hip with facade facing gable roof at the front and a flat roof to the rear with tile topped parapet walls on the sides. Four-bay facade has double, twelve-over-twelve, double-hung windows on each floor of the east (L) end bay. Windows have concrete lugsills. First and second floor windows have contrasting brick flat arch vertical joints with stone keystone and end blocks contrasting brick side surrounds in quoins pattern. Two center bays have...
single, twelve-over-twelve, double-hung windows on second and third floors and six-light french doors on first floor. Doors open to wrought iron balconet and have stone lugsills and contrasting brick flat arch, header joints. Quoin patterned side surrounds extend above doors to create brick semi-circular arch with stone keystone. Second and third floor windows have stone lugsills. Second floor windows have contrasting brick flat arch vertical joints with stone keystone and end blocks and quoin patterned contrasting brick side surrounds. All third floor windows capped by contrasting brick beltcourse (herringbone three and three pattern) below projecting eaves. Beltcourse interrupted by chimney with sloped weatherings engaged between center bays of facade and penetrating false hip roof. West (r) entrance bay has single-leaf, one-panel, eighteen-light door with twelve-light sidelights. Stone lugsill. Contrasting brick flat arch vertical joints with stone keystone and end blocks and quoin patterned side surrounds. Electric light to either side of door. Low, stepped brick wall (stone topped) to either side of stoop. Windows stacked in staircase above door are single, twelve-over-twelve, double-hung with six-light sidelights, stone lugsills, contrasting brick flat arch vertical joints with stone keystone and end blocks and quoin patterned side surrounds. Steep false gable above third floor window. Contrasting brick diamond in gable face. Stepped false facade (reflecting chimney sloped weatherings) projects on either side to create semi-circular arched opening (doorway) with radiating voussoirs and stone keystone. Tan, textured brick with matching mortar on facade. Smooth red brick with white mortar on remaining sides. Exterior steel fire escape at rear. Right side stepped back in a saw tooth pattern (due to angled side of site).
The 1914, 1918, 1919 and 1922 St. Louis City Directories show John Dilschneider as a building contractor.

garage permit #1004, 1918, same builder as house
garage removed
vacant lots to east side of building

Sources: University City Building Permit #1010 granted to John Dilschneider
University City City Hall records on 6/24/18
on site inspection
St. Louis City Directories, 1914, 1918, 1919, 1922

Prepared by
VL Bass/Judy Little
Organization
Parks and Recreation
Date 8/26/83
Revision Date(s)
42. at building corners and below window side surrounds. Second and third floor windows have contrasting brick flat arch vertical joints with stone end blocks and contrasting brick side surrounds. Second floor windows have stone lintels and stone and brick side surrounds (creating labels). Third floor windows capped by contrasting brick beltcourse. Large, wood brackets support projecting eaves below false hip roof. Ornate contrasting brick decorative pattern (diamonds) between second and third floor windows. Large, single light hinged windows in basement (two outside bays) have stone lintel, side surrounds and stone slipsills. Large stone beltcourse at joint with foundation topped by brick beltcourse. Contrasting brick at facade corners between first floor window and foundation beltcourses. Decorative stone blocks and brick below first floor windows in sleeping porches. Entry at fourth bay on right (e) side. Doors are double leaf, one panel with nine lights each. Stone lintel, keystone and quions. Large light fixture on right side. Evidence of hood removed. Large stone bench opposite door. Two courses of very large stone coursed at foundation on sides and rear. Exterior steel fire escape at rear. Dark textured brick with black mortar on facade. Smooth brick with white mortar remaining three sides.

45. St. Louis Daily Record on 6/28/18 permit #12378 for $9,500 - no architect listed
Lot 41, Block 3, N. Parkview

Architect William A. Brasher, Jr., was identified in the 1916 city directory as an architect with an office at 308 North 6th Street. He served in the navy in the later part of WWI and had returned, by 1921, to the practice of architecture.

The E.L. Wagner Construction Company built at least five buildings in North Parkview, acting as contractor and developer: 6317, 6255, 6261 and 6319 Clemens and 741-5 Eastgate. The E.L. Wagner Construction Company built at least five buildings in North Parkview, acting as contractor and developer: 6317, 6255, 6261 and 6319 Clemens and 741-5 Eastgate.
6317 Clemens

42. continued

arches, header-joints with rectangular stone keystones and endstones (partially down the sides) creating labels. Decorative 4-tile diamond pattern between each 1st and 2nd floor window. Stone beltcourse at joint with foundation intersects stone slipsills of basement windows in 2 right bays. Single-light hinged windows. Brick beltcourse below projecting eaves. Eaves supported by large wood brackets. Tall chimney right side slope. Side entrance left (W) side. Main entrance 3rd bay of right (E) side. Door is single-leaf, 2-panel, 7-lights with a tiled shed hood supported by wood brackets. 2-story open wood porches at rear. Dark textured brick with black mortar on facade and 1st bay left side and 3 bays right side. Smooth brick with black mortar remaining sides.

43. continued

company also built over half of the 91 apartment buildings adjacent Delmar Garden subdivision. Ernest L. Wagner was the founder of the company and his son Edward A. Wagner became president in about 1916. E.A. Wagner was also president of the Wagner-Grant-Bell Development Company in 1924 and lived at 6211 McPherson, a house he built in Parkview subdivision which is nearby to the south of North Parkview. E.L. Wagner is known to have built at least one house with a major architect: 6246 McPherson, with Ernst Janssen, architect, in 1907.
### Historic Inventory:

#### 1. No.

2. County

3. Location of Negatives

4. Present Name(s)

5. Other Name(s)

6. Specific Location

Lot 42, blk 8, N. Parkview

7. City or Town

8. Rural, Township & Vicinity

University City

9. Site Plan with North Arrow

#### Further Description of Important Features:

6319 Clemens is a three-story, three-family, brick apartment with a flat roof. Metal-capped parapet walls on facade and tile-topped on sides. Three-bay facade has double, six-over-one, double-hung windows on each floor of the left (W) and center bay. Stone sills with three decorative square stone blocks below mullions. Stone lintels with rectangular stone keystone and quoin patterned stone sides surrounds on first and second floor windows. Stone beltcourse at joint with foundation intersects stone sills of.

#### History and Significance:

The E.L. Wagner Construction Company built at least five buildings in North Parkview, acting as contractor and developer: 6317, 6255, 6261 and 6319 Clemens and 741-5 Eastgate. The company also built over half of the 91 apartment buildings in adjacent Delmar Garden subdivision. Ernest L. Wagner was the founder of the company and his son Edward A. Wagner became president in about 1916. E.A. Wagner was also president of the Wagner-Grant-Bell Development Company in 1924 and lived at 6211 McPherson, a house he built in Parkview.

#### Sources of Information:

- U. C. bldg. pmt. #2437 granted to E.A. Wagner 1/8/24
- U. City City Hall records
- on site inspection
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

#### Prepared by:

A. Van Der Tuin

#### Date:

8/27/82
basement windows in left and center bays. Single light casement windows have stone lintels and quoin patterned side surrounds. Decorated entablature above third floor windows across facade. The decorative stone squares (rotated 45°) in facade parapet wall. Entrance door in right (E) bay is single-leaf, one-panel with 15 lights and five-light sidelights. Stone lintel and quoin patterned side surrounds. Two windows stacked in staircase above door are single, eight-over-one, double-hung with stone lugsills, lintels with rectangular keystones, and quoined patterned side surrounds. Three-story, steel, fire escape is at rear. Three-story, open brick porches at rear. Light, multi-colored textured brick with white mortar on facade. Smooth red brick with white mortar on remaining three sides.

43. subdivision which is nearby to the south of North Parkview. E.L. Wagner is known to have built at least one house with a major architect: 6246 McPherson, with Ernst Janssen, architect, in 1907.
Further Description of Important Features: 6321 Clemens is a brick, two-family residence that has been converted to a convent. Shingled medium hip roof. Three-bay facade has triple, nine-over-one, double-hung windows on both floors of the right (e) sleeping porch bay which projects from the facade. Center bay windows are single, nine-over-one, double-hung. First floor windows rest on stone beltcourse that intersects door in left bay and runs through first bay of right side. Second floor windows and staircase window have stone sills. First floor windows and

History and Significance: Harry J. Remmers was a building contractor and had been secretary of the Goesse & Remmers Building and Contracting Company. Samuel S. Cheek, variously identified as an engineer, superintendent, contractor and clerk, lived at 6321 Clemens from 1916 to at least 1922. The two-family building has now been converted into a convent, housing the Sisters of St. Joseph. It has been named "The Carpenter's House" after St. Joseph, a carpenter.

Description of Environment and Outbuildings: Cross walk left (w) side.

Sources of Information:
Archives: Bldg. pmt. #584, S.S. Cheek, owner, 4/16/15
St. Louis Daily Record 11/8/15, no archt. listed
U. City City Hall Records
on site inspection
St. Louis City Directories, 1891-1922
Interview with Elsie Glickert, August, 1983
staircase window have stone lintel and partial side surrounds creating labels. Second floor windows capped by decorated frieze. Projecting eaves and exposed rafters supported by wood brackets. Hipped dormer with six-light casement windows centered on facade. Stone beltcourse at joint with foundation intersects door in left bay. Door is single-leaf, one-panel, with fifteen lights and is sheltered by a gable hood with exposed decorated rafters. Gable face has half timber treatment. Wood cross at gable peak. Heavy wood bracket to either side of door. Window in staircase above door is one-sash with unusual twenty light glazing pattern and eighteen light transom. Second story enclosed brick porch on three piers at rear overhangs smaller shingled porch (first floor). Small leaded windows second and third bays of right side (both floors). Rectangular bay projects from fourth bay, first floor of right side and has diamond patterned leaded amber glass on all three sides. Smooth brick with white mortar throughout.
**6403 Clemens**

**Description**

6403 Clemens is a two-story, stucco parish house for All Saints Church. Shingled, truncated hip roof. Three-bay facade has single, eight-over-one, double-hung windows on both floors of both end bays. Windows have brick sills and side surrounds. First-floor windows have flat arch vertical joints. Second-floor windows have flat arch header joints. Brick beltcourse at joint with foundation intersects small open stoop in center bay. Wrought iron railings on either side of five stone stoop steps.

**History and Significance**

The building was built in 1914 for A.J. McDonough, a building contractor. In 1922, the residents of the two apartments included Alex F. Kessler, president of Kessler Fur & Hat Company, and John A. Chehby, owner of the building. In about 1924, All Saints Church bought the building for use as a parish house and the Reverend Joseph McMahon became the first resident priest. The house remains a parish house. The interior was recently

**Photograph**

Single car garage (concrete block) at rear of parking lot to the right; double car garage (wood) at rear of parish house. Parking lots both right and left sides.

**Sources of Information**

Interview with Elsie Glickert, 8/83
Watchman Advocate 7/24/14 in University City Scrapbook, 1928 (Archives)
U. City City Hall Records
on site inspection
Brick beltcourse at level of stoop floor. Door is single-leaf, three-panel with six lights. Stone lugsill and brick side surrounds capped by brick semi-circular arch with stucco face above door. Semi-circular arched hood with flaired sides and wood brackets above door. Wood cross on top of hood. Hood has painted ribbed metal roof. Electric lights below brackets on either side. Single leaded casement window in staircase above door has brick lugsill and side surrounds and brick flat arch, header joints, with brick keystone. Four pairs of large wood brackets support projecting eaves. Brick beltcourse at base of brackets intersects window sides near the top. Leaded windows first two bays (both floors) of right side. Five stone steps lead to open two story porch (and side entrance) in second and third bays of right side. Porch supported by three large piers. Wood brackets support second story porch floor. Wrought iron railings two sides of first floor; three sides of second floor. Segmental arches between piers - second floor. Enclosed fifth bay of right side projects from side same distance as porches. Bay window at rear.

remodeled following a fire.

St. Louis City Directories 1922-1924
42 Further Description of Important Features
This building is a three story stone building with a flat roof. Five bay facade has triple, double hung windows (six over six flanked by four over four to either side) on each floor of bay to either side of center entrance bay. Stone stepsills. Coursed cut stone spandrels between floors. Moulded stone trim around windows and spandrels rest on moulded stone beltcourse that intersects first floor windows and doors in projecting center bay. Door is double leaf with each leaf (continued on page 2).

43 History and Significance
The original All Saints Parish Church and School on Maple in University City burned in 1917. The archdiocese then purchased several lots in the developing subdivision North Parkview, for the construction of a new building. Several of the new buildings in the subdivision were single-family houses or duplexes and the church felt that many new residents of the area might be Catholic. (Subsequently development was largely multi-family and the population became predominantly Jewish.) The new school, which also served for a time as the All Saints Church to west side of school. Parking lots at front and right side

44 Description of Environment and Outbuildings

45 Sources of Information
University City Building Permit 1022 on 8/28/18
University City Hall records
University City Archives - University City Library on site inspection
St. Louis Daily Record #12406 on 7/13/18 for $40,000 - no arch. shown 8/83

46 Prepared by
V-J Bass/Judy Little
47 Organization
Parks and Recreation
48 Date 49 Revision Date(s)
42. Having three panels and nine lights. Stone slipsill. Thin wood moulding with dentils above door. Half round arched window above doors with petal-like glazing patterns. Large pediment above door has MCMXVIII incised in face. Stone cross at pediment peak. Pediment supported by two Tuscan columns on either side of door. Window above entrance is single light pivoted (opaque plastic) with pivoting sidelights (wired glass). Transom windows above these windows are leaded (with a simple vine pattern). Stone pediment above staircase windows has ALL SAINTS SCHOOL in relief in lintel. Square stone pilaster to either side. Carved stone panels with scrolls between entrance pediment and staircase window slipsill. Entire projecting center bay pedimented with large stone cross at peak. Entablature across entire facade. Stone topped parapet walls. Pronounced stone block with square in relief and organic carving above center bay pediment, one to either side. Cut stone quoins at corners of center three bays. Cornerstone at corner of left bay. One bay projections from either side at rear. Steel fire escape at left side.

43. Church, was built in 1918. Archbishop John J. Glennon's name appears on the building permit. The stone was quarried at Lamb's quarry to the north and west of Parkview Gardens. The architect was J. Sidney Lee, who in partnership with Henri Rush (spelled "Rusch" prior to 1920) designed nearby St. Roch's Church in 1921. Lee was listed as an architect in city directories from at least 1916 to 1927, with an office at 6038 Delmar Boulevard. A Sidney J. Lee, Jr., received a degree in architecture from Washington University in 1928. A permit in 1912 shows a C.M. Lee as the architect for the St. Roch's school at 6048 Waterman.

45. Interview with Elsie Glickert, August, 1983
St. Louis City Directories 1916, 1917, 1920, 1924, 1927
St. Louis Daily Record 5/22/12 St. Roch's School
St. Louis Daily Record 6/8/21 St. Roch's Church
### All Saints Catholic Church

#### Historic Inventory

- **Location:** Louis County Parks Dept., St. Louis City County, University City
- **Specific Location:** Lots 53, 54, Block 8, North Parkview

#### Description of Important Features

- **Theme:** Polygonal stone church
- **Material:** Pyramidal slate roof
- **Facade:** Three center bays of five-bay facade are topped by pediment with coursed cut stone face. Large stone cross at pediment peak. Center of pediment face has recessed opening with statue (Virgin Mary?). Semicircular stone hood mold above statue supported by stone bracket either side. Plain frieze below pediment evenly divided by four plain pilasters. Four square Corinthian columns.
- **History and Significance:**
  
The original All Saints Parish church and school, a wood frame structure built in 1901 at 63rd and Maple, to the north of Parkview Gardens, burned in 1917. The church purchased several lots in North Parkview which was being rapidly developed. The rock-faced stone school was built in 1918 and used for services until 1936 when the octagonal church was

#### Additional Information

- **Sources:**
  - University City Bldg. Pmt. #6592 granted to Rev. John J. Glennon, 6/30/36
  - Harris, NiNi, Legacy of Lions, The Historical Society of University City, University City, Missouri, 1981.
All Saints Catholic Church

42. continued

pilasters separate center three bays. Door in center bay is double leaf with three panels each leaf and stained glass transom. Stone slipsill. Small square pilasters to either side of door. Stone molding around door. Broken segmental pediment above door has carved stone coat of arms with scrolls and large fleur de lis. Large cylindrical electric light to either side of doors. Circular stained glass window with stone molding centered above doors. Bay to either side of doors has stained glass window on first floor. Stone luglill and moldings rest on stone spandrel with square in relief and undulating carved stone support in relief on either side. Stone span-drel between first and second-floor windows has three carved supports in relief below stone lugsill. Two small rectangular hinged stained glass windows with stone mullion and lintel below large semicircular arched stained glass window. Stone molding with scroll-like key stone. Incised corner-stone lower left corner of first bay left of center bay. Outside bay to either side of projecting center three bays leads to single-leaf, three-panel door, which leads to the sanctuary. Stained glass transom. Heavy stone pediment with stone pilasters on the sides of door (in quoin pattern). Stone molding at sides and top of door. Stone slipsill. Small electric light to either side of door. Circular stained glass window with stone molding above door. Stone quoins on either side of outside bays. Entab-lature with plain frieze. Pyramidal slate roof over sanctuary topped by eight-sided copper cupola. Cupola has semicircular arched louvered openings with pediments on four sides. Ornate brackets remaining four sides, topped by wrought iron cross. Copper-roofed bell tower rear left side has copper cross at peak. Four-sided tower base supports eight-sided housing for bells. Open semicircular-arched openings with stone molding and key-stone on four sides. Large stone brackets on four sides. False stone balcony below arched openings. Decorative pattern in copper roof, ie both cupola and bell tower. Eight sides symbolize Eight Beatitudes. Building of native University City limestone, from Lamb's Quarry. No interior columns.

43. continued

built at 6433 Clemens. The architect was Henry P. Hess, designer of several buildings for the archdiocese, among them a building for Christian Brothers College in 1919, Immaculate Conception Church in Maplewood, 1926, and Cardinal Glennon College, 1931. He was a member of the American Institute of Architects from 1934 and died in 1951. A substantial Catholic population never settled in North Parkview as it became predominantly Jewish in the twenties. Most members of the parish lived and continue to live north of North Parkview. The building permit for the church was granted to the Reverend John J. Glennon. Eight sides symbolize Eight Beatitudes. Building is built of native University City limestone from Lamb's Quarry.

45. continued

Maplewood Community Profile, St. Louis County Parks Department, History Section files.
Files of the American Institute of Architects.
Historic Buildings in St. Louis County, St. Louis County Historic Buildings Commission, 1983.
On site inspection.
St. Louis Post-Dispatch, May 18, 1967
**Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>4. Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6602 Clemens and 759 Leland</td>
</tr>
</tbody>
</table>

**Location**

Lot 13, part of 14, Block C
Delmar Garden

**City or Town**
University City

**Site Plan with North Arrow**

---

**Coordinates**

JTM

**Site Plan with North Arrow**

---

**Structure Object**

---

**On National Register?**

No

**Is It Eligible?**

No

**Part of Established District?**

No

**Name of Established District**

---

**Historic Category**

---

**Date(s) or Period**

1923

**Style or Design**

---

**Architect or Engineer**

---

**Contractor or Builder**

Geo. Pomeroy for J. M. Sprague

**Original Use, if apparent**

12 family apartment

**Present Use**

12 family apartment

**Ownership**

Public

**Open to Public?**

Yes

**Local Contact Person or Organization**

---

**Other Surveys in Which Included**

---

**Notes**

This twelve family apartment building is a three story, five bay front facade with a full basement. The false gable roof consists of green French tile with a wooden fascia and soffit with wooden brackets. A flat roof continues from the false gable roof. All the front facade windows except the arched windows are finished with a soldier course flat arch over the window heads with stone end caps and finished with stone lugsills. The windows are double hung with 6 over 1 lights either grouped (continued on page 2).

---

**Sources of Information**

University City Building Permit #2335 on 9/25/23
-University City City Hall records
-on site inspections
-St. Louis City Directories, 1922 and 1928
in pairs or in triple groupings. The brick masonry consists of raked, medium to dark colored bricks with medium dark mortar joints. The projecting center bay contains the interior stairway. The arched, multi-paned casement windows are decorated with two rows of header brick forming a segmental arch over the window head with a stone keystone and stone end caps. The windows are finished with a stone lugsill. Above these windows is a decorative motif that consists of a rectangle made out of header brick with stone end caps. In the center of the rectangle is a diamond shaped stone motif. The front entrance consists of a single multi-paneled door with lights. The entrance door is surrounded with narrow sidelights and plain trim. Above the door entrance is a soldier course brick flat arch. There is a carriage light located on either side of sidelights. There is evidence that there was a gable roof over entrances. The basement windows are decorated with a brick flat arch with stone end caps. The foundation is accentuated with a stone border that enlarges at the projecting bay entrance and extends to the height of the lower sidelight with a row of header brick to outline stone. Railing provided for seven steps from public sidewalk. Gas lights provided around building on lawn.
This is a five-story, five bay front facade with a full basement. The roof detail begins with a false, slated hip roof with a central gable placed on the center bay of the front facade. A flat roof continues from the false hip roof. The brick masonry consists of a common bond facade and the characteristics of the bricks used are medium to dark in color, raked and have light mortar joints. The frieze is simple, with a painted horizontal band that ties in with the gable end (continued on page 2).

45) History and Significance: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate; 717 and 731

44) Description of Environment and Outbuildings

43) Further Description of Important Features

42) Coordinates: UTM

41) Distance from and Frontage on Road: 15' and 215'

40) Visible from Public Road: Yes

39) Endangered? Yes X

38) Preservation Underway? No

37) Condition Interior: unknown

36) Changes: Addition

35) Plan Shape: Rectangular

34) Wall Treatment: Common bond/brick

33) Roof Type & Material: False slate hip/gable

32) Building Type: 15 family apartment

31) Architect: Kenneth & Linda Rosenthal

30) Foundation Material: Concrete

29) Basement? Yes X

28) No of Stories: 3

27) Other Surveys in Which Included

26) Local Contact Person or Organization

25) Open to Public? Yes X

24) Owner's Name & Address, if known

23) Ownership: Public & Private X

22) Present Use: 15 family apartment

21) Original Use, if apparent

20) Contractor or Builder: J.M. Moran for West End Realty Co.

19) Architect or Engineer

18) Style or Design

17) Date(s) or Period: 1923

16) Thematic Category

15) Name of Established District

14) District: Yes Potent?

13) Part of Estab Yes Host Dist? No

12) Is It Eligible? Yes X

11) On National Register? Yes X

10) Site Building X Structure Object

9) Site Plan with North Arrow

8) City or Town: Steinbuehl's Rural Township & Vicinity

University City

7) Specific Location

6) Site Plan with North Arrow

5) Other Names

4) Present Name(s)

3) Location of Negatives

2) County

1) No.
42. which is treated with a wood facade with painted boards reminiscent of the half timber style. The third floor windows are grouped in three double hung windows with the outer windows with 2 over 1 lights and the center window with 6 over 1 lights. The windows are finished with stone lugsills and stone blocks that appear below the mullions under the lugsill. This treatment is used for every window opening. The first and second floor windows have a brick soldier course flat arch above window with stone end caps at end of flat arch. The basement windows also have a stone keystone with a brick soldier course flat arch. The center bay houses the interior stairway. Both windows have been decorated with stone lintel and keystone, jambs with center stone blocks. Both windows are double hung with 6 over 1 lights. There is a soldier brick course above the first and second floor windows that also trim the window heads. The front entrance consists of a single, 24 panel door, with simple trim and stone blocks on each side in line with the soldier brick course that runs across the top of the basement windows. The entrance has a gable porch roof supported with wooden brackets. The front foundation is accentuated with stone that wraps around the whole building.

43. Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401, and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

- Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

1. No. 2. County
3. Location of Negatives
4. Present Name(s)
5. Other Name(s)

<table>
<thead>
<tr>
<th>No.</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>St. Louis</td>
</tr>
<tr>
<td>3</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6608 Clemens</td>
<td></td>
</tr>
</tbody>
</table>

6. Specific Location

<table>
<thead>
<tr>
<th>Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 14, Block C Delmar Garden</td>
</tr>
</tbody>
</table>

7. City or Town
8. Rural Township & Vicinity
9. Site Plan with North Arrow

<table>
<thead>
<tr>
<th>City or Town</th>
<th>Rural Township &amp; Vicinity</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td></td>
</tr>
</tbody>
</table>

- University City Building Permit #2382 on 10/23/23
- University City City Hall records
- on site inspections

St. Louis City Directories, 1922, 1928

10. Coordinates
11. Site Building X
12. Structure Object
13. On National Register? Yes No X
14. Part ofEstablishment? Yes No X
15. Name of Establishment
16. Thematic Category
17. Date(s) or Period
18. Style or Design
19. Architect or Engineer
20. Contractor or Builder
21. Original Use or Purpose
22. Present Use
23. Ownership
24. Owner's Name & Address
25. Open to Public? Yes No X
26. Local Contact Person or Organization
27. Other Surveys in Which Included
28. No of Stories
29. Basement?
30. Foundation Material
31. Wall Construction Material
32. Roof Type & Material
33. No of Bays
34. Wall Treatment
35. Plan Shape
36. Changes
37. Condition
38. Preservation Underway?
39. Endangered?
40. Visible from Public Road?
41. Distance from and Frontage on Road
42. Further Description of Important Features
43. History and Significance
44. Description of Environment and Outbuildings
45. Sources of Information
46. Prepared by
47. Organization
48. Date
49. Revision Date

- This six family apartment building is a three-story, three-bay front facade with a full basement. The false hip roof consists of a red clay French tile front facade with a flat roof continuing from false hip roof supported by rows of closely spaced brackets. The roof is supported by wooden brackets and beaded soffit. The window treatment on the projecting bays consists of three double-hung windows with multi-lights. (continued on page 2)

- George H. Pomeroy is listed in the 1922 and 1928 directories as a building contractor. He acted as contractor for 6602 and 6608 Clemens, both in 1923. Both buildings have front doors with sidelights, arched windows in the stairwell, and false hip roofs covered with tile and supported by rows of closely spaced brackets. Max Goldman was a developer of at least six apartment buildings in Parkview Gardens between 1921 and 1926: 812 and 816 Eastgate;
42. The window heads are treated with a brick soldier course flat arch with a stone keystone and end caps. The windows are finished with a stone lugsill. The center bay contains the interior stairway. The stairway windows are treated with an arched, casement window with multi-lights. The window heads are decorated with a segmental arch with a stone keystone and end caps. The windows are finished with stone lugsills. Above the stairway windows on the front facade is an decorative motif that consists of a square that is outlined with a row of header brick with stone end caps at each corner. In the center of this motif is a diamond shaped stone. The front entrance consists of a single, multi-paneled door with lights. The door is surrounded by five sidelights on each side. There is evidence that the front porch had a gable roof at one time. The foundation is accentuated with stone on the front facade. There is six steps leading to front entrance from the public sidewalk.

43. 711 Interdrive; 6265-71 and 6608 Clemens; and 753 Westgate. He used several different contractors for his buildings.

Building contributes to district.
This six family apartment building is a three story, three bay front facade with a full basement. The roof detail begins with a false hip roof with parapet walls. The roof material consists of red clay colored Spanish tiles. A tan and gravel flat roof continues from the false hip roof. The brick masonry consists of a common bond facade and the characteristic of the bricks used are medium to dark in color, raked and have dark mortar joints. The frieze is treated with a simple painted, horizontal band (continued on page 2).

History and Significance: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.
42. with wooden brackets. Right below the frieze are the third story projecting (slightly) bay windows. They consist of a triple set of double-hung windows with multi-paned (12 lights) upper sash. All windows on the front facade of this building are finished with stone lugsills. The center bay is the location of the interior stairs. The upper story stair window has been selected to receive more ornamentation than the other counterparts. The window detail (1/1 lights) consists of a stone flat arch. Above this are stone cut semi-circular motifs that are placed in line of the window mullions; carrying on the vertical effect. This pattern is carried on further by finishing the circular motif by continuing the circular pattern below the stone lugsill in line of the mullion. This window is further outlined with stone jambs and the half circle radiating out from the stone jambs in center. The second and first story windows carry the same stone ornamentation except there is no decorative stone jambs. The entrance consists of a single multi-paned door with narrow sidelights. The entrance is further decorated with the repeating stone motif as in the upper story stair window except for the end caps. The foundation is accentuated with a stone border encircling the front facade. Five steps are provided from the public sidewalk to the front door.

Mirror image of 6615 Clemens

43. 717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
### Historic Inventory Details

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Present Names</td>
<td>6612 Clemens and 760 Heman</td>
</tr>
<tr>
<td>Lot</td>
<td>15</td>
</tr>
<tr>
<td>Block</td>
<td>C</td>
</tr>
<tr>
<td>Street</td>
<td>Delmar Garden</td>
</tr>
<tr>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>Site Plan with North Arrow</td>
<td></td>
</tr>
<tr>
<td>Site Plan</td>
<td></td>
</tr>
<tr>
<td>Structure Object</td>
<td></td>
</tr>
<tr>
<td>Owner's Name &amp; Address</td>
<td>Jerry &amp; Sonya Weiss</td>
</tr>
<tr>
<td>Location</td>
<td>3325 Santiago Florissant 63033</td>
</tr>
<tr>
<td>Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>Other Surveys in Which Included</td>
<td></td>
</tr>
<tr>
<td>Further Description of Important Features</td>
<td>L-shaped, three story building on a corner has twelve apartment units entered from two main entrances on Clemens and Heman. The doorways are recessed in compound brick arches, triangular in shape. The bays in which the doorways project slightly and contain polychrome glazed terra cotta panels in the spandrels designed in a modernistic style. The uppermost panel on one of these bays rises to a peak; the peak over (continued on page 1)</td>
</tr>
<tr>
<td>History and Significance</td>
<td>(See page 2)</td>
</tr>
<tr>
<td>Description of Environment and Outbuildings</td>
<td>An alley runs along the south side of the building.</td>
</tr>
<tr>
<td>Sources of Information</td>
<td>University City Building Permit #4930 on 8/16/29 $30,000, University City City Hall records, on site inspections, St. Louis City Directories 1918, 1927, 1928</td>
</tr>
</tbody>
</table>

### Plan

- **Clemens**
- **Heman**
- **Alley**

### Additional Details

- **Building X**: Structure Object
- **12 Is It Eligible**: Yes
- **14 District Potent**: No
- **15 Name of Established District**: University City
- **No. of Stones**: 3
- **Basement**: Yes X
- **Foundation Material**: Concrete
- **Wall Construction**: Brick masonry
- **Roof Type & Material**: Flat
- **No. of Bays**: Front 5 Side 7
- **Wall Treatment**: Common bond/brick
- **Plan Shape**: Rectangular
- **Condition**: Interior unknown, Exterior good
- **Preservation**: Yes, Underway?: No, X
- **Endangered**: Yes X, By What?: No
- **Urban Renewal Area**: No

### Notes

- **Prepared by**: V-J Bass, Judy Little
- **Organization**: County Parks & Recreation
- **Date**: 10/82
- **Revision Date(s)**: 10/82
42. the other entrance bay has evidently been removed. Small peaks at the corners and a terra cotta coping finish the parapet wall. Windows are all paired and have stone sills and flat arches or projecting hoods. Sills on the first story windows form a continuous belt course. Windows are double hung with three vertical panes in the upper sash and a single pane in the lower sash. Windows on stair landings are leaded in geometric patterns. Brick is buff colored and has a presses design, in a diamond pattern on the face. Walls are laid in common bond, except for some decorative rows of protruding brick headers, with buff colored mortar.

43. H.W. Guth, the architect is shown as an architect in city directories of 1918, 1927, and 1928. Joseph Dubman is associated with the Dubman Kleg Realty Company. Nathan Rabnushka was associated with the Premium Cap (hats) Company and Edna Rabnushka was identified as a bookkeeper for the Dubman Kleg Realty Company. This is the only apartment building in Parkview Gardens which incorporates modernistic decorative details in its design.
| **No.** | **Present Name(s)** | **Historic Category** | **Date(s) or Period** | **Style or Design** | **Architect or Engineer** | **Contractor or Builder** | **Original Use, if apparent** | **Present Use** | **Ownership** | **Owner's Name & Address, if known** | **Year Built** | **Condition** | **Preservation** | **Endangered** | **Visible from Public Road?** | **Distance from and direction from Main Road?** |
|-----|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------|----------------|----------------------------------|------------|-------------|----------------|------------|----------------|-------------------------------|
| 16 | 6615 Clemens | 3 | 1922 | | | J.M. Moran for A.F. Lerner | 6 family apartment | 6 family apartment | | | Bernard & Brita Vonruecker | 1922 | Unknown | Yes | | Yes | 150 and 60 |
| 17 | 3 | 1922 | | | | | | | | | 146 N. Central Ave. 63105 | | | | | | |

**Further Description of Important Features**

This six family apartment building is a three story, three bay front facade with a full basement. The roof detail begins with a false hip roof with parapet walls. The roof material consists of red clay colored Spanish tiles. A tar and gravel flat roof continues from the false hip roof. The brick masonry consists of a common bond facade and the characteristic of the bricks used are medium to dark in color, raked and have dark mortar joints. The frieze is treated with a simple painted horizontal band. (continued on page 2)

**History and Significance**

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

**Sources of Information**

University City Building Permit #2026 on 11/27/22
- University City City Hall
- On site inspection
- St. Louis City Directory, 1924
- St. Louis City Directories, 1922-1927

**Prepared by**

V-J Bass/Judy Little

**Organization**

County Parks and Recreation

**Date**

10/82

**Revision Date(s)**

46

47

48

49
42. with wooden brackets. Right below the frieze are the third story projecting (slightly) bay windows. They consist of a triple set of double hung windows with multi-paned (12 lights) upper sash. All windows on the front facade of this building are finished with stone lugsills. The center bay is the location of the interior stairs. The upper story stair window has been selected to receive more ornamentation than the other counterparts. The window detail (1/1 lights) consists of a stone flat arch. Above this are stone cut semi-circular motifs that are placed in line of the window mullions; carrying on the vertical effect. This pattern is carried on further by finishing the circular motif by continuing the circular pattern below the stone lugsill in line of the mullion. This window is further outlined with stone jambs and the half circle radiating out from the stone jambs in center. The second and first story windows carry the same stone ornamentation except there is no decorative stone jambs. The entrance consists of a single multi-paned door with narrow sidelights. The entrance is further decorated with the repeating stone motif as in the upper story stair window except for the end caps. The foundation is accentuated with a stone border encircling the front facade. Five steps are provided from the public sidewalk to the front door. A wrought iron railing is provided for steps.

Mirror image of 6609 Clemens

43. 717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
This six family apartment building is a three story, seven bay front facade with a full basement. The building has a flat roof with parapet walls. There is a wooden, dropped cornice, with diamond-shaped stone placed in the frieze above each window and a plain architrave moulding above the third story window heads. All windows on the front facade are double hung windows with multi-lights on the upper sash, excluding the third story windows which are treated with a brick soldier course (continued on page 2).

History and Significance

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

Description of Environment and Outbuildings

Sources of Information

- University City Building Permit #2344 on 9/29/23
- University City City Hall records
- on-site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

Prepared by
V-J Bass/Judy Little
County Parks & Recreation
10/82

Revision Date:
49
42. with terra-cotta keystone and end caps. From the end caps, there is a dropped floral pendant made out of terra-cotta. The brick masonry consists of medium to dark colored raked brick with medium dark mortar joints. There is a transom above the upper story stairway window. All windows are finished with stone lugsills and a stone belt course below the first story windows. The basement windows are outlined with a brick header course with stone end caps. The entrance consists of a pedimented overhang, plain architrave and pilasters. Within the pediment there are decorative floral motifs. This whole entrance facade is made out of terra-cotta. The single entrance door is multi-paned with five sidelights on each side. The trim that surrounds the door facade is plain. There are diamond shaped tie rods on east side of building.

Mirror image of 6630 Clemens

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

Lot part of 1, Block H
Delmar Garden

6623 Clemens

Thematic Category
Historic Preservation

Date(s) or Period
1922

Style or Design

Architect or Engineer

Contractor or Builder
E.A. Cандэry for Max Scholer

Original Use, if apparent
3 family apartment

Present Use
3 family apartment

Ownership
Public / Private

Owner's Name & Address, if known
Harold & Pearl Lipman
6623 Clemens 63130

Open to Public?
Yes ✗ No X

Local Contact Person or Organization

Other Surveys in Which Included

Condition
Interior unknown

Exterior good

Preservation Underway?
Yes ✗ No X

Endangered?
Yes ✗ No X

By What?

urban renewal area

Visible from Public Road?
Yes ✗ No X

Distance from and Frontage on Road
15' and 65'

Further Description of Important Features

This three family apartment building is a three story, four bay front facade with a full basement. The roof is flat with parapet walls and capped with stone. There is a dropped cornice made of stone with egg and dart trim below cornice. All windows are double hung, 3 over 1 lights, with a soldier course brick flat arch above window and brick lugsills. There is a chimney located on the east side of building located on the center of the building. All windows are finished with a header brick border located near the window jamb.

History and Significance

Building contributes to district. The city directory of 1922 lists Max Scholer as being in the leather goods business at 810 Lucas. He lived at 5743 Westminster Place.

Description of Environment and Outbuildings

There is also a four car garage in back that is noteworthy. The garage is made of brick with a boomtown roof and central motif.

43 History and Significance
Building contributes to district. The city directory of 1922 lists Max Scholer as being in the leather goods business at 810 Lucas. He lived at 5743 Westminster Place.

44 Description of Environment and Outbuildings

There is also a four car garage in back that is noteworthy. The garage is made of brick with a boomtown roof and central motif.

45 Sources of Information

University City Building Permit #1847 on 6/8/22
-University City City Hall records
-on site inspection

Prepared by

V-J Bass/Judy Little

County Parks & Recreation

Date
10/82

Revision Date(s)
42. The brick masonry consists of a stretcher bond, medium toned brick with light mortar joints. The entrance consists of a single, multi-paned door with one paned sidelights. There is also an aluminum storm door attached to front entrance. Above this is a decorative stone cornice with dentil moulding, and a brick pattern in the middle of the frieze with a stone block centered above the door entrance. The left bay houses the interior stairs. A tile porch exists from door to steps on front facade. The foundation is accentuated with stone that encircles building.
This three family apartment building is a two story, three bay facade with a full basement. The roof detail begins with a false hip with parapet walls. The roof material consists of red clay colored Spanish tiles. The frieze is simple with a horizontal painted board that ends above the window heads above the second floor. All of the windows housed on the projecting bays are double-hung with leaded muntins on the upper sash. The windows are finished with stone lugsills. (Continued on page 2)

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

This building has a detached four car garage in rear. The owner has attempted to landscape the front and side yard with railroad ties and used brick for the sidewalk.

Sources of Information:
- University City Building Permit #1983-2 on 10/26/22
- on site inspections
- University City City Hall
- St. Louis City Directory, 1924
- St. Louis City Directories, 1922-1927
The first story window heads are treated with a flat brick arch. The brick masonry consists of a medium dark raked brick with large, light colored mortar joints. The center window consists of a single, double-hung sash with leaded muntins in the upper sash. Surrounded by this are narrow sidelights which contain four lights on each side. The window head has a flat, soldier arch with stone blocks above mullions. Above the stone blocks are two diamond shaped stones evenly spaced above the squared stone blocks above window. The window is finished with a stone lugsill. The porch shed roof consists of red clay colored Spanish tile which is supported by painted wood brackets with large fascia boards on each side of shed roof. The entrance consists of a multi-paned door that carry over from the design of the windows. There are narrow sidelights on each side of the door consisting of four lights on each side. The foundation is accentuated with a stone border that wraps around the front facade. The flat roof that extends from the false hip roof has tile coping.

The interior stairway is housed in the center bay. The owners of the building have turned the two upstairs apartment in one living space by knocking out the center wall.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
This six family apartment building is a three story, seven bay front facade with a full basement. The building has a flat roof with parapet walls. There is a wooden, dropped cornice, with diamond-shaped stone placed in the frieze above each window and a plain architrave moulding above the third story window heads. All windows on the front facade are double-hung windows with multi-lights on the upper sash. All windows, excluding the third story windows are treated with a brick soldier course.

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulos, and went on, as both contractor and developer, to build about 50 of the 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

43 History and Significance

44 Description of Environment and Outbuildings

45 Sources of Information

University City Building Permit #2344 on 9/29/23
University City City Hall records
on site inspections
St. Louis City Directories, 1893-1924
Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

46 Prepared by
V-J Basyu, Judy Little

47 Organization
County Parks & Recreation

48 Date 1/10/82

49 Revision Date(s)
42. with terra-cotta keystone and end caps. From the end caps, there is a dropped floral pendant made out of terra-cotta. The brick masonry consists of medium to dark colored raked brick with medium dark mortar joints. There is a transom above the upper story stairway window. All windows are finished with stone lugsills and a stone belt course below the first story windows. The basement windows are outlined with a brick header course with stone end caps. The entrance consists of a pedimented overhang, plain architrave and pilasters. Within the pediment there are decorative motifs, ... This whole structure is made out of terra-cotta. The single entrance door is multi-paned with five sidelights on each side. The trim that surrounds the door facade is plain. There are diamond shaped tie rods on east side of building.

Mirror image of 6620 Clemens

43. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell & Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 725, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No.

2. County
   St. Louis

3. Location of Negatives
   St. Louis Co. Parks Dept.

4. Present Names:
   5631 Clemens

5. Other Name(s)

6. Specific Location
   Lot 2-3, Block H Delmar Garden

7. City or Town
   University City

8. Site Plan with North Arrow

9. Coordinates
   UTM

10. Site Building
    Structure 1 Object 1

11. On National Register
    Yes No X

12. Is It Eligible?
    Yes No X

13. Part of Established District
    Yes No X

14. District Potential
    Yes No X

15. Name of Established District

16. Thematic Category
   17. Date(s) or Period
   18. Style or Design
   19. Architect or Engineer
   20. Contractor or Builder
   21. Original Use, if apparent
   4 family apartment
   22. Present Use
   4 family apartment
   23. Ownership
   Public/Private
   24. Owner's Name & Address
   if known
   Dennis B. Lutsky
   25. Southmoor 63105
   26. Open to Public
   Yes No X
   27. Local Contact Person or Organization

28. No of Stories
   29. Basement
   Yes X
   Full
   30. Foundation Material
   Squared course rubble
   31. Wall Construction
   Brick masonry
   32. Roof Type & Material
   Tile false gable/hip/flat
   33. No. of Bays
   Front 3 Side 7
   34. Wall Treatment
   Common bond/brick
   35. Plan Shape rectangular

36. Changes
   Addition
   (Explain in #42)
   Altered
   Moved
   37. Condition
   Interior unknown
   Exterior good
   38. Preservation
   Underway
   Yes X
   39. Endangered
   By What
   No
   40. Visible from Public Road
   Yes X
   41. Distance from and Frontage on Road
   15' and 45'

Further Description of Important Features:

This four family apartment building is a two story, three bay front facade with a full basement. The projecting bays include a green French tile hip roof attached to the false gable roof of the same building materials. Behind this false gable roof facade continues a flat roof with parapet walls. The fascia and soffit are painted wood boards with a plain frieze that extends to the window heads of the second story. The projecting bay windows consist of a double hung, triple set, with 6 over 1 lights. (continued on page 2)

History and Significance:

Leslie A. Rice was listed in the St. Louis City Directory of 1922 as a building contractor with an address at 5352 Magnolia. He acted as contractor for two Parkview Gardens buildings, 6631 and 6633 Clemens, both for the May Building and Development Co. They are identical four-family buildings with center entrances and stone inlays in the center bay suggesting the shape of a Maltese cross. The May Bldg. and Investment Co. was located at 800 Chestnut in 1928. Building contributes to district.

Description of Environment and Outbuildings

Sources of Information:

University City Building Permit #2438 on 1/11/24
- University City City Hall records
- On site inspections
St. Louis City Directories, 1922, 1928

Prepared By:
V-J Bass / Judy Little
Organizations:
County Parks & Recreation

Date:
10/82
Revision Date(s):
53607-094
42. The windows are finished with a stone beltcourse that wraps around the projecting bays. Below the belt course are stone blocks spaced evenly in line with the window jamb and mullions. The first story windows have a brick flat arch with a brick pattern in which three bricks are grouped together and they alternate in a vertical or horizontal position. Below the stone belt course on the first floor and positioned below the windows is a brick soldier course between the stone blocks. The interior stairway is positioned in the middle of the building. The window is decorated with a brick flat arch with a row of brick headers along the window jambs, and a row of soldier brick below the stone lugsill. There is also stone end caps at this window. Above the central window is a decorative motif that is stone, cut into triangles and a center diamond shape. The front entrance consists of a single multi-paned door with narrow sidelights. There is a large, stone block located on each side of the door that accentuates the soldier course of brick that runs along the stone foundation in front. The original porch roof has been replaced with a light colored fiberglass awning. The brick masonry consists of a multi-colored brick with light mortar joints. The original stain glass inserts are still intact on each side of the building. There is a small, chain-link fence provided in front from the public sidewalk to door.
**Historic Inventory**

**1. Name:** 6633 Clemens

**2. County:** St. Louis

**3. Location of Negative:** St. Louis Co. Parks Dept.

**4. Specific Location:** Lot 3 and 4, Block H, Delmar Garden.

**5. City or Town:** University City

**6. Site Plan with North Arrow:**

---

### Thematic Category

- **Date(s) or Period:** 1924

### Style or Design

- **Architecture:**
  - **Date:** 1924
  - **Materials:**
    - **Foundation Material:** full
    - **Wall Construction:** brick masonry
    - **Roof Type & Material:** false gable/hip/flat
    - **Wall Treatment:** common bond/brick

### Ownership

- **Owner's Name & Address:** Dennis B. Lutsky, 25 Southmoor Drive, 63105

### Present Use

- **4 Family Apartment**

### Open To Public

- **Yes**

### Local Contact Person or Organization

- **Other Survey in Which Included:**
  - **Unknown**

### Condition

- **Interior:** good
- **Exterior:**

### Preservation

- **Yes**

### Endangered

- **Yes**

### Visible From Public Road

- **Yes**

### Distance From and Frontage on Road

- **15' and 45'**

---

**Further Description of Important Features:**

This four-family apartment building is a two-story, three-bay front facade with a full basement. The projecting bays include a green French tile hip roof attached to the false gable roof of the same building materials. Behind this false gable roof facade continues a flat roof with parapet walls. The fascia and soffit are painted wood boards with a plain frieze that extend to the window heads of the second story. The projecting bay windows consist of a double hung, triple set, with 6 overlights. (continued on page 2).

**History and Significance:**

Leslie A. Rice was listed in the St. Louis City Directory of 1922 as a building contractor with an address at 5352 Magnolia. He acted as contractor for two Parkview Gardens buildings, 6631 and 6633 Clemens, both in 1924 for the May Building and Development Co. They are identical four-family buildings with center entrances and stone inlays in the center bay suggesting the shape of a Maltese cross. The May building and Investment Company was located at 803 Chestnut in 1920. Building contributes to district.

---

**Sources of Information:**

- University City Building Permit #2438 on 1/11/24
- University City City Hall records
- On site inspections

St. Louis City Director, 1922

---

**Prepared by:**

V.J. Bass/Judy Little

**Organization:**

County Parks & Recreation

**Date:** 10/82
42. The windows are finished with a stone beltcourse that wraps around the projecting bays. Below the belt course are stone blocks spaced evenly in line with the window jamb and mullions. The first story windows have a brick flat arch with a brick pattern in which three bricks are grouped together and they alternate in a vertical or horizontal position. Below the stone belt course on the first floor, and positioned below the windows is a row of a brick soldier course between the stone blocks. The interior stairway is positioned in the middle of the building. The window is decorated with a brick flat arch with a row of brick headers along the window jambs, and a row of soldier brick below the stone lugsill. There is also stone end caps at this window. Above the central window is a decorative motif that is stone, cut into triangles and a center diamond shape. The front entrance consists of a single multi-paned door with narrow sidelights. There is a large, stone block located on each side of the door that accentuates the soldier course of brick that runs along the stone foundation in front. The original porch roof has been replaced with a light colored fiberglass awning. The brick masonry consists of a multi-colored brick with light mortar joints. The original stain glass inserts are still intact on each side of the building. There is a small, chain-link fence provided in front from the public sidewalk to door.

Mirror image of 6631 Clemens
Lot, part of 4-5, Block H
Delmar Garden

City or Town: University City

Site Plan with North Arrow

Clemens

Coordinates: UTM

Site

Building X

Structure

Object

On National Register? Yes No

12 Is It Eligible? Yes No

14 District Eligible? Yes No

Name of Established District

Thematic Category

16

Date(s) or Period

17

1925

Style or Design

18

Architect or Engineer

19

Abe Gold

Original Use, if apparent

21

4 family apartment

Present Use

22

4 family apartment

Ownership

23

Public

Owner's Name & Address, if known

24

Harvey Hoichman

6639 Clemens 63130

Open to Public?

25

Yes

Local Contact Person or Organization

26


Other Surveys in Which Included

27


Preservation

28

Yes

Endangered?

29

Yes

By What?

30

No

urban renewal area

Visible from Public Road?

31

Yes

Distance from and Frontage on Road

32

15' and 50'

Organizational Source of Information

45

University City Building Permit #2783 on 2/14/25

Prepared by

46

V-J Bass/Judy Little

Organization

47

County Parks & Recreation

Date

48

10/82

Revision Date:

49

This four family apartment building is a two story, three bay front facade with a full basement. The projecting bays include a green French tile hip roof attached to the false gable roof of the same building materials. Behind this false gable roof facade continues a flat roof with parapet walls. The fascia and soffit are painted wood boards with a plain frieze that caps off the window heads. All other front windows are decorated with a soldier course brick flat arch and brick lugsills. (continued on page 2)

A one-car garage is provided in rear of building.
42. The center stone motif is in the shape of a diamond above the stair window. It is encased with brick headers forming a square. The entrance consists of a multi-paned single door with an aluminum storm door. The door treatment also has multi-paned sidelights. A simple painted trim surrounds door entrance. Extended from this is a green French tiled roof supported by wood brackets. The front facade of the foundation is accentuated with a row of brick soldier course that wraps around the front facade. The foundation in front is painted at ground level. A wrought iron railing is provided for the two steps from the public walkway.

Major structural similarities of 6631, 6633 Clemens
This two family dwelling is a two story, three bay front facade with a full basement. The false hip roof consists of asphalt shingles, and beyond this false roof is a flat roof with parapet walls. The brick masonry consists of a Flemish bond with multi-colored brick ranging from medium to dark in color with light mortar joints. The trim consists of a wooden fascia and soffit with wooden brackets supporting the false hip roof on the front facade. (continued on page 2)
42. The center projecting bay contains double-hung windows with multi-lights on the upper sash on the upper story windows. These windows are decorated with a painted, stone keystone and painted lugsills. The first story projecting bay contains two sets of french doors with a small, projecting balcony made out of stone that has been painted. A iron railing surrounds each balcony. The doors are further decorated with a painted, stone keystone and flat arch. The recessed bays are the main entrance to the dwelling. Each bay has been treated identical in detail. The entrance contains a single, four paneled, natural stained door with a fanlight included in door. Both entrances each have an aluminum storm door. The trim that surrounds the door is simple. Above the door, there is a single row of brick headers with a diamond-shaped stone centered above the door. Above this decoration is a semicircular roof hood supported on brackets. The roof shows evidence that it has been covered with various roofing materials, but the original roof material is copper. The copper has been covered up with roll roofing which is presently deteriorating. The window above the door is a small casement window with stone lugsills. There is a small iron railing at base of window. There are five steps to entrance from the public sidewalk. A black, iron railing is provided for each entrance. There is a side access from building. A two car garage is provided in rear. There is a stone band around the foundation in front. There is a rectangular multi-paned foundation window on the projecting bay.*

* only visual difference of the twin dwellings
**Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6645-47 Clemens</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 6, part of 5 Block H Delmar Garden</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City or Town</th>
<th>Rural, Township &amp; Vicinity</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Coordinates</th>
</tr>
</thead>
<tbody>
<tr>
<td>(UTM)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building X</th>
</tr>
</thead>
<tbody>
<tr>
<td>6645-47 Clemens</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On National Register?</th>
<th>Eligible?</th>
<th>District Potentially Eligible?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Established District</th>
</tr>
</thead>
<tbody>
<tr>
<td>university city</td>
</tr>
</tbody>
</table>

### Thematic Category

- **Historic Category:**
  - Yes
  - No

- **Historic Inventory Type:**
  - Yes
  - No

<table>
<thead>
<tr>
<th>No of Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Basement?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Foundation Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Squared course rubble</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wall Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick masonry</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof Type &amp; Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat false gable/asphalt shingle</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No of Bays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front 3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wall Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common bond/brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan Shape Rectangular</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

### Condition

- **Interior:**
  - unknown

- **Exterior:**
  - good

### Preservation

- **Yes:**
  - Underway?
  - No

### Endangered?

- **Yes:**
  - By What?
  - No

### Visible from Public Road?

- **Yes:**
  - No

### Visible from Urban Renewal Area?

- **Yes:**
  - No

### Distance from and Frontage on Road

- 15' and 30'

### Further Description of Important Features

This two family dwelling is a two story, three bay front facade with a full basement. The center projecting bay contains the steep gable roof and beyond this is a flat roof with parapet walls. The front facade parapet wall is crenilated and capped with stone. The brick masonry consists of a common bond with raked, medium to dark color brick variation with light and dark mortar joints. The gable end is decorated with the half timber style painted in green and white. (continued on page 2)

### History and Significance

J.W. Kopman and the Jayan Realty Company built three buildings in Parkview Gardens in 1925: 6641-43, 6645-47 and 6649 Clemens. All are duplexes with separate outside entrances for each apartment and decorative architectural features such as half-timbering, arched eaves over the doors and iron balconies. Kopman also built two twelve-family buildings at 726-28 and 730-32 Interdrive, in 1923. The Kopman Construction Company was located at 812 Olive in 1928. The building contributes to the district.

### Description of Environment and Outbuildings

- **Prepared by:**
  - V-J Bass/Judy Little

- **Organization:**
  - County Parks & Recreation

- **Date:**
  - 10/82

- **Revision Date:**
  - 10/82

### Sources of Information

- University City Building Permit #3194 on 12/23/25
- University City City Hall records
- on site inspections
42. The soffit and fascia are wood, and painted to match other decorative details. The window spandrel between the first and second stories of the central bay is cut out wood shapes and stuccoed. The windows are double-hung with one over one lights. The upper story windows have wooden lugsills and the lower windows are finished with stone lugsills. There are three corner stones positioned between the second and first floor windows in the central bay on each corner. The right and left bay are the main entrances to the dwelling. The entrance contains a single, four paneled door with fanlight contained in door. Each door had an aluminum storm door. Above the door, there is a semicircular hood roof supported by brackets. Beneath the brackets are painted, wooden pilasters. The arched windows above the entrances are decorated with stone label mouldings, stone blocks on the window jambs, and finished with stone lugsills. There is a vertical piece of stone that connects the window heads to the crenelles on the roof. There are three steps to front entrance from the public sidewalk. There is an iron railing provided for steps. A two car garage is provided in rear of building.
This two family dwelling is a two story, three bay front facade with a full basement. The false hip roof consists of asphalt shingles, and beyond this false roof is a flat roof with parapet walls. The brick masonry consists of a Flemish bond with multi-colored brick ranging from medium to dark in color with light mortar joints. The trim consists of a wooden fascia and soffit with wooden brackets supporting the false hip roof on the front facade. (continued on page 2).

43 History and Significance: J.W. Kopman and the Jayan Realty Company built three buildings in Parkview Gardens in 1925: 6641-43, 6645-47 and 6649 Clemens. All are duplexes with separate outside entrances for each apartment and decorative architectural features such as half-timbering, arched canopies over the doors and iron balconies. Kopman also built two twelve-family buildings at 730-32 and 726-28 Interdrive in 1923. The Kopman Construction Company was located at 812 Olive in 1923. Building contributes to district.

44 Description of Environment and Outbuildings

University City Building Permit #3194 on 12/23/25 -University City City Hall records
-on site inspections
42. The center projecting bay contains double-hung windows with multi-lights on the upper sash on the upper story windows. These windows are decorated with a painted, stone keystone and painted lugsills. The first story projecting bay contains two sets of French doors with a small, projecting balcony made out of stone that has been painted. A iron railing surrounds each balcony. The doors are further decorated with a painted, stone keystone and flat arch. The recessed bays are the main entrance to the dwelling. Each bay has been treated identical in detail. The entrance contains a single, four paneled, natural stained door with a fanlight included on door. Both entrances each have an aluminum storm door. The trim that surrounds the door is simple. Above the door, there is a single row of brick headers with a diamond-shaped stone centered above the door. Above this decoration is a semicircular roof hood supported on brackets. The roof shows evidence that it has been covered with various roofing materials, but the original roof material is copper. The copper has been covered up with roll roofing which is presently deteriorating. The window above the door is a small casement window with stone lugsills. There is a small iron railing at base of window. There are five steps to entrance from the public sidewalk. A black, iron railing is provided for each entrance. There is a side access from building. A two car garage is provided in rear. There is a stone band around foundation in front.

Mirror image of 6641-3 Clemens
**Historic Inventory**

**Location:** Lot 7-8, blk H, Delmar Garden

**Owner:** Hershel & Elizabeth Wilson

**Address:** 6651 Clemens, St. Louis 63130

**Date:** 1923

**Type:** Family apartment

**Description:**
- Gable roof over front portion of left facade paralleling the street. Eaves have exposed, shaped rafted ends. Flat roof over main part of building with stepped corners, stone coping. Walls of gray, vitrified, scored brick with light gray mortar. Stucco surface above third floor windows, painted green, stepped in gable shape and with brick inlays in geometric patterns. Third-floor windows have surrounds made of brick headers, with stone corner blocks and spring stones. Second-floor windows have stone lintels and...

**Endangered:** Yes

**Visible from:** Public Road

**Distance from and Frontage on Road:** 15' and 36'

**Sources of Information:**
- Building #2302 granted to John Gill on 8/21/12
- Excav. permit #5-317 on 5/22/23
- Building permit found but garage was built in 1923. Building contributes to district.

---

**Further Description of Important Features:**
- Gable roof over front portion of left bay, ridge paralleling the street. Eaves have exposed, shaped rafter ends. Flat roof over main part of building with stepped corners, stone coping. Walls of gray, vitrified, scored brick with light gray mortar. Stucco surface above third floor windows, painted green, stepped in gable shape and with brick inlays in geometric patterns. Third-floor windows have surrounds made of brick headers, with stone corner blocks and spring stones. Second-floor windows have stone lintels and...

**History and Significance:**
- No building permit found but garage was built in 1923. Building contributes to district.

---

**Notes:**
- Prepared by St. Louis Co. Parks
- Organization: St. Louis Co. Parks
- Date: 10/83
spring stones. First floor windows have stone lintels and gibbs surrounds. All have stone sills: lugsills on the upper floors, continuous sills on the first floor right bays. Windows in second and third bays are French doors; remains of reinforced concrete balconies still in place, but eroded badly. Cast concrete urns on first floor balconies. Windows in fourth and fifth bays have three vertical panes in upper sash; single pane lower. Stair landing window on third floor is louvered; second floor is one-over-one textured glass. Doorway has heavy stone lintel and gibbs surround; multipaned sidelights and door. Stone quoins on basement level corners. Basement windows have stone lintels, spring stones, jambs and sills. Stone watertable. Foundation finished with smooth concrete on front. Sides of building have smooth brick walls and segmental headed windows. Iron fire escape in rear. Aluminum storm windows.
This building is decorated with terra cotta motifs in the center bay with terra cotta label moulding above second floor stairway window. The center bay windows are made out of glass blocks. Above second floor stairway window are two, small, slit type windows with a stone surround. Above third floor windows is a terra cotta beltcourse running across front facade. Above the cornice is a soldier brick course running the width of the front.
facade. Stepped parapet with terra cotta finials and cartouche. Storefronts have black glass panels around window openings. Second story windows are decorated with a brick soldier course.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No.
2. County
City of St. Louis
3. Location of Negatives
St. Louis Co. Parks Dept.
4. Present Name(s)
6225-35 Delmar - 600-10 Eastgate
5. Other Name(s)
6221-31 Delmar; 600-610 Eastgate; Parkview Building; City Limits Lounge; Rosalie Apartments

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2</td>
<td>Yes X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17. Date(s) or Period</th>
<th>30. Foundation Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>ca. 1916</td>
<td>concrete</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>18. Style or Design</th>
<th>31. Wall Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>brick masonry</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>19. Architect or Engineer</th>
<th>32. Roof Type &amp; Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Saum Architects</td>
<td>flat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>20. Contractor or Builder</th>
<th>33. No. of Bays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Saum, contrib.; Theodore P. Saum, owner</td>
<td>Front: 11 Side: 16</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>21. Original Use, if apparent</th>
<th>34. Wall Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>stretcher bond</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>22. Present Use</th>
<th>35. Plan Shape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
<td>L-shape</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>23. Ownership</th>
<th>36. Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public, Private</td>
<td>Addition</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24. Owner's Name &amp; Address</th>
<th>37. Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark Cofman</td>
<td>Interior: poor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>25. Open to Public?</th>
<th>38. Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. Local Contact Person or Organization</th>
<th>39. Endangered?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark Cofman, 6609 Clayton Rd., 63117</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>27. Other Surveys in Which Included</th>
<th>40. Visible from Public Road?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>42. Further Description of Important Features</th>
<th>43. History and Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>This building is decorated with a three-story corner tower situated on the corner of Eastgate and Delmar. It has a high, pitched, tiled (green) hip roof with finial. Windows are double-hung with six-over-six lights on third story. Second story windows are decorated with a stone label with stone quoins on each side of window. Windows on second story are double-hung with six-over-one lights. First story storefronts have been filled-in with plywood and stone panels. A stone beltcourse runs across the front.</td>
<td>6229 Delmar was address of West End Realty, developers of several Parkview Gardens apartments, in the twenties. Second story had offices in twenties and thirties. The Rosalie Apartments were listed at this address in 1916. Building housed the Anthony Beauty School in the seventies. Basement is said to contain Bell Telephone equipment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>44. Description of Environment and Outbuildings</th>
<th>45. Sources of Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>NE corner of Delmar and Eastgate.</td>
<td>St. Louis Daily Record, 10/31/21</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>46. Prepared by</th>
<th>47. Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>V-J Bass/J. Little</td>
<td>St. Louis Co. Parks</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>48. Date</th>
<th>49. Revision Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/83</td>
<td></td>
</tr>
</tbody>
</table>
6225-35 Delmar - 600-610 Eastgate

42. continued

and side facades about first story. End of parapets are capped with stone with small crenelations ending with a stepped, rounded gable at end of building on front facade. Windows below rounded gable are decorated with stone surrounds.
### Donaldson Court Building A

**Thematic Category**: 16. Modernistic Facade

**Date(s) or Period**: 1922, Facade remodelled 1935

**Style or Design**: 18. Modernistic Facade

**Architect or Engineer**: 19. Mauzan Russell & Crowell

**Contractor or Builder**: 20. Clark Nixon for Frank Choisel

**Original Use, if Apparent**: 21. Shops and Apartments

**Changes**: 24. Addition

**Foundation Material**: 30. Concrete

**Wall Construction**: 31. Brick Masonry

**Roof Type & Material**: 32. Flat

**No. of Bays**
- **Front**: 23, Side: 2

**Wall Treatment**: 34. Stretcher Bond

**Condition**: 37. Interior: Poor, Exterior: Fair

**Preservation**
- **Underway**: No

**Endangered**: Yes

**Distance from and Visible from Public Road on Street**: 40. %

**Description of Important Features**: This building has six projecting bays which are decorated similarly with brick and stone modernistic detailing. Terra cotta colored tiles between window spandrels. Aluminum trim over entrance. Casement windows with transom. Details stress the vertical.

**Further Description of Important Features**: The Donaldson Court Complex was placed on the National Register in October 1983. Further history and description may be found in the nomination. The Modernistic remodelling of the facade in 1935 was part of the building's features.

**Sources of Information**
- U. C. Bldg. Pmts. #1908, 8/8/22; #1935, 1936, 9/8/22
- On site inspections

---

**Photograph**: [Photo of the Donaldson Court Building A]
43. the Modernize Mainstreet movement following the depression.
40. Visible from Public Road? Yes  X
41. Distance from and Frontage on Road
151 and 100'
42. Further Description of Important Features This building is decorated with circular entrance ways. The first floor has dressed stone with a greek order entablature. Stone runs vertically from entrances to end of parapet. The windows in these bays are decorated with wrought iron balconies, keystone and stone surround. The window treatment is further decorated with a terra cotta pediment and beltcourse which runs across the outside perimeter of the building. Second and third story windows are decorated with a stone keystone and flat arch.
43. History and Significance The architects for the building were Corrubia & Henderson. Angelo B.M. Corrubia (1880-1943) was born in Italy, came to St. Louis at the age of eighteen and studied architecture at Washington University and M.I.T. He was an artist, as well as an architect, had a relatively small practice and taught at Washington University and the University of Illinois. He practiced in partnership with Gale Henderson for a short period and with Frank...
43. continued

Cann later. His work included St. Ambrose Church, the Sacred Heart Convent on Macklind, Duncker Hall at Washington University, the Duncker residence, three residences on Wydown opposite the Washington University campus, Garavelli's Restaurant on DeBaliviere, several houses, churches and apartments in the twenties and thirties, the Clinton Peabody housing project with Mauran Russell & Crowell and a Granite City housing project with Murphy and Wischmeyer. Drawings of Corrubia's buildings are in the possession of his son Angelo G. Corrubia, a partner in the firm of Wedemyer, Cernik & Corrubia.

45. continued

Interview with Angelo G. Corrubia, 12/6/83
Missouri Historical Society Necrology vol. 22, p. 92
**Office of Historic Preservation, P.O. Box 178, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th><strong>1. No</strong></th>
<th><strong>4. Present Name(s)</strong></th>
<th><strong>20. Contractor or Builder</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2. County</strong></td>
<td><strong>6251 Delmar Meineke Muffler Shop</strong></td>
<td><strong>19. Architect or Engineer</strong></td>
</tr>
<tr>
<td>City of St. Louis</td>
<td></td>
<td><strong>21. Original Use, if apparent gas station</strong></td>
</tr>
<tr>
<td><strong>3. Location of Negatives</strong></td>
<td><strong>17. Date(s) or Period</strong></td>
<td><strong>22. Present Use</strong></td>
</tr>
<tr>
<td>St. Louis Co. Parks Dept.</td>
<td>ca. 1965</td>
<td>muffler shop</td>
</tr>
<tr>
<td><strong>4. Other Name(s)</strong></td>
<td><strong>16. Thematic Category</strong></td>
<td><strong>23. Ownership</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public</td>
</tr>
<tr>
<td><strong>5. Site Plan with North Arrow</strong></td>
<td></td>
<td>Private</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>7. City or Town</strong></th>
<th><strong>8. If Rural, Township &amp; Vicinity</strong></th>
<th><strong>10. Site:</strong></th>
<th><strong>11. Structure:</strong></th>
<th><strong>12. Object:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis</td>
<td></td>
<td>Building X</td>
<td>Building X</td>
<td>Building X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>22. Date of Construction</strong></th>
<th><strong>23. Owner's Name &amp; Address, if known</strong></th>
<th><strong>24. Owner's Name &amp; Address, if known</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>ca. 1965</td>
<td>Anthony M. Mascalco</td>
<td>7830 Garden Lane, 63119</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>25. Open to Public?</strong></th>
<th><strong>26. Local Contact Person or Organization</strong></th>
<th><strong>27. Other Surveys in Which Included</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Further Description of Important Features**

Combination vertical wood siding in gable end with brick walls decorated with brick quoins. Part of door and window opening covered over with horizontal siding. False cupola behind gable.

**History and Significance**

No building permit found. Non-contributing building. Photo (ca. 1955) in University City Library archives shows earlier Standard Station at site; white brick with tile roof. Tennessee Williams apartment in background.

**Description of Environment and Outbuildings**

**Sources of Information**

on site inspection

**Prepared by**

V-J Bass/J. Little

**Organization**

Office of Historic Preservation, P.O. Box 178, Jefferson City, Missouri 65101
**HISTORIC INVENTORY**

**1. No:**

**2. County:**
St. Louis

**3. Location of Negatives:**
St. Louis Co. Parks

**4. Present Name(s):**
6255 Delmar

**5. Other Name(s):**

**6. Specific Location:**
N. Parkview, blk 1, Lots 4, 5, 6

**7. City or Town:**
University City

**8. Site Plan with North Arrow:**

**9. Coordinates:**
Ltl

**10. UTM:**

**11. On National Register?**
Yes

**12. Is It Eligible?**
Yes

**13. Part of Estab Hist Dist?**
Yes

**14. District Potent?**
Yes

**15. Name of Established District:**

**16. Thematic Category:**

**17. Date(s) or Period:**
1921

**18. Style or Design:**

**19. Architect or Engineer:**

**20. Contractor or Builder:**
John M. Cook for Victor E. Rhodes

**21. Original Use, if apparent:**
six-family apartment

**22. Present Use:**
same

**23. Ownership:**
Public

**24. Owner's Name & Address, if known:**
Patrick & Caroll Marlow
6 Carole Ln., 63131

**25. Open to Public?**
Yes

**26. Local Contact Person or Organization:**

**27. Other Surveys in Which Included:**

**28. No of Stories:**
3

**29. Basement?**
Yes

**30. Foundation Material:**
square coarse rubble

**31. Wall Construction:**
brick masonry

**32. Roof Type & Material:**
flat

**33. No. of Bays:**
Front 5 Side 4

**34. Wall Treatment:**
stretcher bond

**35. Plan Shape rectangular**

**36. Changes:**
Addition (Explain Altered in #42)

**37. Condition:**
Interior unknown

**38. Preservation Underway?**
No

**39. Endangered?**
Yes

**40. Visible from Public Road?**
Yes

**41. Distance from and Frontage on Road on street:**

**42. Further Description of Important Features:**
This building is decorated with wide eaves projecting over outer bays. Stone console over entrance decorated with modillions, egg and dart molding. Console is supported by stone brackets and pilasters around entrance. Windows are double-hung with three-over-one lights. Raised brick labeling above second story window.

**43. History and Significance:**
Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 710, 736 Eastgate; 745, 749...

**44. Description of Environment and Outbuildings:**

**45. Sources of Information:**
U. City City Hall
on site inspection
U.C. bldg. permit #1428 on 3/29/21, same permit for 6263 Delmar two six-family apts. for $20,000

**46. Prepared by:**
V-J Bass/J. Little

**47. Organization:**
St. Louis Co. Parks

**48. Date:**
11/83

**49. Revision Date(s):**

Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air. Building has been rehabbed recently by Robert Heisler.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>Name(s)</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>6263 Delmar</td>
<td></td>
</tr>
</tbody>
</table>

1. Thematic Category: Historic
2. Date(s) or Period: 1921
3. Style or Design: Moderndale
4. Architect or Engineer: W. E. Rhodes
5. Contractor or Builder: John M. Cook for Victor E. Rhodes
6. Original Use, if apparent: Six-family apartment
7. Present Use: Six-family apartment
8. Ownership: Public
9. Coordinates: UTM
10. Site Plan with North Arrow
11. On National Register?: Yes
12. Eligible?: Yes
13. Part of Estab?: Yes
14. District?: Yes
15. Name of Established District: No
16. Thematic Category: Historic
17. Date(s) or Period: 1921
18. Style or Design: Moderndale
19. Architect or Engineer: W. E. Rhodes
20. Contractor or Builder: John M. Cook for Victor E. Rhodes
21. Original Use, if apparent: Six-family apartment
22. Present Use: Six-family apartment
23. Ownership: Public
24. Open to Public?: Yes
25. Local Contact Person or Organization: Carroll Marlow
26. Sources of Information: U.C. Bldg. pmt. #1428 granted to V.E. Rhodes as 3/29/21, same as 6255 U. City City Hall records on site inspection

Further Description of Important Features:
This building is decorated with wide eaves projecting over outer bays. Stone console over entrance decorated with modillions, egg and dart molding. Console is supported by stone brackets and pilasters around entrance. Windows are double-hung with three-over-one lights. Raised brick labeling above second story window.

History and Significance:
Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 710, 736 Eastgate;

Description of Environment and Outbuildings

Photograph
6263 Delmar

43. continued

745, 749 Westgate; 6260, 6266, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the sub-division, several having deep recessions in the rear of the building to admit light and air. Building has been rehabbed by Robert Heisler.
 belum ada
Further Description of Important Features: Modern brick building with aluminum eaves and fascia. Garage and bays have semi-elliptical arches. Canister-style lights between each bay.

History and Significance: Building was built about 1970 as part of University City's urban renewal program. It is on the site of an earlier filling stations (Shell since 1926, Mobil in 50's) the last of which was demolished in 1965. Laurent Torno, the architect, is a University City resident. 1955 photo in Library archives shows Mobil station.

Sources of Information: 
St. Louis County Directory
Demolition permit, 1965
### Historic Inventory

#### Property Information
- **Address:** 6301-05 Delmar
- **Location:** St. Louis Co., Parks Dept.
- **City or Town:** University City
- **Sub-Plan with North Arrow:** North Arrow
- **Coordinates:** UTM

#### Description of the Property
- **Special Location:** Pts. lot 13, blk 1, N. Parkview
- **Building:** Delmar Blvd
- **Features:**
  - **Style or Design:** Craftsman apt.
  - **Walls:** Stretcher bond
  - **Roof Type:** Flat
  - **Number of Stories:** 3
  - **Foundation Material:** Coarse rubble
  - **Wall Construction:** Brick masonry
  - **Wall Treatment:** Brick masonry

#### History and Significance
- **Development:** This apartment building has projecting outer bays with double-hung windows with three-over-one lights. Projecting eaves extend over building. Second story window in middle bay is decorated with a raised brick label. Storefront has been altered with a metal, shingled cornice with projecting awning. S Bihar, stone below windows.
- **Developer:** Director E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the

#### Further Description of Important Features
- **Historic Elevation:** The apartment building and its mate to the west, 6307-09 Delmar, appear to be identical to the buildings at 6255 and 6263 Delmar, built by Rhodes & Cook and so are attributed to them and assigned their dates. Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the

#### Description of Environment and Outbuildings
- **Sources of Information:** No permit found, archives photographs, on site inspection

---

46. Prepared by: J. Little/V-J Bass
47. Organization: St. Louis Co. Parks
48. Date: 11/83
William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 710, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.

A streamlined storefront was added to the building in 1935. An old photograph in the U. City Library archives shows Helen Wolff's dress shop and Kroger Grocery as occupants.
<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>6307-09 Delmar</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>Other Name(s)</td>
<td></td>
</tr>
</tbody>
</table>

**Historic Inventory**

**Lot 14, 15, pt. 13, blk 1, N. Parkview**

**City of Town** St. Louis Co. Parks Dept.

**Site Plan with North Arrow**

---

**16. Thematic Category**

**17. Date(s) of Period**

1921, apt. bld.; 1928 storefront

**18. Style or Design**

storefronts Jacobethan

**19. Architect or Engineer**

Norman B. Howard, storefronts

**20. Contractor or Builder**

attrib. to Rhodes & Cook, apts.

**21. Original Use, if apparent**

apts.; apts. and shops

**22. Present Use**

apts. and shops

---

**23. Ownership**

Public

**24. Owner's Name & Address, if known**

Bob Suberi & Barb Walters

P.O. Box 24139; 63130

**25. Open to Public?**

Yes

**26. Local Contact Person or Organization**

---

**27. Other Surveys in Which Included**

---

**28. No of Stories**

5

**29. Basement?**

Yes

**30. Foundation Material**

concrete

**31. Wall Construction**

brick masonry

**32. Roof Type & Material**

flat

**33. No. of Bays**

Front Side

5 3

**34. Wall Treatment**

stretchers bond

**35. Plan Shape**

rectangular

---

**36. Changes & Alterations**

Addition in #42

**37. Condition**

Interior

good

**38. Preservation Underway?**

Yes

**39. Endangered?**

No

**40. Visible from Public Road?**

Yes

**41. Distance from and Frontage on Road**

---

---

**42. Further Description of Important Features**

This building's storefront is decorated with stone quoins on sides of storefront with a stone label moulding over main entrance. Storefronts have shaped parapet with a false gable above entrance. Apartments have projecting eaves over building. Windows are double-hung with three-over-one lights. Second story window is decorated with a raised brick label moulding. Windows are finished with lugsills. Cross motifs surround entrance.

**43. History and Significance**

The apartment building and its mate to the east, 6301-05 Delmar, appear to be identical to the buildings at 6255 and 6263 Delmar, built by Rhodes & Cook, and so are attributed to them. Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company.

**44. Description of Environment and Outbuildings**

---

**45. Sources of Information**

U. City bldg. pmt. #1401, 2/4/21
U. City bldg. pmt. #4162, 3/14/28, storefront addition
Harris, NiNi, Legacy of Lions, a History of University City, U. City Historical Society, 1981, p. 135

---

**46. Prepared by**

V-J Bass/J. Little

**47. Organization**

St. Louis Co. Parks

**48. Date**

11/83
V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 710, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.

A storefront was added to the apartment in 1928, for use as shops. University City's retail development in the Loop was at its peak. Rubensteins Dress Shop was located in the building in the 1930's, and the Rubensteins lived in an apartment in the building. The architect for the addition was Norman B. Howard, later the designer of a similar addition to 6265-77 Delmar. He designed an apartment in the Loop at 709 Limit, in 1916. An early photograph of the building is in Legacy of Lions.
**HISTORIC INVENTORY**

**6310-12-14-16-18 Delmar**

**Delmar, University City, St. Louis Co., Parks Dept.**

**Specific Location**
Pt. U.S. Survey #378

<table>
<thead>
<tr>
<th><strong>Number</strong></th>
<th><strong>Site Name(s)</strong></th>
<th><strong>Present Name(s)</strong></th>
<th><strong>City or Town/Type</strong></th>
<th><strong>Location</strong></th>
<th><strong>Address</strong></th>
<th><strong>Other Name(s)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Delmar</td>
<td>6310-12-14-16-18 Delmar</td>
<td>University City</td>
<td>St. Louis Co., Parks Dept.</td>
<td>136 Brooktrail Court, 63141</td>
<td></td>
</tr>
</tbody>
</table>

**Architect or Engineer**
Preston Bradshaw

**Contractor or Builder**
Baervelt & Honig Const. Co., Delit Realty Co.

**Original Use**
Owner

**Present Use**
Public

**Ownership**
Public

**Owner's Name & Address**
David Poulin

**Open to Public**
Yes

**Preservation**
Underway

**Recent Changes**
Addition, Altered in #42

**Structure**
Rectangular

**Other Surveys In Which Included**
National Historic Landmarks

**Site Plan with North Arrow**

**Further Description of Important Features**
This building is decorated with glazed black brick running horizontally across the shaped parapet and above storefronts. Aluminum capped parapet. Light-colored brick (yellow) is used as a fill-in.

**History and Significance**
This thirties "streamlined" building was built in 1936, probably as part of the Modernize Mainstreet Movement following the Depression. The architect was Preston Bradshaw (1880-1949). Bradshaw, who had studied at Columbia and worked in the office of McKim, Mead & White, later became known for his large apartments and hotels of the twenties. Examples are the Chase Hotel and Maryland and Kingshighway and the Castlereagh Apartments.

**Description of Environment and Outbuildings**

**Sources of Information**
St. Louis Daily Record 5/9/36
U. City Bldg. pmt. #6535, 5/7/36
on site inspection

**Prepared by**
V. J. Bass/J. Little

**Organizations**
St. Louis Co. Parks

**Date**
11/83

**Revision Dates**
46

---

**No.**

**Date(s) or Period**
1936

**Style or Design**
Streamlined

**Construction Material**
Concrete

**Roof Type & Material**
Flat

**No. of Bays**
25

**Condition**
Interior: Good

**Endangered?**
Yes

**Visible from Public Road?**
No

**Description of Environment and Outbuildings**

---

**Photo**

---

**Until Further Notice**

---
42. continued

at 6820 Delmar. The Baerveldt Construction Company dates at least to 1898 when it was included in a book, *St. Louis Queen of the West*. The building is the second home (the first of which was across the street) of Streetside Records, a major St. Louis area record store since the seventies. A photo in the University City Library archives shows this building occupied by the Click Shop, Shanghai Cafe and Bob's Pet Shop.
### Historic Inventory Details

<table>
<thead>
<tr>
<th>1. No.</th>
<th>4. Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6311-17 Delmar</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. County</th>
<th>5. Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Location of Negatives</th>
<th>6. Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Co. Parks Dept.</td>
<td>Lot 16, 17, blk 1, N. Parkview</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. City or Town</th>
<th>8. Site Plan with North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td>Delmar Blvd</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. Coordinates</th>
<th>10. Site</th>
<th>Building</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16. Thematic Category</th>
<th>17. Date(s) or Period</th>
<th>18. Style or Design</th>
<th>19. Architect or Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1924</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Walter Bays, owner &amp; bldr.</td>
<td>stores and apartments</td>
<td>offices and art studios</td>
<td>Public</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Private</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24. Owner's Name &amp; Address, if known</th>
<th>25. Open to Public?</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Poulin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. Local Contact Person or Organization</th>
<th>27. Other Surveys in Which Included</th>
</tr>
</thead>
</table>

**Further Description of Important Features:**

Building has a shaped parapet with three high pitched "gables" with finials. Stone quoins decorate corners with gables. Two friezes with entwined foliage and classical urns in low relief (terra cotta) decorate front facade. Storefronts have been altered with shingle-like pent roof on east side with brick and stone fill-in at foundation.

### History and Significance

The building was built in 1924. Occupants listed in 1930 directories included Phil Baer, Ladies Furnishings, Kammerer Music Shops and a beauty shop.

### Description of Environment and Outbuildings

### Sources of Information

- U. City Bldg. pmt. #2636, 8/12/24, two-story brick store & apartment $12,000
- Longo, Jim, A University City Album, Citizens Committee for the 75th Anniversary, U. City, MO 1981, p. 119

**Prepared by:**

- U. City Bldg. pmt. #2636, 8/12/24, two-story brick store & apartment $12,000
- Longo, Jim, A University City Album, Citizens Committee for the 75th Anniversary, U. City, MO 1981, p. 119
### Historic Inventory Form

**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Location of Negatives</th>
<th>Specific Location</th>
<th>Historic Inventory</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6329-6335 Delmar</td>
<td>St. Louis Co. Parks Dept.</td>
<td>Lot 24, blk 1, N. Parkview</td>
<td>University City</td>
<td>Delmar Blvd</td>
</tr>
</tbody>
</table>

**16. Thematic Category**
- University City

**17. Date(s) or Period**
- 1969

**18. Style or Design**
- 60's modern

**19. Architect or Engineer**
- Fine Stauder Bildner

**20. Contractor or Builder**
- Fine Stauder Bildner

**21. Original Use, if apparent**
- shops

**22. Present Use**
- market, pharmacy, cleaners

**23. Ownership**
- Public

**24. Owner's Name & Address, if known**
- Woodson Holding Co., Inc. P.O. Box 879; St. Charles MO 6330

**25. Open to Public?**
- Yes

**26. Local Contact Person or Organization**

**27. Other Surveys in Which Included**

**42. Further Description of Important Features**
- Modern brick and wood siding building with partitions used to fill in windows. Large, single paned windows on front facade.

**43. History and Significance**
- Building was built in 1969 as part of University City's urban renewal program. It is on the site of demolished buildings. Fine, Stauder & Bildner are St. Louis architects.

**44. Description of Environment and Outbuildings**

**45. Sources of Information**
- U. City Bldg. Pmt. #1324, 1/17/69

**46. Prepared by**
- V-J Bass/J. Little

**47. Organization**
- St. Louis Co. Parks

**48. Date**
- 10/26/69

**49. Revision Date(s)**
- 12/9/69
No building permit has been found for the Tivoli. However, local opinion is that it was built in 1922. An article describing the new building on the real estate page of the Post-Dispatch or Globe-Democrat in 1921-23 is said to have identified the architect as "the Burnham firm of Chicago". This firm is presumably D.H. Burnham & Co. Daniel Burnham died in 1912 but his sons D.H. and Hubert carried on the firm. The facade is faced with two, large, semi-circular arched pediment decorated in relief on the face. Pilasters beneath arched pediment. Style is Art Deco with neo-classical decoration. Storefronts have glass fronts.

Sources of Information:

Prepared by:
V. J. Bass/J. Little

Organization:
St. Louis Co. Parks

Date:
11/83

Revision Date(s):
with precast concrete panels with classical designs in bas relief. The two wheel like projections above the parapet are of unknown origin, although they may be related to the monumental arched entries of many twenties movie theaters. The Tivoli Building and Tivoli Theater appear first in the city directory of 1924. There were about ten St. Louis County movie theaters at that time. The Tivoli was a popular area theater and held talent shows and gave attendance prizes along with their movies. Besides the theater, commercial space in the building through 1930 included shops for music, gifts, electrical items, flowers, hosiery and a cleaners. A photographs of the old theater marquee and sign is in Legacy of Lions, p. 84. The black glass presently above shop windows is probably not original but covers the original transom windows. For further information, see a book due to be published in 1984 by Heritage Press on Missouri Theaters, by Mary Bagley.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No</th>
<th>Present Name(s)</th>
<th>6374-6 Delmar</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>County</td>
<td>St. Louis</td>
</tr>
<tr>
<td>3</td>
<td>Location of Negatives</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>4</td>
<td>Specific Location</td>
<td>Pt. U.S. Survey #378</td>
</tr>
<tr>
<td>5</td>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>6</td>
<td>Rural, Township &amp; Vicinity</td>
<td>Site Plan with North Arrow</td>
</tr>
<tr>
<td>7</td>
<td>Coordinates</td>
<td>UTM</td>
</tr>
<tr>
<td>8</td>
<td>Site Plan</td>
<td>Delmar</td>
</tr>
<tr>
<td>9</td>
<td>Building Object</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>On National Register?</td>
<td>Yes</td>
</tr>
<tr>
<td>11</td>
<td>Is It Eligible?</td>
<td>Yes</td>
</tr>
<tr>
<td>12</td>
<td>Part of Estab Dist?</td>
<td>Yes</td>
</tr>
<tr>
<td>13</td>
<td>Name of Established District</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Thematic Category</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Date(s) or Period</td>
<td>1922</td>
</tr>
<tr>
<td>16</td>
<td>Style or Design</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Architect or Engineer</td>
<td>E. A. Cowdery for Edward Lewis</td>
</tr>
<tr>
<td>18</td>
<td>Contractor or Builder</td>
<td>Edward Lewis</td>
</tr>
<tr>
<td>19</td>
<td>Original Use, if apparent</td>
<td>Offices</td>
</tr>
<tr>
<td>20</td>
<td>Present Use</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Owner's Name &amp; Address, if known</td>
<td>Robert and Ava Williams</td>
</tr>
<tr>
<td>22</td>
<td>Ownership</td>
<td>Public/Private</td>
</tr>
<tr>
<td>23</td>
<td>Condition</td>
<td>Interior/Exterior</td>
</tr>
<tr>
<td>24</td>
<td>History and Significance</td>
<td>Erwin A. Cowdery, the contractor, was president of Cowdery Construction Company at 1042 N. Grand. Cowdery also built 6623 Clemens in 1922. It is unknown, and unlikely, that Edward Lewis, the developer, was Edward Gardner Lewis, founder of University City. Commercial tenants in 1930 were Max Goffstein, grocer, Ola Reynolds, hairdresser and the Melsheimer Baking Company.</td>
</tr>
<tr>
<td>25</td>
<td>Open to Public?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>26</td>
<td>Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Other Surveys In Which Included</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>No of Stories</td>
<td>2</td>
</tr>
<tr>
<td>29</td>
<td>Basement?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>30</td>
<td>Foundation Material</td>
<td>Concrete</td>
</tr>
<tr>
<td>31</td>
<td>Wall Construction</td>
<td>Brick masonry</td>
</tr>
<tr>
<td>32</td>
<td>Roof Type &amp; Material</td>
<td>Flat</td>
</tr>
<tr>
<td>33</td>
<td>No. of Bays</td>
<td>Front 3 Side 0</td>
</tr>
<tr>
<td>34</td>
<td>Wall Treatment</td>
<td>Stretcher bond</td>
</tr>
<tr>
<td>35</td>
<td>Plan Shape</td>
<td>Rectangular</td>
</tr>
<tr>
<td>36</td>
<td>Changes</td>
<td>Addition: Altered: Moved:</td>
</tr>
<tr>
<td>37</td>
<td>Preservation Underway?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>38</td>
<td>Endangered?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>39</td>
<td>Visible from Public Road?</td>
<td>Yes/No</td>
</tr>
<tr>
<td>40</td>
<td>Distance from Street</td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>History of Property</td>
<td></td>
</tr>
<tr>
<td>42</td>
<td>Description of Important Features</td>
<td>This building is decorated with a terra cotta capped parapet which is shaped like battlements. Second floor windows are double-hung in two sets of three with six-over-one lights. Raised brick triangle motif in center of building. Stone-faced store fronts.</td>
</tr>
<tr>
<td>43</td>
<td>Description of Environment and Outbuildings</td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>Sources of Information</td>
<td>U. City bldg. pnt. #1687 2/27/22 store and flat St. Louis City Directory, 1924</td>
</tr>
<tr>
<td>45</td>
<td>Prepared by</td>
<td>V-J Bass/J. Little</td>
</tr>
<tr>
<td>46</td>
<td>Organization</td>
<td>St. Louis Co. Parks</td>
</tr>
<tr>
<td>47</td>
<td>Date</td>
<td>1922</td>
</tr>
<tr>
<td>48</td>
<td>Revision Date(s)</td>
<td></td>
</tr>
</tbody>
</table>

---

**Photo**

---

**Note:** This building is decorated with a terra cotta capped parapet which is shaped like battlements. Second floor windows are double-hung in two sets of three with six-over-one lights. Raised brick triangle motif in center of building. Stone-faced store fronts.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No.
2. County St. Louis
3. Location of Negatives St. Louis Co. Parks Dept.
4. Present Name(s) 6376-78 Delmar
5. Other Name(s)

6. Specific Location
Pt. U.S. Survey 378

7. City or Town University City
8. Site Plan with North Arrow

9. Coordinates UTM

10. Site Building X

11. On National Register? Yes
12. Is it Eligible? Yes
13. Part of Estab Yes
14. District Eligible? No
15. Name of Established District

16. Thematic Category 1922
17. Date(s) or Period
18. Style or Design
19. Architect or Engineer
20. Contractor or Builder Mike Cowdery Const. Co. for Pierrone
21. Original Use, if apparent shops and apartments
22. Present Use shops and apartments
23. Ownership Public
24. Owner's Name & Address, if known
Steven K.P. & Hau C. Chu
1201 Mesa Dr.; 63132
25. Open to Public? Yes
26. Local Contact Person or Organization
27. Other Surveys in Which Included
28. No. of Stories 2
29. Basement? Yes
30. Foundation Material concrete
31. Wall Construction brick masonry
32. Roof Type & Material flat
33. No. of Bays Front 3
34. Wall Treatment stretcher bond
35. Plan Shape rectangular
36. Changes Addition: (Explain in #32)
37. Condition Interior unknown Exterior good
38. Preservation Underway? No
39. Endangered? Yes
40. Visible from Public Road? No
41. Distance from and Frontage on Public street

42. Further Description of Important Features Two-story, mixed use brick building with a stone-capped shaped parapet, capped with terra cotta. Smooth faced stone at storefronts. Brick soldier courses run across front facade.

43. History and Significance
No building permit has been found but a utility permit of 1923 indicates a construction date. Commercial occupants in 1930 were H.K. Leong, laundry, and Michael Pierrone, shoe repair.

44. Description of Environment and Outbuildings

45. Sources of Information
U.C. Utility permit #5-265, 6/21/23
U.C. Bldg. permit #3985, 10/12/27 sign
St. Louis County Directory, 1930

46. Prepared by V-J Bass/J. Little
47. Organization St. Louis Co. Parks
48. Date 49 Revision Date(s)
### History and Significance
Architect Otto J. Krieg was Deputy Building Commissioner for St. Louis until about 1925 after which he is listed in city directories as an architect with an office at 812 Olive. Commercial tenants in 1930 were the A & P Tea Company, F.W. Woolworth and Walgreen Drugs. A photograph in the University City Library archives shows transom lights over Baton which was at corner.

### Description of Environment and Outbuildings

#### Further Description of Important Features
This building is decorated with terra cotta quoins outlining windows and corners of the building. Window spandrels are decorated with painted, cartouches. Roof is crenelated and capped with terra cotta. Brick is used as a fill-in. Dressed stone used on storefronts except for center storefront. Finials cape corner parapet. Windows are double-hung with six-over-one lights. Windows are asymmetrical on front, single, double and triple groupings. A molded terra cotta cornice runs above the

#### Description of Environment and Outbuildings

- **Sources of Information**
  - St. Louis Daily Record, 4/12/28
  - U. City Bldg. Pmt. #4200, 4/2/28 to construct 3-story store and apartments $85,000
  - On site inspection

---

**Table Data**

<table>
<thead>
<tr>
<th>No</th>
<th>4 Present Name(s)</th>
<th>6388-94 Delmar</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>5 Other Name(s)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>City or Town</td>
<td>St. Louis</td>
</tr>
<tr>
<td>4</td>
<td>Rural, Township &amp; Vicinity</td>
<td>University City</td>
</tr>
<tr>
<td>5</td>
<td>Specific Location</td>
<td>Delmar Blvd</td>
</tr>
<tr>
<td>6</td>
<td>Site Plan with North Arrow</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Coordinates</td>
<td>UTM Lat Long</td>
</tr>
<tr>
<td>8</td>
<td>Site</td>
<td>Building x</td>
</tr>
<tr>
<td>9</td>
<td>Structure</td>
<td>Object</td>
</tr>
<tr>
<td>10</td>
<td>Fragments</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>On National</td>
<td>Register</td>
</tr>
<tr>
<td>12</td>
<td>Is It Eligible?</td>
<td>Yes</td>
</tr>
<tr>
<td>13</td>
<td>Part of Estab</td>
<td>Yes</td>
</tr>
<tr>
<td>14</td>
<td>District</td>
<td>Yes</td>
</tr>
<tr>
<td>15</td>
<td>Name of</td>
<td>Established</td>
</tr>
</tbody>
</table>

**Thematic Category**

<table>
<thead>
<tr>
<th>16</th>
<th>Date(s) or Period</th>
<th>1928</th>
</tr>
</thead>
</table>

**Architect or Engineer**

Otto J. Krieg

**Contractor or Builder**

Hugo & Buecker, contr. Eugene A. Freund, owner

**Original Use, if apparent stores and apartments**

**Present Use**

**Open to Public?**

Yes | No

**Local Contact Person or Organization**

Dan Wald
6238 Washington

**Condition**

Interior Unknown

**Preservation Underway?**

Yes | No

**Endangered?**

Yes | No

**Visible from Public Road?**

Yes | No

**Distance from and Frontage on Road on street**

**42 Further Description of Important Features**

This building is decorated with terra cotta quoins outlining windows and corners of the building. Window spandrels are decorated with painted, cartouches. Roof is crenelated and capped with terra cotta. Brick is used as a fill-in. Dressed stone used on storefronts except for center storefront. Finials cape corner parapet. Windows are double-hung with six-over-one lights. Windows are asymmetrical on front, single, double and triple groupings. A molded terra cotta cornice runs above the

**43 History and Significance**

Architect Otto J. Krieg was Deputy Building Commissioner for St. Louis until about 1925 after which he is listed in city directories as an architect with an office at 812 Olive. Commercial tenants in 1930 were the A & P Tea Company, F.W. Woolworth and Walgreen Drugs. A photograph in the University City Library archives shows transom lights over Baton which was at corner.

**44 Description of Environment and Outbuildings**

---

**45 Sources of Information**

- St. Louis Daily Record, 4/12/28
- U. City Bldg. Pmt. #4200, 4/2/28 to construct 3-story store and apartments $85,000
- On site inspection

**46 Prepared by**

V.J. Bass / J. Little

**47 Organization**

St. Louis Co. Parks

**48 Date**

11/83

**49 Revision Date(s)**
42. continued

the third story windows on the street facades.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6504-10 Delmar</td>
<td>Smith Block; 500, 524 Melville</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2</th>
<th>County</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Location of Negatives</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>4</td>
<td>Specific Location</td>
<td>Part of U.S Survey #378</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5</th>
<th>City or Town</th>
<th>University City</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Rural, Township &amp; Vicinity</td>
<td></td>
</tr>
</tbody>
</table>

| 7   | Site Plan with North Arrow | |

<table>
<thead>
<tr>
<th>8</th>
<th>Coordinates</th>
<th>UTM</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>9</th>
<th>Site Building</th>
<th>Object</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>10</th>
<th>On National Register?</th>
<th>No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>11</th>
<th>Is It Eligible?</th>
<th>Yes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>12</th>
<th>Part of Estab First Dist?</th>
<th>No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>13</th>
<th>Name of Established District</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>14</th>
<th>District Eligible?</th>
<th>Yes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>15</th>
<th>Sources of Information</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>St. Louis Daily Record, 4/4/11, St. Louis Co. Bldg. Pmt. #5753</td>
</tr>
<tr>
<td></td>
<td>Parkview Agents, Urban Oasis, 75 Years in Parkview, Boar's Head Press, St. Louis, 1979, pp. 16-17</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16</th>
<th>Thematic Category</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>17</th>
<th>Date(s) or Period</th>
<th>1911</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>18</th>
<th>Style or Design</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>19</th>
<th>Architect or Engineer</th>
<th>Edward F. Nolte</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>20</th>
<th>Contractor or Builder</th>
<th>John R. Sells for Smith Bros.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>21</th>
<th>Original Use, if apparent</th>
<th>stores and flats</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>22</th>
<th>Present Use</th>
<th>same</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>23</th>
<th>Ownership</th>
<th>Public</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>24</th>
<th>Owner's Name &amp; Address, if known</th>
<th>Joe and Linda Edwards</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>25</th>
<th>Open to Public?</th>
<th>Yes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>26</th>
<th>Local Contact Person or Organization</th>
<th>Joe and Linda Edwards</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>27</th>
<th>Other Surveys in Which Included</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>28</th>
<th>No. of Stories</th>
<th>2</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>29</th>
<th>Basement?</th>
<th>Yes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>30</th>
<th>Foundation Material</th>
<th>Concrete</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>31</th>
<th>Wall Construction</th>
<th>Brick/stone</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>32</th>
<th>Roof Type &amp; Material</th>
<th>Flat</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>33</th>
<th>No of Bays</th>
<th>Front</th>
<th>Side</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>34</th>
<th>Wall Treatment</th>
<th>Stretcher bond/brick</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>35</th>
<th>Plan Shape</th>
<th>L-shape</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>36</th>
<th>Changes</th>
<th>Addition</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>37</th>
<th>Condition</th>
<th>Interior Fair</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>38</th>
<th>Preservation Underway?</th>
<th>Yes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>39</th>
<th>Endangered?</th>
<th>Yes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>40</th>
<th>Visible from Public Road?</th>
<th>Yes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>41</th>
<th>Distance from and Frontage on Road</th>
<th>on street</th>
</tr>
</thead>
</table>

Further Description of Important Features

Building is decorated with four projecting terra cotta pavilions with quoins. Door surrounds have Romanesque pilasters with circular door entrances and plain entablature. Quoins decorate second story windows and topped by a terra cotta cornice supported by brackets running across front and side facades. Above cornice, terra cotta shaped circles decorated with a foliated pattern in the center of each circle extend beyond the parapet. Fill in between pavilions is brick. Windows are in sets of three (double-hung).

History and Significance

The Smith Block of 1911 is the second oldest standing commercial building in the Loop. (The Craft Alliance building is oldest.) The owners were the Smith Brothers, William Smith lived at 435 Westgate in Parkview and Robert Smith is shown as the owner and builder of the bank vault in 1915, and the builder of the new West End Bank building at 6605-9 Delmar, in 1928. Commercial occupants of the building in 1914 were West End Bank (founded in 1913), Dawson Antique, Beckman & Co. Hardware, Plumbing and Heating, Toubill

Description of Environment and Outbuildings

Prepared by

J. Little

Organization

St. Louis Co. Parks

Date

11/83

Revision Date(s)
6504-10 Delmar

42. continued

in the brick portion of the building. Storefronts have fill-in wood panels above windows.

43. continued

Grocery, Smith Brothers Saloon, Clyde McGruder Drug Store and Conrad Peper Dry Goods. Among the tenants in 1930 were Union Electric Light and Power Company, Kanter Electric, Koch Grocery and Liggett Drug Company. Apartments and doctors' offices occupied the upper stories.

The architect of the building was Edward F. Nolte (1870-1944) whose other work included the Parkview Apartments at 316-20 North Skinker Boulevard, apartment buildings at the northwest and southwest corners of Waterman and Rosedale, the Lambskin Masonic Temple on Kingshighway and several Craftsman style houses in Parkview subdivision. A tower at one corner, shown in early photographs, has been removed. The building is now occupied by Blueberry Hill, a popular bar and darts center and home of Rock 'n Roll Beer.

45. continued

St. Louis County Directories 1914 and 1930
Watchman Advocate, History of St. Louis County, 1920, p. 187
### Historic Inventory

**Location:** 6600-6602 Delmar, St. Louis, Missouri 63101

**Thematic Category:**
- **Date(s) or Period:** 1917
- **Style or Design:** Craftsman
- **Architect or Engineer:** Preston Bradshaw
- **Contractor or Builder:** West St. Louis Co. Water Co.
- **Original Use:** Store & Office Building
- **Present Use:** Same

**Foundation Material:** Concrete
**Wall Construction:** Brick masonry
**Roof Type & Material:** Flat pent roof tile
**No. of Bays:** 4
**Wall Treatment:** Brick & Stucco
**Plan Shape:** Rectangular

**Further Description of Important Features:**
This building is decorated with a tiled pent roof supported by brackets. Brick between floors and supports. Stucco around second floor windows and top of parapet. Second floor windows are double-hung with six-over-one lights. Brick soldier course outlines store fronts.

**History and Significance:**
This building was built in 1917 for the West St. Louis County Water Company. The architect was Preston Bradshaw (1880-1949), who had designed several buildings in neighboring Parkview subdivision, one of which, at 6252 Westminster, is related to this building in style, i.e. it has a bracketed roof of green glazed tile and a similar horizontal emphasis at the roof line. Bradshaw, who had studied at Columbia and worked in the office of McKim, Mackay & White.

**Sources of Information:**
- U. City Bldg. pmt. #937 (archives), Aug. 28, 1917, $26,000
- On site inspections
- Parkview Agents Urban Oasis, 75 Years in Parkview, Boar's Head Press, St. Louis, 1952

---

**Date Prepared:** 11/83
**Prepared by:** V. J. Bass, J. Little
**Organization:** St. Louis Co. Parks

---

**No of Stories:** 2 & 3
**Basement:** Yes

---

**Condition:**
- **Interior:** Good
- **Exterior:** Good

---

**Distance from and Frontage on Road:**
- **Visible from Public Road:** Yes
- **Distance from on Street:** 63011

---

**Other Surveys in Which Included:**
- 63011

---

**History and Significance:**
This building was built in 1917 for the West St. Louis County Water Company. The architect was Preston Bradshaw (1880-1949), who had designed several buildings in neighboring Parkview subdivision, one of which, at 6252 Westminster, is related to this building in style, i.e. it has a bracketed roof of green glazed tile and a similar horizontal emphasis at the roof line. Bradshaw, who had studied at Columbia and worked in the office of McKim, Mackay & White.

---

**Sources of Information:**
- U. City Bldg. pmt. #937 (archives), Aug. 28, 1917, $26,000
- On site inspections
- Parkview Agents Urban Oasis, 75 Years in Parkview, Boar’s Head Press, St. Louis, 1952

---

**Date Prepared:** 11/83
**Prepared by:** V. J. Bass, J. Little
**Organization:** St. Louis Co. Parks

---

**Thematic Category:**
- **Date(s) or Period:** 1917
- **Style or Design:** Craftsman
- **Architect or Engineer:** Preston Bradshaw
- **Contractor or Builder:** West St. Louis Co. Water Co.
- **Original Use:** Store & Office Building
- **Present Use:** Same

**Foundation Material:** Concrete
**Wall Construction:** Brick masonry
**Roof Type & Material:** Flat pent roof tile
**No. of Bays:** 4
**Wall Treatment:** Brick & Stucco
**Plan Shape:** Rectangular

**Further Description of Important Features:**
This building is decorated with a tiled pent roof supported by brackets. Brick between floors and supports. Stucco around second floor windows and top of parapet. Second floor windows are double-hung with six-over-one lights. Brick soldier course outlines store fronts.

**History and Significance:**
This building was built in 1917 for the West St. Louis County Water Company. The architect was Preston Bradshaw (1880-1949), who had designed several buildings in neighboring Parkview subdivision, one of which, at 6252 Westminster, is related to this building in style, i.e. it has a bracketed roof of green glazed tile and a similar horizontal emphasis at the roof line. Bradshaw, who had studied at Columbia and worked in the office of McKim, Mackay & White.

**Sources of Information:**
- U. City Bldg. pmt. #937 (archives), Aug. 28, 1917, $26,000
- On site inspections
- Parkview Agents Urban Oasis, 75 Years in Parkview, Boar’s Head Press, St. Louis, 1952

**Date Prepared:** 11/83
**Prepared by:** V. J. Bass, J. Little
**Organization:** St. Louis Co. Parks
43. continued

Mead & White, later became known for his large apartments and hotels of the twenties. Examples are the Chase Hotel and Maryland and Kingshighway and the Castlereagh Apartments at 6820 Delmar. Commercial occupants in 1930 were a hairdresser, Pete Vescovo Restaurant and Swope Shoe Company. Offices other than the water company's were occupied by doctors and dentists. The building was the site of a murder in the forties, according to local sources. A popular restaurant, the Club Varsity, was in the building in the forties and fifties. A penthouse apartment is on the rear of the building.

45. continued

Gill, McCune, The St. Louis Story, Historical Record Association, St. Louis, 1979
Book of St. Louisans, Second edition, The St. Louis Republic, St. Louis, 1912
Toft, Carolyn and Overby, Osmund The St. Louis Old Post Office, Landmarks Association, St. Louis, 1979
**Historic Inventory**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6605-09 Delmar</td>
<td>West End Bank, Delmar Bank</td>
</tr>
</tbody>
</table>

**Location**
- City or Town: St. Louis
- Site Plan with North Arrow: Delmar

**Further Description of Important Features**
Combination brick and stone front facade. Large, block glass windows have black, painted grilles running vertically across windows on three sides. Beside each window are triangular brick piers capped with a foliated terra cotta pattern. Medallions decorate the top of parapet which is capped with stone. Other decorative details around the entry are roundels with wreaths and eagles, winged griffins, stars and stripes within a crest.

**History and Significance**
The West End Bank was founded in 1913 and originally occupied the Smith Block at 6504-10 Delmar. It moved to this building in 1928. It was reorganized as the Delmar Bank during the "Bank Holiday" of 1933. In 1944, the bank spent $16,000 for alterations and additions, presumably including the present Modernistic facade. The bank moved across the street to 6630 Delmar in 1959 and ten years later became the Commerce Bank at that address.

**Description of Environment and Outbuildings**

**Sources of Information**
- St. Louis Chapter AIA records
- Interview with Mrs. Donald Strominger, owner of the Greenbaum House, 4/75
- St. Louis City Directory, 1913

**Prepared by:**
J. Littler
V. J. Bass

**Organization:**
St. Louis Co. Parks

**Date:** 11/83
**Revision Date(s):**
location. This building was converted to use as a restaurant, called the Lantern House, in the early 1970's. Photo in U. City Library archives of west end Loop shows building before seventies remodelling. Windows had clear glass, maybe leaded, with pointed heads.

The architect for the 1944 remodelling was Fred R. Nauman. Architect Fred R. Nauman began his career in the office of Edward F. Nolte in 1910. The firm of Nolte & Nauman was formed circa 1913 and designed many residences in University City and Clayton in the teens and twenties. By 1940, Nauman's firm was Moresi, Nauman & O'Neill. In 1944, Nauman was the architect for the remodelling of the Delmar Bank at 6605 Delmar Boulevard, in which the facade was redesigned. In about 1950, he designed a modern house at 701 Yale in University City for Dr. Roy Greenbaum and, in 1955, moved to Florida. Nauman was a member of the St. Louis chapter of the AIA from 1948 to 1957.

U. City Bldg. permit #4263, 5/7/28 to construct store and apartment - bank on front part of E 50' of lot 1, blk A, Delmar Garden, $13,000
U. City Bldg. permit #8519, 7/21/44, alterations and additions to bank, $16,000
St. Louis Daily Record, 7/22/44, Fred R. Nauman, architect
Harris, Legacy of Lions, The Historical Society of University City, 1981, p. 46
James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.
609-611 Eastgate

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

G. Muccigoss, identified as the owner on the building permit, is identified as the building's janitor in the 1923 City Directory; he may not have been the owner but only the signer of the permit.

Occupants of the building, which has commercial space on the first floor, were Jacob Klein, meats, and DelGate Pocket Billiards, in 1930. In 1931 Max Pratzel added a bakery to the building for a total of about $5,000. He is shown in 1930 and 1931 directories as a baker for the Pralle Baking Company at 4159 Union. In 1932, Max and Sarah Pratzel are listed as residents of one of the upstairs apartments and the Pratzels Bakery Shop is in the commercial space. The popular bakery remained in this location into the seventies, when it moved to western University City and Creve Coeur.

45. continued

St. Louis City Directory, 1924
St. Louis City Directories, 1923, 1930-32
45. Further Description of Important Features - This six-family apartment has projecting sunporches on outer bays. Outer bays with hip roof supported by wooden brackets. Center bay decorated with brick and stucco at spandrel. Upper parapet is decorated with raised brick patterns with three horizontal rows and two vertical rows crossing each other. Parapet ends with pediment and finial to either side of pediment which have been torn down. The entrance is decorated with brick quoins. Console has been torn down that was located over door.

46. Prepared by

V-J Bass/J. Little

47. Organization

St. Louis Co. Parks

48. Date

8/83

49. Revision Date(s)
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No.
2. Present Name(s)
622 Eastgate
3. Location of Negatives
St. Louis Co. Parks Dept.
4. Present Name(s)
5. Other Name(s)
6. Specific Location
N. Parkview Add. blk 7, Lot 3, pt. 4
7. City or Town
St. Louis
8. Rural, Township & Vicinity
9. Site Plan With
North Arrow
10. Site
Building X
11. Structure
Object X
12. On National Register? Yes X
13. Eligible? Yes X
14. Part of Estab Hist Dist? Yes X
15. Name of Established District
4. No.
3. Stories
5. Basement? Yes X
6. Foundation Material
sq. coarse rubble
7. Wall Construction
brick masonry
8. Roof Type & Material
flat
9. No. of Bays
Front 5 Side 6
10. Wall Treatment
stretcher bond
11. Plan Shape rectangular
12. Thematic Category
13. Date(s) or Period
1914
14. Style or Design
15. Architect or Engineer
T.C. Reeves-Chinberg & Williams
16. Contractor or Builder
17. Original Use, if apparent
six family apartment
18. Present Use
six family apartment
19. Ownership
Public X
20. Owner's Name & Address, if known
Otho E. Harris
5135 Wabada; 63113
21. Open to Public? Yes
22. Local Contact Person or Organization
23. Other Surveys in Which Included
24. Condition
Interior poor
25. Preservation Underway? Yes
27. By What? No
urban renewal area
28. Visible from Public Road? Yes X
29. Distance from and Frontage on Road
42' and 60'
30. Sources of Information
St. Louis Bldg. Permit #I-368 on 3/19/14 for two three-story tenements @ $32,000 (616-618 Eastgate)
on site inspections
St. Louis City Hall
31. Further Description of Important Features
This six-family apartment has projecting sunporches on outer bays. Outer bays with hip roof supported by wooden brackets. Center bay decorated with brick and stucco at window splayed and above second story window. Bracketed gable console over entrance. Brick quoins decorate door surround. Double-hung windows have nine-over-one lights. Center bay windows boarded up.
32. History and Significance
Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.
33. Description of Environment and Outbuildings
34. Organizational
St. Louis Co. Parks
35. Date
36. Revision Dates
46. Prepared by
V-J Bass/J. Little
47. Prepared by
48. Organization
St. Louis Co. Parks
49. Date
6/02
50. Revision Dates

**History and Significance**

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. W.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736.

**Further Description of Important Features**

This six-family apartment has projecting sun porches on outer bays. Three terra cotta belt courses wraps around front facade. The classical pedimented entrance supported by terra cotta pilasters. Foliated cartouche in center of pediment. Terra cotta capped parapet. Single door with sidelight on each side of entry door. Double hung windows on outer bays and three-over-one lights. Other windows are four-over-one lights.
Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air. Harry and Frank Darr were foreman and secretary of the J. M. Darr & Sons Planing Mill Company, according to 1918 and 1920 City Directories.
701 Eastgate

16 Thematic Category
17 Date(s) or Period
18 Style or Design
19 Architect or Engineer
20 Contractor or Builder
21 Original Use, if apparent
22 Present Use
23 Ownership
24 Owner's Name & Address, if known
25 Open to Public?
26 Local Contact Person or Organization
27 Other Surveys in Which Included
28 No of Stories
29 Basement?
30 Foundation Material
31 Wall Construction
32 Roof Type & Material
33 No of Bays
34 Wall Treatment
35 Plan Shape
36 Changes
37 Condition
38 Preservation Underway?
39 Endangered?
40 Visible from Public Road?
41 Distance from and Frontage on Road
42 Further Description of Important Features
43 History and Significance
44 Description of Environment and Outbuildings
45 Sources of Information
46 Prepared by
47 Organization
48 Date
49 Revision Date(s)

Further Description of Important Features: 701 Eastgate is a 3-story, 6-family brick apt. with a flat roof and stone-topped parapet walls on the facade and 1st bay of either side and tile-topped parapet walls on the sides. 3-bay facade has triple, 6-over-1, double-hung windows on each floor of the projecting end bays. Windows have flat arches, vertical joints. Decorated stone lugsill on 3rd floor windows. 1st and 2nd floor windows rest on projecting decorated stone beltcourses; 1st floor belt-course "broken" at door in recessed center bay; 2nd floor belt-course

History and Significance: The architect was probably Charles H. Deitering, as the building is similar to 736 Eastgate which was designed by Deitering and developed by Rhodes in 1916; or perhaps Rhodes referred to the 1916 Deitering plans. Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company. His buildings, both the

Description of Environment and Outbuildings: Front corner of building is in the city of St. Louis. Left side faces Enright Ave. Garage removed at rear.
701 Eastgate

42. continued

notches above 1st staircase window. Single, small, 1-light casement windows in basement end bays. Stone beltcourse at joint with foundation intersects slipsill below door. Door is single-leaf, 2-panel with 1-light and is protected by entablature with semi-circular arch at center top with decorative rosette and scrolls. Bracket below. 2 electric lights, 1 to either side of door. 2 windows stacked in staircase above door are single, 6-over-1, double-hung with brick lugsills. Upper window has decorative brick (header joints) side surrounds which carry through to a semi-circular arch at top with brick interior. 1 row of header joints at top of window (within arch). Projecting stone beltcourse between 3rd floor windows and parapet walls. 5th bay, right side, has 3-story, decorative, large white glazed brick, panel. Multi-colored textured brick with white mortar on facade and 1st bay of either side. Smooth brick with white mortar on remaining sides. Steel fire escape center rear. Duplicate of 707 Eastgate. (cosmetic diff.)

43. continued

large 6-family structures and the smaller 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows. The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
**Historic Inventory**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>702 Eastgate</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>Location of Negatives</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>4.</td>
<td>4 Present Names(s)</td>
<td>702 Eastgate</td>
</tr>
<tr>
<td>5.</td>
<td>5 Other Names(s)</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Specific Location</td>
<td>East to buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6265, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740</td>
</tr>
<tr>
<td>7.</td>
<td>City or Town</td>
<td>St. Louis</td>
</tr>
<tr>
<td>8.</td>
<td>Site Plan with North Arrow</td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>Coordinates</td>
<td>UTM</td>
</tr>
<tr>
<td>10.</td>
<td>Site: Structure</td>
<td>Building: X</td>
</tr>
<tr>
<td>11.</td>
<td>On National Register?</td>
<td>Yes X</td>
</tr>
<tr>
<td>12.</td>
<td>Is It Eligible?</td>
<td>Yes X</td>
</tr>
<tr>
<td>13.</td>
<td>Part of Established District?</td>
<td>Yes X</td>
</tr>
<tr>
<td>15.</td>
<td>Name of Established District</td>
<td></td>
</tr>
<tr>
<td>16.</td>
<td>Thematic Category</td>
<td></td>
</tr>
<tr>
<td>17.</td>
<td>Date(s) or Period</td>
<td>1921</td>
</tr>
<tr>
<td>18.</td>
<td>Style or Design</td>
<td></td>
</tr>
<tr>
<td>19.</td>
<td>Architect or Engineer</td>
<td>Rhodes and Cook</td>
</tr>
<tr>
<td>20.</td>
<td>Contractor or Builder</td>
<td>Frank Barr (owner)</td>
</tr>
<tr>
<td>21.</td>
<td>Original Use, if apparent</td>
<td>six family apartment</td>
</tr>
<tr>
<td>22.</td>
<td>Present Use</td>
<td>six family apartment</td>
</tr>
<tr>
<td>23.</td>
<td>Ownership</td>
<td>Public X Private</td>
</tr>
<tr>
<td>24.</td>
<td>Owner's Name &amp; Address, if known</td>
<td>Booker &amp; Arimetha Peterson 7325 Amherst; 63130</td>
</tr>
<tr>
<td>25.</td>
<td>Open to Public?</td>
<td>Yes X No X</td>
</tr>
<tr>
<td>26.</td>
<td>Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>27.</td>
<td>Other Surveys in Which Included</td>
<td></td>
</tr>
<tr>
<td>28.</td>
<td>No of Stories</td>
<td>3</td>
</tr>
<tr>
<td>29.</td>
<td>Basement?</td>
<td>Yes X No X</td>
</tr>
<tr>
<td>30.</td>
<td>Foundation Material</td>
<td>sq. coarse rubble</td>
</tr>
<tr>
<td>31.</td>
<td>Wall Construction Material</td>
<td>brick masonry</td>
</tr>
<tr>
<td>32.</td>
<td>Roof Type &amp; Material</td>
<td>flat</td>
</tr>
<tr>
<td>33.</td>
<td>No. of Bays</td>
<td>Front 5 Side 4</td>
</tr>
<tr>
<td>34.</td>
<td>Wall Treatment</td>
<td>stretcher bond</td>
</tr>
<tr>
<td>35.</td>
<td>Plan Shape</td>
<td>rectangular</td>
</tr>
<tr>
<td>36.</td>
<td>Changes</td>
<td>Addition (Explain in #42)</td>
</tr>
<tr>
<td>37.</td>
<td>Condition</td>
<td>Interior unknown Exterior good</td>
</tr>
<tr>
<td>38.</td>
<td>Preservation</td>
<td>Yes X</td>
</tr>
<tr>
<td>39.</td>
<td>Endangered?</td>
<td>Yes X</td>
</tr>
<tr>
<td>40.</td>
<td>Visible from Public Road?</td>
<td>Yes X No X</td>
</tr>
<tr>
<td>41.</td>
<td>Distance from and Frontage on Road</td>
<td>42' and 50'</td>
</tr>
<tr>
<td>42.</td>
<td>Further Description of Important Features</td>
<td>This six-family apartment has projecting sunporches on outer bays. Terra cotta beltcourse wraps around front facade. The classical pedimented entrance supported by terra cotta pilasters. Foliated cartouche in center of pediment. Terra cotta capped parapet. Double door entrance with eight lights. Double-hung windows are three-over-one lights on outer bays; other windows are four-over-one lights.</td>
</tr>
<tr>
<td>43.</td>
<td>History and Significance</td>
<td>Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. W.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6265, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740</td>
</tr>
<tr>
<td>44.</td>
<td>Description of Environment and Outbuildings</td>
<td></td>
</tr>
<tr>
<td>45.</td>
<td>Sources of Information</td>
<td>St. Louis bldg. permit #A-8044 for two three-story brick tenements St. Louis City Directories, 1918 and 1920</td>
</tr>
<tr>
<td>46.</td>
<td>Prepared by</td>
<td>V-J Bass/J. Little</td>
</tr>
<tr>
<td>47.</td>
<td>Organization</td>
<td>St. Louis Co. Parks</td>
</tr>
<tr>
<td>48.</td>
<td>Date</td>
<td>8/83</td>
</tr>
<tr>
<td>49.</td>
<td>Revision Date(s)</td>
<td></td>
</tr>
</tbody>
</table>
744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air. Harry and Frank Darr were foreman and secretary of the J.M. Darr & Sons Planing Mill Company, according to 1918 and 1920 City Directories.
Further Description of Important Features:

707 Eastgate is a 3-story, 6-family brick apartment building with a flat roof and stone-topped parapet walls on the facade and 1st bay of either side and tile-topped parapet walls on the sides. The 3-bay facade has triple, 6-over-1, double-hung windows on each floor of the projecting end bays. Windows have flat arches, vertical joints, decorated stone sills, and 3rd floor windows. 1st and 2nd floor windows rest on projecting decorated stone beltcourses; 1st floor beltcourse "broken" at door in recessed center bay; 2nd floor beltcourse.

History and Significance:
The architect was probably Charles H. Deitering, as the building is similar to 736 Eastgate which was developed by V.E. Rhodes and designed by Deitering in 1916; or perhaps the contractor may have referred to the 1916 Deitering plans. Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company.

Description of Environment and Outbuildings:
Front corner of the property is in the city of St. Louis. Garage removed at rear.
707 Eastgate

42. continued

notches above 1st staircase window. Single, small, 1-light casement windows in basement end bays. Stone beltcourse at joint with foundation intersects stone sills below door. Door is single-leaf, 2-panel with 1 light and is protected by entablature with brackets. Electric light to left of door. 2 windows stacked in staircase above door are single, 6-over-1, double-hung with brick lugsills. Upper window has decorative brick (header joints) side surrounds which carry through to a semi-circular arch at top with brick interior. 1 row of header joints at top of window (within arch). Projecting stone beltcourse between 3rd floor windows and parapet walls. 5th bay, left side, has 3-story, decorative, large white glazed brick, panel. Multi-colored textured brick with gray mortar on facade and 1st bay of either side. Smooth brick with white mortar remaining sides. Steel fire escape center rear. Duplicate of 701 Eastgate (cosmetic differences).

43. continued

His buildings, both the large 6-family structures and the smaller 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows. The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate, 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714 Limit; 704, 740, 744 Interdrive; and 6365-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
### Historic Inventory

**1. No.**

**2. County.**

**3. Location of Negatives.**
St. Louis Co. Parks Dept.

**4. Present Name(s).**
710 Eastgate

**5. Other Name(s).**
Camden

**6. Specific Location.**
N. Parkview, blk 7, Lot 9 & 10

**7. City or Town.**
St. Louis

**8. Site Plan with North Arrow.**

**9. Coordinates.**

<table>
<thead>
<tr>
<th>UTM</th>
<th>Lat</th>
<th>Long</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**10. Site / Building / Object.**

- **11. On National Register?** Yes
- **12. Is II Eligible?** Yes
- **13. Part of Estab.** Yes
- **14. District?** No
- **15. Name of Established District.**

**16. Thematic Category.**

**17. Date(s) or Period.**
1916

**18. Style or Design.**

**19. Architect or Engineer.**
V.E. Rhodes (owner/architect)

**20. Contractor or Builder.**

**21. Original Use, if apparent.**
six family apartment

**22. Present Use.**
six family apartment

**23. Ownership.**
Public

**24. Owner's Name & Address, if known.**
Dennis B. Lutsky
25 Southmoor Dr., 63105

**25. Open to Public?** Yes

**26. Local Contact Person or Organization.**

**27. Other Surveys in Which Included.**

**28. No of Stories.**
3

**29. Basement?** Yes

**30. Foundation Material.**
sq. coarse rubble

**31. Wall Construction.**
brick masonry

**32. Roof Type & Material.**
flat

**33. No. of Bays.**
Front 7 Side 6

**34. Wall Treatment.**
stretcher bond

**35. Plan Shape.**
rectangular

**36. Changes.**

**37. Condition Interior.**
unknown

**38. Preserved in: Underway?**
Yes No

**39. Endangered?**
Yes No

**40. Visible from Public Road?**
Yes No

**41. Distance from and Frontage on Road.**

**42. Further Description of Important Features.**
This building is decorated with a stone capped, shaped parapet. A dropped cornice is decorated with modillons. Stone beltcourse wraps around front facade. Stone pedimented console above door supported by brackets. Relief letters CAMDEN inscribed in center of pediment. Stone strapwork decorates windows. Windows are double-hung with four-over-one lights. Entrance has single door with large, glass pane and sidelights.

**43. History and Significance.**
Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. W.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 710, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270 6274 Cates; 6309-15 Cabanne; 714, 727 Limit;

**44. Description of Environment and Outbuildings.**

**45. Sources of Information.**
St. Louis City Hall Bldg. Permit #1-8848 on 3/2/16

**46. Prepared by.**
V-J Bass/J. Little

**47. Organization.**
St. Louis Co. Parks

**48. Date.**
8/83
704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air. Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.
Further Description of Important Features 711 Eastgate is a 3-story, 3-family brick apt. with a false gable roof on facade and flat roof with tiled parapet walls on the sides. Two-bay facade has triple, 6-over-1 double-hung windows in each floor of projecting right sleeping porch bay, stone sills, with a row of header-jointed contrasting brick below, on 2nd and 3rd floor windows. Flat arch, vertical joints (contrasting brick) with 4 decorative stone blocks (2 at ends, 2 over Mullions) intersects with contrasting brick beltcourse at first and

History and Significance Charles L. Thurston was the architect for at least 6 apartment buildings in North Parkview: 6282, 6284, 6286 and 6300 Cates and 711 and 717 Eastgate. 6428, 6424 and 6306 Cates may also be attributed to him. There were all built from 1916 to 1918 by Alco Investment Company, with V.A. Chinberg as contractor. All but 2 are small 3 and 4-family buildings. Characteristic features are gable or hipped tile roofs on the front part of the

Description of Environment and Outbuildings Common driveway (right side) with 711 Eastgate. Four foot chainlink fence from left side across rear (and rear of 717) to right side of 717 Eastgate. Garage removed at rear.

Sources of Information University City Hall Records
On site inspection
University City Building Permit #746 granted to Alco Inv. Co. on 6/13/16 (U. City archives)
711 Eastgate

42. continued

second floor windows. First-floor windows rest on stone beltcourse with row of contrasting brick (header joints) below. Gable above 3rd floor windows has half-timber and stucco treatment in back and 3 large wood brackets that support projecting eaves. Exposed rafters on sides of sleeping porch. Stone beltcourse at joint with foundation intersects with small stoop in recessed bay at left. Stoop has 1 stone step with ceramic floor and brick, capped with stone, piers to either side and topped with concrete urns. Door is single leaf, 4-panel with 4 lights of beveled glass and wood lintel. Door is sheltered by tiled gable hood with large wood brackets (with electric light in each bracket) and kingpost and tiebeam. Stacked above door are 2 single, double-hung windows with a 3-tulip stained glass design, stone lugsills and flat arch vertical joints (contrasting brick) and 3 decorative stone blocks (1 at center and 1 at either end). Dark textured brick with grey mortar on facade. Smooth brick with white mortar on remaining sides. Steel fire escape at rear. Duplicate of 717 Eastgate (cosmetic differences).

43. continued

building and over the doorway, usually with shaped brackets, and small square limestone blocks marking the upper corners of the windows.

Contractor Vincent A. Chinberg and his Alco Investment Company were responsible for at least 27 buildings in North Parkview between 1915 and 1926. Although no architect was identified on building permits granted to Alco after 1918, the buildings all seem to be patterned on designs drawn earlier for them by C.L. Thurston.
1. **Lot 11, Block 6, N. Parkview**

2. **Site Plan with North Arrow**

3. **Structure (Building X)**

   - **On National Register?** Yes
   - **Building Object?** Yes
   - **Source of Info?** University City Hall Records
   - **On site inspection**

4. **Photograph**

5. **Further Description of Important Features**

   717 Eastgate is a 3-story, 3-family brick apt. with a false hip roof on facade and flat roof to rear with tile-topped parapet walls on the sides. Two-bay facade has triple, 6-over-1, double-hung windows in each floor of projecting left sleeping porch bay. Stone lugsill, with row of header jointed contrasting brick below, on 2nd and 3rd floor windows. Flat arch, vertical joints (contrasting brick) with 4 decorative stone blocks (2 at ends, 2 over Mullions) intersects with contrasting brick beltcourse on 1st and 2nd.

6. **History and Significance**

   Charles L. Thurston was the architect for at least 6 apartment buildings in North Parkview: 6282, 6284, 6286 and 6300 Cates and 711 and 717 Eastgate. 6428, 6424 and 6306 Cates may also be attributed to him. They were all built from 1916 to 1918 by Alco Investment Company, with V.A. Chinberg as contractor. All but 2 are small 3 and 4-family buildings.

7. **Description of Environment and Outbuildings**

   Common driveway (left side) with 711 Eastgate. Four foot chainlink fence from right side across rear (and rear of 711) to left side of 711 Eastgate. Garage removed at rear.

8. **Prepared by**

   A. Van Der Tuin

9. **Organization**

   St. Louis Co. Parks

10. **Date**

    5/82

11. **Sources of Information**

    University City Hall Records
    On site inspection
    U. City Archives in U. City Library
    Archives: U. City building permit # 747, V.A. Chinberg, bldr. Alco, owner, 6/13/16
    Exc. permit # 450 on 6/20/16
717 Eastgate

42. continued

floor windows. First floor windows rest on stone beltcourse with row of contrasting brick (header joints) below. Plain wood frieze above 3rd floor windows with large wood brackets below projecting eaves. Stone beltcourse at joint with foundation intersects with small stoop in recessed bay at right. Stoop has 1 stone step with brick piers capped with stone. Door is single leaf, 4-panel with 4 lights with beveled glass. Metal awning above door. Stacked above door are 2 single, double-hung windows with a 3-tulip stained glass design, stone lugsills and flat arch vertical joints (contrasting brick) and 3 decorative stone blocks (1 at center and 1 at either end). Dark textured brick with black mortar on facade. Smooth brick with white mortar on remaining sides. Steel fire escape at rear. Duplicate of 711 Eastgate (cosmetic differences).

43. continued

Characteristic features are gable or hipped tile roofs on the front part of the building and over the doorway, usually with shaped brackets, and small square limestone blocks marking the upper corners of the windows. Thurston is shown in city directories of 1916 and 1918 as an architect with offices in the Wainwright building; there are no listings for him after 1918.

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Although no architect was identified on building permits granted to Alco after 1918, the buildings appear to be patterned on the designs drawn earlier for them by Charles Thurston.
This building is decorated with a shaped parapet capped with terra cotta. Below parapet is a terra cotta cornice and below this is a terra cotta beltcourse. Windows are double-hung with four-over-one and six-over-one lights. Windows are decorated with corner stones and stone lugsills. Entrances have more applied decoration with a terra cotta outline around second and third floor windows. Medallions and square motifs above cornice. Entrance has single door with a stone surround and console.

This L-shaped building is comparable to one-half the U-shaped building at 6265-71 Clemens also built by Max Goldman in 1926. Developer Max Goldman built about 14 buildings in Parkview Gardens between 1921 and 1926. In 1922, he lived at 731 Interdrive and was secretary-treasurer of the Best Realty Company located at 6229 Delmar. The addresses of his buildings are 812, 816 and 915 Eastgate; 731 Interdrive; 6265-71 and 6608 Clemens; 753

43. History and Significance

44. Description of Environment and Outbuildings

45. Sources of Information

St. Louis Building Department City Ha-1 documents on 3/25
on site inspection

J. Little/V-J Bass
St. Louis Co. Parks

8/83
720-722 Eastgate

43. continued

Clemens; 753 Westgate; 6249 Cates; 6238, 6242 and 6252 Cabanne; and 6246, 6250 and 6254 North; and 720-22 Eastgate

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.
Lot 10, Blk 6, N. Parkview

16. Thematic Category
17. Date(s) or Period
18. Style or Design
19. Architect or Engineer
20. Contractor or Builder
21. Original Use, if apparent
22. Present Use
23. Ownership
24. Owner's Name & Address, if known
25. Open to Public?
26. Local Contact Person or Organization
27. Other Surveys in Which Included

28. No. of Stories
29. Basement?
30. Foundation Material
31. Wall Construction
32. Roof Type & Material f./false gable/tile r./flat/tar &
33. No. of Bays
34. Wall Treatment
35. Plan Shape
36. Changes
37. Condition
38. Preservation Underway?
39. Endangered?
40. Visible from Public Road?
41. Distance from and Frontage on Road
42. and 50'

Further Description of Important Features
721 Eastgate is a 3-story, 6-family brick apt. with a false gable roof on the facade and flat roof to the rear with tile-topped parapet walls on the sides. 3-bay facade has triple, 4-over-1, double-hung windows on each floor of the projecting end bay sleeping porches. Stone lugsill on 2nd and 3rd floor windows. First and second floor windows have flat arch, vertical joints (contrasting brick) with 4 decorative stone blocks (2 at ends, 2 over Mullions). Plain frieze above 3rd floor windows. Facade facing gables.

Description of Environment and Outbuildings
Garage removed at rear.

Sources of Information
Bldg. permit #1723 granted to V.A. Chinberg on 4/3/22
U. City City Hall Records
on site inspection
St. Louis Daily Record, 4/5/22, pmt. #17847 also 4/10 #1723
City Directories 1916-21
721 Eastgate

42. continued

have half-timber and stucco treatment in face below projecting eaves. First
tloor windows rest on stone beltcourse. Stone beltcourse at joint with
oundation intersects stone slipsill below door in recessed center bay.
Single leaf, l-panel door with sidelights (all boarded up). Stone lintel
with 2 decorative stone blocks. Contrasting brick side surrounds with
3 decorative blocks (either side). 2 electric lights at corners above
doors. 2 windows stacked in staircase above door are single, 4-over-1,
double-hung with stone lugsill and flat arch vertical joints (contrasting
brick) with decorative block at either end. Striated, medium colored brick
throughout. Black mortar on facade; white on remaining sides. Steel fire
estape located in center at rear of building.
**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>2.5 Stories</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No.</th>
<th>Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>Basement? Yes X</td>
</tr>
<tr>
<td>30</td>
<td>Foundation Material</td>
</tr>
<tr>
<td>31</td>
<td>Wall Construction</td>
</tr>
<tr>
<td>32</td>
<td>Roof Type &amp; Material</td>
</tr>
<tr>
<td>33</td>
<td>No. of Bays</td>
</tr>
<tr>
<td>34</td>
<td>Wall Treatment</td>
</tr>
<tr>
<td>35</td>
<td>Plan Shape</td>
</tr>
</tbody>
</table>

**Thematic Category:**

- 16. Thematic Category
- 17. Date(s) or Period
- 18. Style or Design
- 19. Architect or Engineer
- 20. Contractor or Builder
- 21. Original Use, if apparent
- 22. Present Use
- 23. Ownership
- 24. Owner's Name & Address, if known
- 25. Open to Public? Yes X
- 26. Local Contact Person or Organization
- 27. Other Surveys in Which Included

**Condition:**

- 37. Condition
- 38. Preservation Underway? No X
- 40. Visible from Public Road? Yes X

**Sources of Information:**

- 45. St. Louis Building Department on 2/20/14
- 47. St. Louis Co. Parks Department

**Prepared by:**

- 46. V-J Bass/J. Little

**Organization:**

- 47. St. Louis Co. Parks Department

**Date:**

- 48. 8/83

**Further Description of Important Features:**

This building is decorated with a gabled two-story, projecting sun porch. Hip roof is supported by large, wooden brackets. Half timber decoration at gable end at dormer and gable roof over sun porches. Gable roof over entrance supported by brackets. Raised brick label moulding around windows on front. Stone beltcourse above water table. Gabled console supported by brackets above door. Casement window with transom above entrance. Shingle and wood panels for partitions between brick columns at sun porch.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>730 Eastgate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. County</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Location, Negatives</td>
<td>St. Louis Co. Parks Dept.</td>
<td></td>
</tr>
<tr>
<td>4. Present Name(s)</td>
<td>730 Eastgate</td>
<td></td>
</tr>
<tr>
<td>6. Specific Location</td>
<td>N. Parkview, blk 7, Lot 14</td>
<td></td>
</tr>
<tr>
<td>9. Coordinates</td>
<td>UTM</td>
<td></td>
</tr>
<tr>
<td>10. Site</td>
<td>Building X</td>
<td>Structure Y</td>
</tr>
<tr>
<td>11. On National Register?</td>
<td>Yes X No</td>
<td></td>
</tr>
<tr>
<td>12. Is it Eligible?</td>
<td>Yes X No</td>
<td></td>
</tr>
<tr>
<td>13. Part of Established District?</td>
<td>Yes X No</td>
<td></td>
</tr>
<tr>
<td>14. District Eligible?</td>
<td>Yes X No</td>
<td></td>
</tr>
<tr>
<td>15. Name of Established District</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16. Thematic Category</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17. Dates or Period</td>
<td>1922</td>
<td></td>
</tr>
<tr>
<td>18. Style or Design</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19. Architect or Engineer</td>
<td>M.S. McCarthy</td>
<td></td>
</tr>
<tr>
<td>20. Contractor or Builder</td>
<td>J.M. Fiegenbaum (owner)</td>
<td></td>
</tr>
<tr>
<td>21. Original Use, if apparent</td>
<td>three-family apartment</td>
<td></td>
</tr>
<tr>
<td>22. Present Use</td>
<td>three-family apartment</td>
<td></td>
</tr>
<tr>
<td>23. Ownership</td>
<td>Public X Private</td>
<td></td>
</tr>
<tr>
<td>24. Owner's Name &amp; Address, if known</td>
<td>Mohammad Ali Aliakbari</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c/o Roberts Realty Co. 730 Eastgate</td>
<td></td>
</tr>
<tr>
<td>25. Open to Public?</td>
<td>Yes X No</td>
<td></td>
</tr>
<tr>
<td>26. Local Contact Person or Organization</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27. Other Surveys in Which Included</td>
<td></td>
<td></td>
</tr>
<tr>
<td>28. No of Stories</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>29. Basement?</td>
<td>Yes X No</td>
<td></td>
</tr>
<tr>
<td>30. Foundation Material</td>
<td>sq. coarse rubble</td>
<td></td>
</tr>
<tr>
<td>31. Wall Construction</td>
<td>brick masonry</td>
<td></td>
</tr>
<tr>
<td>32. Roof Type &amp; Material</td>
<td>false hip/shingle flat</td>
<td></td>
</tr>
<tr>
<td>33. No of Bays</td>
<td>Front 2 Side 4</td>
<td></td>
</tr>
<tr>
<td>34. Wall Treatment</td>
<td>stretcher bond</td>
<td></td>
</tr>
<tr>
<td>35. Plan Shape</td>
<td>rectangular</td>
<td></td>
</tr>
<tr>
<td>36. Changes</td>
<td>Addition: Altered: in #42 Moved:</td>
<td></td>
</tr>
<tr>
<td>37. Condition</td>
<td>Interior: unknown Exterior: good</td>
<td></td>
</tr>
<tr>
<td>38. Preservation Underway?</td>
<td>Yes X No</td>
<td></td>
</tr>
<tr>
<td>39. Endangered?</td>
<td>Yes X No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>By What?</td>
<td>urban renewal area</td>
</tr>
<tr>
<td>40. Visible from Public Road?</td>
<td>Yes X No</td>
<td></td>
</tr>
<tr>
<td>41. Distance from and Frontage on Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>42. Further Description of Important Features</td>
<td>This building is decorated with a shingled, hip roof with projecting outer bay. Raised, brick with light mortar decorated between joints. Decorated spandrels. Projecting double-hung windows with six-over-one lights. Windows in right bay are casement windows with transom above upper story window. Entrance has sidelights with a single door with one glass panel. Hipped console above door supported by brackets.</td>
<td></td>
</tr>
<tr>
<td>43. History and Significance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>44. Description of Environment and Outbuildings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>45. Sources of Information</td>
<td>St. Louis Bldg. Permit #A-8981 on 3/16/22 for $13,000 on site inspection</td>
<td></td>
</tr>
<tr>
<td>46. Prepared by</td>
<td>V-J Bass/J. Little</td>
<td></td>
</tr>
<tr>
<td>47. Organization</td>
<td>St. Louis Co. Parks</td>
<td></td>
</tr>
<tr>
<td>48. Date</td>
<td>8/83</td>
<td></td>
</tr>
<tr>
<td>49. Revision Date(s)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Historic Inventory

1. No.
2. County
   - St. Louis
3. Location of Natives
   - St. Louis County Parks Dept.
4. Present Name(s)
   - 736 Eastgate
5. Other Name(s)
6. Specific Location
   - Lots 15 & 16, Blk. 7, N. Parkview
7. City or Town
   - St. Louis
8. Rural, Township & Vicinity
   - University City
9. Site Plan with North Arrow
10. Coordinates
    - UTM
11. Site Building
    - X
12. Structure Object
    - X
13. On National Register
    - Yes X
14. Eligible
    - Yes X
15. Part of Established History District
    - Yes X
16. Thematic Category
    - 1916
17. Date(s) or Period
    - 1916
18. Style or Design
19. Architect or Engineer
   - Chas. H. Deitering
20. Contractor or Builder
   - V.E. Rhodes
21. Original Use, if apparent
   - 6 family apt.
22. Present Use
   - 6 family apt.
23. Ownership
   - Public X
24. Owner's Name & Address
   - Michael & Patricia Moor
25. Open to Public?
   - Yes X
26. Local Contact Person or Organization
27. Other Surveys in Which Included
28. No of Stories
    - 3
29. Basement
    - Yes X
30. Foundation Material
    - rubble/squared
31. Wall Construction
    - brick
32. Roof Type & Material
    - flat/tar & gravel
33. No of Bays
    - Side 8/8
34. Wall Treatment
    - common bond
35. Plan Shape
    - rectangular
36. Changes
    - Addition
    - Moved
37. Condition
    - Interior unknown
    - Exterior fair
38. Preservation Underway
    - No X
39. Endangered
    - Yes X
40. Visible from Public Road
    - No
41. Distance from and Frontage on Road
42. Further Description of Important Features
    - 736 Eastgate is a 3-story, 6-family, brick apt. with flat roof and parapet walls topped with terra cotta on the facade and 1st bay of either side. Tile topped parapet walls on remaining bays of sides. 5-bay facade has projecting sunporches in end bays with triple, 3-over-1, 2-sash windows with decorated stone lugsills on all 3 floors. Bays to either side of central entrance bay have single, 3-over-1, 2-sash windows with decorated stone lugsills on all 3 floors and boarded up windows in basement. Door in center bay
43. History and Significance
    - Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company. His buildings, both the large 6-family structures and the small 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows.
44. Description of Environment and Outbuildings
    - Garage removed.
45. Sources of Information
    - U.C. bldg. permit # 827 granted to V.E. Rhodes, 11/3/16
    - U. City Hall records
    - on site inspection
    - Stevens, Walter B., St. Louis, History of the Fourth City, S.J. Clarke Publishing Company, Chicago & St. Louis, 1909
    - Landmarks Association of St. Louis
46. Prepared by
    - A. Van Der Tuin
47. Organization
    - St. Louis Co. Parks
48. Date
    - 5/21/82
49. Revision Date(?)

Photo
736 Eastgate

42. continued

is single-leaf, 1-panel, with 1-light sidelights. Hood above door has been replaced with a wrought iron balcony with wrought iron posts running to the ground on either side. 2 windows stacked in staircase above door are single, 1-over-1, 2-sash. Top window has decorated stone lugsill; bottom window has stone lugsill. Two projecting stone beltcourses above 3rd floor windows run the entire facade and the 1st bay of either side. Flush stone beltcourse at sill of first floor windows runs through first bay of either side. Stone beltcourse at joint with foundation also runs facade through first bay of either side. Large, roofed, exterior steel fire escape at rear, center. Medium colored textured brick on facade and first bays of sides. Smooth brick remaining sides. White mortar throughout.

43. continued

The addresses are 6312, 6326, 6408, 6410, 6414 Cates, 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701, 707 Eastgate; and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook, acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-16 Cabanne; 714 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
42 Further Description of Important Features: 740 Eastgate is a three-story, six-family brick apartment with a false gable roof with broad eaves on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Seven-bay facade has projecting sunporches in second bay from either end with triple, double-hung windows; six-over-one center window; four-over-one side windows on each floor. Windows have stone sills with two decorative tapered block supports centered below mullions. Stone lintel with rounded ends and two decorative semi-circular arched.

43 History and Significance: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 920 and 924 Eastgate.

44 Description of Environment and Outbuildings: Garages removed.
blocks centered above mullions on first and second floors. Facade facing gables above sunporches have decorative half-timber and stucco treatment. End bays have single, six-over-one, double-hung windows with stone lugsills on each floor. Flat arch, vertical joints on first and second floor. Bays to either side of center entrance bay have single, eight-over-one, double-hung windows with stone lugsills with two decorative tapered blocks supports on each floor. First and second floor windows have stone lintels with rounded ends and a single decorative semi-circular arched block at the center. Door is single-leaf, four-panel with four lights and three-light sidelights. Door has decorative stone surrounds with lintel with rounded ends and two decorative semi-circular arched blocks both in the lintel and one on each of the sides. Stacked above door in staircase are two single, double-hung, six-over-one windows with five-light sidelights and stone lugsills with decorative tapered block supports. Both windows have rounded lintels and arched blocks. Top window has stone side moulding with arched blocks. Stone beltcourse at joint with foundation. Three-story, roofed exterior steel fire escape at rear. Dark, textured brick with black mortar throughout.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

---

1. No.
2. County
   St. Louis
3. Location of Negatives
   St. Louis Co. Parks Dept.
4. Present Name(s)
   741-45 Eastgate
5. Other Name(s)

---

6. Specific Location
   Lot 28-29, blk 8, N. Parkview

---

7. City or Town
   University City
8. Rural, Township & Vicinity
   University City
9. Site Plan with North Arrow

---

10. Coordinates
    UTM
    Lat. Long. [Diagram]

---

13. Part of Estab. [Y] Yes [N] No
14. District [Y] Yes [N] No
15. Name of Established District

---

16. Thematic Category
17. Date(s) or Period
   1924
18. Style or Design
19. Architect or Engineer
   E.A. Wagner
20. Contractor or Builder
   E.A. Wagner for Wagner Grant & Bell Realty
21. Original Use, if apparent
   Twelve-family apartment
22. Present Use
   Same
23. Ownership
   Public
24. Owner's Name & Address, if known
   John M. Giger
   830 Vanderbilt; 63130
25. Open to Public? [Y] Yes [N] No
26. Local Contact Person or Organization
27. Other Surveys in Which Included

---

28. No of Stories
   3
30. Foundation Material
   Concrete
31. Wall Construction
   Brick
32. Roof Type & Material
   Flat/tar & gravel
33. No of Bays
   Front: 10
   Side: 6/5
34. Wall Treatment
   Common bond
35. Plan Shape U-shaped
36. Changes
   [N] No
37. Condition Interior
   Unknown
   Exterior
   Fair to Good
40. Visible from Public Road? [Y] Yes [N] No
41. Distance from and Frontage on Road
   42' and 155'

---

Further Description of Important Features:
741-745 Eastgate is a three-story, twelve-family, brick apartment with flat roof and parapet walls capped by wood on the facade, left side and first bay of right side; tile-topped parapet wall on remaining bays of right side. U-shaped plan has left "leg" projecting one bay while right leg projects two bays from facade. Ten-bay facade has double, six-over-one, double-hung windows in all three floors of first, second, third, sixth, seventh and tenth bays from left. Stone sills on second and third floor windows.

History and Significance:
The E.L. Wagner Construction Company built at least five buildings in North Parkview, acting as contractor and developer: 6317, 6255, 6261 and 6319 Clemens and 741-5 Eastgate. The company also built over half of the 91 apartment buildings in adjacent Delmar Garden subdivision. Ernest L. Wagner was the founder of the company and his son Edward A. Wagner became president in about 1916. E.A. Wagner was also president of the Wagner-Grant-Bell Development Company in 1924 and lived at 6211 McPherson, a house he built in Parkview.

Description of Environment and Outbuildings:
South side is on Clemens and north side is on alley.

Sources of Information:
- bldg. permit #2715 granted to Wagner, Grant & Bell Realty on 10/21/24
- U. City City Hall records
- on site inspection
- City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

Prepared by
A. Van Der Tuin

St. Louis Co. Parks

5/26/82 Revision Date

---
First floor windows rest on stone beltcourse. First and second floor windows have stone lintels with three decorative stone blocks (one at center over mullion and one at either end) and a single block at either side below projecting lintel. Projecting wood beltcourse caps third floor windows and doors to balconies. Two-leaf, French-doors with fifteen lights and twelve-light sidelights lead to wrought iron balconies with scroll supports (below and to either side) on all three floors of fifth and eighth bays. #741 entrance in fourth bay has single-leaf, one-panel with three lights (some appear to be boarded up) and one-light sidelights (some boarded up). Door has moulded wood trim on sides (resting on two stacked decorative blocks) and wood and stone entablature capped by stone lintel. Electric lights on either side of door. Two windows stacked in staircase above door are single, one-over-one, double-hung with one-light sidelights. Windows have stone sills with two decorative blocks below, one to either side. First window has stone lintel with two decorative blocks below on sides, one to either side. Second window has flat arch vertical joints with decorative stone blocks in center and on either side. #745 entrance in ninth bay (corner) is reached by six stone steps across small corner (angled 45°) stoop with stone-topped walls. Walls have stone face at ends on steps; tile floor in stoop. Door is single-leaf, one-panel with three lights (some boarded up) and one-light (some boarded up) sidelights. Moulded wood trim on sides rests on stone beltcourse. Wood and stone entablature capped by stone lintel. Electric light is on left side and above door. Two windows stacked in staircase above door are single, one-over-one, double-hung with one-light sidelights. Windows have stone sills and two decorative blocks below, one to either side. First window has stone lintel with two decorative blocks below on sides, one to either side; second window capped by wood beltcourse. Stone beltcourse at joint with foundation intersects with single, hinged, two-light windows with stone sills, lintel and side surrounds (with decorative block to either side) in third, fifth, sixth, seventh and eighth basement bays. Pronounced projecting wood overhang above third floor windows and below parapet wall. Small, square, stone block (tipped 45°) in each bay above wood beltcourse and below overhang. Left side (Clemens) treated same as facade. Multi-colored textured brick on facade, left side and first bay of right side; mixture of white and grey mortar. Smooth brick with white mortar remaining sides. Two, roofed, steel fire escapes are at rear.

43. continued

subdivision which is nearby to the south of North Parkview. E.L. Wagner is known to have built at least one house with a major architect: 6246 McPherson, with Ernst Janssen, architect, in 1907.
### Historic Inventory

**Address:** 746 Eastgate

**City or Town:** University City

**County:** St. Louis

**State:** Missouri

**Zip Code:** 63141

#### Historic Features

746 Eastgate is a three-story, six-family, brick apartment with a false center gable roof with broad eaves on the facade and flat roof at rear with tile-topped parapet walls on the sides. Three-bay facade has projecting sleeping porches in end bays with triple, double-hung windows (large nine-over-one in center, smaller nine-over-one to either side) on all three floors. Windows have stone lugsills with two decorative tapered support blocks below mullions. First and second floor windows have stone lintels.

#### History and Significance

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 916, 920 and 924 Eastgate.

#### Sources of Information

- Bldg. permit #1650 granted to Melvin Donald Inv. Co. on 12/17/21
- U. City City Hall records on site inspection
- St. Louis City Directory, 1924

#### Further Description of Important Features

Garage removed. New railroad tie landscaping and bushes.

#### Additional Notes

- **Prepared by:** A. Van Der Tuin
- **Organization:** St. Louis Co. Parks
- **Date:** 5/21/82
- **Revision Date:**

---

### Table

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
<td>1921</td>
</tr>
<tr>
<td>Present Name(s)</td>
<td>746 Eastgate</td>
</tr>
<tr>
<td>Other Name(s)</td>
<td></td>
</tr>
<tr>
<td>County</td>
<td>St. Louis</td>
</tr>
<tr>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>City or Town Rural, Township &amp; Vicinity</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>Specific Location</td>
<td>Lot 19 &amp; pt. 18, blk 7, N. Parkview</td>
</tr>
<tr>
<td>City or Town, County</td>
<td>St. Louis University City</td>
</tr>
<tr>
<td>Site Plan with North Arrow</td>
<td></td>
</tr>
<tr>
<td>Coordinates UTM</td>
<td></td>
</tr>
<tr>
<td>Thematic Category</td>
<td>16</td>
</tr>
<tr>
<td>Date(s) or Period</td>
<td>1921</td>
</tr>
<tr>
<td>Style or Design</td>
<td>18</td>
</tr>
<tr>
<td>Architect or Engineer</td>
<td>19</td>
</tr>
<tr>
<td>Contractor or Builder</td>
<td>J.M. Moran for Melvin Donald Inv. Co.</td>
</tr>
<tr>
<td>Original Use, if apparent</td>
<td>21</td>
</tr>
<tr>
<td>Present Use</td>
<td>22</td>
</tr>
<tr>
<td>Ownership</td>
<td>23</td>
</tr>
<tr>
<td>Owner's Name &amp; Address, if known</td>
<td>Ronald &amp; Joann Walters 567 N. Spoede Rd.; 63141</td>
</tr>
<tr>
<td>Open to Public?</td>
<td>Yes</td>
</tr>
<tr>
<td>Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>Other Surveys in Which Included</td>
<td>27</td>
</tr>
<tr>
<td>Preservation Underway?</td>
<td>Yes</td>
</tr>
<tr>
<td>Endangered? By What?</td>
<td>Yes</td>
</tr>
<tr>
<td>Visible from Public Road?</td>
<td>Yes</td>
</tr>
<tr>
<td>Distance from and Frontage on Road</td>
<td>21' and 56'</td>
</tr>
<tr>
<td>Photo</td>
<td></td>
</tr>
<tr>
<td>Sources of Information</td>
<td>Bldg. permit #1650 granted to Melvin Donald Inv. Co. on 12/17/21, U. City City Hall records on site inspection, St. Louis City Directory, 1924</td>
</tr>
</tbody>
</table>

---

**Notes:**

- Further Description of Important Features
- History and Significance
- Description of Environment and Outbuildings
- Sources of Information
- Prepared by
- Revision Date
746 Eastgate

42. continued

with rounded ends and decorative semi-circular arched blocks above mullions. Two boarded up windows in each sleeping porch basement bay with flat arches and vertical joints. Center entrance bay has center gabled overhang projecting flush with sleeping porch eaves. Recessed gable face has half-timber and stucco treatment. Door is single-leaf, six-panel, with quarter circular arched five-light sidelights. Stone door surrounds are flat arch with quarter circular corners and decorative semi-circular corners and decorative semi-circular arched blocks in lintel and sides. Electric light is above door. Two windows stacked above door in staircase are single, nine-over-one, double-hung windows with five-light sidelights, stone lugsills with decorative tapered block supports and stone lintels with rounded ends and decorative semi-circular arched blocks. Stone side mouldings on upper window with decorative arched blocks. Roofed, steel fire escape at rear center. Dark, textured brick with black mortar throughout. There are a number of Craftsman details: the strap-like limestone trim on the facade; the "Japanese" glazing pattern in the upper window sash, with narrow panes around the perimeter; and exposed rafter ends on the false gable roof. These details have been carefully preserved by the present owners during a recent renovation.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

746 Eastgate is a part of a large apartment district with architectural, social and historical significance. The building contributes to the strong architectural continuity in the district which includes mostly three, four and six-family apartments constructed between 1914 and 1927.
**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Present Name(s)</th>
<th>Present Name(s)</th>
<th>Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>800 Eastgate</td>
<td>800 Eastgate</td>
<td>800 Eastgate</td>
<td>800 Eastgate</td>
</tr>
</tbody>
</table>

**800 Eastgate**

- **Lot 20 & pt. 21, Block 7, N. Parkview**
- **University City**
- **City of Town** & Rural Township & Vicinity
- **St. Louis Co. Parks Dept.**
- **Historic Preservation**
- **P.O. Box 176, Jefferson City, Missouri 65101**

<table>
<thead>
<tr>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>No.</th>
<th>Site Building</th>
<th>Structure Type</th>
<th>Object Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Yes</td>
<td>X</td>
<td>12 Is It Yes</td>
</tr>
<tr>
<td>12</td>
<td>Yes</td>
<td>X</td>
<td>14 District Yes</td>
</tr>
</tbody>
</table>

- **On National Register? Yes**
- **Part of Established District? No**
- **Name of Established District**

**Historic and Significance**

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs. Characteristic features are gable or hipped tile roofs on the front part of the building.

**Environmental and Outbuildings**

Garage removed.

**Sources of Information**

Building permit #1125 granted to Alco Inv. Co. on 7/17/19
U. City Hall Records
on site inspection
St. Louis Daily Record, 7/18/19, St. Louis Co. permit #13415
U. City archives in U. City library

**Prepared by**

A. Van Der Tuin

**Organization**

St. Louis Co. Parks

**Date**

9/82
800 Eastgate

42. continued

window in end bays with contrasting brick flush interior. Two large wood brackets support projecting eaves of each sleeping porch gable roof. Decorative three brick square (contrasting brick) tipped at 45º and centered below first floor windows, one in each end bay. Double 4-light casement windows with stone slipsill and flat arch vertical joints (contrasting brick) and decorative stone end blocks centered in basement end bays. Stone beltcourse at joint with foundation. Door in center bay is single-leaf, 1-panel, 18-light with 6-light sidelights. Tile-topped gable hood with wood brackets. Stacked above door in staircase are two-single, 12-over-1, double-hung windows with stone lugsills. Decorative brick horizontal rectangle outline in relief above upper window with contrasting brick flush interior. Medium colored textured brick with medium colored mortar on facade. Smooth brick with white mortar remaining 3 sides. Three-story, roofed steel fire escape at rear. Duplicate of 804 Eastgate (cosmetic differences).

43. continued

and over the doorway, usually with shaped brackets, and small square limestone blocks marking the upper corners of the windows. Thurston is shown in city directories of 1916 and 1918 as an architect with offices in the Wainwright building; there are no listings for him after 1918.

804 Eastgate and 800 Eastgate are H-shaped in plan with recessions in front and rear to admit light and air.
804 Eastgate is a 3-story, 6-family brick apt. with false hip roof on facade and flat roof at rear with tile-topped parapet walls on sides. Pronounced, tall, 4-stepped parapet detail at intersection with hip roof. Each floor of projecting sleeping porch bays on either end of 3-bay facade has double, 12-over-1, double-hung windows with stone lugsills and flat arches, vertical joints (contrasting brick) with decorative stone end blocks. Large wood brackets support projecting eaves on facade and first bay of.

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

Characteristic features are gable or hipped tile roofs on the front part of the building and...
804 Eastgate

42. continued

either side. Double, 4-light casement windows with stone slipsill and flat arch vertical joints (contrasting brick) and decorative stone end blocks centered in basement end bays. Stone beltcourse at joint with foundation. Door in center bay is single-leaf, 1-panel, 18-light with boarded up side-lights. Slate-topped hip hood with wood brackets. Stacked above door in staircase are 2 single, 12-over-1, double-hung windows with stone lugsills. Decorative contrasting brick horizontal rectangle in relief above upper window between brackets. Medium colored textured brick on facade, smooth on remaining 3 sides. White mortar throughout. Three-story roofed steel fire escape at center rear. Duplicate of 800 Eastgate (cosmetic differences).

43. continued

over the doorway, usually with shaped brackets, and small square limestone blocks marking the upper corners of the windows. Thurston is shown in city directories of 1916 and 1918 as an architect with offices in the Wainwright building; there are no listings for him after 1918.

804 Eastgate and 800 Eastgate are H-shaped in plan with recessions in front and rear to admit light and air.
### HISTORIC INVENTORY

**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**812 Eastgate**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>812 Eastgate</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**County**: St. Louis

**Location of Negatives**: St. Louis Co. Parks Dept.

**Specific Location**: Lot pts. 24-25, blk 7

**City or Town**: University City

**State Plan with North Acreages**: Vernon

**Coordinates**: UTM
- Lat
- Long

**Site and Structure**:
- Building X
- Object

**On National Register?**: Yes XI

**Part of Estab Dist?**: Yes XI

**Name of Established District**: 

**Thematic Category**: 

**Date(s) or Period**: 1921

**Style or Design**: 

**Architect or Engineer**: Jacob Rubin for Max Goldman

**Contractor or Builder**: 

**Original Use, if apparent**: 6 family apartment

**Present Use**: 6 family apartment

**Ownership**: Public XI, Private

**Owner's Name & Address, if known**: John Giger
- 830 Vanderbilt Ave.; 63130

**Open to Public?**: Yes XI

**Local Contact Person or Organization**: 

**Other Surveys in Which Included**: 

**No. of Stories**: 3

**Basement?**: Yes XI

**Foundation Material**: Rubble/squared

**Wall Construction Material**: False hip

**Roof Type & Material**: Shingle, flat/tar & gravel

**No. of Bays**: Front: 3, Side: 5/5

**Wall Treatment**: Stretcher bond

**Plan Shape**: Rectangular

**Changes**: Addition, Altered X, in 442

**Condition**: Interior unknown, Exterior good

**Preservation Underway?**: Yes XI

**Endangered?**: Yes XI

**By What?**: Urban renewal area

**Visible from Public Road?**: Yes XI

**Distance from and Frontage on Road**: 42' and 50'

**History and Significance**: This is one of six apartments built in Parkview Gardens by contractor Jacob Rubin. The addresses are 722-4 Westgate, 812 and 816 Eastgate, and 6251, 6253 and 6255-7 Cabanne. This building and 816 Eastgate were the first apartments to be developed by Max Goldman, a developer of about 14 buildings in Parkview Gardens.

**Description of Environment and Outbuildings**: New 4' chainlink fence on south boundary.

**Sources of Information**:
- Bldg. permit #1563 granted to Max Goldman on 9/13/21
- U. City City Hall records
- on site inspection

**Prepared by**: A. Van Der Tuin

**Organization**: St. Louis Co. Parks

**Date**: 5/24/82

**Revision Date(s)**: **49**
42. continued

down four bricks on either side of windows. Large wood brackets support projecting eaves on either side of third floor windows in sleeping porches. Door in center bay is single-leaf, two-panel with six lights and boarded up sidelights. Arch above door is semi-elliptical with two rows of header jointed contrasting brick, stone keystone and single stone voussoirs to either side. Three stone blocks in surrounds on sides. Two windows stacked above door in staircase are single, double-hung, two-over-one, with stone lugsills and segmental (contrasting brick) arches with two rows of header joints and stone keystone. Contrasting brick surrounds of these windows carry part way down either side to intersect with contrasting brick belt-courses that cross at the lugsills of the sleeping porches. Contrasting brick beltcourse on first floor intersects with door arch. Small stone and brick design above upper window in staircase. Medium colored textured brick on facade with heavy white mortar; smooth brick with white mortar on remaining sides. Three-story roofed steel fire escape at center rear. Duplicate of 816 Eastgate with cosmetic differences.
16. Thematic Category  
17. Date(s) or Period  
18. Style or Design  
19. Architect or Engineer  
20. Contractor or Builder  
21. Original Use, if apparent  
22. Present Use  
23. Ownership  
24. Owner's Name & Address, if known  
25. Open to Public?  
26. Local Contact Person or Organization  
27. Other Surveys in Which Included  
28. No. of Stories  
29. Basement?  
30. Foundation Material  
31. Wall Construction  
32. Roof Type & Material  
33. No. of Bays  
34. Wall Treatment  
35. Plan Shape  
36. Changes  
37. Condition Exterior  
38. Preservation  
39. Endangered?  
40. Visible from Public Road?  
41. Distance from and Frontage on Road  
42. Further Description of Important Features  
43. History and Significance  
44. Description of Environment and Outbuildings  
45. Sources of Information  
46. Prepared by  
47. Organization  
48. Date  
49. Revision Date(s)  

Lot 26 & pt. 25, Blk 7, N. Parkview  

316 Eastgate is a three-story, six-family brick apartment with a false gable roof on the facade and a flat roof at the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (eight-over-one in center, smaller four-over-one to either side) with stone lugsills in each floor of projecting end bay sleeping porches. Decorative pattern (contrasting brick) of alternating three vertical and three horizontal bricks below each lugsill. Flat arches, vertical joints (contrasting brick) with

This is one of six apartments built in Parkview Gardens by contractor Jacob Rubin. The addresses are 722-4 Westgate, 812 and 816 Eastgate, and 6251, 6253 and 6255-7 Cabanne. This building and 812 Eastgate were the first apartments developed by Max Goldman, a developer of about 14 buildings in Parkview Gardens.

Garages removed at rear.
stone keystone and partial side surrounds (four blocks) on sleeping porch windows. Projecting eaves in gable roofs. Single-leaf, laminated door in center bay with four-light sidelight on left and one-light sidelight (remaining three boarded up) on right. Flat arch vertical joints (contrasting brick) with stone keystone and stone end blocks. Decorative stone blocks and brick in side surrounds. Exterior electric lights on either side of door. Two, single, double-hung, one-over-one windows with stone lugsills (with contrasting brick pattern below) stacked in staircase above door. Each window has segmental arch, two rows of header joints, and stone keystone. Contrasting arches run part way down either side to intersect with lugsills on sleeping porches. First floor beltcourse intersects with sleeping porch lugsills and door side surrounds. Brick beltcourse at joint with foundation intersects with stone sill in entrance bay. Decorative stone and contrasting brick rectangle above upper window in staircase. Medium textured brick with medium colored mortar on facade; smooth brick with white mortar on remaining sides. Three-story roofed steel fire escape at rear. Duplicate of 812 Eastgate with cosmetic differences.
900 Eastgate is a two-story, four-family brick apartment with a false gable roof on the facade and flat roof at the rear with tile-topped parapet walls on the sides. Windows on both floors of projecting end bays of three-bay facade are triple, double-hung windows (four-over-one lights in center and smaller two-over-one to either side). Windows have stone lugsills with two decorative tapered blocks, one centered beneath each of the two mullions. Flat arches, vertical joints with two decorative stone blocks centered above.

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

Driveway on left side; garage removed at rear.
900 Eastgate

42. continued

each of the two mullions on the first floor windows. Canvas awnings (shown in photo) have been removed. False gable roof has broad eaves with small gable (half-timber and stucco treatment in recessed face) centered above windows in both end bays. Brick beltcourse at joint with foundation intersects with stone sill below door in center bay. Door is single-leaf, one-panel with five lights (in decorative pattern) and three-light sidelights. Arched door surrounds are two center pointed (shallow) with four decorative stone blocks, and radiating brick voussoirs topped by a row of brick with header joints. Single decorative block to either side of door. Single electric light above door. Window in staircase above door is single, double-hung, four-over-one, with five-light sidelights and has a stone lugsill with two decorative tapered stone blocks, flat arch with vertical joints with two decorative stone blocks and a single decorative block to either side. Decorative horizontal stone block above staircase window has pointed ends. Dark textured brick with deeply set black mortar on facade; lighter smooth brick with white mortar on remaining three sides. Duplicate of 904 and 908 Eastgate (cosmetic differences).

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No. 9

4. Present Name(s) 901 Eastgate

2. County St. Louis

5. Other Name(s)

3. Location of Negatives St. Louis Co. Dept. of Parks

16. Thematic Category

17. Date(s)or Period 1927

18. Style or Design

19. Architect or Engineer

20. Contractor or Builder Harry Yawitz for Yawdell Realty Co.

21. Original Use, if apparent four family apartment

22. Present Use same

23. Ownership Public I Private X

24. Owner's Name & Address, if known Andrew & Frances Majer 6959 Kingsbury Blvd., 63130

25. Open to Public? Yes I No X

26. Local Contact Person or Organization

27. Other Surveys in Which Included

28. No of Stories 2

29. Basement? Yes X

30. Foundation Material concrete block

31. Wall Construction brick

32. Roof Type & Material flat center gable/tile r. flat/tile

33. No. of Bays 3 4/4

34. Wall Treatment common bond

35. Plan Shape square

36. Changes Addition X

37. Condition Interior X

38. Preservation Underway? No

39. Endangered? Yes X

40. Visible from Public Road? Yes X

41. Distance from and Frontage on Road 42' and 60'

42. Further Description of Important Features 901 Eastgate is a two-story, four-family brick apartment with a false center gable roof on the facade and flat roof to the rear with tile topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (six-over-one in center; small four-over-one to either side) with stone lugsills on each floor of both end bays. First floor windows have flat arches, vertical joints with four decorative stone blocks (two over Palladian, two at ends). Stone beltcourse at joint with foundation intersects stone slipsills.

43. History and Significance Frank and Harry Yawitz were president and treasurer of the Yawdell Realty Company in 1927. Both were listed as tailors with shops on Franklin Avenue in the early twenties. City Directories contain numerous advertisements for Frank Yawitz, tailor. The Modern View, 1925, (Missouri Historical Society collection) says he was born in 1881 and came to St. Louis in 1896. He was a director of the St. Louis Million Population Club and vice-president of the National Chair Company. Harry Yawitz lived at 723 Westgate, in Parkview

44. Description of Environment and Outbuildings

45. Sources of Information Bldg. permit #3857 granted to Yawdell Realty Co. on 6/27/27 U. City City Hall records on site inspection St. Louis City Directories, 1920-1927 The Modern View, 1925, Collection of the Missouri Historical Society

46. Prepared by A. Van Der Tuin

47. Organization St. Louis Co. Parks

48. Date 8/82

49. Revision Date(s)
901 Eastgate

42. continued

below door in center bay. Door is single-leaf, one-panel with boarded up lights and eight-light sidelights and is protected by tile-topped gable hood with two wood brackets. Window in staircase above door is single, double-hung, with leaded design and has stone lugsill and flat arch vertical joints (two decorative stone blocks at ends). Small center gable above window has stucco face. Cornice boxed plain, frieze plain. One small leaded window, right side (north). Steel fire escape center, rear. Multi-colored textured brick on facade, smooth on remaining sides. White mortar throughout. Duplicate of 909 and 905 Eastgate.

43. continued

Gardens, in 1920 and 1922, and at 19 Columbia, in University Heights, in 1926 and 1927, according to City Directories of those years, Yawdell built three identical four-family buildings at 901, 905 and 909 Eastgate in 1927.
42. Further Description of Important Features

904 Eastgate is a two-story, four-family brick apartment with a false hip roof with broad eaves on the facade and flat roof at rear with tile-topped parapet walls on the sides. On each floor of two projecting end bays of three-bay facade are triple, double-hung windows (nine-over-one large window in center; smaller nine-over-one window to either side) with stone lugsills with two decorative tapered stone blocks centered one each below Mullions. Flat arch vertical joints with rectangular stone "keystone" on first floor.

43. History and Significance

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

44. Description of Environment and Outbuildings

Shared driveway on left side and right side. Three-bay brick garage (doors in poor condition at rear.

45. Sources of Information

Bldg. permit #1704 granted to A.F. Lerner on 3/20/22
U. City City Hall Records
on site inspection
St. Louis Daily Record 3/31/22
St. Louis City Directory, 1924
St. Louis City Engineer 1888-1927
42. continued

windows. Brick beltcourse at joint with foundation intersects with stone sill below door in recessed center bay. Door is single-leaf, one-panel with twelve lights and four-light sidelights. Flat arch vertical joints with two decorative stone blocks above door. Single, decorative stone block on either side of door. Single electric light above door. Window in staircase above door is single, double-hung, nine-over-one with three-light sidelights, stone lugsill with decorative tapered stone blocks and flat arch, vertical joints with decorative stone blocks. Two decorative stone squares tipped 45°, small one between door and staircase window and larger one above staircase window. Dark, textured brick with grey mortar on facade; smooth brick with white mortar on remaining three sides. Duplicate of 900 and 908 Eastgate (cosmetic differences).

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
45 Further Description of Important Features

905 Eastgate is a two-story, four-family brick apartment with a false center gable roof on the facade and flat roof to the rear with tile topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (six-over-one in center; smaller four-over-one to either side) with stone lugsills on each floor of both end bays. First floor windows have flat arches, vertical joints (contrasting brick) with four decorative stone blocks (two over Mullions two at ends). Stone beltcourse at joint with foundation intersects.

46 Prepared by
A. Van Der Tuin

47 Organization
St. Louis Co. Parks

48 Date
5/82

49 Revision Date(s)

Sources of Information
Bldg. permit #33857 granted to Yawdell Realty Co. on 6/27/27
U. City City Hall Records
on site inspection
St. Louis City Directories, 1920-1927
The Modern View, 1925, Collection of the Missouri Historical Society
905 Eastgate

42. continued

stone slipsill below door in center bay. Door is single-leaf, one-panel (boarded up lights) and eight-light sidelights and is protected by tile-topped gable hood with two wood brackets. Flat arch vertical joints and one row of brick on sides of door in contrasting brick. Window in stair-case above door is single, one-over-one, double-hung with stone lugsill and contrasting brick flat arch vertical joints (two decorative stone blocks at ends). Small center gable above window has stucco face. Cornice boxed plain, frieze plain. Steel fire escape center, rear. Dark textured brick with black mortar on facade; smooth brick with white mortar on remaining three sides. Duplicate of 909 and 901 Eastgate.

43. continued

president of the National Chair Company. Harry Yawitz lived at 723 Westgate, in Parkview Gardens, in 1920 and 1922, and at 19 Columbia, in University Heights, in 1926 and 1927, according to City Directories of those years. Yawdell built three identical four-family buildings at 901, 905 and 909 Eastgate in 1927.
42 Further Description of Important Features: 908 Eastgate is a two-story, four-family brick apartment with a false gable roof with broad eaves on the facade and a flat roof at the rear with tile-topped parapet walls on the sides. Both floors of projecting end bays of three-bay facade have triple, double-hung windows (large eight-over-one in center, smaller four-over-one to either side). Windows have stone lugsills with two decorative tapered stone blocks centered below Mullions. First floor windows have flat arches, vertical joints with rectangular stone.

43 History and Significance: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

44 Description of Environment and Outbuildings:

Shared driveway on right side. Four-bay garage at rear.

45 Sources of Information:

Bldg. permit #1704 granted to A.F. Lerner on 3/20/22
same permit as 900 and 904 Eastgate
U. City City Hall records
on site inspection
St. Louis Daily Record 3/31/22
St. Louis City Directory, 1924

46 Prepared by:
A. Van Der Tuin

47 Organization:
St. Louis Co. Parks

48 Date: 5/24/82
49 Revision Date(s):
"keystone". Brick beltcourse at joint with foundation intersects stone sill below door in recessed center bay. Door is single-leaf, one-panel with seven lights and four-light sidelights. Semi-elliptical arch with radiating brick voussoirs and stone keystone and two decorative stone voussoirs rests on stone block on either side of door. Single electric light above door. Window in staircase above door is single, double-hung, eight-over-one, with five-light sidelights. This window has stone lugsill with two decorative rectangular stone blocks. Decorative stone pattern above staircase window is a horizontal rectangle with clipped corners flanked by a small square, rotated 45°, at either side. Center gable face above staircase window has half-timber and stucco treatment. Dark textured brick with grey mortar on facade. Smooth brick with white mortar on remaining three sides. Duplicate of 900 and 904 Eastgate (cosmetic differences).

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
909 Eastgate

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>909 Eastgate</td>
<td></td>
</tr>
</tbody>
</table>

**Historic Preservation**

**P.O. Box 176, Jefferson City, Missouri 65107**

**Historic Inventory SLAS-007-149**

**Lot N, pt. 13-14, blk 10, N. Park**

**University City**

**City or Town of Rural, Township & Vicinity**

**St. Louis Co. Parks Dept.**

<table>
<thead>
<tr>
<th>Date(s) or Period</th>
<th>Style or Design</th>
<th>Architect or Engineer</th>
<th>Contractor or Builder</th>
<th>Original Use, if apparent</th>
<th>Present Use</th>
<th>Ownership</th>
<th>Profit or Non-Profit</th>
<th>Owner's Name &amp; Address, if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>1927</td>
<td></td>
<td></td>
<td></td>
<td>Four Family Apartment</td>
<td></td>
<td></td>
<td></td>
<td>Lincoln &amp; Ruby Morris Lin.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7007 Melrose, 63130</td>
</tr>
</tbody>
</table>

**Open to Public?**

Yes

**Local Contact Person or Organization**

**Other Surveys in Which Included**

**Endangered?**

Yes

**By What?**

No

**Urbans renewal area**

**Visible from Public Road?**

Yes

**Description of Environment and Outbuildings**

909 Eastgate is a two-story, four-family brick apartment with a false center gable roof on the facade and flat roof to the rear with tile topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (six-over-one in center; smaller four-over-one to either side) with stone lugsills on each floor of both end bays. First floor windows have flat arches, vertical joints with four decorative stone blocks (two over mullions, two at ends). Stone beltcourse at joint with foundation intersects stone.

**Sources of Information**

- Bldg. permit #3857 granted to Yawdell Realty Co. on 6/27/27
- U. City City Hall records
- On site inspection
- St. Louis City Directories, 1920-1927
- The Modern View, 1925, Collection of the Missouri Historical Society

**Prepared by**

A. Van Der Tuin

**Organization**

St. Louis Co. Parks

**Date**

5/82

**Revision Date(s)**

No
909 Eastgate

42. continued

slipsill below door in center bay. Door is single-leaf, one-panel, with nine lights and eight light sidelights and is protected by tile topped gable hood with two wood brackets. Window in staircase above door is single, one-over-one, double-hung with stone lugsill and flat arch vertical joints (two decorative stone blocks at ends). Small center gable above window has stucco face. Cornice boxed plain, frieze plain. Small leaded windows on sides. Steel fire escape center rear. Multi-colored textured brick with dark mortar on facade. Smooth brick with white mortar remaining three sides. Duplicate of 905 and 901 Eastgate.

43. continued

president of the National Chair Company. Harry Yawitz lived at 723 Westgate, in Parkview Gardens, in 1920 and 1922, and at 19 Columbia, in University Heights, in 1926 and 1927, according to City Directories of those years. Yawdell built three identical four-family buildings at 901, 905 and 909 Eastgate in 1927.
912 Eastgate is a two-story, two-family brick apartment with a flat roof with stone topped parapet walls on the facade and tile topped parapet walls on the sides. Three-bay facade has single, three-over-one, double-hung windows with brick sills and flat arches, vertical joints in all three bays of second floor and center and right bay of first floor. Two doors in left bay are single-leaf, one-panel with nine lights with a single flat arch, vertical joint over both doors. One shutter on the outside of each bay. Romeo E. Callahan is listed as a building contractor in City Directories of 1920, 1922 & 1924.

Source of Information
Bldg. permit #3176 granted to Romeo E. Callahan 12/4/25
U. City City Hall records
on site inspection
912 Eastgate

42. continued

door. Single electric light centered above door. Access to doors is up four stone steps to small open stoop with low, stone topped wall at either end. Wrought iron rail on right side of steps. Two single, hinged windows (three lights each), with brick lugsill and flat arch vertical joints in basement bays, one each below right and center bay windows. Brick beltcourse at joint with foundation. Beltcourse and all lugsills and flat arches in contrasting brick. Multi-colored, textured brick facade with black mortar. Smooth brick with white mortar remaining three sides. Plywood paneled two-story porch at rear being repaired. Exterior basement entrance at rear. Side entrance, right side.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>1 No</th>
<th>4 Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>914 Eastgate</td>
</tr>
</tbody>
</table>

- **2 County**: St. Louis
- **3 Location of Negatives**: St. Louis Co. Parks Dept.
- **6 Specific Location**: Lot 40 & pt. 41, blk 7, N. Parkview

- **7 City or Town**: St. Louis
- **9 Coordinates**: UTM

<table>
<thead>
<tr>
<th>10 Site Plan with North Arrow</th>
<th>11 On National Register?</th>
<th>12 Is It Eligible?</th>
<th>13 Part of Established District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

- **14 District**: Yes
- **15 Name of Established District**: U. City

<table>
<thead>
<tr>
<th>16 Thematic Category</th>
<th>17 Date(s) or Period</th>
<th>18 Style or Design</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1927</td>
<td></td>
</tr>
</tbody>
</table>

- **19 Architect or Engineer**: J. M. Moran for West End Realty
- **20 Contractor or Builder**: J. M. Moran for West End Realty

<table>
<thead>
<tr>
<th>21 Original Use, if apparent</th>
<th>22 Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 family apt.</td>
<td>4 family apt.</td>
</tr>
</tbody>
</table>

- **23 Ownership**: Public
- **24 Owner's Name & Address, if known**:
  - Joe & Betty Fagin
  - 7445 Delmar, 63130

- **25 Open to Public?**: Yes
- **26 Local Contact Person or Organization**: Joe & Betty Fagin
- **27 Other Surveys in Which Included**: Eastgate

- **28 No. of Stories**: 2
- **29 Basement?**: Yes
- **30 Foundation Material**: Rubble/squared
- **31 Wall Construction Material**: Brick
- **32 Roof Type**: Flat/tar, side gravel
- **33 No. of Bays**: 3
- **34 Wall Treatment**: Common bond
- **35 Plan Shape**: Rectangular

- **36 Changes**: Addition; Altered; Moved
- **37 Condition**: Interior unknown, exterior fair
- **38 Preservation Underway?**: Yes
- **39 Endangered?**: Yes
- **40 Visible from Public Road?**: Yes
- **41 Distance from and Frontage on Road**: 42' and 43'

- **42 Further Description of Important Features**:
  - 414 Eastgate is a two-story, four-family brick apartment with a false hip with center gable roof on the facade and flat roof to the rear with tile-topped parapet walls on the sides. Three-bay facade has a single-leaf, one-panel door, with fifteen lights and ten-light sidelights on each floor of both end bays. Doors and sidelights are topped by brick flat arches with vertical joints and two decorative stone blocks and have stone slipsills. Doors open to small wrought-iron balconies with decorative scroll supports, one...

- **43 History and Significance**: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate;

- **44 Description of Environment and Outbuildings**: Shared driveways on both left and right; four-bay brick garage with doors at rear.

- **45 Sources of Information**
  - Bldg. permit #3955 granted to West End Realty on 9/15/27
  - U. City City Hall records on site inspection
  - St. Louis City Directory, 1924
  - St. Louis City Directories, 1922-1927

- **46 Prepared by**: A. Van Der Tuin
- **47 Organization**: St. Louis Co. Parks
- **48 Date of Review**: 5/24/82
914 Eastgate

42. continued

below either side, and decorative scroll square in front rail. Stone belt-course at joint with foundation intersects with stone slipsill below door in center bay. Door is single-leaf, one-panel with fifteen lights (nine have been boarded up) and five-light sidelights (some boarded up) and is topped by flat arch with vertical joints and quarter circular corners. Decorative stone blocks in center of arch and on either side. Single electric light above door. Single, one-over-one, double-hung window in staircase over door has stone lugsill and flat arch vertical joints with stone block in center. Center facing gable has recessed stucco face. Broad eaves below hip roof. Multi-colored textured brick on facade; smooth brick on remaining three sides. Cream colored mortar on facade; white on remaining three sides. Small, leaded windows on sides. Duplicate of 916, 920 and 924 Eastgate (cosmetic differences).

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
915 Eastgate

Thematic Category
Date(s) or Period
Style or Design
Architect or Engineer
Contractor or Builder
Original Use, if apparent
Present Use
Ownership
Owner's Name & Address

28 No. of Stories
29 Basement?
30 Foundation Material
31 Wall Construction
32 Roof Type & Material
33 No of Bays
34 Wall Treatment
35 Plan Shape
36 Changes
37 Condition

38 Preservation
39 Endangered?
40 Visible from Public Road?
41 Distance from and Frontage on Road
42' and 140'

Further Description of Important Features
915 Eastgate is a two-story, four-family brick apt. with a false hip (shingle with tile at peak) roof with broad eaves on the facade and flat roof at rear with tile-topped parapet walls on the sides. Five-bay facade has double, six-over-one, double-hung windows with stone sills (with two decorative tapered stone blocks below) on each floor of both end bays. First floor windows have flat arches with vertical joints and a single decorative pointed stone centered in arch above mullion. Second bay from either end.

History and Significance
James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

Further Description of Environment and Outbuildings
Possible garage removed left side (S) off of alley.

Sources of Information
Bldg permit #1852 granted to Best Realty Co. on 6/13/22
U. City City Hall Records
on site inspection
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927
projects slightly from the facade and has triple, double-hung windows (eight-over-one in center; smaller four-over-one to either side) with stone lugsills (with two decorative tapered stone blocks below) on each floor. First floor windows have flat arches, vertical joints with two decorative pointed stone blocks in arch above mullions. Brick beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, laminated (with three decorative wood moulding squares) and five-light sidelights. Semi-elliptical brick arch with stone keystone above door. Single decorative stone block to either side. Electric light centered above door. Window in staircase above door is single, eight-over-one, double-hung, with three-light sidelights and has stone lugsill with decorative stone blocks below and flat arch, vertical joints with single decorative pointed stone centered in arch. Three decorative stone blocks centered above staircase window - horizontal center block with pointed ends is flanked by small square block (rotated 45°) on either side. Roofed steel fire escape centered at rear. Dark, textured brick with grey mortar on facade; smooth brick with white mortar remaining three sides.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Further Description of Important Features:

16. Eastgate is a two-story, four-family brick apartment with a false hip roof on the facade with a small facade-facing gable over each end bay and a flat roof to the rear with tile-topped parapet walls on the sides. Three-bay facade has a single-leaf, one-panel door, with fifteen lights and ten-light sidelights on each floor of both end bays. Doors and sidelights are topped by flat arches and vertical joints with decorative stone block in center and have stone slipsills. Doors open to small wrought-iron balconies with.

43. History and Significance:

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate;

44. Description of Environment and Outbuildings

Shared driveway on right side; four-bay brick garage (without doors) at rear in poor condition.

45. Sources of Information:

Bldg. permit #3955 granted to West End Realty on 9/15/27
U. City City Hall records
on site inspection
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927

46. Prepared by

A. Van Der Tuin

47. Organization

St. Louis Co. Parks

48. Date

5/25/82

49. Revision Date(s)
916 Eastgate

42. continued

decorative scroll supports, one below either side, and decorative scroll square in front rail. Stone beltcourse at joint with foundation intersects stone slipsill below door in center bay. Door is single-leaf, one-panel with fifteen lights and boarded up sidelights and is topped by flat arch with vertical joints and decorative stone block in center. Single, one-over-one, double-hung window in staircase over door has stone lugsill and flat arch, vertical joints with stone block in center. Facade-facing gables over end bays have recessed stucco faces. Broad eaves below hip roof. Dark, textured brick on facade with recessed black mortar (much repair in white mortar); smooth brick with white mortar on remaining sides. Small leaded windows on sides. Duplicate of 914, 920 and 924 Eastgate (cosmetic differences).

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 831 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Lot pt. 42-43, blk 7, N. Parkview

History and Significance
James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate; 420 Eastgate is a two-story, four-family brick apartment with a false hip with center gable roof on the facade and flat roof to the rear with tile-topped parapet walls on the sides. Three-bay facade has a single-leaf, one-panel door, with fifteen lights and ten-light sidelights on each floor of both end bays. Doors and sidelights are topped by brick flat arches with vertical joints and two decorative stone blocks and have stone slipsills. Doors open to small wrought-iron balconies with decorative scroll supports, one below.

43 Description of Environment and Outbuildings
Shared driveway on left side; garage removed at rear.

42 Further Description of Important Features
920 Eastgate is a two-story, four-family brick apartment with a false hip with center gable roof on the facade and flat roof to the rear with tile-topped parapet walls on the sides. Three-bay facade has a single-leaf, one-panel door, with fifteen lights and ten-light sidelights on each floor of both end bays. Doors and sidelights are topped by brick flat arches with vertical joints and two decorative stone blocks and have stone slipsills. Doors open to small wrought-iron balconies with decorative scroll supports, one below.

43 History and Significance
James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate;
either side, and decorative scroll square in front rail. Stone beltcourse at joint with foundation intersects with stone slipsill below door in center bay. Door is single-leaf, one-panel with fifteen lights and five-light sidelights and is topped by flat arch with vertical joints and quarter circular corners. Decorative stone block in center of arch and on either side. Single, one-over-one, double-hung window in staircase over door has stone lugsill and flat arch vertical joints with stone block in center. Center-facing gable has recessed stucco face. Broad eaves below hip roof. Dark, textured brick with recessed black mortar on facade; smooth brick with white mortar on remaining sides. Small leaded windows on sides. Duplicate of 914, 916 and 924 Eastgate with cosmetic differences.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6221 Delmar. The Lerners and Goldman lived at 735 and 7.31 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
924 Eastgate

<table>
<thead>
<tr>
<th>Coordinate</th>
<th>UTM Lat.</th>
<th>Long.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Site Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot pt. 42, 43, 44, Blk 7, N. Parkview</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City or Town</th>
<th>Rural, Township &amp; Vicinity</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Thematic Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date(s) or Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1927</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Style or Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>false hip, flat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Architect or Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td>J.M. Moran for West End Realty</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Original Use, if apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>family apt.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Family apt. boarded up</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner's Name &amp; Address, if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.C. Properties Inc. 7382 Pershing Ave.; 63130</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Open to Public?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Local Contact Person or Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.C. Properties Inc. 7382 Pershing Ave.; 63130</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Surveys in Which Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Important Features</th>
</tr>
</thead>
</table>
| 924 Eastgate is a two-story, four-family brick apartment with a false hip roof on the facade with a small facade-facing gable over each end bay and a flat roof to the rear with tile-topped parapet walls on the sides. Three-bay facade has a single-leaf, one-panel door with fifteen lights and ten-light sidelights on each floor of both end bays. Doors and sidelights are topped by flat arches with vertical joints with decorative stone block in center and have stone slipsills. Doors open to small wrought iron balconies with.

<table>
<thead>
<tr>
<th>History and Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description of Environment and Outbuildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shared driveway right side; garage removed at rear.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sources of Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bldg. permit # 3955 granted to West End Realty on 9/15/27</td>
</tr>
<tr>
<td>U. City City Hall Records on site inspection</td>
</tr>
<tr>
<td>St. Louis City Directory, 1924</td>
</tr>
<tr>
<td>St. Louis City Directories, 1922-1927</td>
</tr>
</tbody>
</table>
924 Eastgate

42. continued

decorative scroll supports, one below either side and decorative scroll square in front rail. Stone beltcourse at joint with foundation intersects stone slipsill below door in center bay. Door is single-leaf, one-panel, with fifteen lights and five-light sidelights and is topped by flat arch with vertical joints and decorative stone block in center. Single, one-over-one, double-hung window in staircase over door has stone lugsill and flat arch, vertical joints with stone block in center. Facade-facing gables over end bays have recessed stucco faces. Broad eaves below hip roof. Dark, textured brick on facade with recessed black mortar; smooth brick with white mortar on remaining sides. Small leaded windows on sides. 924 Eastgate has been boarded up. Duplicate of 914, 916 and 920 Eastgate with cosmetic differences.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>4. Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6236 Enright</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. Location of Negatives:</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Co. Parks Dept.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blk 1, Lot 45, N. Parkview</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10. Site</th>
<th>Structure (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. On National Register?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eligible?</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. Part of Estab Dist?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential?</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16. Thematic Category</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17. Date(s) or Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1921</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>18. Style or Design</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>19. Architect or Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td>R.E. Jones</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>20. Contractor or Builder (owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ella Blume</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>21. Original Use, if apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>six-family apartment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>22. Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>six-family apartment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24. Owner's Name &amp; Address, if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ted &amp; Aline M. Smith</td>
</tr>
<tr>
<td>8964 St. Charles Rock Rd.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>25. Open to Public?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. Local Contact Person or Organization</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>27. Other Surveys in Which Included</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>28. No. of Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>29. Basement?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>30. Foundation Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>sq. coarse rubble</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>31. Wall Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>brick masonry</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>32. Roof Type &amp; Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>false gable/tile flat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>33. No. of Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front: 7</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>34. Wall Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td>stretcher bond</td>
</tr>
</tbody>
</table>

| 35. Plan Shape: rectangular |

<table>
<thead>
<tr>
<th>36. Changes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addition:</td>
</tr>
<tr>
<td>Altered:</td>
</tr>
<tr>
<td>Moved:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>37. Condition:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal:</td>
</tr>
<tr>
<td>fair</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>38. Preservation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>39. Underway?:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>40. Endangered?:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>41. By Who?:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>42. Further Description of Important Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>This building has cross, tiled gables with half timber style at gable end. Double-hung windows, three-over-one lights on projecting bays. Four-over-one lights in other bays. Entrance has gable, tiled roof supported by wood brackets. Beltcourse below first-story windows running across front facade. Single, glazed door. Windows decorated with a flat arch.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>43. History and Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>R.E. Jones may be Arthur E. Jones, a builder at 1427 N. Hanley Road. He was also a contractor for 817 Westgate in 1922.</td>
</tr>
</tbody>
</table>

| 44. Description of Environment and Outbuildings |

<table>
<thead>
<tr>
<th>45. Sources of Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Archives Bldg. Permit #A-7713 on 9/23/21</td>
</tr>
<tr>
<td>Three-story brick tenement for $18,000</td>
</tr>
<tr>
<td>Garage $600 #A-8112, 12/14/21</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>46. Prepared by</th>
</tr>
</thead>
<tbody>
<tr>
<td>J. Little/V-J Bass</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>47. Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Co. Parks</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>48. Date</th>
<th>8/83</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>49. Revision Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>50. Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>
The Frederick J. Cornwell family, including Fred J., Alex M., Fred J., Jr. and Ben Cornwell, were real estate developers from early in this century until recent years. Some of their companies have been F.J. Cornwell & Son Realty, Alex M. Cornwell Realty, Fremont Realty, Trade Realty and A.M. and F.J. Realty. Alex M. Cornwell was also vice-president of the Broadway Savings Trust Company in 1922 and both Alex M. and F.J., Jr. were on the Board of Directors of the Broadway Savings Trust Company.

6275 Enright is a three-story, six-family brick apartment with a flat roof with tile topped parapet walls on the side and brick topped parapet walls on the facade. Seven-bay facade has projecting sleeping porches in the second bay from either end (two and six). Triple, double-hung windows (large eight-over-one flanked by smaller four-over-one to either side). Outside bays (one and seven) have single, six-over-one, double-hung windows on all three floors. Bays to either side of center entrance bay (three and

Lot 24, pt. 23, blk 5, N. Parkview

St. Louis Co. Parks Dept.

5 Other Name(s)

6275 Enright Ave.

3 Location of Negatives

44

2 Name(s) of Applicant

4 Present Name(s)

6275 Enright Ave.

16 Thematic Category

17 Date(s) or Period

18 Style or Design

19 Architect or Engineer

20 Contractor or Builder

21 Original Use, if apparent

22 Present Use

23 Ownership

24 Owner's Name & Address, if known

25 Open to Public?

26 Local Contact Person or Organization

27 Other Surveys in Which Included

28 No. of Stories

29 Basement?

31 Wall Construction

32 Roof Type & Material

34 Wall Treatment

35 Plan Shape

36 Changes

37 Condition

38 Preservation

39 Endangered?

40 Visible from Public Road?

41 Distance from and Frontage on Road

42 Further Description of Important Features

43 History and Significance

44 Description of Environment and Outbuildings

45 Sources of Information

46 Prepared by

47 Organization

48 Date

49 Revision Date(s)
6275 Enright

42. continued

five) have single, eight-over-one, double-hung windows on all three floors. All second and third floor windows have stone lugsills. All first floor windows rest on stone beltcourse that intersects door. Flat arch, vertical joints throughout. Brick side surrounds (sleeping porches) extend three floors. Brick rectangles in relief in spandrels (sleeping porches). Large, concrete panel beltcourse (entablature removed) above third floor windows across facade. Four, several course, beltcourses in relief below first floor windows and above stone beltcourse at joint with foundation. Six light hinged basement windows with stone slipsills in outside bays (one and seven). Eight-light hinged basement windows with stone slipsills in third and fifth bays. Door in center bay single-leaf, one-panel with one-light and one-light sidelights. Stone lugsill. Large stone moulding sides and top. Stone panel above door (incised Byrge) has bracket to either side. Windows stacked in staircase above door are casement with ten lights each side. First window has stone segmental arch and side surrounds and heavy decorated stone lugsill. Second window has simple stone lugsill relief brick side surrounds and semi-circular arch with keystone. Three-story stucco enclosed porches at either side of rear. Three-story steel fire escape, center rear. Textured brick with mixture of white and grey mortar on facade. Smooth brick with red mortar remaining sides.

43. continued

officers in the Melbourne Hotel Company. F.J. Cornwell's home was at 5909 Clemens, where the other Cornwells, presumably his sons, lived in the late teens and twenties. Buildings developed by various Cornwell companies in Parkview Gardens include: 6275 and 6409 Enright; 701 Interdrive; 709 Limit; 702 Westgate; and 727 Syracuse, all built between 1915 and 1925. All are six-family buildings. Other Cornwell apartments are on Waterman near Rosedale. Several single-family houses in Parkview subdivision were built by Cornwell. Members of the Cornwell family are living in St. Louis County today.
The University Terrace Apartments are a 100-unit development including 10 buildings. The middle to buildings are joined at the second story forming a bridge over a pass-through walkway. All buildings are two stories in height, with the exception of the westernmost building which is four stories. Five buildings are rectangular, four are rectangular with an offset portion, and the four-story building is L-shaped. Buildings are brick on

History and Significance
The apartment project was part of University City's urban renewal program in the sixties and early seventies. It covers one side of an entire block, formerly the site of about 14 early apartment buildings. One of the demolished apartment buildings, 629 Enright, was the home of Tennessee Williams during the years he was a student at University City High School from 1926 to 1930. The new apartment complex, begun in 1968, was U.S. govern-

Description of Environment and Outbuildings
Buildings back up to Delmar Boulevard, a commercial street.

Sources of Information
University City Building Permit #B1224 granted to Martin Bloom & Associates, 9/17/68
Interview with Bill Rupe, of Anselevicius & Rupe, Architects 8/83
St. Louis and St. Louis County Directories, 1926-1930
42. continued

exterior with wood bay windows over the entries. Windows have brick sills and brick soldier course heads.

43. continued

ment assisted. The design, by Anselevicius & Montgomery, was chosen in a competition sponsored by the U. S. Department of Housing and Urban Development. George Anselevicius, then a professor at the School of Architecture at Washington University City, later became Dean of the school. Although the buildings do not contribute to the proposed historic district, their use, scale, siting and materials are generally compatible with adjacent historic structures.
**Further Description of Important Features**

6409 Enright is a three-story, six-family brick apartment with a flat roof with terra cotta-topped parapet walls on the facade and tile-topped parapet walls on the sides. Seven-bay facade has triple, six-over-one, double-hung windows on all three floors of the second bay from either side - projecting sleeping porches (#2 and #6). Stone lugsill second floor windows. Stone belt course below first and third floor windows. Brick flat arch, vertical joints belcourse, above third floor windows. Large terra cotta.

**History and Significance**

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

---

**Description of Environment and Outbuildings**

Fenced common backyard shared with 701 Interdrive. Alley on left (W) side.

---

**Sources of Information**

Archives: U. City building permit same as 705 Interdrive

U. City Archives in U. City Library

on site inspection

---

**Prepared by**

A. Van Der Tuin

Organization

St. Louis Co. Parks

Date 40

Revision Date(s)

9/3/82
medallion centered in parapet wall above third floor windows. Terra cotta obelisk above medallion on parapet wall. Terra cotta ball at corners of sleeping porch parapet walls and outside corners of outside bays. Decorative brick and stone patterns in relief along sides of windows, above third floor windows and in spandrels between windows. Eight-light hinged window with stone slipsill in basement intersected at joint with foundation by stone beltcourse. Outside bays (#1 and #7) have single, six-over-one, double-hung windows on all three floors. Stone beltcourse below first and third floor windows. Stone lugsill second floor. Brick hood (with stone blocks at corners) on first and second floor windows. Flat arch vertical joint beltcourse third floor. Door in center bay reached by five concrete steps and across open concrete porch with low stone walls. Door is single-leaf, laminated with one-light sidelights. Wood roman doric column to either side of door with wood (partially removed) entablature. Windows stacked in staircase are casement with transoms. First window (smaller of the two) has four lights either side with three-light transoms (with large center mullion) above stone lugsill. Brick flat arch (header joints) and side surrounds. Stone blocks at corners. Second (larger) casement window has ten lights either side with eight-light transoms with large center mullion with stone lugsill. Brick hood with corner stone blocks. Semi-circular brick arch above window has stucco, brick and stone face. Windows in bays to either side of entrance are single, six-over-one, double-hung. First and third floor windows rest on stone beltcourse. Second floor have stone lugsill. First and second floor have brick hood with stone block at corners. Third floor flat arch vertical joints beltcourse. Six-light basement windows. Textured brick facade, smooth remaining three sides. White mortar throughout.
### Historic Inventory

**Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**Historic Inventory**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>County</td>
<td>-</td>
</tr>
<tr>
<td>3</td>
<td>Location of Negatives</td>
<td>-</td>
</tr>
<tr>
<td>5</td>
<td>Other Name(s)</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6</th>
<th>Specific Location</th>
<th>Lot 23, Block C Delmar Gardens</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>8</td>
<td>Site Plan with North Arrow</td>
<td>Avenue A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9</th>
<th>Coordinates</th>
<th>UTM</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Site Plan with</td>
<td>Structure: Building X</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Note: X indicates presence)</td>
</tr>
<tr>
<td>11</td>
<td>On National</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Register?</td>
<td>No</td>
</tr>
<tr>
<td>12</td>
<td>Part of Estab</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Hist Dist?</td>
<td>No</td>
</tr>
<tr>
<td>13</td>
<td>Name of Established District</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14</th>
<th>Is It?</th>
<th>Yes</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>District?</td>
<td>Yes</td>
<td>X</td>
</tr>
<tr>
<td>16</td>
<td>Thematic Category</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Date(s) or Period</td>
<td>1922</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Style or Design</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>19</th>
<th>Architect or Engineer</th>
<th>E.A. Wagner for E.A. Wagner &amp; E.W.</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Contractor or Builder</td>
<td>E.A. Wagner for E.A. Wagner &amp; E.W.</td>
</tr>
<tr>
<td>21</td>
<td>Original Use, if apparent</td>
<td>Grant</td>
</tr>
<tr>
<td>22</td>
<td>Present Use</td>
<td>six family apartment</td>
</tr>
<tr>
<td>23</td>
<td>Ownership</td>
<td>Public</td>
</tr>
<tr>
<td>24</td>
<td>Owner's Name &amp; Address</td>
<td>Keun &amp; Sanok Kim</td>
</tr>
<tr>
<td></td>
<td>of known</td>
<td>11 Ridgemoor Drive 63105</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>25</th>
<th>Open to Public?</th>
<th>Yes</th>
<th>X</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>26</th>
<th>Local Contact Person or Organization</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>27</td>
<td>Other Surveys in Which Included</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>28</th>
<th>No of Stories</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>Basement?</td>
<td>Yes</td>
</tr>
<tr>
<td>30</td>
<td>Foundation Material</td>
<td>Concrete</td>
</tr>
<tr>
<td>31</td>
<td>Wall Construction</td>
<td>Brick masonry</td>
</tr>
<tr>
<td>32</td>
<td>Roof Type &amp; Material</td>
<td>Flat</td>
</tr>
<tr>
<td>33</td>
<td>No of Bays</td>
<td>Front: 5</td>
</tr>
<tr>
<td>34</td>
<td>Wall Treatment</td>
<td>Common bond/brick</td>
</tr>
<tr>
<td>35</td>
<td>Plan Shape</td>
<td>-</td>
</tr>
<tr>
<td>36</td>
<td>Changes</td>
<td>Addition (Explain Alteration in #42)</td>
</tr>
<tr>
<td>37</td>
<td>Condition</td>
<td>Interior: Unknown</td>
</tr>
<tr>
<td>38</td>
<td>Preservation</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Underway?</td>
<td>No</td>
</tr>
<tr>
<td>39</td>
<td>Endangered?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>By What?</td>
<td>No</td>
</tr>
<tr>
<td>40</td>
<td>Visible from Public Road?</td>
<td>Yes</td>
</tr>
<tr>
<td>41</td>
<td>Distance from and Frontage on Road</td>
<td>15' and 60'</td>
</tr>
</tbody>
</table>

**Further Description of Important Features**

The brick masonry consists of a raked, medium colored brick with light and dark mortar joints. On the front parapet there are diamond-shaped stones evenly spaced across the front facade. The dropped cornice is decorated with modillions and has a plain frieze that decorates the third story window heads. All windows are double-hung with three over one lights and the center bay windows have six over six lights. The third floor windows are finished with a stone (continued on page 2).

**History and Significance**

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

**Description of Environment and Outbuildings**

No garage, but parking is available in rear of building.

**Sources of Information**

- University City Building Permit #2033 on 12/12/22
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979
- V-J Bass/Judy Little
- Organizational History: County Parks & Recreation

**Prepared by**

V-J Bass/Judy Little

**Organizational History**

- County Parks & Recreation
- Date: 49 Revised Date: 12/82
42. Lugsill and sill caps beneath the lugsill. The first and second story windows are decorated with a plastered label moulding. The windows are finished like the third story windows except the first story has a stone belt course decorating the lugsill. The center bay contains the interior stairway. The second story window is decorated with soldier course flat arch with stone keystone and side stone squares. Above this window is a decorative rectangle outlined with brick rowlock and header courses with stone corner squares at each corner and a large, diamond-shaped stone in the center of the rectangle. The third floor stairway window is decorated with a brick rowlock course flat arch with corner stones. Above the flat arch are two rowlock courses forming a radiating arch with brick headers inside the arch with a diamond-shaped stone in center and a stone keystone and side caps. The basement windows have a brick rowlock course flat arch with corner stones and a header outline on sides of windows. The front entrance consists of a five paneled door with sidelights. The door surround consists of architrave trim. A metal awning is above the door entrance. The awning is attached to a paneled frieze below a bracketed cornice which has a iron railing attached to cornice. One oriel window (three story) is located on each side of the building. The foundation is accentuated with a brick rowlock course with corner stones and a stone band.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
**Historic Inventory**

**720 Heman**

**720 Second Ave.**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>4.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>720</td>
<td>Heman</td>
<td>720</td>
</tr>
</tbody>
</table>

**Location of Negatives**

**City or Town**

- University City

**Part of lot 22, Block C**

**Delmar Garden**

**City or Town**

- University City

**Site Plan with North Arrow**

<table>
<thead>
<tr>
<th>1.00</th>
<th>16.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.00</td>
<td>Theme Category</td>
</tr>
<tr>
<td>3.00</td>
<td>Date(s) or Period</td>
</tr>
<tr>
<td>4.00</td>
<td>Style or Design</td>
</tr>
<tr>
<td>5.00</td>
<td>Architect or Engineer</td>
</tr>
<tr>
<td>6.00</td>
<td>Contractor or Builder</td>
</tr>
<tr>
<td>7.00</td>
<td>Original Use, if apparent</td>
</tr>
<tr>
<td>8.00</td>
<td>Wall Construction</td>
</tr>
<tr>
<td>9.00</td>
<td>Roof Type &amp; Material</td>
</tr>
<tr>
<td>10.00</td>
<td>Foundation Material</td>
</tr>
<tr>
<td>11.00</td>
<td>No of Stories</td>
</tr>
</tbody>
</table>

**Interior Condition**

- Good

**Exterior Condition**

- Good

**Preservation Underway?**

- Yes

**Endangered?**

- Yes

**By What?**

- Urban renewal area

**Visible from Public Road?**

- Yes

**Printed by University City Excavation Permit #1163 on 10/17/21**

- University City City Hall records

- On site inspections

- Harris, N.N., Legacy of Lions, The Historical Society of University City, University City MO, 1981

- Further Description of Important Features

- The brick masonry consists of a raked, medium dark colored brick with gray mortar joints. The french tiled roof has a wood fascia with exposed rafters and the soffit is enclosed with beaded board. The outer bays have casement windows with storm sash. There are transoms located on all windows except the second story double-hung windows located in the center bays and also the first story.

- History and Significance

- This apartment building was one of the first five buildings to go up in this area. It is also one of only a few in the subdivision with pitched roofs.

- The E.L. Wagner family and their construction company were by far the most prolific builders

- Description of Environment and Outbuildings

- No garage.

- Sources of Information

- University City Excavation Permit #1163 on 10/17/21

- University City City Hall records

- Harris, N.N., Legacy of Lions, The Historical Society of University City, University City MO, 1981

- Harris, N.N., Legacy of Lions, The Historical Society of University City, University City MO, 1981

- Harris, N.N., Legacy of Lions, The Historical Society of University City, University City MO, 1981

- Sources of Information

- University City Excavation Permit #1163 on 10/17/21
42. The double-hung windows have multi-panes on the upper sashes. The dormer contains two, casement windows with six lights. The dormer has a hip roof. The first story windows are decorated with a brick soldier course flat arch with stone keystone and corner stones. The second story windows and the stairway window are also decorated in this matter. The decorative motif above the stairway window which is located in the right bay is a brick outlined rectangle with stone corner squares. The basement windows are outlined with brick rowlock and header courses with stone keystone and corner squares. The front entrance consists of a single, multi-paned door. The door head is decorated with a brick soldier course flat arch with stone keystone. The front entrance has a french tiled hip roof supported by two wooden brackets. All windows are decorated with a stone lugsill. The door also has stone corner squares.

43. in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens. It is likely that the developer of this buildings was John C. Jannopoulo.

John C. Jannopoulo (ca. 1872–1932) was the developer of at least four buildings in Delmar Garden. His involvement in the Delmar Garden area began in 1901 when he managed the Delmar Garden Amusement Park on the site. In 1909, then president of the amusement company, Jannopoulo purchased 35 acres of the property and further developed the park.

Jannopoulo was either the son or nephew of Demetrius Jannopoulo, the Greek consul in St. Louis whose family was described in The Octagonal Heart.

John C. Jannopoulo owned or managed a number of amusement and entertainment businesses. Delmar Garden was the largest of these, featuring a scenic railway, picnic grounds and two theaters housing a musical stock company and a dramatic stock company.
43. In 1920, he subdivided the tract for apartment and commercial buildings around the Delmar streetcar loop. The buildings developed by him, all with the Wagner Construction Company, are 728 Syracuse; 733 and 737 Heman; and 722 Kingsland. Mrs. Jannopoulo and her son Stockton lived on the 2nd floor of 720 Heman in the early 30's.

45. Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979
Delmar Garden subdivision plat map, City Hall of University City
St. Louis Republic, October 30, 1909
Devoy, John, ed., A History of the City of St. Louis and Vicinity, St. Louis, 1898
Americans of Gentle Birth, 1903, p. 268 ff, in coll. MO Historical Society
Thompson, Ariadne, The Octagonal Heart, Webster Groves Bookshop, Webster
Groves, Mo., 1976
St. Louis City Directories, 1873-1919
This apartment building was one of the first five buildings to go up in this area. It is also one of only a few in the subdivision with pitched roofs. The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Garbrecht.

Description of Environment and Outbuildings

Garage torn down.

Further Description of Important Features

The brick masonry consists of a raked, medium to medium dark colored brick with gray mortar joints. The fascia and soffit are aluminum and supported by wood brackets. All windows are double-hung windows except the stairway casement window. There is a transom located over the second floor left bay window with eight lights. All windows are decorated with a brick label moulding with stone keystone. They are finished with a stone lugsill. The decorative motif located in the

(continued on page 2)
42. Right bay above the second story window is a decorated blind window with brick soldier course flat arch with a stone keystone and side stone squares and finished with a stone lugsill. The basement windows are decorated with a soldier course flat arch with stone keystone and stone corner squares. The front entrance consists of a single, multi-paned door. Above the door there is a decorative brick label moulding with stone keystone and side stone squares. Above the door is a gabled roof with french tile. The gable end is decorated with a half timber style supported by two wooden columns. There is a wooden louvered attic vent decorated with a stone lugsill.

43. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 736, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens. It is likely that the developer was John C. Jannopoulo.

John C. Jannopoulo (ca. 1872-1932) was the developer of at least four buildings in Delmar Garden. His involvement in the Delmar Garden area began in 1901 when he managed the Delmar Garden Amusement Park on the site. In 1909, then president of the amusement company, Jannopoulo purchased 35 acres of the property and further developed the park.

Jannopoulo was either the son or nephew of Demetrius Jannopoulo, the Greek consul in St. Louis whose family was described in The Octagonal Heart.

John C. Jannopoulo owned or managed a number of amusement and entertainment businesses. Delmar Garden was the largest of these, featuring a scenic railway, picnic grounds and two theaters housing a musical stock company and a dramatic stock company.

In 1920, he subdivided the tract for apartment and commercial buildings around the Delmar streetcar loop. The buildings developed by him, all with
43. the Wagner Construction Company, are 728 Syracuse; 733 and 737 Heman; and 722 Kingsland.

45. St. Louis Republic, October 30, 1909
Devoy, John, ed., A History of the City of St. Louis and Vicinity, St. Louis, 1898
Thompson, Ariadne, The Octagonal Heart, Webster Groves Bookshop, Webster
Groves, Mo., 1976
St. Louis City Directories, 1873-1919
**Historic Preservation P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Historic Address 1</th>
<th>Historic Address 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>726 Heman</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Location of Negatives**

<table>
<thead>
<tr>
<th>Specific Location</th>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part of lot 21, block C</td>
<td>Delmar Garden</td>
</tr>
<tr>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>Rural, Township &amp; Vicinity</td>
<td>University City</td>
</tr>
<tr>
<td>Site Plan with North Arrow</td>
<td></td>
</tr>
<tr>
<td>Heman</td>
<td></td>
</tr>
<tr>
<td>Coordinates Long</td>
<td>UTM</td>
</tr>
<tr>
<td>UTM</td>
<td></td>
</tr>
</tbody>
</table>

**Thematic Category**

<table>
<thead>
<tr>
<th>Date(s) or Period</th>
<th>Style or Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>1921</td>
<td></td>
</tr>
</tbody>
</table>

**Architect or Engineer**

<table>
<thead>
<tr>
<th>Contractor or Builder</th>
<th>Original Use, if apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wagner</td>
<td>two family apartment</td>
</tr>
</tbody>
</table>

**Style or Design**

<table>
<thead>
<tr>
<th>Present Use</th>
<th>Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>two family apartment</td>
<td>Public</td>
</tr>
</tbody>
</table>

**Owner's Name & Address, if known**

| Henry & Dorothy Minor | 6112 Tulane Ave., 63130 |

**Open to Public?**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

**Local Contact Person or Organization**

<table>
<thead>
<tr>
<th>6 Address, In</th>
<th>1142 moving</th>
</tr>
</thead>
<tbody>
<tr>
<td>726 Heman</td>
<td></td>
</tr>
</tbody>
</table>

**Condition**

<table>
<thead>
<tr>
<th>Interior</th>
<th>Exterior</th>
</tr>
</thead>
<tbody>
<tr>
<td>unknown</td>
<td>good</td>
</tr>
</tbody>
</table>

**Changes**

<table>
<thead>
<tr>
<th>Addition</th>
<th>Alter X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moved</td>
<td></td>
</tr>
</tbody>
</table>

**Visible from Public Road?**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

**Distance from and Frontage on Road**

<table>
<thead>
<tr>
<th>15' and 42'</th>
<th>Photo</th>
</tr>
</thead>
</table>

**Further Description of Important Features**

The brick masonry consists of a medium dark colored brick with dark mortar joints. The roof rafters are exposed and the soffit is enclosed with treated board. All windows are double-hung except the casement windows located in the dormer. All windows (except the dormer) are decorated with a brick soldier course flat arch with stone keystones and stone corner caps. The decorative motif located above the second story stairway window is an rectangle, outlined with brick with (continued on page 2).

**This apartment building was one of the first five buildings to go up in this area. It is also one of only a few in the subdivision with pitched roofs. The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens.**

**Sources of Information**

- University City Excavation Permit #1163 on 10/17/21
- University City City Hall records
- Site inspections
- Harris, N.N., Legacy of Lions, The Historical Society of University City, University City, Mo, 1981
- St. Louis City Directories. 1893-1924
- Sources of Information: V-J Bass/Judy Little

**Prepared by**

**Organizations**

- County Parks & Recreation
- University City Excavation Permit #1163 on 10/17/21
- University City City Hall records
- Site inspections
- Harris, N.N., Legacy of Lions, The Historical Society of University City, University City, Mo, 1981
- St. Louis City Directories. 1893-1924
- Prepared by V-J Bass/Judy Little
- Organized by County Parks & Recreation
- Date: 12/82
- Revision Date: 1/72
42. stone corners. The dormer has a hipped roof. The front entrance consists of a four paneled door with a fanlight. The door is decorated with a brick soldier course flat arch with stone keystone and corner caps. The porch hipped roof (french tile) has a wood fascia and a beaded board ceiling supported with wood brackets.

43. subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens. It is likely that the developer was John C. Jannopoulo.

John C. Jannopoulo (ca. 1872-1932) was the developer of at least four buildings in Delmar Garden. His involvement in the Delmar Garden area began in 1901 when he managed the Delmar Garden Amusement Park on the site. In 1909, then president of the amusement company, Jannopoulo purchased 35 acres of the property and further developed the park.

Jannopoulo was either the son or nephew of Demetrius Jannopoulo, the Greek consul in St. Louis whose family was described in The Octagonal Heart.

John C. Jannopoulo owned or managed a number of amusement and entertainment businesses. Delmar Garden was the largest of these, featuring a scenic railway, picnic grounds and two theaters housing a musical stock company and a dramatic stock company.

In 1920, he subdivided the tract for apartment and commercial buildings around the Delmar streetcar loop. The buildings developed by him, all with the Wagner Construction Company, are 728 Syracuse; 733 and 737 Heman; and 722 Kingsland.
Delmar Garden subdivision plat map, City Hall of University City
*St. Louis Republic*, October 30, 1909
Devoy, John, Ed., *A History of the City of St. Louis and Vicinity*, St. Louis, 1898
*Americans of Gentle Birth*, 1903, p. 268 ff, in coll. Missouri Historical Society
Thompson, Ariadne, *The Octagonal Heart*, Webster Groves Bookshop, Webster Groves, MO 1976
St. Louis City Directories, 1873-1919
The brick masonry consists of a medium to medium dark colored brick with light and dark mortar. The front parapet wall is capped with tile coping. Below the parapet is plastered rectangles with brick diamond-shapes in the center of the rectangle. There is a plain dropped cornice. The third floor windows are decorated with a stone belt course. All windows are double-hung with multi-panes on the upper sashes except in the center bay which has eight over eight lights. (continued on page 2)

City directories indicate that Ernest L. Wagner began his construction company in about 1893. The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdividers of the tract, John C. Jannopoulos, and went on, as both contractor and developer, to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

No garage but parking is provided in rear.
42. The second story windows are decorated with a soldier course flat arch (brick) with stone keystone. The windows are finished with a stone lugsill. The first story windows are decorated with a stone flat arch with keystone and corner squares. The french doors located on the first story on the outer bays are also decorated like the first story windows. There is an iron balcony and railing provided for the french doors. The center bay contains the interior stairway. The windows are decorated with a brick soldier course flat arch with stone keystone. The central motif located above the third story window is decorated like a blind window with brick outlining rectangle and recessed center with stone lugsill. The basement windows are decorated with a brick rowlock course flat arch. The front entrance consists of a single, multi-paned door with sidelights. The surround consists of architrave trim. The classical detail of entrance consists of a pedimented gable roof (Spanish tile) with a plain entablature supported by two wooden pilasters and two unfluted columns. The foundation is accentuated with a stone band on the front facade.

43. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

45. Delmar Gardens subdivision plat map, City Hall of University City
Lot 20, Block 3, Delmar Garden

**City or Town:** University City

**Site Plan with North Arrow:**

<table>
<thead>
<tr>
<th>1</th>
<th>No.</th>
<th>2</th>
<th>County</th>
<th>3</th>
<th>Location of Negatives</th>
<th>4</th>
<th>Present Name(s)</th>
<th>5</th>
<th>Other Names(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>730 Heman</td>
<td></td>
<td></td>
<td>730 Second Ave.</td>
</tr>
</tbody>
</table>

**Date(s) or Period:**

- 1922

**Style or Design:**

- six family apartment

**Architect or Engineer:**

- Henry A. Wagner

**Contractor or Builder:**

- John C. Jannopoulo

**Original Use:**

- six family apartment

**Present Use:**

- six family apartment

**Ownership:**

- Public

**Name of Established District:**

- Delmar Gardens

**Historic Category:**

- Thematic Category:
  - Edith Haskew
  - 727 Wayfield Drive 63133

**Date:**

- 10/17/22

**Special Features:**

- The brick masonry consists of rough-faced, medium colored brick with light and dark mortar joints. The front parapet is capped with tile coping. Below the end of the parapet wall are rectangular motifs that have been plastered with brick diamond shapes. Below the rectangular shapes is a dropped cornice without any decoration applied to it. All windows are double-hung with multi-lights on the upper sashes except the stairway windows which have six over six lights. (continued on page 2)

**History and Significance:**

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdividers of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extent 92 buildings in the subdivision, all between 1921 and 1923.

**Sources of Information:**

- University City Building Permit #1974 on 10/17/22
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

**Prepared by:**

- V.J. Bass, Judy Little

**Organization:**

- County Parks & Recreation

**Date:**

- 12/82

**Revision Date(s):**

- 12/82
42. The third floor windows are decorated with a stone belt course located at the window sill. The first and second story windows are decorated with a brick soldier course flat arch with a stone keystone and finished with a stone lugsill. There are two french doors (one on each outer bay, first floor) that are decorated like the other double-hung windows. The doors are finished with a stone balcony with an iron railing. The basement windows are boarded up and are decorated with a brick rowlock course flat arch. The front entrance consists of a single, multi-paned door with narrow sidelights. The classical porch facade consists of a spanish tiled, pedimented gable roof with a plain entablature and supported with two wooden pilasters and two unfluted columns. A stepped wall (capped with stone) is provided at steps for bank. The foundation is accentuated with a stone band on the front facade.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923 the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
The brick masonry consists of a raked, medium to medium dark colored brick with light mortar joints. The false hip roof has an enclosed soffit, and supported by wooden brackets. All windows are double-hung with varied multi-lights on both sashes. The third floor windows are decorated with a stone belt course. The second story windows and the stairway windows are decorated with a brick soldier course flat arch with stone keystones and corner stones. The first story windows are

41 History and Significance: This is one of at least four buildings built by the Wagner Construction Company for the subdivider of the Delmar Garden tract, John C. Jannopulo.

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of
42. The front entrance consists of a single, multi-paned door with an aluminum storm window. The door is decorated with a stone flat arch with stone quions. The porch roof type is a gable roof using spanish tile. The gable end is decorated with a half-timber style and supported with two wooden brackets. The foundation is accentuated with a stone band.

43. the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

John C. Jannopoulo (ca. 1872-1932) was the developer of at least four buildings in Delmar Garden. His involvement in the Delmar Garden area began in 1901 when he managed the Delmar Garden Amusement Park on the site. In 1909, then president of the amusement company, Jannopoulo purchased 35 acres of the property and further developed the park.

Jannopoulo was either the son or nephew of Demetrius Jannopoulo, the Greek consul in St. Louis whose family was described in The Octagonal Heart.

John C. Jannopoulo owned or managed a number of amusement and entertainment businesses. Delmar Garden was the largest of these, featuring a scenic railway, picnic grounds and two theaters housing a musical stock company and a dramatic stock company.

In 1920, he subdivided the tract for apartment and commercial buildings around the Delmar streetcar loop. The buildings developed by him, all with the Wagner Construction Company, are 729 Syracuse; 733 and 737 Heman; and 722 Kingsland.
45. St. Louis Republic, October 30, 1909
Devoy, John, ed., A History of the City of St. Louis and Vicinity, St. Louis, 1898
Americans of Gentle Birth, 1903, p. 268 ff, in coll. MO Historical Society
Thompson, Ariadne, The Octagonal Heart, Webster Groves Bookshop, Webster
Groves, Mo., 1976
St. Louis City Directories, 1873-1919
**Historic Preservation Inventory**

**1. No.**

**2. County.**

**3. Location of Negatives.**

**4. Present Name(s).**

736 Heman

**5. Other Name(s).**

736 Second Ave.

**6. Specific Location.**

Lot 19, Block 6, Delmar Gardens

**7. City or Town.**

University City

**8. Rural, Township & Vicinity.**

No Arrow

**9. Site Plan with North Arrow.**


**10. Structure (Building).**


**11. On National Register?**

Yes

**12. Is II Eligible?**

Yes

**13. Part of Established Historic District?**

No

**14. District Potential?**

No

**15. Name of Established District.**


**16. Thematic Category.**


**17. Date(s) or Period.**

1923

**18. Style or Design.**


**19. Architect or Engineer.**

E. A. Wagner for Anna Hedderman

**20. Contractor or Builder.**

Robert & Joan Baxter

1974 Country Mill Court

Chesterfield 65017

**21. Original Use, if apparent.**

Six family apartment

**22. Present Use.**

Six family apartment

**23. Ownership.**

Public

Private

**24. Owner's Name & Address, if known.**

Robert & Joan Baxter

1974 Country Mill Court

Chesterfield 65017

**25. Open to Public?**

Yes

No

**26. Local Contact Person or Organization.**


**27. Other Surveys in Which Included.**


**28. No of Stories.**

3

**29. Basement? Yes.**

No

**30. Foundation Material.**

Concrete

**31. Wall Construction Material.**

Brick masonry

**32. Roof Type & Material.**

Flat

**33. No of Bays.**

Front

Side

4

**34. Wall Treatment.**

Common bond/brick

**35. Plan Shape.**

Rectangular

**36. Changes.**

Addition

Altered

**37. Condition.**

Interior

Unknown

Exterior

Good

**38. Preservation Underway?**

Yes

No

**39. Endangered?**

Yes

No

**40. Visible from Public Road?**

Yes

No

**41. Distance from and Frontage on Road.**

15' and 60'

**42. Further Description of Important Features.**

The brick masonry consists of a raked, medium to medium dark colored brick with gray mortar joints. At the end of the parapet wall are diamond-shaped stone spaces equally across the front facade. Below this decoration is a dropped cornice with plain entablature and decorated with modillions. The frieze decorates the third floor window heads. All windows are double-hung with multi-lights on the upper sash. The third floor windows are decorated with a stone (continued on page 2)

**43. History and Significance.**

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Janneopoulos, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

**44. Description of Environment and Outbuildings.**

Garage provided

**45. Sources of Information.**

- University City Building Permit #2378 on 10/19/23
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

**46. Prepared by.**

V-J Bass/Judy Little

**47. Organization.**

County Parks & Recreation

**48. Date.**

1/22

**49. Revision Date.**

1/22
42. Lugsill and stone squares located beneath the lugsill and positioned beneath the window mullions. The first and second story windows are decorated with a stone surround and finished with a stone lugsill and sill caps. The first floor windows are decorated with a stone belt course that runs across the front facade. The interior stairway is located in the center bay. The windows are decorated with a stone surround and stone lugsill. The basement windows are also decorated with a stone surround. The front entrance consists of a single, multi-paned door and sidelights. The door has an aluminum storm door. The door is decorated with a stone surround. The entrance is sheltered with a wooden hood that has been shingled. A railing is provided at the front steps. The foundation is accentuated with a stone band on the front facade.

43. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider. The brick masonry consists of a medium to medium dark colored brick with dark mortar joints. The front parapet is capped with tile coping. The false hip roof has an enclosed soffit and supported by wooden brackets. All windows are double-hung with multi-panes on each sash. The third floor windows are decorated with a stone lugsill. The second story windows and the stairway windows are decorated with a stone lugsill and corner stones. The first story is decorated with three sets of (continued on page 2).

History and Significance: This is one of at least four buildings built by the Wagner Construction Company for the subdivider of the Delmar Garden tract, John C. Jannopoulo.

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider.

Description of Environment and Outbuildings

Garage provided. East side of yard enclosed with fence.
42. French door decorated with a stone surround with keystone and quions and finished with a stone balcony and iron railing. A blind window is located above the third story staircase window and is decorated with a stone lugsill. The front entrance consists of a single, multi-paned door with a stone surround. The Spanish tile shed roof at porch is supported with wood brackets and exposed rafters. The foundation is accentuated in front with a stone band. The east side of yard is enclosed in front.

43. of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

John C. Jannopoulo (ca. 1872-1932) was the developer of at least four buildings in Delmar Garden. His involvement in the Delmar Garden area began in 1901 when he managed the Delmar Garden Amusement Park on the site. In 1909, then president of the amusement company, Jannopoulo purchased 35 acres of the property and further developed the park.

Jannopoulo was either the son or nephew of Demetrius Jannopoulo, the Greek consul in St. Louis whose family was described in The Octagonal Heart.

John C. Jannopoulo owned or managed a number of amusement and entertainment businesses. Delmar Garden was the largest of these, featuring a scenic railway, picnic grounds and two theaters housing a musical stock company and a dramatic stock company.

In 1920, he subdivided the tract for apartment and commercial buildings around the Delmar streetcar loop. The buildings developed by him, all with the Wagner Construction Company, are 728 Syracuse; 733 and 737 Heman; and 722 Kingsland.
45. *St. Louis Republic*, October 30, 1909

Devoy, John, ed., *A History of the City of St. Louis and Vicinity*, St. Louis, 1898


Thompson, Ariadne, *The Octagonal Heart*, Webster Groves Bookshop, Webster Groves, Mo., 1976

*St. Louis City Directories*, 1873-1919
The brick masonry consists of a medium to medium dark colored brick with light mortar joints. The front parapet wall is capped with tile coping. Below this are stone diamond-shape spandrels spaced equally apart across the front facade. Below this is a dropped cornice and is decorated with wood modillions and a plain entablature that decorates the third floor story windows. All windows are double-hung with multi-panes on the upper sashes except the stairway windows located in the right bay have six over six lights. (continued on page 2)

History and Significance
The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

Further Description of Important Features

Sources of Information

University City Building Permit #1970 on 10/11/22
- University City City Hall records
- On site inspections

St. Louis City Directories, 1893-1924
Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

Prepared by
Vojtisek, Lisa
Organization
County Parks & Recreation
Date 12/82
Revision Date 10/14/72

Prepared by
Wagner, L. Jr.
Organization
City of St. Louis
Date 6/1972
42. All windows are decorated with a soldier course flat arch with stone keystone and stone corner squares. The windows are finished with a stone lugsill. The basement windows are decorated with a brick rowlock course flat arch with small corner stones. The front entrance is decorated with a single, multi-paned door with plain trim. A metal awning is attached to the brick wall above the door. The original entrance (probably a classical entrance) has been removed. A railing is provided for the steps that lead to the entrance from the street. The foundation is accentuated in front with a stone band. The decorative motif above the third floor stairway window is a rectangle-shape outlined in brick with stone corner squares with a central diamond-shape in the rectangle.

43. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Inventory

**Address:** 740 Heman

**City:** University City

**County:** St. Louis

**Type:** Single Family Residence

**Size:** 2 floors

**Architect:** Henry A. Wagner

**Style:** Victorian

**Original Use:** Three Family Apartment

**Present Use:** Three Family Apartment

**Ownership:** Private

**Name:** Aaron Fishman

**Address:** 740 Heman, 63130

**Open to Public:** Yes

**Local Contact:** 15' and 45'

**Description:**

The brick masonry consists of a medium to dark colored brick with light mortar joints. The front parapet wall is capped with tile coping. Below this are stone diamond-shapes that are spaced equally across the front facade. Below this is a dropped cornice that is decorated with modillions and a plain entablature that decorates the third floor story window heads. All windows are double-hung with multi-lights on both sashes in the right bay and the center bay.

### Further Description of Important Features

The brick masonry consists of a medium to dark colored brick with light mortar joints. The front parapet wall is capped with tile coping. Below this are stone diamond-shapes that are spaced equally across the front facade. Below this is a dropped cornice that is decorated with modillions and a plain entablature that decorates the third floor story window heads. All windows are double-hung with multi-lights on both sashes in the right bay and the center bay. (continued on page 2)

### History and Significance

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulus, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

### Description of Environment and Outbuildings

Garage provided.

### Sources of Information

- University City building permit #1770 on 5/3/22
- University City City Hall records
- On-site inspections
- St. Louis Daily Record 5/8/22
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

### Preparers

- V-J Bass/Judy Little

### Organization

County Parks & Recreation

### Date

12/32

### Revision Date(s)

48 Date 49 Revision Date(s)
42. Have one over one lights. The first and second story windows are decorated with a soldier course flat arch (brick) with stone keystone. The decorative motif located above the third floor stairway window is a rectangle, outlined with brick and finished with a stone lugsill and a stone diamond-shape in center of rectangle. The basement windows are decorated with a brick rowlock flat arch with corner stones. The front entrance consists of a single, multi-paned door with an aluminum storm door. The classical style front entrance consists of a pedimented, shingled gable roof supported by two wooden pilasters and two squared columns with a plain entablature. The foundation is accentuated with a stone band placed across the front entrance.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

45. Delmar Garden subdivision plat map, City Hall of University City
### Historic Inventory

**Address:** 743 Second Ave., St. Louis, Missouri 63130

#### Historic Preservation

**Location:** 743 Hemman

**Date(s) of Period:** 1922

**Owner’s Name & Address:**

Charles Dubman Inc.

7267 Olive Blvd. 63130

**Architect or Engineer:**

E.A. Wagner for E.L. Wagner

**Contractor or Builder:**

E.A. Wagner for E.L. Wagner

**Original Use:**

Three family apartment

**Present Use:**

Three family apartment

**Ownership:**

Public

**Structure:**

- **Building:**
  - Yes
- **Object:**
  - Yes

**Is It Eligible?**

Yes

**Number of Stories:**

3

**Foundation Material:**

Concrete

**Wall Construction:**

Brick masonry

**Roof Type & Material:**

False hip/shingled

**Wall Treatment:**

Stretch bond/brick

**Plan Shape:**

Rectangular

**Changes:**

Addition (Explain in #42)

**Condition:**

Interior unknown

**Exterior:**

Good

**Preservation Underway:**

No

**Endangered by What?**

No

**Urban Renewal Area:**

Yes

**Visible from Public Road:**

Yes

**Distance from and Frontage on Road:**

15’ and 50’

---

### Description of Important Features

The brick masonry consists of medium to dark colored brick with clay colored mortar joints. The front parapet wall is capped with tile coping. Below this is a false hip roof that contains an enclosed soffit and supported by wooden brackets. All windows are double-hung with multi-panes on the upper sashes except for the stairway windows which have six over six lights. The third floor windows are decorated with a brick soldier course flat arch and finished with a stone lugsill. (continued on page)

### History and Significance

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

---

### Sources of Information

- University City Building Permit #1970 on 10/11/22
- University City City Hall records
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Bob’s Head Press, St. Louis, 1979

---

### Prepared by

V-J Bass/Judy Little

### Organization

County Parks & Recreation

### Date

12/82
42. All other windows are decorated with a masonry label moulding with stone keystone, corner stones, and stone returns. The first floor windows are decorated with a stone belt course. The basement windows are outlined in brick with corner stones. There is a blind window above the third floor stairway window with corner stones. The front entrance consists of a single, multi-paned door with sidelights. The shingled, gable roof of the porch has a half timber decorated gable end supported by wooden brackets. The foundation is accentuated with a stone band and a brick rowlock course. A railing is provided for the steps at the front entrance.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
The brick masonry consists of a medium to medium dark colored brick with light colored mortar joints. The top of the parapet wall is capped with tile coping. Below this is a false hip roof with wood fascia enclosed with a paneled soffit and supported by wood brackets. There are two types of windows on the front facade. The center bay contains awning windows. The outer bays contain double-hung windows with six over six lights. The third floor windows are decorated with (continued on page 2)

43 History and Significance

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdividers of the tract, John C. Jannopoulo, and went on, as both contractor and developer, to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

44 Description of Environment and Outbuildings

Garage provided. East yard is enclosed with wire fence with wood supports.

45 Sources of Information

University City Building Permit #1770 on 5/3/22
University City City Hall records
-St. Louis City Record 5/8/22
-on site inspections
St. Louis City Directories, 1893-1924
Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

46 Prepared by
V-J Bass/Judy Little

47 Organization
County Parks & Recreation

48 Date
12/82
42. a brick rowlock course with a stone keystone. The first and second story windows and also the stairway windows are decorated with a brick soldier course flat arch with stone keystone and corner stones. The windows are finished with a stone lugsill. The basement windows are decorated with a brick outline. The front entrance consists of a single, multi-paned door with an aluminum storm door. Above the door is a shed roof that has spanish tile with open rafters and supported with two wooden brackets with a stone return on either side of door. There are two stone piers at porch sidewalk. The foundation is accentuated with a stone band that runs across the front facade. The door head is decorated with a painted facade on upper section of door. The decorative motif is decorated like a blind window above the third story window with keystone, and lugsill and a stone diamond-shape in center.

43. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620, and 6630 Clemens.

45. Delmar Garden subdivision plat map, City Hall of University City
The prolific builders in the Delmar Gardens subdivision. They built the first apartments there about 50 of the extant 92 buildings in the subdivision.

City directories indicate that the subdivider of the tract, John C. E.L. Wagner began his construction company in about 1893.

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulou, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

Further Description of Important Features
The brick masonry consists of medium to medium dark colored brick with light mortar joints. The front parapet wall is capped with tile coping. Below this are plastered rectangular shapes with diamond-shaped stones spaced between the rectangles. Below this is a dropped cornice and decorated with modillions and a plain entablature that decorates the third floor story window heads. These double-hung windows with one over one lights in center bay, (continued on page 2)

41 History and Significance
The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulou, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

Description of Environment and Outbuildings

Sources of information:
University City building Permit #1770 on 5/3/22
University City City Hall records
St. Louis Daily Record
on site inspections
St. Louis City Directories, 1893-1924
Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

Prepared by V J Bass/Judy Little
Organization County Parks & Recreation
Date 12/82
Revision Date(s)
42. and six over six lights in the right bay. These windows are finished with a stone lugsill. All other windows on the front facade are decorated with a brick soldier course flat (radiating) arch with a stone keystone. These windows are also finished with a flat arch. The basement windows are decorated with a brick outline with corner stones. The decorative motif which is located above the third story windows is decorated like a blind window, outlined in brick and decorated with a stone lugsill and a stone diamond-shape in the center. The front entrance consists of a multi-paned door with an aluminum storm door. The classical entrance has been altered with the replacement of the wooden columns (that supports the porch roof) with two wrought iron supports. The shingled, pedimented gable roof with a plain entablature is supported by two wooden pilasters and iron supports. The foundation is accentuated with a brick rowlock course and a stone band.

43. He is known to have built at least one house designed by a major architect: McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 766 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

45. Delmar Garden subdivision plat map, City Hall of University City
### Historic Inventory

**Title:** Historic Inventory of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

**Description:**

The brick masonry consists of a medium to medium dark colored brick with dark mortar joints. The front parapet is capped with tile coping, below is a false French tiled roof with an enclosed soffit. All windows are double-hung with multi-panes on the upper sashes. The third floor windows are decorated with a brick soldier course flat arch and finished with a stone lintel and stone squares positioned beneath the window sills and below the lintel. All windows (continued on page 2)

**The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulos, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

**Sources of Information:**

University City Building Permit #2157 on 4/15/23
- University City City Hall records
- On site inspections

St. Louis County Direcories, 1893-1924
Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

**Prepared by:** V-J Bass/Judy Little
**Organization:** County Parks & Recreation
**Date:** 12/82
**Revision Date:** 

---

**Table:**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
<th>City or Town</th>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>749 Heman</td>
<td>747 Second Ave.</td>
<td>University City</td>
<td>Delmar Garden</td>
</tr>
<tr>
<td>16</td>
<td>Thematic Category</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
42. are decorated like this except for the stairway windows. The second story windows and the second story stairway windows are decorated with a stone label moulding. The first story windows are decorated with a stone surround. They are finished with a stone belt course that extends across the front facade. The third story stairway window is decorated with a brick rowlock flat arch with corner stones. The window is further decorated with two rows of radiating brick with brick headers in the center. The decoration is finished with a stone keystone and corner stones (voissoirs). The basement windows are decorated with a stone surround. The front entrance consists of a single, multi-paned door with sidelights. The door has an aluminum storm door. The door is further decorated with a stone surround. The hip French tiled roof is supported by brackets. The foundation is accentuated with a stone band extending across the front facade.

43. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 No.</td>
<td>750 Heman</td>
</tr>
<tr>
<td>2 County</td>
<td>750 Second Ave.</td>
</tr>
<tr>
<td>3 Location of Negatives</td>
<td>Historic Inventory</td>
</tr>
<tr>
<td>4 Present Name(s)</td>
<td>Historic Inventory</td>
</tr>
<tr>
<td>5 Other Name(s)</td>
<td>Historic Inventory</td>
</tr>
<tr>
<td>6 Specific Location</td>
<td>Historic Inventory</td>
</tr>
<tr>
<td>7 City or Town</td>
<td>Historic Inventory</td>
</tr>
<tr>
<td>8 Site Plan with North Arrow</td>
<td>Historic Inventory</td>
</tr>
<tr>
<td>9 Coordinates</td>
<td>Historic Inventory</td>
</tr>
<tr>
<td>10 Structure 1</td>
<td>Historic Inventory</td>
</tr>
<tr>
<td>11 On National Register? No</td>
<td>historic inventory</td>
</tr>
<tr>
<td>12 Is it Eligible? Yes</td>
<td>historic inventory</td>
</tr>
<tr>
<td>13 Part of Established Historic Dist? No</td>
<td>historic inventory</td>
</tr>
<tr>
<td>14 District Yes</td>
<td>historic inventory</td>
</tr>
<tr>
<td>15 Name of Established District</td>
<td>historic inventory</td>
</tr>
<tr>
<td>16 Thematic Category</td>
<td>historic inventory</td>
</tr>
<tr>
<td>17 Date(s) or Period</td>
<td>historic inventory</td>
</tr>
<tr>
<td>18 Style or Design</td>
<td>historic inventory</td>
</tr>
<tr>
<td>19 Architect or Engineer</td>
<td>historic inventory</td>
</tr>
<tr>
<td>20 Contractor or Builder</td>
<td>historic inventory</td>
</tr>
<tr>
<td>21 Original Use, if apparent</td>
<td>historic inventory</td>
</tr>
<tr>
<td>22 Present Use</td>
<td>historic inventory</td>
</tr>
<tr>
<td>23 Ownership</td>
<td>historic inventory</td>
</tr>
<tr>
<td>24 Owner's Name &amp; Address, if known</td>
<td>historic inventory</td>
</tr>
<tr>
<td>25 Open to Public? Yes</td>
<td>historic inventory</td>
</tr>
<tr>
<td>26 Local Contact Person or Organization</td>
<td>historic inventory</td>
</tr>
<tr>
<td>27 Other Surveys in Which Included</td>
<td>historic inventory</td>
</tr>
<tr>
<td>28 No. of Stories</td>
<td>historic inventory</td>
</tr>
<tr>
<td>29 Basement? Yes</td>
<td>historic inventory</td>
</tr>
<tr>
<td>30 Foundation Material</td>
<td>historic inventory</td>
</tr>
<tr>
<td>31 Wall Construction</td>
<td>historic inventory</td>
</tr>
<tr>
<td>32 Roof Type &amp; Material</td>
<td>historic inventory</td>
</tr>
<tr>
<td>33 No. of Bays</td>
<td>historic inventory</td>
</tr>
<tr>
<td>34 Wall Treatment</td>
<td>historic inventory</td>
</tr>
<tr>
<td>35 Plan Shape</td>
<td>historic inventory</td>
</tr>
<tr>
<td>36 Changes</td>
<td>historic inventory</td>
</tr>
<tr>
<td>37 Condition</td>
<td>historic inventory</td>
</tr>
<tr>
<td>38 Preservation Underway? Yes</td>
<td>historic inventory</td>
</tr>
<tr>
<td>39 Endangered? Yes</td>
<td>historic inventory</td>
</tr>
<tr>
<td>40 Visible from Public Road? Yes</td>
<td>historic inventory</td>
</tr>
<tr>
<td>41 Distance from and Frontage on Road</td>
<td>historic inventory</td>
</tr>
</tbody>
</table>

**Further Description of Important Features**

The brick masonry consists of a medium to medium dark colored brick with light mortar joints. The front parapet wall is capped with tile coping. The false hip roof is enclosed with a paneled soffit and supported with wooden brackets. The center bay windows are louvered and the rest of the windows are double-hung windows with six over six lights. All windows are decorated with a brick soldier course flat arch with stone keystone and corner stones. The windows, (continued on page 2)

**History and Significance**

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

**Description of Environment and Outbuildings**

Garage partly demolished.

**Sources of Information**

- University City Building Permit #1770 on 5/3/22
- University City City Hall records
- St. Louis Daily Record
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

**Prepared by**

V-J Bass/Judy Little

**Organization**

County Parks & Recreation

**Date**

12/82

**Revision Date**

1/79
42. are finished with a stone lugsill. The basement windows are outlined with brick. The first floor center bay awning window has a metal awning attached to window head. The decorative blind window located above the third floor window is outlined in brick and decorated with a diamond-shaped stone in the center of the rectangle and finished with a stone lugsill. The front entrance consists of a single, multi-paned door with an aluminum storm door. The door is decorated with a brick soldier course flat arch with stone keystone. The porch is also decorated with a shed roof which is shingled supported by open wooden supports and two wooden brackets. Stone piers located at each side of the door. The foundation is accentuated with a brick rowlock course and a stone band across the front facade.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company; E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 751, 757, 761, 763 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Preservation

**Location:**

- **Address:** 755 Heman, 755 Second Ave.

**Contacts:**

- Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101
- Phone: (314) 829-0071

### Site Plan with North Arrow

#### Description of Environment and Outbuildings

Garage provided.

#### Further Description of Important Features

The brick masonry consists of a raked, medium light to medium colored brick with dark mortar joints. There is a dropped cornice with a brick frieze with evenly spaced diamond-shapes running across the front facade and a plain, wood architrave that decorates the third floor windows. These windows are finished with a stone lugsill. All windows are double-hung with multi-lights on the upper sashes except the stairway windows which have eight over eight lights. (continued on page 2)

#### History and Significance

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

#### Sources of Information

- University City Building Permit #2099 on 3/1/23
- University City City Hall records
- On-site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

#### Preparer

V-J Bass/Judy Little

#### Organization

County Parks & Recreation

#### Date

12/82
42. The first and second story windows and the stairway windows are decorated with a brick soldier course flat arch with terra-cotta keystone, corner stones with pendant. The first story windows are decorated with a stone belt course that extends across the front facade. The basement windows are decorated with brick and corner stones. The front entrance consists of a single, multi-paned door with sidelights. The front door has an aluminum storm door. The classical entrance facade has a pedimented cornice with plain entablature and two pilasters all probably made out of terra-cotta but the facade has been painted over. The pediment has foliage decoration. A railing is provided at steps leading to street. The foundation is accentuated with stone.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No. 4. Present Name(s)
2. County St. Louis 5. Other Name(s)
3. Location of Negatives St. Louis Co. Parks Dept. 761 Heman

6. Specific Location Lot 14, part of 13, Blk F, Delmar Garden

7. City or Town University City
8. Site Plan with North Arrow

9. Coordinates UTM

10. Site Structure Object

11. On National Register? Yes X No X

12. Is It Eligible? Yes X No X

13. Part of Estab Yes No X

14. District Yes X No X

15. Name of Established District

16. Thematic Category

17. Date(s) or Period ca. 1923

18. Style or Design

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent six-family apartment

22. Present Use six-family apartment

23. Ownership Public X Private

24. Owner's Name & Address, if known Jacob & Marie Szapszewj 761 Heman; 63130

25. Open to Public? Yes X No X

26. Local Contact Person or Organization

27. Other Surveys in Which Included

28. No. of Stories 3

29. Basement? Yes X No X

30. Foundation Material squared course rubble

31. Wall Construction brick masonry

32. Roof Type & Material flat false pent/spanish tile

33. No. of Bays Front 7 Side 3

34. Wall Treatment common bond/brick

35. Plan Shape rectangular

36. Changes Addition: (Explain Altered in #42) Moved:

37. Condition Interior unknown

Exterior good

38. Preservation Yes X No X

39. Endangered? Yes X No X

40. Visible from Public Road? Yes X No X

41. Distance from and Frontage on Road 15' and 75'

42. Further Description of Important Features This building is decorated with a tile pent roof in the center bay. Projecting outer bays are decorated with stone beltcourses between floors. Wrought iron railing surrounds first-story windows. Awning windows in outer bays (eight lights). Outer bays have casement windows (six-over-one lights). Wrought iron railings over entrance. Entrance has double doors with arched entrance with rope design circling keystone. Molded brick around door surround.

43. History and Significance No building permit found but excavation permit shows a date of 1923. Building is somewhat similar in appearance to 6602 and 6608 Clemens built by George Pomeroy.

44. Description of Environment and Outbuildings Garage demolished.

45. Source of Information University City Excavation Permit #1803 on 2/16/23 University City City Hall records on site inspection

46. Prepared by V-J Bass / J. Little

47. Organization St. Louis Co. Parks
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>4 Present Name(s)</th>
<th>5 Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>701 Interdrive</td>
<td>705 Interdrive</td>
</tr>
</tbody>
</table>

2 Location of Negatives
St. Louis Co. Parks Dept.

7 Site Plan With North Arrow

<table>
<thead>
<tr>
<th>10 Site</th>
<th>Structure</th>
<th>Object</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

3 City or Town II Rural Township & Vicinity
University City

16 Thematic Category

17 Date(s) or Period
1915

18 Style or Design

19 Architect or Engineer

20 Contractor or Builder
A.M. Cornwell for Trade Realty & Bldg. Co.

21 Original Use, if apparent
Seven family apartment

22 Present Use
Seven family apartment

23 Ownership
Public
Private

24 Owner's Name & Address, if known
J.D.C. Realty Corp.
8204 Delmar Blvd., 63124

25 Open to Public?
Yes
No X

26 Local Contact Person or Organization

27 Other Surveys in Which Included

28 No of Stories
3

29 Basement?
Yes
No

30 Foundation Material
Back filled
Rubble squared

31 Wall Construction
Brick

32 Roof Type & Material
Flat/tar & gravel

33 No. of Bays
Front 7
Side 5/5

34 Wall Treatment
Stretcher bond

35 Plan Shape
Rectangular

36 Changes
Addition
Altered X
Moved

37 Condition
Interior unknown
Exterior
Good

38 Preservation
Underway?
Yes
No X

39 Endangered By What?
By What?
No
Urban renewal area

40 Visible from Public Road?
Yes
No

41 Distance from and Frontage on Road
42' and 57'

42 Further Description of Important Features
701 Interdrive is a three-story, seven family, brick apartment with a flat roof with terra cotta topped parapet walls on the facade and left side (facing Enright Avenue) and tile topped parapet walls on the right side. Battlements on facade topped with ball shaped finial at corners (at sides) and at corners of projecting sleeping porches. Obelisk shaped finial at center of each sleeping porch. Large terra cotta medallion runs from obelisk to top of third floor windows. Seven-bay facade has projecting sleeping

43 History and Significance
The Frederick J. Cornwell family, including Fred J., Alex M., Fred J., Jr., and Ben Cornwell, were real estate developers from early in this century until recent years. Some of their companies have been F.J. Cornwell and Son Realty, Alex M. Cornwell Realty, Fremont Realty, Trade Realty and A.M. and F.J. Realty. Alex M. Cornwell was also vice-president of the Broadway Savings Trust Company in 1922 and both Alex M. and F.J., Jr. were

44 Description of Environment and Outbuildings
No garage, shares rear landscaped courtyard with 6409 Enright.

45 Sources of Information
U.C. Archives in U.C. Library
on site inspection
St. Louis Daily Record 10/20/15
Archives: U.C. Bldg. Permit #645 (for Lot 31), Trade Realty & Bldg. Co., owner, 10/20/15
St. Louis City Directories, 1911-1928

46 Prepared by
A. Van Der Tuin

47 Organization
St. Louis Co. Parks

48 Date
9/82

49 Revision Date(s)
701 Interdrive

42. continued

porches in second bay from either side. Triple, six-over-one, double-hung windows on all three floors. Brick and stone relief decoration in spandrels, along sides of windows and above third floor windows by medallion. First bay from either side has single, six-over-one, double-hung window on all three floors. First and second floor windows have brick labels with stone at corners. Brick and stone relief decoration above third floor windows. Bay to either side of center door has single, six-over-one, double-hung windows on all three floors. Brick labels with stone corners, first and second floor. All first and third floor windows rest on stone beltcourses. All second floor windows have stone lugsills. Flat arch vertical joint beltcourse tops all third floor windows. Single eight-light hinged basement window in bays one, two, six and seven. Single, six-light hinged basement window in bays three and five. Stone slipsills. Stone beltcourse at joint with foundation topped by brick beltcourse. Door in center bay is single leaf, laminated with one light sidelights and is sheltered by a deep, suspended, projecting flat overhang. Small, one step open stoop. Two sets of windows stacked above door. First windows are casement with four lights each side topped by smaller three-light casement windows. Stone lugsill, brick side surrounds and flat arch with stone at corners. Second windows are casement with ten-lights each side topped by smaller eight-light casement windows. Stone lugsill. Brick label and flat arch with stone corners topped by semi-circular brick arch with stone keystone. Stucco arch face with decorative brick and stone work. Decorative stone and brick pattern in relief below parapet wall. Dark smooth brick with white mortar facade and left side. Smooth red brick with white mortar right side and rear. Steel fire escape at rear.

43. continued

officers in the Melbourne Hotel Company. F.J. Cornwell's home was at 5909 Clemens, where the other Cornwells, presumably his sons, lived in the late teens and twenties. Buildings developed by various Cornwell companies in Parkview Gardens include: 6275 and 6409 Enright; 701 Interdrive; 709 Limit; 702 Westgate; and 727 Syracuse, all built between 1915 and 1925. All are six-family buildings. Other Cornwell apartments are on Waterman near Rosedale. Several single-family houses in Parkview subdivision were built by Cornwell. Members of the Cornwell family are living in St. Louis County today.

45. continued

Parkview Agents, Urban Oasis, 75 Years in Parkview, A St. Louis Private Place, Boar's Head Press, St. Louis, 1979
Further Description of Important Features 704 Interdrive is a three-story, six-family brick apartment with a flat roof with terra cotta-topped parapet walls on the facade (and first bay of either side) and tile-topped parapet walls on the sides. Three-bay facade has triple, six-over-one, double-hung windows on all three floors of both projecting end bays. Flat arch vertical joints all three floors. Projecting terra cotta lugsill third floor. First and second floor windows rest on projecting terra cotta beltcourses. Single (one light each side) casement window.

History and Significance The architect was probably Charles H. Deitering, as the building is similar to 736 Eastgate which was developed by V.E. Rhodes and designed by Deitering in 1916; or perhaps the contractor may have referred to the 1916 Deitering plans.

Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president.
704 Interdrive

42. continued


43. continued

of Celrose Realty Company. His buildings, both the large six-family structures and the smaller three and four-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows. The addresses are: 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-16 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
### 708 Interdrive

**Lots 2, 3, Blk 5, N. Parkview**

**University City**

- **Site Plan with North Arrow**

<table>
<thead>
<tr>
<th>Coordinates</th>
<th>UTM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot/Lot</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part of Estate</th>
<th>Hist Dist?</th>
<th>13 Part of Estate</th>
<th>Yes</th>
<th>No</th>
<th>15 Name of Established District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16 Thematic Category</th>
<th>28 No of Stories</th>
<th>29 Basement?</th>
<th>30 Foundation Material</th>
<th>31 Wall Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Yes</td>
<td>Rubble squared</td>
<td>Brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17 Date(s) or Period</th>
<th>18 Style or Design</th>
<th>19 Architect or Engineer</th>
<th>20 Contractor or Builder</th>
<th>21 Original Use, if apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Attrib. to Chas. H. Deitering</td>
<td>V.E. Rhodes</td>
<td>Same</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>22 Present Use</th>
<th>23 Ownership</th>
<th>24 Owner's Name &amp; Address, if known</th>
<th>25 Open to Public?</th>
<th>26 Local Contact Person or Organization</th>
<th>27 Other Surveys in Which Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Same</td>
<td>Public</td>
<td>Myrtle Neuman</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>28 No of Stories</th>
<th>29 Basement?</th>
<th>30 Foundation Material</th>
<th>31 Wall Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes</td>
<td>Rubble squared</td>
<td>Brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>32 Roof Type &amp; Material</th>
<th>33 No. of Bays</th>
<th>34 Wall Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat/Tar &amp; Gravel</td>
<td>Front 3 Side</td>
<td>stretcher bond</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>35 Plan Shape</th>
<th>36 Changes</th>
<th>37 Condition Interior</th>
<th>Exterior</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rectangular</td>
<td>Addition</td>
<td>unknown</td>
<td>fair</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>38 Preservation Underway?</th>
<th>39 Endangered?</th>
<th>40 Visible from Public Road?</th>
<th>41 Distance from and Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>X</td>
<td>No</td>
<td>4'-80'</td>
</tr>
</tbody>
</table>

42 Further Description of Important Features: 708 Interdrive is a three-story, six-family brick apartment with a flat roof with terra cotta-topped parapet walls on the facade (and first bay of either side) and tile-topped parapet walls on the sides. Three-bay facade has triple, six-over-one, double-hung windows on all three floors of both projecting end bays. Flat arch vertical joints all three floors. Projecting decorated terra cotta lugsill third floor. First and second floor windows rest on projecting decorated terra cotta belt courses. Single, one light each.

### History and Significance

The architect was probably Charles H. Deitering, as the building is similar to 736 Eastgate which was developed by V.E. Rhodes and designed by Deitering in 1916; or perhaps the contractor may have referred to the 1916 Deitering plans.

Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of

### Description of Environment and Outbuildings

- Garage demolished. Vacant lot to left (N) side.

---

**References**

- U. City bldg. permit #1131 granted to V.E. Rhodes, 7/23/19; no architect listed
- Garage permit #1919
- *St. Louis Daily Record*, 7/25/19, St. Louis Co. pmt #13420 $20,000 on site inspection
- Necrology Notebook XIII, p. 134, MO Hist. Society
- Book of St. Louisans, St. Louis Republic, 1912
- *St. Louis Daily Record*, 7/25/19, St. Louis Co. pmt #13420
- St. Louis Co. Parks Dept.
- Deitering was a principal architect and developer in North Parkview, attributed to Chas. H. Deitering in 1916;
- 1916, Deitering was a principal architect and developer in North Parkview,
- Deitering was a principal architect and developer in North Parkview, as the building is similar to 736 Eastgate which was developed by V.E. Rhodes and designed by Deitering in 1916; or perhaps the contractor may have referred to the 1916 Deitering plans.

---

**Organization**

- St. Louis Co. Parks

**Date**

- 9/14/82
side) casement window in basement of both end bays. Terra cotta beltcourse at joint with foundation. Projecting decorated terra cotta beltcourse above third floor windows. Door is single-leaf, two-panel, one-light with terra cotta side surrounds and stone slipsill. Topped by heavy terra cotta semi-circular arched pediment with brackets and medallion in face. Electric light to either side of door. Terra cotta beltcourse below first floor windows stops before intersecting door. Two, single, six-over-one, double-hung windows stacked in staircase above door. Brick lugsills on both. Upper window has decorative brick side surrounds and semi-circular arch with decorative flat arch base at top. Terra cotta beltcourse below second floor windows notches above first staircase window in flat arch design. Exterior steel fire escape at rear. Multi-colored dark textured brick with grey mortar on facade. Smooth brick left side and rear. Textured brick right side. White mortar sides and rear. Duplicate (cosmetic differences) of 704 Interdrive.

43. continued

Celrose Realty Company. His buildings, both the large six-family structures and the smaller three and four-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows. The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.

45. continued

Stevens, Walter B., St. Louis, The Fourth City, S.J. Clarke, St. Louis, 1909
709 Interdrive is a three-story, three-family, brick apartment with flat roof with tile-topped parapet walls on the sides and terra cotta-topped parapet walls on the facade. Two-bay facade has projecting sleeping porches in the right (N) bay. Triple six-over-one, double-hung windows all three floors. First floor windows rest on stone beltcourse. Second and third floor windows have stone lugsills. First and second floor windows topped by contrasting brick beltcourse with stone blocks above mullions and at arch ends.

Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company. His buildings, both the large six-family structures and the smaller three and four-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian

**Further Description of Important Features**

709 Interdrive is a three-story, three-family, brick apartment with flat roof with tile-topped parapet walls on the sides and terra cotta-topped parapet walls on the facade. Two-bay facade has projecting sleeping porches in the right (N) bay. Triple six-over-one, double-hung windows all three floors. First floor windows rest on stone beltcourse. Second and third floor windows have stone lugsills. First and second floor windows topped by contrasting brick beltcourse with stone blocks above mullions and at arch ends.

**Architect**

Charles H. Deitering

**Contractor or Builder**

V.A. Chinberg for Alco Inv. Co.

**Original Use, if apparent**

Family apartment

**Ground Floor**

- **Present Use**
  - Same

**Second Floor**

- **Present Use**
  - Same

**Third Floor**

- **Present Use**
  - Same

**External Condition**

- **Unknown**

**Preservation Underway**

- No

**Endangered**

- No

**Visible from Public Road**

- Yes

**Urban Renewal Area**

- No

**Description of Environment and Outbuildings**

Garage demolished. Driveway right (N) side.
Third floor windows topped by stone beltcourse. Projecting terra cotta entablature between third floor windows and parapet walls. Contrasting brick beltcourse below entablature. Five decorative stone blocks both above and below entablature (three in right bay, two in left bay). Door in recessed left bay is single-leaf, one-panel with single semi-circular arched light. Stone lugsill projects to create step. Square wood pilaster to either side of door supports decorated wood pediment. Electric light to left side of door. Stone beltcourse at joint with foundation. Windows stacked above door are single, one-over-one, double-hung. Bottom light of lower window is leaded. Stone lugsills. Extra large contrasting brick flat arch vertical joints with decorative stone blocks at arch center and ends. Shingled bay window right side. Steel fire escape at rear. Dark, textured brick facade and first bay of right side. Mixture of grey and white mortar. Smooth brick with white mortar remaining sides.

The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences. Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926.
715 Interdrive is a two-story, brick duplex with a low gable shingled roof. Two tall brick chimneys left slope at side. Facade has four bays first floor and two bays second floor. Shingled gable face has double, four-over-four, double-hung Windows with wood frame and sill. Second story windows are double, six-over-one, double-hung with stone lugsill and extra large flat arch vertical joint (staggered) in both bays. Shingled, shed porch roof over entire facade. Access to porch up two sets of stone steps.

John J. Lavin and Patrick J. Lavin are listed as building contractors with an address at 715 Interdrive in 1922 and 1924 City Directories. The 1922 County Directory identifies Patrick J. Lavin as a stone mason.
42. continued

( outside bays). Porch roof supported by large square post at corners and single tapered post at center. Posts and porch face and sides (up to porch floor) are rubble squared. Stone capped low brick walls between posts. Concrete porch floor. Single-leaf, one-panel, eight-light oak door with stone lugsill each outside bay. Single, ten-over-one, double hung windows with stone lugsills in center two bays. Small stained glass windows left side. Two story open wood porch at rear. Medium colored textured brick on facade. Smooth brick remaining three sides. White mortar throughout.
16. Thematic Category

17. Date(s) or Period
1923

18. Style or Design

19. Architect or Engineer

20. Contractor or Builder
J. M. Moran for A. F. Lerner

21. Original Use, if apparent
3-family apartment

22. Present Use
same

23. Ownership
Public

24. Owner's Name & Address, if known
Armond & Margaret Forster
717 Interdrive; 63130

25. Open to Public?
Yes

26. Local Contact Person or Organization

27. Other Surveys in Which Included

28. No. of Stories
3

29. Basement?
Yes

30. Foundation Material
Concrete

31. Wall Construction
Brick

32. Roof Type & Material
False gable/shingle & flat/ter &

33. No. of Bays
Gravel

34. Wall Treatment
Front 3 Side 5/6

35. Plan Shape
Rectangular

36. Changes
Addition: X

37. Condition
Interior unknown

38. Preservation
Yes

39. Endangered?
Yes

40. Visible from Public Road?
No

41. Distance from and Frontage on Road
42' and 41'

Further Description of Important Features

717 Interdrive is a three-story, three-family, brick apartment with a false cross gable (with facade-facing gable over sleeping porch) roof on facade and flat roof at rear with tile-topped parapet walls on the sides. Three-bay facade has projecting sleeping porches in right (N) bay. Triple, six-over-one, double-hung windows on all three floors. Windows rest on stone beltcourses and have decorated stone side surrounds and lintels with keystones. Stuccoed walls, timber gable faces with projecting eaves. Stone corners.

History and Significance

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed stone trim; some have Tudor details. The addresses are: 740, 846, 900, 904, 909, 914, 915, 916, 920 and 924 Eastgate.

Description of Environment and Outbuildings

Four-car brick garage off alley at rear.
717 Interdrive

42. continued

between first floor beltcourse and foundation on sleeping porch bay. Stone beltcourse at joint with foundation. Left two bays are recessed. Center bay has single, eight-over-one, double-hung windows on all three floors. Windows rest on stone beltcourses with decorated stone side surrounds and lintels with keystones. Door in left bay is single-leaf, one-panel, one-light with one-light sidelights and stone slipsill. Decorated stone side surrounds with elliptical arch with alternating radiating stone voussoirs. "717" carved in relief in keystone. Electric light above door. Decorative stone at corner between beltcourse and foundation matched by stone between left and center bays. Windows stacked in staircase above door are single, double-hung leaded with leaded sidelights. Stone lugsills, decorated side surrounds and lintels with keystones. Dark, multi-colored textured brick with black mortar on facade and first bay of right (N) side. Smooth brick with white mortar on remaining sides. Steel fire escape at rear. Small leaded windows on right side.

43. continued

717 and 731 Interdrive; 6242, 6246, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 731 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
42 Further Description of Important Features: 720 Interdrive is a three-story, six-family, brick apartment with a flat roof with terra cotta-topped parapet walls on the facade and tile-topped parapet walls on the sides. Five-bay facade has triple, three-over-one, double-hung windows on all three floors of both projecting end bays. Recessed bays to either side of central door bay have single, three-over-one, double-hung windows on each floor. Two, single, ten-over-one, double-hung windows stacked in staircase above door. All windows have projecting decorated concrete sills.

43 History and Significance: Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company. His buildings, both the large six-family structures and the smaller three and four-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows.

44 Description of Environment and Outbuildings: Vacant lot to right (S) side.

45 Sources of Information:
- House # certif. 11/20/16; excav. pmt. 11/20/16; no bldg. pmt. found
- U. City City Hall Records on site inspection
- Book of St. Louisans, St. Louis Republic, St. Louis, 1912
- Necrology Notebook XIII, p. 134, MO Hist. Society
- Stevens, Walter E., St. Louis, The Fourth City, S.J. Clarke, St. Louis, 1909

46 Prepared by:
- A. Van Der Tuin

47 Organization:
- St. Louis Co. Parks

48 Date:
- 9/14/82

49 Revision Date(s):
720 Interdrive

42. continued

lugsills. First floor windows lugsills part of concrete beltcourse. Third floor windows topped by projecting decorated beltcourse above third floor windows (below parapet wall). Stone beltcourse at joint with foundation. Single casement window (one light either side) in basement bay to either side of door (one window boarded up) stone slipsills. Door is single leaf, one-panel, with one-light and one-light sidelights. Evidence of hood removed from above door. False balcony (no floor) of wrought iron above door. Steel fire escape at rear. Dark, multi-colored, textured brick with grey mortar facade and first bay of either side. Some small leaded windows on sides. Smooth brick with white mortar sides and rear.

43. continued

windows. The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne, 714, 727 Limit, 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
721 Interdrive is a three-story, three-family, brick apartment with a false hip and cross gable roof on the facade and a flat roof to the rear with tile-topped parapet walls on the sides. Two-bay facade has projecting sleeping porches in the left bay. Triple, eight-over-one, double-hung windows on all three floors of sleeping porch. All sleeping porch windows rest on stone beltcourses. First and second floor windows have stone lintels (rounded ends) with keystones above mullions. Third floor windows are part of lower facade. Their windows are trellised with iron railings. Two small windows are located on the left side of the facade.

Further Description of Important Features

The contractor was identified in U. City Records as J. Chapman and in the St. Louis Daily Record as P. Mueller. Perhaps they were associated in the same firm. Buildings by both men are nearly identical. They are mostly three-story, three-family apartments with false hip roofs. Some addresses are 805, 807, 843 and 847 Westgate, 721 and 723 Interdrive, 744 and 752 Syracuse; and 6421 and 6425 Cates.

Sources of Information

U. City bldg. pmt. #1762 granted to A.J. Hotfelder 5/1/22
St. Louis Daily Record 5/8/22 Hotfelder; P. Mueller, contr. on site inspection
City Directory, 1923

Prepared by
A. Van Der Tuin
Organization
St. Louis Co. Parks
Date 9/24/82
Revision Date(s)
721 Interdrive

42 continued
topped by flat arch, vertical joint beltcourse across entire facade. Projecting eaves. Stone beltcourse at joint with foundation. Two, single, two-light hinged basement windows with stone slipsills in sleeping porch bay. Door in recessed right bay is single-leaf, laminated with one-light sidelights. Door has stone slipsill, side surrounds and lintel with "Raymond" incised in keystone. Electric light above door. Two sets of windows stacked above door are double, single-light, fixed with stone lugsills, lintels with rounded ends and keystones. Upper windows have leaded glass fixed windows at top. Steel fire escape at rear. Multi-colored dark textured brick with black mortar on facade and first bay of left side. Smooth brick with white mortar remaining sides. Duplicate (cosmetic differences) of 723 Interdrive.

43. continued

Alphonse J. Hotfelder was the developer of at least eight buildings in Parkview Gardens, from 1922 to 1924. Hotfelder Realty and Building Company at 4404 Natural Bridge was described in 1923 as providing real estate loans and insurance, estate management, rent collection and building services. Junius Chapman and P. Mueller were contractors for all of Hotfelder's projects in Parkview Gardens.
**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>723 Interdrive</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Lot 26, blk 4, N. Parkview</td>
</tr>
<tr>
<td>2.</td>
<td>St. Louis City, Missouri 65101</td>
</tr>
<tr>
<td>3.</td>
<td>&quot;June&quot;</td>
</tr>
<tr>
<td>4.</td>
<td>Jefferson City, Missouri 65101</td>
</tr>
<tr>
<td>5.</td>
<td>&quot;June&quot;</td>
</tr>
<tr>
<td>6.</td>
<td>&quot;June&quot;</td>
</tr>
</tbody>
</table>

**Further Description of Important Features**

723 Interdrive is a three-story, three-family, brick apartment with a false hip and cross gable roof on the facade and flat roof to the rear with tile-topped parapet walls on the sides. Two-bay facade has projecting sleeping porches in right bay. Triple, eight-over-one, double-hung windows on all three floors. Windows rest on stone beltcourse (sleeping porch bay only) on all three floors. Stone lintel with keystones above Mullions first and second floors. Flat arch, vertical joint, beltcourse above third floor.

**History and Significance**

The contractor was identified in U. City records as J. Chapman and in the St. Louis Daily Record as P. Mueller. Perhaps they were associated in the same firm. Buildings by both men are nearly identical. They are mostly three-story, three-family apartments with false hip roofs. Some addresses are 805, 807, 843, and 847 Westgate; 721 and 723 Interdrive; 744 and 752 Syracuse; and 6421 and 6425 Cates.

**Description of Environment and Outbuildings**

Garage demolished. Driveway left (S) side.

---

**Sources of Information**

U. City bldg. pmt. #1762 granted to A.J. Hotfelder 5/1/22
St. Louis Daily Record 5/8/22 Hotfelder; P. Mueller, contr.
on site inspection
City Directory, 1923

---

**Prepared by**

A. Van Der Tuin
St. Louis Co. Parks
9/24/82
723 Interdrive

42. continued

windows below projecting eaves runs across facade. Stone beltcourse at joint with foundation. Two, single, two-light hinged basement windows with stone slipsills in sleeping porch bay. Door in recessed left bay is single-leaf, one-panel with one-light and one-light sidelights. Stone slipsill, side surrounds and decorated lintel with "June" incised in keystone. Electric light above door. Two sets of windows stacked above door are double, one-over-one, double-hung with stone lugsill and lintel with keystone. Upper windows have leaded glass fixed windows at top. Steel fire escape at rear. Multi-colored, dark, textured brick with black mortar on facade and first bay of right side. Smooth brick with white mortar remaining sides. Duplicate (cosmetic differences) of 721 Interdrive.

43. continued

Alphonse J. Hotfelder was the developer of at least eight buildings in Parkview Gardens, from 1922 to 1924. Hotfelder Realty and Building Company at 4404 Natural Bridge was described in 1923 as providing real estate loans and insurance, estate management, rent collection and building services. Junius Chapman and P. Mueller were contractors for all of Hotfelder's projects in Parkview Gardens.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>725-27 Interdrive</td>
<td></td>
</tr>
</tbody>
</table>

**Lot 25, blk 4, N. Parkview**

**University City**

**Site Plan with North Arrow**

<table>
<thead>
<tr>
<th>16</th>
<th>Thematic Category</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>University City</td>
</tr>
</tbody>
</table>

**Date(s) or Period**

| 17 | 1916 |

**Style or Design**

| 18 | Duplex |

**Architect or Engineer**

| 19 | A.L. Woas |

**Contractor or Builder**

| 20 | Woas-Flint Const. Co. |

**Original Use, if apparent**

| 21 | Duplex |

**Present Use**

| 22 | Same |

**Ownership**

| 23 | Public |

**Owner's Name & Address**

| 24 | Janie Alversia Martin |

**Address**

| 25 | 725 Interdrive, 63105 |

**Open to Public?**

| 26 | Yes |

**Local Contact Person or Organization**

| 27 | |  

**Condition**

| 37 | Unknown |

**Archives**

| 42 | Further Description of Important Features: 725-27 Interdrive is a two-story brick duplex with a low hip (tile) roof. Facade has three bays on second floor, four bays on first floor. First floor has double four-over-one, double-hung windows with stone sills and decorative glazed green brick label on each floor. Double doors on first floor are single-leaf, two-panel, with six lights and transom. Doors sheltered by open stoop. Four stone steps lead to stoop from either side. Wrought iron railing along steps. Square brick column (with cutaway. |

**Endangered?**

| 39 | Yes |

**By What?**

| 40 | Urban renewel area |

**Visible from**

| 41 | Yes |

**Public Road?**

| 42 | No |

**Distance from and Frontage on Road**

| 43 | 42' and 42' |

**Description of Environment and Outbuildings**

| 44 | |  

**Sources of Information**

| 45 | Archives: Bldg. pmt. #735, Woas-Flint Const. Co., owner & bldr., 4/23/16 on site inspection 
League of Women Voters, Mirror of St. Louis County, 1928, in collection of University City Library Archives |

**Prepared by**

| 46 | A. Van Der Tuin |

**Organization**

| 47 | St. Louis Co. Parks |

**Date**

| 48 | 9/82 |

**Revision Date(s)**

| 49 | |
interior corner) at each outside corner of porch has stone cap. Seven small square brick posts with stone railing between corner columns along facade. Porch roof creates balcony on second floor with wrought iron railings running to low stone topped square brick posts at corners. Single-leaf, two-panel door with six lights and glazed brick label opens to second floor balcony. Broad eaves around perimeter. Steel fire escape at rear. Small leaded windows, first two bays of right side. Rubble squared on foundation at facade and face of porch. Large, single, two-light hinged basement window with stone slipsill - first bay from either side. Smaller, single, three-light hinged basement window in both bays of porch face. Dark textured brick with dark mortar throughout. Some white tuckpointing. Side entrance, left (s) side.
28. No. of Stories: 3
29. Basement?: Yes X
30. Foundation Material: concrete
31. Wall Construction: brick
32. Roof Type & Material: flat/tar & gravel
33. No. of Bays: Front 10 Side 5/3
34. Wall Treatment: common bond
35. Plan Shape: rectangular

42. Further Description of Important Features: 726-28 Interdrive is a three-story, twelve-family brick apartment with a flat roof with terra cotta topped parapet walls on the facade and side facing street and tile topped parapet wall at side facing alley. Ten-bay facade has triple, double-hung windows - larger six-over-one window at center flanked by smaller four-over-one window to either side - on each floor of bays one, four, seven and nine (from alley). Double, six-over-one, double-hung windows on all floors of bays two, five, six and ten. Entrance doors in bays
43. History and Significance: Joseph W. Kopman built two twelve-family buildings at 726-728 and 730-732 Interdrive, in 1923. Kopman and the Jayan Realty Company also built three duplexes in 1925 at 6641-43, 6645-47 and 6649 Clemens. The duplexes have separate outside entrances for each apartment and decorative architectural features such as half-timbering, arched canopies over the doors, and iron balconies. The City Directory of 1928 lists a Kopman Construction Company building contractor, Joseph W. Kopman.
44. Description of Environment and Outbuildings: Facade rotated 90° from street to create courtyard with 730-32 Interdrive. Raised 18" concrete wall at public sidewalk. 5'-6" damaged cast iron light standard to either side of steps up to courtyard.
45. Sources of Information:
U.C. Bldg. permit #2411 granted to Joseph W. Kopman 11/20/23
U. City City Hall records
on site inspection
St. Louis City Directory, 1928
726-28 Interdrive

42. continued

three and eight. All first floor windows rest on stone beltcourse. Stone lugsills second and third floor windows. Contrasting brick flat arch vertical joints with decorative stone blocks at arch ends and above mullions all windows. Third floor flat arches part of brick beltcourse. Replacement of some four and six light windows with single light. Contrasting brick beltcourse between third floor window flat arches and parapet wall. Header jointed beltcourse immediately below terra cotta on parapet wall. Parapet wall rises above both entrances and first bay from alley. First bay from alley projects from facade. Stone beltcourse at joint with foundation. Three brick beltcourses - one above stone beltcourse at foundation; one above basement windows; one immediately below stone beltcourse below first floor windows. Single, two-light, hinged window in basement in bays four, seven and nine. Uneven replacement or boarding up of basement windows. Door in bay three is single-leaf, one-panel, with fifteen lights and ten-light sidelights. Door in bay eight is single-leaf, one-panel with seven lights and four-light sidelights. Doors have stone lugsills, side surrounds, lintel and keystone. Electric light above keystone. Two windows stacked in staircase above doors are single, double-hung with leaded and stained glass. Some replacement with single light clear glass. Windows have stone lugsills, side surrounds (which carry between windows) and flat arches vertical joints. Upper flat arch has stone blocks at ends. Two sets of steel fire escapes at rear. Multi-colored textured brick with white mortar throughout. Duplicate of 730-32 Interdrive; cosmetic differences.
**Further Description of Important Features**

730-32 Interdrive is a three-story, twelve-family brick apartment with a flat roof with terra cotta topped parapet walls on the facade and side facing street and tile topped parapet wall at side facing alley. Ten-bay facade has triple, double-hung windows - larger six-over-one window at center flanked by smaller four-over-one window to either side - on each floor of bays one, four, seven and nine (from alley). Double, six-over-one, double-hung windows on all floors of bays two, five, six and ten. Entrance doors in bays.

**History and Significance**

Joseph W. Kopman built two twelve-family buildings at 726-728 and 730-32 Interdrive, in 1923. Kopman and the Jayan Realty Company also built three duplexes in 1925 at 6641-43, 6645-47 and 6649 Clemens. The duplexes have separate outside entrances for each apartment and decorative architectural features such as half-timbering, arched canopies over the doors, and iron balconies. The City Directory of 1928 lists a Kopman Construction Company.

**Description of Environment and Outbuildings**

Facade rotated 90° from street to create courtyard with 726-28 Interdrive. Raised 18' concrete wall at public sidewalk. 5-6' damaged cast iron light standard to either side of steps up to courtyard.

**Sources of Information**

U.C. Bldg. permit #2411 granted to Joseph W. Kopman 11/20/23
U. City City Hall records
on site inspection
St. Louis City Directory, 1928

---

**Table Data**

<table>
<thead>
<tr>
<th>4 Present Name(s)</th>
<th>28 No. of Stories</th>
<th>29 Basement?</th>
<th>30 Foundation Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>730-32 Interdrive</td>
<td>3</td>
<td>Yes</td>
<td>Concrete</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16 Thematic Category</th>
<th>21 Original Use, if apparent</th>
<th>22 Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>12 family apartment</td>
<td>same</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>23 Ownership</th>
<th>24 Owner's Name &amp; Address, if known</th>
<th>25 Open to Public?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
<td>Robert &amp; Nancy Wolfe</td>
<td>Yes</td>
</tr>
<tr>
<td>Private</td>
<td>4 Colonial Hills Dr., 63141</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26 Local Contact Person or Organization</th>
<th>27 Other Surveys in Which Included</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>42 Further Description of Important Features</th>
<th>43 History and Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>730-32 Interdrive is a three-story, twelve-family brick apartment with a flat roof with terra cotta topped parapet walls on the facade and side facing street and tile topped parapet wall at side facing alley. Ten-bay facade has triple, double-hung windows - larger six-over-one window at center flanked by smaller four-over-one window to either side - on each floor of bays one, four, seven and nine (from alley). Double, six-over-one, double-hung windows on all floors of bays two, five, six and ten. Entrance doors in bays.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>44 Description of Environment and Outbuildings</th>
<th>45 Sources of Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facade rotated 90° from street to create courtyard with 726-28 Interdrive. Raised 18' concrete wall at public sidewalk. 5-6' damaged cast iron light standard to either side of steps up to courtyard.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>46 Prepared by</th>
<th>47 Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Van Der Tuin</td>
<td>St. Louis Co. Parks</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>48 Date</th>
<th>49 Revision Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/82</td>
<td></td>
</tr>
</tbody>
</table>
three and eight. All first floor windows rest on stone beltcourse. Stone lug sills second and third floor windows. Contrasting brick flat arch vertical joints with decorative stone blocks at arch ends and above mullions all windows. Third floor flat arches part of brick beltcourse. Replacement of some four and six light windows with single light. Contrasting brick beltcourse between third floor window flat arches and parapet wall. Header jointed beltcourse immediately below terra cotta on parapet wall. Parapet wall rises above both entrances and first bay from alley. First bay from alley projects from facade. Stone beltcourse at joint with foundation. Three brick beltcourses - one above stone beltcourse at foundation; one above basement windows; one immediately below stone beltcourse below first floor windows. Single, two-light, hinged window in basement in bays four, seven and nine. Uneven replacement or boarding up of basement windows. Door in bay three is single-leaf, one-panel, with fifteen lights and ten-light sidelights. Door in bay eight is single-leaf, one-panel with seven lights and four-light sidelights. Doors have stone lugsills, side surrounds, lintel and keystone. Electric light above keystone. Two windows stacked in staircase above doors are single, double-hung with leaded and stained glass. Some replacement with single light clear glass. Windows have stone lugsills, side surrounds (which carry between windows) and flat arches vertical joints. Upper flat arch has stone blocks at ends. Two sets of steel fire escapes at rear. Multi-colored textured brick with white mortar throughout. Duplicate of 726-28 Interdrive; cosmetic differences.
### Historic Inventory of 731 Interdrive

**Location:** Lot 24, blk 4, N. Parkview

**City or Town:** University City

**Structure:** Interdrive

---

**Thematic Category:**
- Date(s) or Period: 1922

**Style or Design:**
- Architect or Engineer: James M. Moran
- Contractor or Builder: Max Goldman
- Original Use, if apparent: Family Apt.
- Present Use: Same

**Ownership:**
- Private X

**Owner's Name & Address:**
- Blanche Burack
- 11561 Olive St. Rd.; 63141

**Open to Public:**
- Yes X

**Local Contact Person or Organization:**
- Name:
- U. C. Bldg. permit #1667 granted to Max Goldman 1/26/22
- U. City City Hall records on site inspection
- St. Louis City Directory, 1924
- St. Louis City Directories, 1922-1927

---

**Further Description of Important Features:**

731 Interdrive is a three-story, three-family brick apartment with a false low hip roof on the facade and a flat roof at rear with tile-topped parapet walls on the sides. Two-bay facade has triple, four-over-one, double-hung windows on all three floors on right, projecting sleeping porch bay. Windows have stone sills with decorative blocks below mullions. Stone lintel above first and second floor windows has "keystones" above mullions. Three decorative stone square blocks (tipped 45°) between first floor windows. Details described are:

1. **History and Significance:**
   - James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate; 717...

2. **Description of Environment and Outbuildings:**
   - Garage permit 1922; demolished in 1965.

---

**Sources of Information:**

- U. C. Bldg. permit #1667 granted to Max Goldman 1/26/22
- U. City City Hall records on site inspection
- St. Louis City Directory, 1924
- St. Louis City Directories, 1922-1927
731 Interdrive

42. continued

and second and third floor windows. Third floor windows topped by plain wood frieze below projecting eaves. Large wood brackets below eaves - four on facade, two on first bay of either side. Stone beltcourse at joint with foundation intersects lugsill below door in recessed left bay. Low stone-topped brick walls to either side of door create small open stoop with tile floor. Door is single-leaf, four-panel, with four lights, and five-light sidelights. Large, stone side surrounds with stone lintel and pronounced "keystone". Electric light to either side of door. Two windows stacked above door are single, four-over-one, double-hung with five-light sidelights. Stone lugsills with stone blocks (square) tipped 45° between windows; three stone blocks (square) tipped 45° above second window. Steel fire escape at rear. Multi-colored dark textured brick with deep set black mortar throughout.

43. continued

and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
2. Further Description of Important Features:

735 Interdrive is a three-story, six-family, brick apartment with a false low gable roof over projecting sleeping porches, false low hip roof over facade and flat roof at rear with tile-topped parapet walls. Seven-bay facade has double, four-over-one, double-hung windows on all three floors of sleeping porch bays (second bay from either side) and bay to either side of center entrance bay. First bay from either side has single, four-over-one, double-hung window on all three floors. Two windows stacked above.

43. History and Significance:

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

44. Description of Environment and Outbuildings:

Garage demolished.
door are single, double-hung with leaded glass in top light and single light at bottom. All windows have stone lugsills. Third floor windows topped by plain wood frieze. Projecting eaves. Half-timber and stucco gable faces. Remaining windows have flat arches vertical joints. Windows in basement in sleeping porches and bays to either side of door are single, two-light, hinged with stone slipsills. Stone beltcourse at joint with foundation intersects stone slipsill below door. Door is single-leaf, two-panel with eight lights and is topped by large low gable hood with brackets and projecting eaves. Wood gable face. Square brick pilaster to either side of door. Dark, textured brick with black mortar (some white) on facade. Over-size brick with white mortar remaining three sides. Steel fire escape at rear. Duplicate (cosmetic differences) of 751, 745 and 741 Interdrive.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65107

HISTORIC INVENTORY

1. No
2. County
   St. Louis
3. Location of Negatives
   St. Louis Co. Parks Dept.
4. Present Names(s)
   738 Interdrive
5. Other Name(s)

6. Specific Location
   Lot 11, Blk 5, N. Parkview

7. City or Town
   University City
8. Situ Plan with North Arrow

9. Coordinates
   UTM
   Lat Long

10. Site
    Building X

11. On National Register? Yes No

12. Is it Eligible? Yes No

13. Part of Estab
    Hist Dist? Yes No

14. District Potential? Yes No

15. Name of Established District

16. Thematic Category

17. Date(s) or Period
   1916

18. Style or Design

19. Architect or Engineer
   C.H. Deiting

20. Contractor or Builder
    J. Chapman for M.J. Bierenbaum

21. Original Use, if apparent
    Same

22. Present Use
    Same

23. Ownership
    Public: 1
    Private: Yes X

24. Owner’s Name & Address, if known
    Joel P. Wyler
    8638 Delmar; 63130

25. Open to Public? Yes X No

26. Local Contact Person or Organization

27. Other Surveys in Which Included

28. No of Stories 3

29. Basement? Yes X No

30. Foundation Material
    Rubble/squared

31. Wall Construction
    Brick

32. Roof Type & Material
    Flat/tar & gravel

33. No of Bays
    Front: 3
    Side: 6/6

34. Wall Treatment
    Common bond

35. Plan Shape
    Rectangular

36. Changes
    Addition: X
    Alteration: No
    Moved: No

37. Condition
    Interior: unknown
    Exterior: Fair to Poor

38. Preservation Underway? Yes No

39. Endangered? Yes X No

40. Visible From Public Road? Yes X No

41. Distance from and Frontage on Road

42. Further Description of Important Features

738 Interdrive is a three-story, six-family, brick apartment with a flat roof with tile-topped parapet walls on the sides and concrete-topped parapet walls on the facade. Three-bay facade has double, six-light, hinged aluminum windows on all three floors of both bays to either side of central entrance bay. Windows have aluminum-clad lugsills. Double, six-light, hinged windows in basement have concrete lugsill. Brick beltcourse at joint with foundation. Shaped, projecting concrete beltcourse caps projecting brick

43. History and Significance

Architect Charles H. Deiting was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company. His buildings, both the large six-family structures and the smaller three and four-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian

44. Description of Environment and Outbuildings

Garage bldg. permit 3/12/17; demolished 1957.

45. Sources of Information

Archives:
   bldg. permit #775, M.J. Bierenbaum, owner, 8/10/16
   U. City Archives in U. City Library
   on site inspection
   Book of St. Louisans, St. Louis Republic, 1912
   City Directory, 1918
   Stevens, Walter B., St. Louis, The Fourth City, S.J. Clarke, St. Louis 1909

46. Prepared by
   A. Van Der Tuin

47. Organization
   St. Louis Co. Parks

48. Date
   9/12/82

49. Revision Date(s)
738 Interdrive

42. continued

foundation on facade. Two shaped projecting concrete beltcourses above third floor windows and below parapet wall. Three, long, narrow concrete blocks (one in each bay) with decorative brick caps above concrete beltcourses and below parapet wall. Single-leaf, laminated, door with three-light sidelights and stone slipsill has recessed brick side surrounds and large bracketed gable hood with half-timber face. Recessed stucco panel with decorative brick at sides and top above gable hood and below first staircase windows. Large, twenty-four-light, window at center with single, two-light, casement window opening at either side. Large, recessed, stucco panel with decorative brick at sides, top and bottom between staircase windows. Second staircase windows have large, single-light, fixed window at center flanked by two windows stacked to either side - single-light casement window (bottom) to either side with fixed leaded window above. Three, fixed leaded windows across top. Slate-sided bay window last bay of either side. Steel fire escape at rear. Multi-colored textured brick on facade and first bay of either side. Smooth brick remainder. White mortar throughout.

43. continued

windows. The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701, and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Dietering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Contractor Junius Chapman built five buildings designed by Charles Deitering. Chapman and Deitering were associated in business as president and vice-president of the Celrose Real Estate Company. Chapman also built at least eight other buildings in North Parkview, sometimes acting as developer.
### Historic Preservation

**Historic Inventory**

- **Street:** 740 Interdrive
- **City or Town:** University City
- **County:** St. Louis
- **Location:** Lot 12, Blk 5, N. Parkview
- **Architect:** Charles H. Deitering

#### Description

- **Type:** Apartment
- **Style:** Flat roof with tile-topped parapet walls on the sides and terra cotta-topped parapet walls on the facade (and first bay of either side). Three-bay facade has triple, six-over-one, double-hung windows on all three floors of both projecting bays. Windows have flat arches vertical joints. Green and white striped fabric awnings on first floor windows. First and second floor windows have brick lugsills. Single, boarded-up, window in basement of end.

- **Ownership:** Public
- **Condition:** Unknown

#### History and Significance

Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president.

#### Sources of Information

- **U. City bldg. pmnt. #1045** granted to V.E. Rhodes 3/27/19 no arch. listed A. Van Der Tuin on site inspection
- **Necrology Notebook XIII, p. 134, MO Historical Society**
- **Book of St. Louisans, St. Louis Republic, 1912**
- **Stevens, Walter B., St. Louis, The Fourth City, S.J. Clarke, St. Louis 1909**

---

42** Further Description of Important Features 740 Interdrive is a three-story, six-family, brick apartment with a flat roof with tile-topped parapet walls on the sides and terra cotta-topped parapet walls on the facade (and first bay of either side). Three-bay facade has triple, six-over-one, double-hung windows on all three floors of both projecting bays. Windows have flat arches vertical joints. Green and white striped fabric awnings on first floor windows. First and second floor windows have brick lugsills. Single, boarded-up, window in basement of end.

43** History and Significance The architect was probably Charles H. Deitering, as the building is similar to 736 Eastgate which was developed by V.E. Rhodes and designed by Deitering in 1916; or perhaps the contractor may have referred to the 1916 Deitering plans.

Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president.
bays rests on stone beltcourse at joint with foundation. This beltcourse changes to brick in center bay and intersects stone slipsill below door. Door is single-leaf, laminated and is topped by heavy terra cotta semi-circular arched pediment. Medallion in pediment face. Bracket to either side. Electric light to either side of door. Two windows stacked in staircase above door are single, six-over-one, double-hung with brick lugsills. Upper window has decorative brick side surrounds and is topped by a semi-circular brick arch with header jointed flat arch base. All brick arches and sills in contrasting brick. Terra cotta beltcourse below first floor windows ends before intersecting door (from either side). Terra cotta beltcourse below second floor windows runs above first staircase window in a flat arch pattern. Projecting terra cotta beltcourse above third floor windows and below parapet wall. Dark multi-colored textured brick with white mortar throughout. Exterior steel fire escape at rear. Duplicate, cosmetic differences, of 744 Interdrive.

of Celrose Realty Company. His buildings, both the large six-family structures and the smaller three and four-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows. The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
28 Number of Stories
29 Basement
30 Foundation Material
31 Wall Construction
32 Roof Type & Material
33 No. of Bays
34 Wall Treatment
35 Plan Shape
36 Changes
37 Condition
38 Preservation
39 Endangered
40 Visible from Public Road
41 Distance from Road
42 Photo
43 History and Significance
44 Description of Environment and Outbuildings
45 Sources of Information
46 Prepared by
47 Organization
48 Date
49 Revision Date(s)

741 Interdrive is a three-story, six-family, brick apartment with a false low gable roof over projecting sunporch bays, false cross hip roof across facade and a flat roof at rear with tile-topped parapet walls on the sides. Seven-bay facade has double, four-over-one, double-hung windows on all three floors of projecting sunporch bays (second bay from either side) and bay to either side of central entrance bay. End bays have single, four-over-one, double-hung, windows on all three floors. Two windows stacked above.

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

Garage demolished.
42. continued

door are single, four-over-one, double-hung. All windows have stone lugsills. Third floor sunporch and end bay windows topped by plain wood frieze. Stucco and half-timber gable face. Projecting eaves. Remaining windows have flat arch, vertical joints. Basement windows in sunporches and bays to either side of door are single, two-light, hinged with stone slipsills. Stone beltcourse at joint with foundation intersects lugsill below door in center bay. Door is single-leaf, two-panel, with eight lights and is topped by heavy low gable hood with brackets. Wood gable face. Square brick pilaster to either side of door. Electric light above door. Dark textured brick with grey and black mortar on facade. Over-size brick with white mortar remaining three sides. Steel fire escape at rear. Common driveway left (S) side. Duplicate (cosmetic differences) of 751, 745 and 735 Interdrive.

741 Interdrive is a part of a large apartment district with architectural, social and historical significance. The building contributes to the strong architectural continuity in the district which includes mostly three, four and six-family apartments constructed between 1914 and 1927.
**Historic Preservation P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>744 Interdrive</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County</th>
<th>St. Louis</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Location of Negatives</th>
<th>St. Louis Co. Parks Dept.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Specific Location</th>
<th>Lot 13, blk 5, N. Parkview</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>City or Town</th>
<th>University City</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>UTM Coordinates</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Structure</th>
<th>Object</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>National Register</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eligible</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part of Estab</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hist Dist</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Established District</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Thematic Category</th>
<th>1919</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Date(s) or Period</th>
<th>1919</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Style or Design</th>
<th>18</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Architect or Engineer</th>
<th>attrib. to Chas. H. Deitering</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor or Builder</td>
<td>V.E. Rhodes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Original Use, if apparent</th>
<th>Family apartment</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Present Use</th>
<th>same</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private</td>
<td>x</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner's Name &amp; Address, if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doha Properties</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>570 Bedford; 63130</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>No. of Stories</th>
<th>3</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>No. of Bays</th>
<th>Front: 3</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Roof Type</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat/tar &amp; gravel</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No. of Stories</th>
<th>3</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Foundation Material</th>
<th>rubble squared</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Construction</td>
<td>brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wall Treatment</th>
<th>stretcher bond</th>
</tr>
</thead>
</table>

| Plan Shape | rectangular |

<table>
<thead>
<tr>
<th>Changes</th>
<th>Addition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Altered:</td>
<td>Moved</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior:</td>
</tr>
<tr>
<td>unknown</td>
</tr>
<tr>
<td>Exterior:</td>
</tr>
<tr>
<td>fair to poor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Preservation</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Underway?</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Endangered?</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>By What?</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Visible from Public Road?</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance from and frontage on Road</td>
<td>42' and 42'</td>
</tr>
</tbody>
</table>

---

**Further Description of Important Features:**

744 Interdrive is a three-story, six-family, brick apartment with a flat roof with tile-topped parapet walls on the sides and terra cotta-topped parapet walls on the facade (and first bay of either side). Three-bay facade has triple, six-over-one, double-hung windows on all three floors of both projecting end bays. Windows have flat arches, vertical joints. First and second floor windows rest on projecting terra cotta belt courses. Third floor windows have brick lugsills. Single, one-light each side, casement.

**Architectural Description:**

The architect was probably Charles H. Deitering, as the building is similar to 736 Eastgate which was developed by V.E. Rhodes and designed by Deitering in 1916; or perhaps the contractor may have referred to the 1916 Deitering plans.

Architect Charles H. Deitering was a principal architect and developer in North Parkview; especially between 1916 and 1918, having designed about 15 buildings and was vice president of

**Sources of Information:**

- U. City bldg. pmt. #1046 granted to V.E. Rhodes 3/27/19 no arch. listed
- A. Van Der Tuin
- U. City Archives in U. City Library
- Site inspection
- Necrology Notebook XIII, p. 134, MO Hist. Society
- Book of St. Louisans, St. Louis Republic, 1909
- Stevens, Walter B., St. Louis, The Fourth City, S.J. Clarke, St. Louis 1912

**Prepared by**

St. Louis Co. Parks

**Prepared Date:**

9/12/82
744 Interdrive

42. continued

window in basement of end bays rests on stone beltcourse at joint with foundation. This beltcourse changes to brick in center bay and intersects stone slipsill below door. Door is single-leaf, two-panel, with one light and is topped by heavy terra cotta entablature with brackets. Two windows stacked in staircase above door are single, six-over-one, double-hung with brick lugsills. Upper window has decorative brick side surrounds and is topped by a semi-circular brick arch with header jointed flat arch base. All brick arches and sills in contrasting brick. Terra cotta beltcourse below first floor windows ends before intersecting door (from either side). Terra cotta beltcourse below second floor windows runs above first staircase window in a flat arch pattern. Projecting terra cotta beltcourse above third floor windows and below parapet walls. Dark, multi-colored textured brick with mixture of grey and white mortar throughout. Exterior steel fire escape at rear. Duplicate, cosmetic differences, of 740 Interdrive.

43. continued

Celrose Realty Company. His buildings, both the large six-family structures and the smaller three and four-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows. The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
Lot 19, pt. 20, blk 4, N. Parkview

745 Interdrive is a three-story, six-family, brick apartment with a false low gable roof over projecting sleeping porches, false cross hip across facade, and flat roof at rear with tile-topped parapet walls. Windows in projecting sleeping porches in second bay from either side are triple, four-over-one, double-hung on all three floors (large window in center flanked by smaller window to either side). First bay from either side has single, four-over-one, double-hung windows on all three floors. Bay to either side of central

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

Garage demolished 1967.
entrance bay has double, four-over-one, double-hung windows on all three floors. Two windows stacked above door are single, four-over-one, double-hung. Windows have contrasting brick flat arches, vertical joints, with decorative stone blocks at arch ends and over mullions. Stone lugsills. First floor windows rest on stone belt course which intersects door. Basement windows in bay to either side of door are double, two-light, hinged with stone slipsills. Stone belt course at joint with foundation. Projecting eaves across façade. Door is single-leaf, one-panel, with fifteen lights and ten-light sidelights. Stone lugsill, side surrounds and flat arch with stone keystone and end stones. Electric light to either side of door. Exterior steel fire escape at rear. Dark, textured brick throughout. Dark, grey mortar on façade; mixture of grey and white mortar remaining three sides. Duplicate (with cosmetic differences) of 751, 741 and 735 Interdrive.
42. Further Description of Important Features: 751 Interdrive is a three-story, six-family, brick apartment with a tiled false hip roof on the facade and a flat roof at rear with tile-topped parapet walls on the sides. Seven-bay facade has projecting sleeping porches in the second bay from either side with triple, one-over-one, double-hung windows (large window in center flanked by smaller window to either side) on all three floors. First bay from either side has single, one-over-one, double-hung window on all three floors. Bay to either side of center entrance bay.

43. History and Significance: Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

44. Description of Environment and Outbuildings: Garage demolished.

45. Sources of Information:
- U.City bldg. pnt. #1660 granted to Alco Investment Co., 1/12/22
- U. City City Hall Records
- on site inspection

46. Prepared by:
- A. Van Der Tuin

47. Organization:
- St. Louis Co. Parks

48. Date:
- 9/15/82

---

**Table: Historic Inventory**

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>1622</td>
</tr>
<tr>
<td>Present Name(s)</td>
<td>751 Interdrive</td>
</tr>
<tr>
<td>Other Name(s)</td>
<td></td>
</tr>
<tr>
<td>County</td>
<td>St. Louis</td>
</tr>
<tr>
<td>Location in Negatives</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>Specific Location</td>
<td>Lot 18, Blk 4, N. Parkview</td>
</tr>
<tr>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>Relative Location</td>
<td>Site Plan with None, Arrow</td>
</tr>
<tr>
<td>Site Plan with None, Arrow</td>
<td></td>
</tr>
<tr>
<td>Category</td>
<td>Historic Inventory</td>
</tr>
<tr>
<td>Date(s) or Period</td>
<td>1922</td>
</tr>
<tr>
<td>Style or Design</td>
<td></td>
</tr>
<tr>
<td>Architect or Engineer</td>
<td>V.A. Chinberg for Alco Inv. Co.</td>
</tr>
<tr>
<td>Original Use, if apparent</td>
<td></td>
</tr>
<tr>
<td>Family apt.</td>
<td>6</td>
</tr>
<tr>
<td>Present Use</td>
<td>same</td>
</tr>
<tr>
<td>Ownership</td>
<td>Public</td>
</tr>
<tr>
<td>Owner's Name &amp; Address, if known</td>
<td>Charles &amp; Margaret Toliver</td>
</tr>
<tr>
<td>Address</td>
<td>6840 Simson St., Oakland CA 94603</td>
</tr>
<tr>
<td>Open to Public?</td>
<td>Yes</td>
</tr>
<tr>
<td>Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>Other Surveys in Which Included</td>
<td></td>
</tr>
<tr>
<td>Thematic Category</td>
<td></td>
</tr>
<tr>
<td>No of Stories</td>
<td>3</td>
</tr>
<tr>
<td>Basement? Full</td>
<td>Yes</td>
</tr>
<tr>
<td>Foundation Material</td>
<td>Concrete</td>
</tr>
<tr>
<td>Wall Construction</td>
<td>Brick</td>
</tr>
<tr>
<td>Roof Type &amp; Material</td>
<td>False low hip/tile r. flat/tar &amp; gravel</td>
</tr>
<tr>
<td>No of Bays</td>
<td>7/4</td>
</tr>
<tr>
<td>Wall Treatment</td>
<td>Stretcher bond</td>
</tr>
<tr>
<td>Plan Shape</td>
<td>Rectangular</td>
</tr>
<tr>
<td>Owner's Name &amp; Address, if known</td>
<td>Charles &amp; Margaret Toliver</td>
</tr>
<tr>
<td>Address</td>
<td>6840 Simson St., Oakland CA 94603</td>
</tr>
<tr>
<td>Condition, Interior</td>
<td>Unknown</td>
</tr>
<tr>
<td>Condition, Exterior</td>
<td>Good</td>
</tr>
<tr>
<td>Preservation, Underway?</td>
<td>Yes</td>
</tr>
<tr>
<td>Preserved by</td>
<td>A. Van Der Tuin</td>
</tr>
<tr>
<td>Visible from Road</td>
<td>Yes</td>
</tr>
<tr>
<td>Distance from Road</td>
<td>42' and 101'</td>
</tr>
<tr>
<td>Sources of Information</td>
<td>U.City bldg. pnt. #1660 granted to Alco Investment Co., 1/12/22</td>
</tr>
<tr>
<td>on site inspection</td>
<td></td>
</tr>
<tr>
<td>Prepared by</td>
<td>A. Van Der Tuin</td>
</tr>
<tr>
<td>Organization</td>
<td>St. Louis Co. Parks</td>
</tr>
<tr>
<td>Date</td>
<td>9/15/82</td>
</tr>
<tr>
<td>Revision Date(s)</td>
<td></td>
</tr>
</tbody>
</table>
751 Interdrive

42. continued

has double, one-over-one, double-hung windows on all three floors. Two windows stacked above door are single, one-over-one, double-hung. Windows have contrasting brick, flat arch, vertical joints with square stone blocks at arch ends and over mullions. Stone lugsills. Third floor windows topped by plain wood frieze below projecting eaves. First floor windows rest on stone beltcourse which intersects door. Stone beltcourse at joint with foundation intersects stone slipsills of basement windows in bay to either side of door. Basement windows are double, two-light, hinged. Door has stone lugsill and side surrounds with stone flat arch with keystone and end blocks. Single-leaf, laminated door with ten-light side sidelights. Electric light to either side of door. Exterior steel fire escape at rear. Dark, multi-colored, textured brick throughout. Grey mortar on facade; mixture of grey and white mortar remaining three sides. Duplicate, cosmetic differences, of 745, 741 and 735 Interdrive.
**Historic Preservation**
BOX 176, Jefferson City, Missouri 65101

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>City or Town</th>
<th>Lot</th>
<th>Block</th>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>722</td>
<td>Kingsland</td>
<td>University City</td>
<td>Kingsland</td>
<td>27G</td>
<td>N</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Specific Location</th>
<th>Lot 27, Block G Delmar Garden</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Coordinates UTM</th>
<th>Lot/Ling</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Building X</th>
<th>Structure I</th>
<th>Object I</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On National Register?</th>
<th>Yes</th>
<th>No X</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 Is It Eligible?</td>
<td>Yes</td>
<td>No X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part of Estab Dist?</th>
<th>Yes</th>
<th>No X</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Yes</td>
<td>Yes</td>
<td>No X</td>
</tr>
</tbody>
</table>

| Name of Established District | | |
|-------------------------------| | |

<table>
<thead>
<tr>
<th>Historic Name(s)</th>
<th>722 Kingsland</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Thematic Category</th>
<th>Thematic Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic category</td>
<td>Historic category</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date(s) or Period</th>
<th>1923</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Style or Design</th>
<th>Style or Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic style</td>
<td>Historic style</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Architect or Engineer</th>
<th>Architect or Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.L. Wagner for J.C. Jannopoulo</td>
<td>E.L. Wagner for J.C. Jannopoulo</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contractor or Builder</th>
<th>Contractor or Builder</th>
</tr>
</thead>
<tbody>
<tr>
<td>H.K. Wagner for J.C. Jannopoulo</td>
<td>H.K. Wagner for J.C. Jannopoulo</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Original Use, if apparent</th>
<th>Original Use, if apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 family apartment</td>
<td>3 family apartment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Present Use</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 family apartment</td>
<td>3 family apartment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
<td>Private</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner's Name &amp; Address, if known</th>
<th>Owner's Name &amp; Address, if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harry E. Davis</td>
<td>850 Dixie Hwy, Louisville, Ky.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Open to Public?</th>
<th>Open to Public?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Local Contact Person or Organization</th>
<th>Local Contact Person or Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepared by</td>
<td>Prepared by</td>
</tr>
<tr>
<td>V-J Bass/Judy Little</td>
<td>V-J Bass/Judy Little</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Changes</th>
<th>Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addition</td>
<td>Addition</td>
</tr>
<tr>
<td>Altered in #42</td>
<td>Altered in #42</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Condition</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior</td>
<td>Interior</td>
</tr>
<tr>
<td>Unknown</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Preservation Underway?</th>
<th>Preservation Underway?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>39 Endangered?</th>
<th>39 Endangered?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes X</td>
<td>Yes X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>By What?</th>
<th>By What?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban renewal area</td>
<td>Urban renewal area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Visible from Public Road?</th>
<th>Visible from Public Road?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes X</td>
<td>Yes X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Distance from Frontage on Road</th>
<th>Distance from Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>15' and 50'</td>
<td>15' and 50'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Further Description of important Features</th>
<th>Further Description of important Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>This three family dwelling is a three story, four bay front facade with a full basement. The roof is flat with parapet walls ending with tile coping. The brick masonry consists of medium to dark variegated colored brick that has been raked with dark mortar joints. A dropped, wooden cornice covers the front facade and wraps around the side approximately three feet. The cornice detail consists of a simple tapered box cornice with dentil moulding. (continued on page 2)</td>
<td>This three family dwelling is a three story, four bay front facade with a full basement. The roof is flat with parapet walls ending with tile coping. The brick masonry consists of medium to dark variegated colored brick that has been raked with dark mortar joints. A dropped, wooden cornice covers the front facade and wraps around the side approximately three feet. The cornice detail consists of a simple tapered box cornice with dentil moulding. (continued on page 2)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>History and Significance</th>
<th>History and Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>This is one of at least four buildings built by the Wagner Construction Company for the subdivider of the Delmar Garden tract, John C. Jannopoulo.</td>
<td>This is one of at least four buildings built by the Wagner Construction Company for the subdivider of the Delmar Garden tract, John C. Jannopoulo.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description of Environment and Outbuildings</th>
<th>Description of Environment and Outbuildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of</td>
<td>The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sources of Information</th>
<th>Sources of Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City Building Permit #2058 on 1/9/23</td>
<td>University City Building Permit #2058 on 1/9/23</td>
</tr>
<tr>
<td>University City City Hall records</td>
<td>University City City Hall records</td>
</tr>
<tr>
<td>on site inspections</td>
<td>on site inspections</td>
</tr>
<tr>
<td>St. Louis City Directories, 1893-1924</td>
<td>St. Louis City Directories, 1893-1924</td>
</tr>
<tr>
<td>Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979</td>
<td>Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979</td>
</tr>
</tbody>
</table>
42. The fenestration consists of double-hung windows with six over six lights on the second and third story windows. These windows are decorated with a brick soldier course flat arch with a stone keystone on the second story. The first story window heads are decorated with a stone belt course that extends the full length of the front facade. The first floor horizontal openings consist of three sets of French doors. The second bay from left also contains two, multi-paned casement windows. The French doors are further decorated with a small, stone balcony supported by stone brackets. Wrapped around the balcony are painted, iron railings. The left bay contains the main entrance and stairway. The stairway windows are double-hung windows with one over one lights. The window heads are decorated with a brick soldier course flat arch and stone keystone and lugsills. Above the second story stairway window is a decorative rectangle outlined with brick headers and a stone lugsill. The bricks inside the rectangle are slightly recessed to create a window opening effect. The front entrance contains a single door with fifteen lights and a white aluminum storm door. Around the door are painted, stone quions with a stone flat arch and keystone. The entrance is further decorated with a pedimented, gable slated roof. The entablature is plain and is supported by two wooden pilasters, and two, unfluted metal columns. The foundation is accentuated with a stone band around the front facade with stone caps at corners. There are three steps to entrance from public sidewalk. There is a three car garage in rear of building.

43. the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
43. John C. Jannopoulo (ca. 1872-1932) was the developer of at least four buildings in Delmar Garden. His involvement in the Delmar Garden area began in 1901 when he managed the Delmar Garden Amusement Park on the site. In 1909, then president of the amusement company, Jannopoulo purchased 35 acres of the property and further developed the park.

Jannopoulo was either the son or nephew of Demetrius Jannopoulo, the Greek consul in St. Louis whose family was described in The Octagonal Heart.

John C. Jannopoulo owned or managed a number of amusement and entertainment businesses. Delmar Garden was the largest of these, featuring a scenic railway, picnic grounds and two theaters housing a musical stock company and a dramatic stock company.

In 1920, he subdivided the tract for apartment and commercial buildings around the Delmar streetcar loop. The buildings developed by him, all with the Wagner Construction Company, are 728 Syracuse; 733 and 737 Heman; and 722 Kingsland.

45. St. Louis Republic, October 30, 1909
Devoe, John, ed., A History of the City of St. Louis and Vicinity, St. Louis, 1898
Americans of Gentle Birth, 1903, p. 268 ff, in coll. Missouri Historical Society
Thompson, Ariadne, The Octagonal Heart, Webster Groves Bookshop, Webster
Groves, Mo., 1976
St. Louis City Directories
Lot 26, blk G, Delmar Garden

City or Town: University City
Site Plan with North Arrow:

Coordinates: Lat Long
Site Structure: Building
On National Register? Yes No X
Part of Estab? Yes X
Name of Established District:

Further Description of Important Features:
Three-story, three-family apartment building with flat roof with tile coping. Dropped wood dentil cornice across facade and continued around front corners. Vari-colored dark, textured brick with black mortar, recently pointed, on facade; smooth red brick with red colored mortar on sides and rear. Diamond-shaped limestone inlays on parapet above cornice. The main entrance and stairwell are in the front left bay. Above third floor windows on stair landing is a decorative rectangle formed with brick in relief.

History and Significance:
The E. L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

Description of Environment and Outbuildings:
Building fronts on major thoroughfare. No garage; driveway on south side.

Sources of Information:
U. City Bldg. Permit # 1811 granted to Ed. W. Grant on 5/22/22, filed by E.A. Wagner
St. Louis City Directories, 1893-1924
Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

Sources: 45
46. Prepared by V-J Bass/J. Little
47. Organization St. Louis Co. Parks
48. Date 49. Revision Date(s)
small limestone blocks at corners. Second and third-story windows on stair
landing are double-hung, one-over-one, with textured glass. Small entry
porch has classical pediment and tuscan columns and pilasters; slate roof.
Doorway has frame of classical moulding; door has fifteen-pane window.
Windows on facade have flat heads with limestone keystones, corner blocks,
and lugsills. Windows in second bay are triple windows with multi-paned
transom lights, single-paned sidelights and a one-over-one double-hung window
in the center. Windows in the third and fourth bays have multi-paned upper
sashes and single-paned lower sashes. Windows on side and rear have segment-
tal arched heads with two courses of brick headers. Foundation is faced with
stone on facade and finished concrete on sides. Scored, red colored front
walk with three steps. On rear of building at each floor are concrete
floored open porches with iron railings and brick piers. Iron fire escape.
No garage. Driveway.

City directories indicate that Ernest L. Wagner began his construction company
in about 1893. He is known to have built at least one house designed by a
major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other
Wagners were officers in the company: E.A. was listed as president from 1916
to 1924; Henry A. was sometimes identified as an architect. In about 1923,
the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in
plan and therefore do not have overly long side walls facing the adjacent
buildings. This reflects the shorter, wider lot shapes designed by landscape
architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are
double windows with multi-paned transoms. The addresses are: 722, 726, 730,
734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757,
761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739,
740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749,
753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

Delmar Garden subdivision plat map, City Hall of University City
Three-story, three-family apartment building with flat roof. Parapet walls have metal coping on facade, tile on sides. Shallow pent roof covered with red French tile, and supported by paired, shaped brackets. Vari-toned red brick with scored surface on facade; black mortar. Smooth brick on sides and rear. Main entrance and stairwell are in front left corner. Hip roof hood on shaped brackets over doorway; red asphalt shingles on roof; small iron or copper and stained glass light fixture on porch ceiling. Doorway

History and Significance: The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulos, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

Description of Environment and Outbuildings: Fronts on a major thoroughfare. Three car hip-roofed brick garage faces on alley.

Sources of Information:
Bldg. #2035 granted to Wagner Grant Bell Knty. Co., 12/12/22, filed by E.A. Wagner.
St. Louis City Directories, 1893-1924
Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979
42. continued

has multi-paned sidelights. Door has twelve lights. Windows in stairwell are double-hung with multi-paned upper sash and single-paned lower sash; flat arched heads with limestone keystones and springstones. Other windows on facade are double windows with wood mullions; limestone labels and lugsills; double-hung windows glazed six-over-one. Small casement windows in basement with brick header surrounds and limestone corner blocks. Windows on the side and rear have segmental arched heads with two courses of brick headers. Wood framed three-story oriel window on south side. Foundation is faced with stone on facade. Open porches on rear with reinforced concrete floors, brick piers and iron railings. Iron fire escape.

43. continued

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, /26, 730, 734, /38, 742, 746, /50, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, /65 and /69 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, /43, 744, 746, 747, 750 and 755 Heman; 727, 731, /35, 739, 743, /45, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

45. continued

Delmar Garden subdivision plat map, City Hall of University City
### Historic Inventory Page

**Address:** Lot 24, part of 25, Block G, Delmar Garden, University City

**Builder:** E.L. Wagner for Wagner, Grant, & Bros.

**Original Use:** 6 family apartment

**Present Use:** 6 family apartment

**Owner:** Dennis & Judith Lutsky

**Address:** 25 Southmoor Drive, 63105

**Contractor:** E.L. Wagner

**Foundation Material:** squared course rubble

**Wall Construction:** brick masonry

**Roof Type:** flat

**Wall Treatment:** stretcher bond/brick

**Historic Structure:**

- **Description:**
  - This six family dwelling is a three story, five bay front facade with a full basement. The flat roof has a metal cap on the front facade and the side parapet walls are capped with tile coping. The front facade contains a dropped, wooden cornice with dentil mouldings. The third floor windows are double-hung with six over one lights. The windows are further decorated with stone lugsills and stone caps located beneath each lugsill. The caps are evenly spaced, and located beneath the window jambs and Mullions.

- **History and Significance:**
  - The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

**Sources of Information:**

- University City Building Permit #2032 on 12/12/22
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979
42. The first and second story double-hung windows are decorated with stone label moulding and stone keystone. The label moulding is connected to each set of windows by a connective stone piece of moulding. The windows are finished with a stone lugsill on the second story windows and a stone belt course that extends the length of the front facade and also trims the first story windows. Both story windows have the stone caps located beneath the stone lugsills. The foundation windows are accentuated by a row of brick headers with stone end caps at each corner. The entrance is located in the center bay of this dwelling. The stairway is also located in the center of this building. The first window above the door entrance is a double-hung window with six over six lights. This window is decorated with a brick soldier course flat arch with a stone keystone and side stone caps and finished with a stone lugsill. The spandrel between the first and second story stair windows is decorated and outlined with a row of brick headers with stone end caps at each corner of the rectangular motif. In the center of this rectangle is a diamond-shaped stone. The second story stairway double-hung window is decorated with a flat arch with header brick with stone end caps and finished with a stone lugsill. Above this window, it is further decorated with four rows of squared header bricks and these bricks are encircled with two rows of radiating header brick with a stone keystone with end blocks and a diamond-shaped stone centered in the middle of this motif. The front door contains a single, twelve light door with sidelights (four on each side). The A simple, architrave trim surrounds door entrance. Above the door there is a small balcony with iron railing supported with stone brackets. There are two oriel windows on the sides of the dwelling. The foundation is accentuated with a stone band across the front facade. The foundation is further accentuated with a row of brick headers with stone caps located on each corner of the front facade. There are three steps to entrance from public sidewalk. The left yard is fenced in. There are no garages.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Inventory

**No. 738 Kingsland**

**City or Town:** St. Louis

**Type:** Single Family

**Address:** 738 Kingsland

**St. Louis City Co. Parks Dept.**

---

**Lot 23, blk G, Delmar Garden**

**University City**

**Site Plan with North Arrow**

**Coordinates:** UTM

**UTM:**

---

**16. Thematic Category:**

**17. Date(s) or Period:**

**18. Style or Design:**

**19. Architect or Engineer:**

**20. Contractor or Builder:**

**21. Original Use, if apparent:**

**22. Present Use:**

**23. Ownership:**

**24. Owner’s Name & Address, if known:**

**25. Open to Public:**

**26. Local Contact Person or Organization:**

**27. Other Surveys in Which Included:**

---

**28. No. of Stories:**

**29. Basement? Yes X No I**

**30. Foundation Material:**

**31. Wall Construction:**

**32. Roof Type & Material:**

**33. No. of Bays:**

**34. Wall Treatment:**

**35. Plan Shape rectangle**

**36. Changes Addition:**

**37. Condition Interior:**

**38. Preservation Underway? Yes X No I**

**39. Endangered? Yes X No I**

**40. Visible from Public Road? Yes X No I**

**41. Distance from Public Road:**

---

**42. Further Description of Important Features:**

Three-story building has three apartments with entry and stairwell in front left corner. Flat roof with tile capped parapet. Dropped dentil cornice, of wood, across facade and around front corners. Varicolored red brick with scored surface, laid in common bond with white mortar. Original entry porch removed, replaced with a metal awning. Wood door with fifteen-light window. Wood door with fifteen-light window. Low stone capped walls flank entry. Door and first-story windows have stone surrounds with quoins. French windows on first-story on front.

**43. History and Significance:**

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

**44. Description of Environment and Outbuildings**

Three-car brick garage, hip roof. Side driveway shared with apartment to the north.

---

**45. Sources of Information:**


---

**46. Prepared by:** V-J Bass/Judy Little

**47. Organization:** St. Louis Co. Parks

**48. Date:** 49 Revision Date(s)
of building, opening onto small iron balconies. Windows in stair landing and on second story have flat brick arches with stone keystones and stone sills. Triple windows in center bay. Facade windows are double-hung, glazed six-over-one. Stone beltcourse above first-story window. Stone water-table on facade. Windows on sides of building have segmental arched brick heads. On rear are screened porches on second and third stories. One porch is enclosed with brick patterned asphalt paper. Iron fire escape.

43. continued

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
Lot 22, blk G, Delmar Garden

Three-story, three-family brick apartment building with a flat roof; tile coping. Dropped wood dentil cornice. Varied-colored red and brown scored brick with recently pointed white mortar joints on facade. Smooth red brick on sides and rear. The main entrance and stairwell are in the front left bay. The small entrance porch has a pitched red tile roof with open pediment; tuscan columns and pilasters. Doorway has a stone frame with blind arch and stone surround. Door has a multi-paned window. Brick walk with low

Variety and Significance: The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdividers of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

Description of Environment and Outbuildings Fronts on main thoroughfare. Three-car brick garage with hip roof covered with asphalt shingles.

Sources of Information
U. City Bldg. permit #2025 granted to Hy A. Wagner on 11/25/22 filed by Henry A. Wagner
St. Louis City Directories, 1893-1924
Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

Organizations
St. Louis Co. Parks

Prepared by
V-J Bass/J. Little

Date
49 Revision Date(s)
Stone-capped brick pylons flank door. Decorative brick rectangle in relief above top stair landing window, suggests blind window with stone lugsill. Stair landing windows have stained glass in art nouveau style. Windows on facade have flat heads and stone lugsills and keystones. A wide course of stone runs across the facade over the first floor windows. First floor windows also have decorative stone treatment along jambs and have shallow stone balconies with iron railings. Upper story windows are double-hung with multi-paned upper sash. First story has French doors. Windows on side and rear have segmental arched heads with two courses of brick headers. Foundation is faced with stone on the front. Iron fire escape and open screened porches with reinforced concrete floors, brick piers and iron railings on rear of building.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Beli Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Inventory

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>746 Kingsland</th>
</tr>
</thead>
</table>

### Specific Location

- **Lot 21, Block G Delmar Garden**
- **City or Town:** University City
- **Site Plan with North Arrow**
- **Kingsland**
- **UTM Coordinates:** Lat, Long

### Thematic Category

- **Thematic Category:**
- **Date(s) or Period:** 1923
- **Style or Design:**
- **Architect or Engineer:**
- **Contractor or Builder:** E.A. Wagner
- **Original Use, if apparent:** 3 family apartment
- **Present Use:** 3 family apartment
- **Ownership:** Public

### Other Identifying Information

- **Owner's Name & Address:** Mr. & Mrs. Stavros Kolivakis, 746 Kingsland 63130
- **Open to Public:** Yes
- **Local Contact Person or Organization:**
- **Other Surveys in Which Included:**

### Further Descriptions of Important Features

This three family dwelling is a three story, three bay front facade with a full basement. The flat roof is capped with an aluminum edge and tile coping on the sides of the parapet walls. There is a dropped, aluminum cornice that is shingled with aluminum soffits supported by aluminum brackets. The brick masonry consists of raked, medium to dark colored bricks with light and dark mortar joints. The third floor double-hung windows consist of six over one lights with stone sills.

### History and Significance

The E.A. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

### Sources of Information

- University City Building Permit #2194 on 4/5/23
- University City City Hall records
- On-site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

### Preparation Details

- Prepared by V-J Bass/Judy Little
- Organization County Parks & Recreation
- Date 10/82
- Revision Date(s) 49
42. lugsills and stone caps below lugsills positioned in line with window jambs and mullions. The window heads are decorated with a brick soldier course flat arch (third story). The second story double-hung windows (six over one lights) have stone lugsills and stone caps below lugsills. The window heads are decorated with a stone keystone, a stone flat arch with three end caps positioned to give the effect of a label moulding. The first story windows are decorated with a stone keystone, a stone flat arch with stone end caps, and stone quions beside the window jambs. The windows are finished with a stone lugsill and stone caps positioned underneath the stone lugsills. The entrance and stairway is located in the left bay. The second story stairway window is decorated with a stone keystone and flat arch and three end caps placed horizontal and vertical. The six over six light double-hung window is finished with a stone lugsill. The third story stairway window (six over six lights) is decorated with a brick soldier course flat arch with stone keystone and one stone cap on each side of window jamb. The window is finished with a stone lugsill. Above this window is a decorated rectangle consisting of a row of brick headers outlining the shape of the rectangle and stone caps positioned on each corner of rectangle. Inside the rectangle, positioned in the center of the rectangle are three, diamond-shaped stones placed vertically in rectangle. The basement windows are accentuated with a row of header bricks outlining window with end caps (stone) placed at each corner of the windows. The foundation is outlined with a stone band wrapping around the front facade with stone caps at each corner of the front, and the foundation is further decorated with a row of brick headers above the stone band that wraps around the front foundation. The front entrance consists of a single, multi-light door with an aluminum storm door. The door is further outlined with sidelights with architrave trim surrounding door entrance. The pedimented gable, (Spanish tile) roof is supported by two Tuscan, wooden columns and two wooden pilasters. Above the columns there is a simple architrave and frieze trim. The brick around the entrance has been painted a red clay color probably to mask a rather poor tuckpointing job. There are two steps to front entrance from public sidewalk. There is a chain-link fence surrounding building. A car garage is provided in rear of building.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.
43. Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No
2. County
   St. Louis
3. Location of Negatives
   St. Louis Co. Parks Dept.
4. Present Name(s)
   750 Kingsland
5. Other Name(s)
6. Specific Location
   Lot 20, pt. 19, blk 6, Delmar Garden
7. City or Town
   University City
8. Site Plan with North Arrow
9. Coordinates
   UTM
   Lat
   Long
10. Structure
    Building
    Object
11. On National Register
   Yes
   No
12. Is It Eligible
   Yes
   No
13. Part of Estab Hist Dist
   Yes
   No
14. District
   Yes
   No
15. Name of Established District
16. Thematic Category
17. Date(s) or Period
   1923
18. Style or Design
19. Architect or Engineer
20. Contractor or Builder
   E. L. Wagner for E. G. Wagner
21. Original Use, if apparent
   Six family apartment
22. Present Use
   Same
23. Ownership
   Public
   Private
24. Owner's Name & Address, if known
   John D. Kinne
   54 Waterman Pl., 63112
25. Open to Public?
   Yes
   No
26. Local Contact Person or Organization
27. Other Surveys in Which Included
28. No. of Stories
   3
29. Basement?
   Yes
   No
30. Foundation Material
   Concrete
31. Wall Construction
   Brick masonry
32. Roof Type & Material
   Flat
33. No. of Bays
   Front
   Side
34. Wall Treatment, stretcher bond; s. common bond
35. Plan Shape
   Rectangular
36. Changes
   Addition
   Altered
   Moved
37. Condition
   Interior
   Exterior
38. Preservation Underway?
   Yes
   No
39. Endangered?
   Yes
   No
40. Visible From Public Road
   Yes
   No
41. Distance from and Frontage on Road
   15' and 75'
42. Further Description of Important Features
   Three-story brick building, with flat roof, contains six apartment units. Center entry and stairwell. Walls are of vari-colored (reds, browns, ochre) textured brick, laid in stretcher bond with gray mortar. Dropped cornice, undecorated, of wood. Entry has white glazed terra cotta frame with pilasters and decorated pediment. Modern glass and aluminum door. Windows on facade have flat heads with glazed terra cotta keystones, corner blocks and decorated springstones in the form of acanthus leaves. Continuous stone sill.
43. History and Significance
   The E. L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdividers of the tract, John C. Jannopoulos, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.
44. Description of Environment and Outbuildings
   Four-bay garage, open front and rear, entered from alley. Shed roof and brick walls.

Sources of Information
Bldg. #2160 granted to E.G. Wagner on 4/5/23, filed by E.A. Wagner
St. Louis City Directories, 1893-1924
Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979
Delmar Garden subdivision plat map, City Hall of University City

Prepared by
V-J Bass/J. Little
Organization
St. Louis Co. Parks
Date
49
Revision Date(s)
42. continued

under first-story windows. Molded stringcourse above third story windows. Stone water table on facade. Windows are double-hung, glazed six-over-one, except stair landing windows which are eight-over-eight. Windows on sides of building have segmental arched brick heads. A fire escape is recessed in the center of the rear of the building.

43. continued

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: L.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Inventory

**Title:** Historic Inventory

**Type:** Historic Building

**Location:** University City, St. Louis, Missouri

**Sources:**
- Bldg #2218 granted to Dr. T.G. Howley on 5/23/23, filed by E.A. Wagner
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979
- Delmar Garden subdivision plat map, City Hall of University City, 1922

### Table

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>758 Kingsland</td>
<td>Lot 18, pt. 19, blk G, Delmar Garden</td>
</tr>
<tr>
<td>2</td>
<td>St. Louis</td>
<td>University City</td>
</tr>
<tr>
<td>3</td>
<td>St. Louis Co. Parks Dept.</td>
<td></td>
</tr>
</tbody>
</table>

### Further Description of Important Features

Three-story brick building, with flat roof, contains six apartment units. Center entry and stairwell. Walls are of vari-colored (reds, browns, ochre) scored brick laid in stretcher bond, recently tuckpointed with white mortar. Dropped cornice, undecorated, of wood. Entry has white glazed terra cotta frame with pilasters and decorated pediment. Original wood door with single glass panel; multi-paned sidelights. Windows on facade have flat heads with glazed terra cotta keystones, corner blocks and decorated springstones in the.

### History and Significance

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdividers of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.
42. form of acanthus leaves. Continuous stone sill under first-story windows.
Molded stringcourse above third-story windows. Stone wateretable on facade.
Windows in center bays are double-hung, glazed six-over-one, except stairwell
windows which are modern. French doors are in outer bays of facade, opening
onto iron balconies. Windows on sides of building have segmental arched
brick heads. A fire escape is recessed in the center of the rear of the
building.

43. City directories indicate that Ernest L. Wagner began his construction company
in about 1893. He is known to have built at least one house designed by a
major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other
Wagners were officers in the company: E.A. was listed as president from 1916
to 1924; Henry A. was sometimes identified as an architect. In about 1923,
the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in
plan and therefore do not have overly long side walls facing the adjacent
buildings. This reflects the shorter, wider lot shapes designed by landscape
architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double
windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738,
742, 746, 750, 754, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765
and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743,
744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820,
822 and 836 Leland; 6620 and 6630 Clemens.
### Historic Inventory

**Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**Lot 17, Block G Delmar Garden**

**16. Thematic Category:**
- **17. Date(s) or Period:** ca. 1922
- **18. Style or Design:**
- **19. Architect or Engineer:**
- **20. Contractor or Builder:** attributed to E. A. Wagner
- **21. Original Use, if apparent:**
- **22. Present Use:**
- **23. Ownership:**
- **24. Owner's Name & Address:**
  - known
  - Donald Anderson
  - 762 Kingsland
  - 63130
- **25. Open to Public:**
- **26. Local Contact Person or Organization:**
- **27. Other Surveys in Which Included:**
- **28. No of Stories:** 3
- **29. Basement:**
- **30. Foundation Material:** concrete
- **31. Wall Construction:** brick masonry
- **32. Roof Type & Material:** flat
- **33. No of Bays:**
- **34. Wall Treatment:** stretcher bond/brick
- **35. Plan Shape:** rectangular
- **36. Changes**
  - Addition
  - Altered
  - Moved
- **37. Condition:**
  - Interior unknown
  - Exterior good
- **38. Preservation:**
  - Underway
  - Yes
  - No
- **39. Endangered:**
  - Yes
  - No
- **40. Visible from Public Road:**
  - Yes
  - No
- **41. Distance from and Frontage on Road:**
  - 15' and 50'

### Further Description of Important Features

This three family dwelling is a three story, three bay front facade with a full basement. The flat roof is finished with tile coping. The brick masonry consists of a stretcher brick bond on the front facade. The brick are raked, medium colored brick with light mortar joints. The dropped pent roof (shingled) is supported with wood brackets. The soffit and fascia is also painted wood. The third story double-hung windows (multi-paned upper sash) are decorated.

### History and Significance

The E. L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdividers of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

### Sources of Information

- No building permit available—found excavation permit #1650 on 10/31/21.
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar’s Head Press, St. Louis, 1979

**Prepared by:** J. Bass/Judy Little

**Organization:** County Parks & Recreation

**Date:** 10/82

**Revision Date:**

---

(continued on page 2)
42. with a brick soldier course flat arch and stone lugsills. The first and second story windows are decorated with a brick soldier course flat arch with the brick course wrapping around the window jamb and finished with a stone end cap. These windows are further decorated with a stone keystone and stone lugsills. The first story windows have a stone belt course extending the full width of the front facade underneath the first story windows. The main entrance and stairway is located in the right bay. The stairway windows (double-hung, six over six lights) are both decorated like the first and second story windows. Above the third floor stairway window is a decorative rectangle outlined with brick headers with stone caps at each corner of the rectangle. There are three diamond-shaped stones laid horizontally in the center of the rectangle. The front entrance consists of a single, multi-paned door with sidelights. The door treatment is surrounded with architrave trim. Above the door is a brick soldier course flat arch. The gable roof (shingled) is supported with wood brackets. The fascia and half-timber style on the gable end is wood that has been painted. There are two steps to entrance from public sidewalk. A railing is provided. There is a picket fence enclosing right side of yard to rear of building. The basement windows are outlined with a row of brick headers with stone end caps. The front foundation material is squared, course rubble.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
This three family dwelling is a three story, three bay front facade with a full basement. The flat roof is finished with tile coping. A dropped, simple boxed cornice with dentil moulding wraps around the front facade. The simple frieze of the cornice decorates the third floor window heads. The brick masonry consists of a stretcher brick bond with a variation of medium colored brick that has been raked and finished with light and dark mortar joints. (continued on page 2)
42. The third floor double-hung (one over one) windows are finished with stone lugsills. The first and second story windows (six over one) are decorated with a brick soldier course flat arch with a stone keystone and end caps. The windows are also finished with stone lugsills. The foundation windows are outlined with a row of brick headers with stone end caps at the two upper corners. The front entrance and interior stairs are located in the right bay. The stairway windows (six over six lights) are decorated like the first and second story windows. Above the third story stairway window is a decorative rectangle outlined with brick headers and stone blocks at each corner of the rectangle. Centered in the rectangle is a diamond-shaped stone. The front entrance is classical in design. The pedimented gable roof (slate) is supported by two Tuscan columns and two pilasters. The single multi-paned door is surrounded with simple, painted trim. The foundation on the front facade is squared course rubble. The foundation is further accentuated with a row of brick headers above stone foundation on the front facade. There are three steps to entrance from public sidewalk. Garages are provided at rear of building.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246, McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>800 Kingsland</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>County</td>
<td>St. Louis</td>
</tr>
<tr>
<td>3</td>
<td>Location of Negatives</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>6</td>
<td>Specific Location</td>
<td>Lot 7,8, blk H, Delmar Garden</td>
</tr>
<tr>
<td>7</td>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>8</td>
<td>Site Plan with North Arrow</td>
<td>Kingsland</td>
</tr>
<tr>
<td>9</td>
<td>Coordinates</td>
<td>UTM Lat Long</td>
</tr>
<tr>
<td>10</td>
<td>Site: Building</td>
<td>Structure: Object</td>
</tr>
<tr>
<td>11</td>
<td>On National?</td>
<td>Yes No 1</td>
</tr>
<tr>
<td>12</td>
<td>Is II? Eligible?</td>
<td>Yes No 1</td>
</tr>
<tr>
<td>13</td>
<td>Part of Etabl?</td>
<td>Yes No 1</td>
</tr>
<tr>
<td>14</td>
<td>Dist? Potential?</td>
<td>Yes No 1</td>
</tr>
<tr>
<td>15</td>
<td>Name of Established District</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Thematic Category</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Date(s) or Period ca. 1925</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Style or Design</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Architect or Engineer</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Contractor or Builder</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Original Use, if apparent six family apartment</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Present Use</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Ownership</td>
<td>Public Private 1 X</td>
</tr>
<tr>
<td>24</td>
<td>Owner's Name &amp; Address, if known Douglas &amp; Carol Hansen 8133 Delmar Blvd.; 63130</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Open to Public?</td>
<td>Yes No X</td>
</tr>
<tr>
<td>26</td>
<td>Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Other Surveys in Which Included</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>No. of Stories 3</td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Basement? Yes X No 1</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Foundation Material stone</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Wall Construction brick masonry</td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Roof Type &amp; Material flat</td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>No of Bays</td>
<td>Front Side 5 3</td>
</tr>
<tr>
<td>34</td>
<td>Wall Treatment common bond</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>Plan Shape rectangular</td>
<td></td>
</tr>
<tr>
<td>36</td>
<td>Changes Addition (Explain Altered in #42) Moved</td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>Condition Interior unknown Exterior good</td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>Preservation Yes Underway? No X</td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>Endangered? Yes X By What? No urban renewal</td>
<td></td>
</tr>
<tr>
<td>40</td>
<td>Visible from Public Road? Yes X No</td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>Distance from and Fromage on Road 15' and 95'</td>
<td></td>
</tr>
<tr>
<td>42</td>
<td>Further Description of Important Features Three-story building with flat roof, contains six apartment units. Center entrance and stairwell. Parapet is shaped, two segments with clipped corners rising slightly above the main roof line. Beneath the elevated portions and over the stairwell window are stone inlays in geometric patterns. Bands of moulding run beneath the flat sections of the parapet, suggesting a dropped cornice. Stairwell windows have stone surrounds with quoins, and are glazed with stained and textured glass in geometric designs.</td>
<td></td>
</tr>
<tr>
<td>43</td>
<td>History and Significance</td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>Description of Environment and Outbuildings No garage, building on corner lot.</td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>Sources of Information U. City building permit not found Excavation permit #3158, 9/28/25</td>
<td></td>
</tr>
<tr>
<td>46</td>
<td>Prepared by</td>
<td></td>
</tr>
<tr>
<td>47</td>
<td>Organization St. Louis Co. Parks</td>
<td></td>
</tr>
<tr>
<td>48</td>
<td>Date</td>
<td></td>
</tr>
<tr>
<td>49</td>
<td>Revision Date(s)</td>
<td></td>
</tr>
</tbody>
</table>
800 Kingsland

42. continued

Other windows on the facade are grouped in twos and threes, and have stone lugsills and flat arched heads with stone keystones and corner blocks. Most windows are double-hung and are glazed six-over-one. The doorway has a stone surround and an iron canopy suspended with chairs. There are multi-paned sidelights. Door has a multi-paned window. Walls are of red scored brick, laid in common bond and recently tuckpointed with pink mortar. Cut stone water table. Iron balconies and fire escape on rear.
This three family dwelling is a three story, two bay front facade with a full basement. The flat roof is capped with tile coping on the sides of the dwelling and the front parapet wall is shaped at the roof line and is capped with terra-cotta and stone. Below the shaped parapet are more decorative details made out of brick patterns and stone blocks, following the line of the upper parapet wall. Below this, is a brick soldier belt course that decorates the window heads of the third floor.

Description of Environment and Outbuildings: Building is on northernmost lot on Kingsland and is adjacent to Metcalfe Park, a city park.

Sources of Information:

University City Building Permit #4787 on 5/9/29
-University City City Hall records
-on site inspections
-St. Louis City Directories, 1922 and 1928
42. The window heads on the third floor are further decorated with a terra-cotta keystone above the left bay and end caps at each corner of the window heads. All windows are double-hung with two or three lights on the upper sash. All windows are decorated the same and finished with a stone lugsill. The brick masonry consists of a common bond, with medium-colored raked bricks with dark mortar joints. The front entrance consists of a single, glazed, glass paneled door with narrow sidelights. The trim is simple that surrounds front entrance. On each side of the sidelights are terra-cotta quions. Above the door is a semi-elliptical hood supported by brackets. There are six steps to entrance from public sidewalk. Supporting the steps are two brick piers on each side of steps capped with stone. The foundation is squared, course rubble and accentuated further with a row of brick soldier course above stone. No garages, but parking is provided at the side and rear of building.
### Historic Preservation

**Historic Inventory**

**P.O. Box 176, Jefferson City, Missouri 65101**

### Historic Inventory Details

**Lot:** 8, part of 9, Block A, Delmar Garden

**City or Town:** University City

**Specific Location:**
- New Enright
- Leland
- Alley

**Coordinates:**
- **Latitude:** Unknown
- **Longitude:** Unknown
- **UTM:** Lot, Long

**Structure:**
- **Building:** X
- **Object:** X

**On National Register?**
- Yes

**Part of Established District?**
- Yes

**Name of Established District?**
- Unknown

### Thematic Category

**Date(s) or Period:** 1923

**Style or Design:**
- **18:**%

**Architect or Engineer:**
- Unknown

**Contractor or Builder:**
- E.A. Wagner for G.W. Grant

**Original Use, if apparent:**
- Family apartment

**Present Use:**
- Family apartment

**Ownership:**
- Private

**Owner's Name & Address:**
- Robert & Mary Fulmer, 3975 Helmkamp Dr., Florissant, Mo. 63033

**Public or Private:**
- Yes

**Historical & Significance:**
- The E.L. Wagner family and the construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

### History and Significance

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

**Sources of Information:**
- University City Building Permit #2247 on 6/27/23
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979
- County Parks & Recreation
- University City

**Prepared by:**
- V-J Bass/Judy Little

**Organization:**
- County Parks & Recreation

**Date:** 10/82

---

(continued on page 2)
42. beneath the window mullions. All windows are double-hung with multi-panes on the upper sash. The first and second story windows are decorated with a stone surround with keystone, flat arch, side quions, lugsill and stone caps beneath the lugsills. The stairway windows which are located in the center bay are also decorated with a stone surround. There are three-story oriel windows located on each side of the (one) building. The basement windows are also decorated with a stone surround. The front entrance consists of a single, multi-paned door with aluminum storm door and narrow sidelights. The door surround consists of an architrave trim with two wooden pilasters and a pedimented cornice with plain entablature. The foundation is accentuated with a stone band and a brick rowlock course with corner stones at each corner of the building.

43. He is known to have built at least one house designed by a major architect; 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 474, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
This building's entrance halls and stairwell is located on the far north side. Facade wall is of vari-colored, scored brick, laid in common bond and tuckpointed with white mortar. First and second story windows have stone labels with keystones and radiating corner stones. Center bay windows are grouped in threes. All windows have stone lugsills. Windows are double-hung, glazed six-over-one except for winds except for windows on #2.

Garage is of brick with a hip roof covered with rolled asphalt.

Sources of Information
University City Building Permit #2248, on 6/27/23
University City City Hall records
City Directories, 1893-1924
Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

Prepared by
V-J Bass/Judy Little
Organization
Parks and Recreation
Date 8/83
Revision Date(s)
42. for stair landing windows, which are six-over-six. The facade has a false hip roof supported by paired, shaped brackets. A shallow entry porch has Tuscan columns and plain entablature, of wood, and a hip roof with galvanized gutters. Front door is wood with a multi-lighted window. Concrete walk. The foundation is smooth cut stone on the facade and faced with brick on the sides. Side walls are of smooth-faced red brick with white mortar. Iron fire stair on rear of building.

43. The E.L. Wagner Construction Company built at least five buildings in North Parkview, acting as contractor and developer: 6317, 6255, 6261 and 6319 Clemens and 741-5 Eastgate. The company also built over half of the 91 buildings in adjacent Delmar Garden subdivision. Ernest L. Wagner was the founder of the company and his son Edward A. Wagner became president in about 1916. E.A. Wagner was also president of the Wagner-Grant-Bell Development Company in 1924 and lived at 6211 McPherson, a house he built in Parkview subdivision which is nearby to the south of North Parkview. E.L. Wagner is known to have built at least one house with a major architect: 6246 McPherson, with Ernst Janssen, architect, in 1907.
Historic Preservation
P.O. BOX 176, Jefferson City, Missouri 65101

STOIC INVENTORY

Historic Description:
The brick masonry consists of raked, light to medium colored brick with light mortar joints. The flat roof on the front facade is capped with copper. The dropped cornice contains modillions and plain frieze that decorates the third floor window heads. Above the cornice are diamond-shaped stones spaced across the front facade. All windows are double-hung with multi-panes on the upper sash. The first and second story windows are decorated with a stone flat arch and keystone.

History and Significance:
The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdividers of the tract, John C. Jannopoulo, and went on, as both contractor and developer, to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

Sources of Information:
- University City Building Permit #2249 on 6/27/23
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

Prepared by
V-J Bass/Judy Little
Organization
County Parks & Recreation
Date 49 Revision Date(s) 10/82
The window jambs are decorated with stone quions and the windows are finished with stone lugsills and stone caps beneath the lugsill and positioned under the window mullions. The third floor stairway window is decorated with a brick soldier course flat arch with stone keystone and side caps and finished with a stone lugsill. The motif above this window is a rectangle, outlined with brick headers and rowlocks with stone corner blocks with a stone in the center shaped like a diamond and bricks alternately raised in the center. The basement windows are decorated with a stone surround. The front entrance consists of a single, multi-paned door with sidelights. There is an aluminum storm door and storm sash for sidelights. The pedimented, shingled gable roof is supported by two wooden pilasters and two Tuscan columns. The foundation is accentuated with a stone band and a brick rowlock course. There are stone corner caps at each front corner.

He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Preservation

**Address:** Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

**Location:** Historic Inventory S1-A5-067-214

---

**1. No:**

**2. County:**

**3. Location of Negatives:**

**4. Present Name(s):**

719 Leland

**5. Other Name(s):**

721 First

---

**6. Specific Location:**

Part of lot 5, Block C

Delmar Garden

City of Town: University City

**7. City or Town:**

**8. Rural, Township & Vicinity:**

University City

Site Plan with North Arrow

**9. Coordinates:**

UTM

---

**10. Site/Building:**

Structure 1

Object 1

---

**11. On National Register:**

Yes X

---

**12. Is II Eligible:**

Yes X

---

**13. Part of Established Historic District:**

Yes X

---

**14. District:**

- Potent? No

---

**15. Name of Established District:**

---

**16. Thematic Category:**

---

**17. Date(s) or Period:**

1922

**18. Style or Design:**

---

**19. Architect or Engineer:**

A. Blair Riddington

**20. Contractor or Builder:**

Samoto Realty & Building Co.

**21. Original Use, if apparent:**

D.L. Rauch Co.

2 family apartment

**22. Present Use:**

2 family apartment

---

**23. Ownership:**

Public X

Private

---

**24. Owner's Name & Address, if known:**

Rose Leavitt Coular

719 Leland 63130

---

**25. Open to Public?**

Yes X

---

**26. Local Contact Person or Organization:**

---

**27. Other Surveys in Which Included:**

---

**28. No of Stories:**

2

**29. Basement?**

Yes X

---

**30. Foundation Material:**

Squared course rubble

---

**31. Wall Construction:**

Brick masonry

---

**32. Roof Type & Material:**

Gable/French tile

---

**33. No of Bays:**

Front 2 Side 5

---

**34. Wall Treatment:**

Stretcher bond/brick

---

**35. Plan Shape:**

Rectangular

---

**36. Changes Addition (Explain Altered in #42):**

---

**37. Condition:**

Interior unknown

---

**38. Preservation Underway?**

Yes X

---

**39. Endangered?**

Yes X

---

**40. Visible from Public Road?**

Yes X

---

**41. Distance from and Frontage on Road:**

15' and 40'

---

**42. Further Description of Important Features:**

The brick masonry consists of raked, medium dark colored brick with dark mortar joints. All windows are double-hung with multi-lights on the upper sash. The first and second story windows are decorated with plaster panels and the window spandrel between the first and second story windows are decorated with plaster and contain a patterned brick motif. The basement window is decorated with a brick soldier course flat arch. The gable end is decorated with plaster and exposed (continued on page 2)

---

**43. History and Significance:**

---

**44. Description of Environment and Outbuildings:**

No garage provided.

---

**45. Sources of Information:**

- University City Building Permit #177G on 5/6/22
- University City City Hall records
- On-site inspections
- St. Louis Daily Record 5/10/22

---

**46. Prepared by:**

V-J Bass/Judy Little

---

**47. Organization:**

County Parks & Recreation

---

**48. Date:**

11/82

---

**49. Revision Date:**

11/82
42. Wood members characteristic of the half-timber style. The small gable roof located in the right bay contains an oriel window decorated in the half-timber style. There are plaster panels located below the windows and wooden modillions suspended from the oriel window. The main gable roof has a plain wood fascia with brackets. The smaller gable roof also is decorated in the same manner. There is a stone belt course located on the first floor extending the length of the front facade. The entrance consists of a single, multi-paned door. The semi-enclosed porch is supported by a corner brick column which is capped with stone. A railing is provided for the stairs that lead to the porch.
### Historic Inventory

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>4. Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>721 Leland</td>
</tr>
</tbody>
</table>

**Location Information**

- **County:** Jefferson City
- **City or Town:** University City
- **Specific Location:** Parts of lot 5, 6, Block C

**Architectural Details**

- **Architect or Engineer:** A. Blair Haddington
- **Original Use:** Russell & Odessa Thomas
- **Preservation:** Yes

**Construction Details**

- **Foundation Material:** Squared course rubble
- **Roof Type:** Gambrel
- **Exterior:** Good

**Other Details**

- **Changes:** Addition
- **Preservation Underway:** Yes
- **Endangered:** Yes
- **Urban Renewal Area:** Yes

**Historic Significance**

- **History and Significance:**

  The brick masonry consists of a raked, medium dark brick with medium dark mortar joints. The double-hung windows located in the left bay are decorated with a brick flat arch (alternating header, stretcher) with terra-cotta end caps. The windows are finished with stone sills. The projecting bay windows are decorated with beaded board panels on the second story windows and are finished with a stone sill. Between the first and second story windows, the spandrel is decorated (continued on page 2)
with two rows of six plastered squares. The first story window has a plain window head. The center bay contains the central stairway. The entrance consists of a single, three panelled door with an aluminum storm door. Beside the door is a boarded up wood panel. Above the door is a shed, french tiled roof supported by a brick column and large, wooden brackets. The projecting bay has a hip roof that is tiled. The main roof has a plain wood fascia and enclosed soffit with a wood bracket located at the end of the gable. Below the ridge of the roof and at the gable end, there is a wood triangular enclosure that was decorated in the half timber style but the exposed boards have been removed. There still exists a horizontal board and modillions below the decoration. The basement windows are decorated with a brick soldier course flat arch. The center window contains stained glass sashes.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No. 725 Leland
2. County
3. Location of Negatives
4. Present Name(s) 725 Leland
5. Other Name(s) 725 First

6. Specific Location
Parts of lot 6, 7, Block C Delmar Garden
7. City or Town University City
8. Site Plan with North Arrow

9. Coordinates

10. Site Structure Object

11. On National Register? Yes X No
12. Is It Eligible? Yes X
13. Part of Estab? Yes X
14. District Potent? No
15. Name of Established District

16. Thematic Category
17. Date(s) or Period 1922
18. Style or Design
19. Architect or Engineer A. Blair Hiddleston
20. Contractor or Builder Samoto Realty & Building Co. for
22. Present Use 2 family (duplex)
23. Ownership Public Private
24. Owner's Name & Address Pernell & Elsie Washington
25. Open to Public? Yes X No
26. Local Contact Person or Organization
27. Other Surveys in Which Included

28. No of Stories 2
29. Basement? Yes X No
30. Foundation Material squared course rubble
31. Wall Construction brick masonry
32. Roof Type & Material gable/French tile
33. No of Bays 2 Side
34. Wall Treatment stonework bond/brick
35. Plan Shape rectangular
36. Changes Addition
37. Condition Interior unknown
38. Preservation Underway? Yes X No
39. Endangered? Yes X No
40. Visible from Public Road? Yes X No
41. Distance from and Frontage on Road 15' and 33'

42. Further Description of Important Features
The brick masonry consists of a raked, medium to medium dark colored brick with medium dark mortar joints. The brick work around the first and second story windows outline the windows. There is a brick soldier course across the front facade above the second floor. The first and second story windows are double-hung with one over one lights. The windows are decorated with a brick soldier course flared arch with stone lugsill and a stone belt course on the first floor extending (continued on page 2)

43. History and Significance

44. Description of Environment and Outbuildings
Garage provided at rear of building.

45. Sources of Information
University City Building Permit #1778 on 5/6/22
-University City City Hall records
-on site inspections
-St. Louis Daily Record 5/10/22

46. Prepared by V-J Bass/Judy Little
47. Organization County Parks & Recreation
48. Date 11/82
49. Revision Date(s)

42. the length of the front facade. The basement window is decorated with a brick soldier course flat arch. The oriel window above the front entrance consists of a shed roof with French clay-colored tile. Below the windows are panelled sections with plaster and painted wood rectangles. Beneath the oriel the unit is enclosed with a beaded board ceiling. The fascia on the main gable has circular cut-outs spaced evenly apart. The front entrance consists of a single multi-paned door (beveled). The semi-enclosed porch is supported by a corner brick column capped with stone.
| No. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 |
| No. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 |
| 1 | No. | 726 Leland | 726 First Avenue | Lot 12, Block A, Delmar Garden | City of Town: University City | Site Plan: North Arrow | Coordinates: UTM | Site/Building: | Structure/Object: | On National Register: | 12 Is IT: | Eligible: | No/Yes | Part of Estab: | First Dist: | Name of Established District: | Thematic Category: | Date(s) or Period: | 1921 | Style or Design: | Architect or Engineer: | Contractor or Builder: Leo Abrams for Sol Abrahams | Original Use, if apparent: six-family apartment | Present Use: six-family apartment | Ownership: Public/Private | Owner's Name & Address, if known: Edwin and Lenore Pepper | Address: 470 Ridecord Pl. 63141 | Open to Public?: Yes/No | Local Contact Person or Organization: | Other Surveys in Which Included: | Changes: Addition/Alteration/Moved: | Condition: Interior/Exterior | Preservation: Yes/No | Endangered: Yes/No | Visible from Public Road: Yes/No | Distance from and Frontage on Road: 15' and 50' | Further Description of Important Features: Three-story building has six apartment units. Building has a long rectangular shape with short dimension along the street and the entrance in the center of the south side. Walls are of vari-colored red-toned brick with a skinned surface, laid in garden wall bond with white mortar. The entry is framed with pilasters and entablature. The door is of wood with a multi-paned window. An iron balcony is over the door in front of the window at the stair landing. | History and Significance: Apartment is illustrated in Delmar Loop-Parkview Gardens National Register nomination. Owner received tax abatement from University City for rehabilitation done to city standards by Leo F. Abrams, the contractor, whose name was shortened from Abrahams, and his father, Sol Abrahams, were owners of Sol Abrahams & Son Construction Company, with offices in the Chemical Building. | Description of Environment and Outbuildings: Side yard has large locust trees. No garage. Building backs onto Ackert walkway. | Sources of Information: U. City Bldg. Permit #1512 granted to Sol Abrahams on 7/7/21 filed by Leo Abrams | St. Louis City Directories, 1917-1939 | Prepared by: J. Little/V-J Bass | Organization: St. Louis County Parks | Date: 8/83 | Revision Date(s): |
A decorative terra cotta inlay is set in the wall between second and third-story stair landing windows. All windows on main facades are double-hung, glazed six-over-six. Windows have surrounds of header courses which project slightly from the wall, and stone lug sills. Terra cotta lintels, with swags in relief, are over first-story windows on the street side of the building. Panels, formed of brick headers, are under some windows. A stone water table, stone string course below first-story windows, continuous stone sill below third-story windows, brick soldier course over third-story windows and plain wood dropped cornice decorate the main facades. Tile coping on parapet.

Both were residents of University City. They were contractor and developer for 726 Leland, and contractor for 740, 800 and 808 Leland, all of which were built between 1921 and 1924. All buildings have spacious apartments laid out in nearly square plans. The three six-family buildings have their short dimensions along the street and entrances in the center of the long sides which face side yards. Details are Georgian in style.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

387 Leland

272 First

16 Thematic Category
17 Date(s) or Period
18 Style or Design
19 Architect or Engineer
20 Contractor or Builder
21 Original Use, if apparent
22 Present Use
23 Ownership
24 Owner's Name & Address, if known
25 Open to Public?
26 Local Contact Person or Organization
27 Other Surveys in Which Included

26 No of Stories
29 Basement
30 Foundation Material
31 Wall Construction
32 Roof Type & Material
33 No of Bays
34 Wall Treatment
35 Plan Shape
36 Changes
37 Condition
38 Preservation
39 Endangered
40 Visible from
41 Distance from and

42 Further Description of Important Features
The brick masonry consists of a rough, medium colored brick with light mortar joints. The dropped cornice consists of modillions and a plain frieze that also decorates the third floor window heads. Above the cornice are diamond-shaped stones running across the front facade. The first and second story windows are decorated with a brick soldier course flat arch with stone keystone and stone corner caps. The stairway windows which are located on the right bay also are decorated (continued on page 2)

43 History and Significance
The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulos, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

44 Description of Environment and Outbuildings
No garage provided. Picket fence on west side of property and chain-link fence on east side of property.

45 Sources of Information
University City Building Permit #1839 on 6/6/22
-University City City Hall records
-on site inspections
-St. Louis City Directories, 1893-1924
-Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

46 Prepared by
V.J. Bass/Judy Little

47 Organization
County Parks & Recreation

48 Date
11/82
42. Like the first and second story windows are. The double-hung windows with green painted sash have multi-panes on the upper sash. All windows are finished with stone lugsills. The basement windows are outlined in brick with header and rowlock courses with corner stones placed at each corner. The front entrance consists of a classical entranceway with a shingled pedimented gable roof supported with two wooden pilasters and two Tuscan columns. The entrance door consists of a single, multi-paned door with a plain surround. The foundation in the front is accentuated with a stone band and above the stone is a brick rowlock course of brick with stone corner blocks at each corner of building in front.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3,4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

45. Delmar Garden subdivision plat map, City Hall of University City
<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Number of Stories</th>
<th>Date(s) or Period</th>
<th>Thematic Category</th>
<th>Original Use</th>
<th>Present Use</th>
<th>Architect or Engineer</th>
<th>Contractor or Builder</th>
<th>Original Foundation Material</th>
<th>Wall Construction Material</th>
<th>Roof Type &amp; Material</th>
<th>Number of Bays</th>
<th>Wall Treatment</th>
<th>Plan Shape</th>
</tr>
</thead>
<tbody>
<tr>
<td>730 Leland</td>
<td>Clarence</td>
<td>3</td>
<td>1921</td>
<td>Full</td>
<td>6 family apartment</td>
<td>6 family apartment</td>
<td>George Sokel for D. Lewis</td>
<td></td>
<td>concrete</td>
<td>brick masonry</td>
<td>flat</td>
<td>7</td>
<td>stretcher bond/brick</td>
<td>U-shape</td>
</tr>
</tbody>
</table>

This six family apartment dwelling is a three story, five bay front facade with a full basement. The projecting bays contain the false, hip roof that is made out of red colored Spanish tile. Beyond the hip roof is a flat roof with a stepped and shaped parapet front facade. The front parapet wall forms a triangular crest in the center. Below the shaped parapet, in the center bay, there are two brick header bands that are parallel to each and surround the center, stairway window. (continued on page 2)

No garages are provided but there is parking available in rear of building.

Sources of Information:
- University City Building Permit #1630 on 11/7/21
- University City City Hall records
- On site inspections
42. The two brick header bands are shaped like an inverted U. This band is further decorated with stone blocks placed at each corner of the band and the end of each band. Inside the brick band decoration is a large, diamond-shaped stone that is outlined with a brick header border that is slightly raised from the wall. The brick masonry consists of a stretcher bond with medium-colored brick with gray mortar. Inside the brick band looking like two inverted U's the brick is laid in sets of three brick laid either horizontal or vertical. The projecting left and right bay double-hung windows (six over one lights) are decorated with: 1) third story windows are decorated with a brick soldier course flat arch with stone end caps and finished with stone lugsills. 2) the window spandrel between the second and third floor are decorated with a rectangular motif with a row of brick headers outlining the rectangle. The corners of the rectangle are decorated with stone blocks. In the center of this motif is a diamond-shaped stone, outlined with brick headers that are slightly raised. This diamond-shaped motif is used throughout the design of this building. 3) the first story windows are decorated with a brick soldier course flat arch with a stone keystone and finished with a stone lugsill. A brick soldier belt course wraps around the first story level. The center bay double-hung windows (eight over one lights) are decorated with stone lugsills and the second and third story windows have plain window heads. *The first story window heads are decorated with a soldier course flat arch. The stairway (interior) is located in the center of the middle bay. *The stairway louvered window has a semi-elliptical transom and the window head is decorated with a brick soldier course segmental arch. The window is finished with a stone lugsill and below the lugsill is a stone bracketed cornice. The door entrance is decorated with a pseudo round arched portal with stone pilasters and keystone above semi-circular stone arch. The single, multi-paned door with sidelight has a cornice above the door which is stone. The door transom is stained glass in all three sections. The foundation is accentuated on the front facade with a stone band.

Almost mirror image of 734, 754 Leland
*denotes differences of each building from each other
43 History and Significance: The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

44 Description of Environment and Outbuildings
Garage provided in rear of building.

45 Sources of Information
- University City Building Permit #1839 on 6/6/22
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

46 Prepared by
V-J Bass/Judy Little

47 Organization
County Parks & Recreation

48 Date
11/82

49 Revision Date(s)
course that wraps around upper corners of the window. The window heads are further decorated with stone corner caps and end caps. The stairway windows located on the right bay are decorated like the first and second story windows except that these double-hung windows have six over six lights. All windows are finished with stone lugsills. The basement windows are decorated with header and rowlock courses outlining window with stone corner caps on window heads. The front entrance consists of a single six paneled door with sidelights with grilles over the sidelights. The door surround is plain. Above the door is a brick soldier course flat arch with a stone keystone. A carriage light is situated above stone keystone. There are "ghost traces" of a torn down gable roof with pilasters. The entrance probably looked like 727 Leland. The door has been stripped of its paint and has not been finished yet. The foundation is accentuated with a stone band and a brick rowlock course.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
This six family apartment dwelling is a three story, five bay front facade with a full basement. The projecting bays contain the false hip roof that is made out of red-colored Spanish tile. Beyond the hip roof is a flat roof with a stepped and shaped parapet front facade. The front parapet wall forms a triangular crest in the center. Below the shaped parapet, in the center bay, there are two brick header bands that are parallel to each other and surround the center stairway window.
The two brick header bands are shaped like an inverted U. This band is further decorated with stone blocks placed at each corner of the band and the end of each band. Inside the brick band decoration is a large, diamond-shaped stone that is outlined with a brick header border that is slightly raised from the wall. The brick masonry consists of a stretcher bond with medium-colored brick with gray mortar. Inside the brick band looking like two inverted U's the brick is laid in sets of three brick laid either vertical or horizontal. The projecting left and right bay double-hung windows (six over one lights) are decorated with: 1) third story windows are decorated with a brick soldier course flat arch with stone end caps and finished with stone lugsills. 2) the window spandrel between the second and third floor are decorated with a rectangular motif with a row of brick headers outlining the rectangle. The corners of the rectangle are decorated with stone blocks. In the center of this motif is a diamond-shaped stone, outlined with brick headers that are slightly raised. This diamond-shaped motif is used throughout the design of this building. 3) The first story windows are decorated with a brick soldier course flat arch with a stone keystone and finished with a stone lugsill. A brick soldier belt course wraps around the first story level. The center bay double-hung windows (eight over one) are decorated with stone lugsills and the second and third story windows have plain window heads.

*The first story window heads are decorated with a soldier course flat arch with stone keystones. The interior stairway is located in the center of the middle bay. *The stairway single-pane casement window has a stain glass transom (rectangular). *The window head is decorated with a brick soldier course flat arch. The window is finished with a stone lugsill and below the lugsill is a stone bracketed cornice. The door entrance is decorated with a pseudo round arched portal with stone pilasters and keystone above semi-circular stone arch. The single, multi-paned door with sidelight has a cornice above the door which is stone. The door transom is stained glass in all three sections. The foundation is accentuated on the front facade with a stone band. Carriage lights provided on each side of door entrance.

Almost mirror image of 730, 734 Leland
*denotes differences of each building from each other
<table>
<thead>
<tr>
<th>No.</th>
<th>Name(s)</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>735</td>
<td>Leland</td>
<td>735 First Ave.</td>
</tr>
</tbody>
</table>

### Historic Inventory

**Thematic Category:**
- Date(s) or Period: 1922

**Style or Design:**
- Architect or Engineer: E.A. Wagner for John N. Grant
- Contractor or Builder: E.A. Wagner
- Original Use: If apparent
- Family Apartment: Yes
- Present Use: No
- Family Apartment: No

**Ownership:**
- Public: Yes
- Private: No

**Name:** Alfred Schaper

**Owner's Name & Address:**
- Address: 735 Leland 63130

**Open to Public:**
- Yes

**Property:**
- Yes

**Local Contact Person or Organization:**
- None

**Other Surveys in Which Included:**
- None

### Description of Important Features

The brick masonry consists of medium to medium-dark colored brick with clay-colored mortar joints. The brick is laid in a vertical pattern (w/stone diamond shapes) on the upper portion of the front parapet wall. All the front facade double-hung windows have multi-paned upper sashes. The stairway windows have eight over eight lights. The window heads are decorated with a soldier course flat arch with stone keystone and corner caps. The windows are finished with stone lugsills. (continued on page 2)

### History and Significance

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivision of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

### Description of Environment and Outbuildings

Garage provided in rear of building. The yard is enclosed with a chain-link fence.

### Sources of Information

- University City Building Permit #1839 on 6/6/22
- University City City Hall records
- Site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

### Prepared by
- V.J. Bass/Judy Little

### Organization
- County Parks & Recreation

### Date
- 11/82
42. The front flat roof is capped with metal. The decorative motif located above the third story stairway window is a rectangle outlined with brick headers and rowlock courses with stone corner caps. Within the rectangle the brick are alternately placed (in sets of three) either vertically or horizontally. The entrance consists of a single, multi-paned door with an aluminum storm door. A metal awning is attached above door to shelter entrance. The foundation is accentuated with a stone band and a brick soldier course.

43. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Inventory Information

**Number:** 391 Leland 63130

**Part of lot:** 9, Block C, Delmar Garden

**City or Town:** University City

**Address:** 739 First Ave.

**Thematic Category:**
- Date(s) or Period: 1922
- Style or Design
- Architect or Engineer: E.L. Wagner for John M. Grant
- Contractor or Builder
- Original Use, if apparent
- Family apartment
- Present Use
- Family apartment

**Ownership:**
- Public
- Private

**Changes:**
- Addition: No
- Alteration: Yes
- Moved: No

**Condition:**
- Interior: Unknown
- Exterior: Good

**Parking Information:**
- Open to Public: Yes

**Description of Environment and Outbuildings:**
- Chain-link fence enclosing side yards of building.

### Further Description of Important Features

The brick masonry consists of a rough textured, medium to dark colored brick with light and dark mortar joints. The flat roof is capped with metal on the front facade. The false hip roof is supported by wooden brackets. The fascia and soffit are also wood. The third story windows (double-hung with multi-paned upper sash) are decorated with a brick soldier course flat arch with stone keystone. The first and second story windows are decorated with a brick soldier course flat arch (continued on page 2).

### History and Significance

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893.

### Sources of Information
- University City Building Permit #1839 on 6/6/22
- University City City Hall records
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979
42. wrapping around the upper corners of the window and ending with a stone cap. There are smaller corner caps on each side of window. The windows are finished with stone lugsills. The stairway windows located in the right bay are also decorated like the first and second story windows. The decorative motif located above the third story stairway window is a brick, outlined rectangle with stone corner caps with alternating raised headers inside the rectangle. The front entrance consists of a single, multi-paned door with sidelights. The surround is plain. A brick soldier course flat arch with a stone keystone is placed above the door. A carriage light is located above the keystone. Above this is a gable roof supported by wooden brackets with the gable end being open in the half timber style. The basement windows are outlined with brick headers with stone corner caps. The foundation is accentuated with a stone band and above this a brick soldier course.

43. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Hemen; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>1. Name(s)</th>
<th>2. County</th>
<th>3. City or Town</th>
<th>4. Present Name(s)</th>
<th>5. Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>St. Louis</td>
<td>St. Louis Co. Parks Dept.</td>
<td>740 Leland</td>
<td></td>
</tr>
</tbody>
</table>

5. Specific Location

Pts. lot 15, 16, blk A, Delmar Garden

8. Site Plan with North Arrow

16. Building

|--------------------------|-------|--------------|-------|

13. Part of Established District? | Yes |

14. District Eligible? | Yes |

15. Name of Established District

<table>
<thead>
<tr>
<th>16. Thematic Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>17. Date(s) or Period</td>
</tr>
<tr>
<td>18. Style or Design</td>
</tr>
<tr>
<td>19. Architect or Engineer</td>
</tr>
<tr>
<td>20. Contractor or Builder</td>
</tr>
<tr>
<td>21. Original Use, if apparent</td>
</tr>
<tr>
<td>22. Present Use</td>
</tr>
<tr>
<td>23. Ownership</td>
</tr>
<tr>
<td>24. Owner's Name &amp; Address, if known</td>
</tr>
<tr>
<td>25. Open to Public?</td>
</tr>
<tr>
<td>26. Local Contact Person or Organization</td>
</tr>
<tr>
<td>27. Other Surveys in Which Included</td>
</tr>
</tbody>
</table>

28. No. of Stories: 3

29. Basement? Yes X

30. Foundation Material: stone

31. Wall Construction: brick masonry

32. Roof Type & Material: flat

33. No. of Bays: Front 2, Side 4

34. Wall Treatment: common bond

35. Plan Shape: rectangular

36. Changes: Addition (Explain in #42)

37. Condition: Interior unknown, Exterior good

38. Preservation Underway? Yes X

39. Endangered? Yes X

40. Visible from Public Road? Yes X

41. Distance from and Frontage on Road: 151' and 521'

42. Further Description of Important Features

Three-story building has three apartments with entry and stairwell in front left corner. Flat roof is capped with parapet with sections of balustrade. Wood cornice. Stone belt-courses at third story sill level and at first floor level. Stone water table. Walls of facade are of scored red brick, laid in common bond and recently tuck pointed in pink mortar. Corners have brick quoins in relief. Side walls are of smooth faced brick with white mortar. Triple windows on facade, with stone lugsills. Windows in

43. History and Significance

Leo F. Abrams (surname shortened from Abrahams) and his father, Sol Abrahams, were owners of Sol Abrahams & Son Construction Company, with an office in the Chemical Building. Both were residents of University City. They were contractor and developer for 726 Leland, and contractor for 740, 800 and 808 Leland, all of which were built between 1921 and 1924. All buildings have spacious apartment units laid out in nearly square plans.

44. Description of Environment and Outbuildings

No garage; backs onto Ackert Walkway, a public walk.

45. Sources of Information

U. City bldg. #1905 granted to Harry Klein, 8/8/22, filed by Leo Abrams
St. Louis City Directories, 1917-1939

46. Prepared by

V-J Bass/J. Little

47. Organization

St. Louis Co. Parks

48. Date: 8/83
stairwell have small iron balconies. Windows are double-hung, glazed six-over-six. Dark brown framed storm sash on windows. Entry is framed with unfluted columns with fluted caps, and an entablature. Door has a multi-paned window. Three-story porch on rear with reinforced concrete floors and iron stairs. Windows on sides of building are double-hung with segmental arched brick heads.

three six-family buildings have their short dimensions along the street and entrances in the center of the long sides which face side yards. Details are Georgian in style.
Further Description of Important Features:
The brick masonry consists of a raked, medium to dark colored brick with light and dark mortar joints. The front roof facade is capped with metal. Below this is three diamond-shaped stones spaced equally from each other. Below this is a dropped cornice with modillions and plain entablature. The double-hung windows with multi-panes on the upper sash are decorated with stone lugsills and caps (stone) below lugsills positioned below window mullions on the third floor.

History and Significance:
The E. L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannoupolo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his contraction company in about

Garage provided in rear of building. Fence enclosure on west side of building.
42. The first and second story windows are decorated with a stone surround including a stone flat arch with keystone, stone side quions, stone lugsills and stone caps below lugsills. The second story stairway window has a brick soldier course flat arch with stone keystone and stone end caps. The decorative rectangle above the upper story stairway window is outlined with brick header and rowlock courses with stone corner blocks. The center of this rectangle consists of rows of headers alternately raised from the wall. The basement windows also are decorated with a stone surround. The front entrance consists of a single, multi-paned door with sidelights. The classical front entrance contains a tiled, pedimented gable roof with plain entablature. The roof is supported by two wooden pilasters and two black wrought iron columns (wooden columns have probably been removed due to deterioration). The trim surround is plain around door. There are four steps to entrance from public sidewalk. A railing is provided for steps. The foundation is accentuated on the front facade with a stone band and a brick rowlock course.

43. 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Inventory for 745 Leland

**Location:** Delmar Garden, University City, St. Louis, Missouri

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>745 Leland</td>
<td></td>
</tr>
</tbody>
</table>

#### Specific Location
- **Parts of lot 10, 11, Block C**
- **Delmar Garden**
- **University City**
- **Site Plan with North Arrow**

<table>
<thead>
<tr>
<th>Coordinates</th>
<th>UTM</th>
<th>Easting</th>
<th>Northing</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Structure Object</th>
<th>12 Is it Eligible?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>

| 13 | On National Register? | Yes | No |

#### Thematic Category
- **Date(s) or Period:** 1923
- **Style or Design:**
- **Architect or Engineer:**
- **Contractor or Builder:**
- **Owner's Name & Address:**
- **Owner's Known Name:**
- **Owner's Address:**
- **Address Known:**
- **Number:**
- **Street:**
- **City:**
- **County:**
- **State:**
- **Zip Code:**

<table>
<thead>
<tr>
<th>16</th>
<th>Thematic Category</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>17</th>
<th>Date(s) or Period</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>18</th>
<th>Style or Design</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>19</th>
<th>Architect or Engineer</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>20</th>
<th>Contractor or Builder</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>21</th>
<th>Original Use, if apparent</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>22</th>
<th>Present Use</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>23</th>
<th>Ownership</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>24</th>
<th>Owner's Name &amp; Address, if known</th>
</tr>
</thead>
</table>

#### Description of Important Features
The brick masonry consists of a medium to medium dark colored brick with light mortar joints. There are darker colored brick at the top of the front parapet wall. The top of the parapet is capped with stone. The third floor double-hung windows with a multi-paned upper sash are decorated with a brick soldier course flat arch with stone lugsills and stone caps positioned below window mullions and lugsill. The first and second story windows are decorated with a stone labeling affect. (continued on page 2)

#### History and Significance
The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdividers of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about

#### Description of Environment and Outbuildings
- **Garage provided in rear of building**
- **Fence enclosure around property**

#### Sources of Information
- University City Building Permit #2249 on 6/27/23
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

#### Report
Prepared by
V-J Bass/Judy Little

Organization
County Parks & Recreation

Date
11/82

Revision Date
49
42. The windows are finished with stone lugsills and stone caps below lugsills positioned below window mullions. The basement windows are decorated with a brick header and rowlock course outline with stone corner caps. The second story stairway window is decorated like the first and second story windows except that the window does not have the stone caps below the lugsill. The third story window is decorated with a brick soldier course flat arch with stone keystone and jamb caps. The decorative motif above the third story stairway window consists of rectangle with header and rowlock courses and stone corner caps with a diamond-shaped stone in center of the rectangle. The front entrance consists of a single, multi-paned door with aluminum storm door. The original porch facade has been removed and in its place is an aluminum awning above door. The foundation is accentuated with a stone band and a brick rowlock course with stone corner blocks at each corner of the building.

43. 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750-758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

16. Thematic Category

17. Date(s) or Period
1923

18. Style or Design

19. Architect or Engineer

20. Contractor or Builder
E.A. Grant for E.W. Grant

21. Original Use, if apparent
3 family apartment

22. Present Use
3 family apartment

23. Ownership
Public X

24. Owner's Name & Address,
known
Joseph Hoffman
4023 Castleman 63110

25. Open to Public?
Yes X

26. Local Contact Person or Organization

27. Other Surveys In Which Included

28. No of Stories
3

29. Basement?
Yes X

30. Foundation Material
concrete

31. Wall Construction
brick masonry

32. Roof Type & Material
flat

33. No of Bays
Front 3 Side 4

34. Wall Treatment
common bond/brick

35. Plan Shape: rectangular

36. Changes
Addition: Explained in #42

37. Condition
Interior unknown
Exterior good

38. Preservation
Yes X

39. Endangered?
Yes X

40. Visible from Public Road?
No

41. Distance from and Frontage on Road
15' and 46'

42. Further Description of Important Features

The brick masonry consists of a rough texture, medium to dark colored brick with light mortar joints. The front parapet wall is capped with stone. Below this are equally spaced stone diamond shapes. Below the diamond shapes is a dropped cornice with modillions and plain entablature which decorates the third floor window heads. The windows are further decorated with stone lugsills and stone caps below lugsills positioned beneath the window mullions. (continued on page 2)

43. History and Significance

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about

44. Description of Environment and Outbuildings

garage at rear of building

45. Sources of Information

University City Building Permit #2249 on 6/27/23
-St. Louis City Hall records
-on site inspections
-St. Louis City Directories, 1893-1924
-Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

46. Prepared by
V-J Bass/Judy Little

47. Organization
County Parks & Recreation

48. Date / 49. Revision Date:
11/82
42. The first and second story double-hung windows with a multi-paned upper sash are decorated with a stone surround. (flat arch with keystone, jamb quions, lugsills, and stone caps below lugsills.) The second story window is also decorated with a stone surround but does not have the stone caps below the lugsill. The third story stairway window is decorated with a brick soldier course flat arch with stone keystone and stone jamb caps. The window has one over six lights while the second story stairway window has six over six lights. The decorative motif above the third story stairway window is a rectangle outlined with a brick soldier and rowlock courses and finished with stone corner caps. The interior of the rectangle consists of sets of three brick laid either vertically or horizontally. The basement windows are decorated with a stone surround. The front entrance consists of a single, multi-paned door with sidelights and a plain trim surround. The shingled, pedimented gable roof is supported by two wooden pilasters and two Tuscan columns. The foundation is accentuated with a stone band and a brick rowlock course on the front facade.

43. 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Inventory

**HISTORIC INVENTORY**

**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**750 Ieland**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>4. Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>750 Ieland</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Location of Negatives</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>parts of lot 17, 18, Block A Delmar Garden</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. City or Town of Rural, Township &amp; Vicinity</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8. Site Plan with North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. Coordinates</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTM</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10. Site Building X</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. On National Register?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12. Is it Eligible?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13. Part of Established District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14. District Potent?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>15. Name of Established District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16. Thematic Category</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17. Dates or Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1923</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>18. Style or Design</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>19. Architect or Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>20. Contractor or Builder</th>
</tr>
</thead>
<tbody>
<tr>
<td>Henry A. Wagner for F.A. Gorosky</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>21. Original Use, if apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>family apartment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>22. Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>family apartment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>23. Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public: Private X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24. Owner's Name &amp; Address, if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meyer Burman 525 Purdue Ave. 63130</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>25. Open to Public?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. Local Contact Person or Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>27. Other Surveys in Which Included</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>28. No of Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>29. Basement?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes full</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>30. Foundation Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>concrete</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>31. Wall Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>brick masonry</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>32. Roof Type &amp; Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>flat false hip/spanish tile</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>33. No of Bays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front: Side 6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>34. Wall Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stretcher bond/brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>35. Plan Shape Rectangular</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>36. Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addition</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>37. Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior: unknown</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>38. Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes Underway: No X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>39. Endangered?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes X By What: No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>40. Visible from Public Road?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>41. Distance from and Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>15' and 50'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>42. Further Description of Important Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>The brick masonry consists of a medium to dark colored brick with dark mortar. The false hip roof is supported by wooden brackets and exposed wood members. The flat roof ends with a stepped parapet on each corner of the front facade. The first and second story double-hung windows (six over one lights) are decorated with a brick soldier course flat arch with stone keystone. The first story windows are further decorated with stone corner caps. (continued on page 2)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>43. History and Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the divider of the tract, John C. Jannopulo, and went on, as both contractor and developer, to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923. City directories indicate that Ernest L. Wagner began his construction company in about</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>44. Description of Environment and Outbuildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>no garage</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>45. Sources of Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City Building Permit #2361 on 10/11/23</td>
</tr>
<tr>
<td>University City City Hall records</td>
</tr>
<tr>
<td>on site inspections</td>
</tr>
<tr>
<td>St. Louis City Directories, 1893-1924</td>
</tr>
<tr>
<td>Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>46. Prepared by</th>
</tr>
</thead>
<tbody>
<tr>
<td>V-J Bass/Judy Little</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>47. Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>County Parks &amp; Recreation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>48. Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/62</td>
</tr>
</tbody>
</table>

**Photo**

---

46: Prepared by V-J Bass/Judy Little
47: Organization County Parks & Recreation
48: Date 10/62

---

46: Prepared by V-J Bass/Judy Little
47: Organization County Parks & Recreation
48: Date 10/62
42. The windows are finished with a stone lugsill on the second floor and the first story windows are finished with a stone belt course that runs the full front facade. The center bay is slightly recessed. This bay contains the interior stairway. The stairway window is a double-hung window (two over two lights) with a semi-circular transom. The transom is further decorated with a stone keystone and radiating stone blocks and voussoirs. The window is finished with a stone lugsill and stone caps located beneath the lugsill positioned at each corner. The front entrance consists of a single, multi-paned door with sidelights. The front door has a black storm door. The surround is plain. There is a brick rowlock belt course across the front facade below the wooden brackets. A painted-over copper awning is attached to the wall and also supported by two wrought iron columns. Stone piers border front entrance. A railing is provided at stairs at front entrance. The foundation is accentuated with a stone band on the front facade.

45. 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Inventory Information

**Address:**
753 Leland

**City:** University City

**County:** St. Louis

**Thematic Category:**
16. Historic Preservation

**Date(s) or Period:**
17. 1923

**Owner's Name & Address:**
24. Janet Lee Kraus
753 Leland 63130

**Structure:**
21. Family apartment

**Contractor or Builder:**
20. E.A. Grant & E.W. Grant

**Foundation Material:**
30. Concrete

**Number of Stories:**
28. 3

**Wall Construction:**
31. Brick masonry

**Roof Type & Material:**
32. Flat

**Location:**
Part of lot 1C, block C

**Condition:**
37. Interior: unknown

**Endangered?**
39. Yes

**Features:**
- The brick masonry consists of a medium to medium dark colored brick with gray mortar joints. The upper portion of the front parapet wall is decorated with red-colored brick with six belt courses. All windows are double-hung with multi-lights on the upper sash. The third story windows are decorated with a brick soldier course flat arch and finished with a stone sillsill and stone blocks located beneath the sillsill and positioned beneath the window mullions.

**Historical Significance:**
43. The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

**Sources of Information:**
- University City Building Permit #2249 on 6/27/23
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

---

**Additional Notes:**
47. University City Building Permit #2249 on 6/27/23
49. University City City Hall records
50. On site inspections
51. St. Louis City Directories, 1893-1924
52. Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979
42. The first and second story windows are decorated with varied sizes of stone that resemble label moulding. The windows are finished with stone lugsills and stone blocks located underneath the lugsill and positioned underneath the window mullions. The interior stairway is located in the right bay. The stairway windows are decorated differently with the second story window decorated like the first and second story windows but not including the stone caps positioned underneath the lugsills. The third story window is decorated with a brick soldier course flat arch with stone keystone and corner blocks. The window is finished with a stone lugsill. The decorative motif above the third floor stairway window is shaped like a rectangle, outlined with brick header and rowlock courses with stone corner blocks located at each corner of the rectangle and in the center of the rectangle is a large, diamond-shaped stone. The foundation is accentuated with a stone band and a brick rowlock course with stone caps. The basement windows are decorated and outlined with a brick rowlock and header course and stone corner blocks. The front entrance consists of a single, multi-paned door with a aluminum storm door. A metal canopy is provided at front entrance.

45. 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923 the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paneled transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Historic Inventory

**Parts of Lot 18, 19, Block A, Delmar Garden**

**City or Town:** University City

**Site Plan with North Arrow**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>754</td>
<td>Leland</td>
<td></td>
</tr>
</tbody>
</table>

#### Further Description of Important Features

The projecting bays contain the false hip roof that is made out of red-colored Spanish tile. Beyond the hip roof is a flat roof with a stepped and shaped parapet front facade. The front parapet wall forms a triangular crest in the center which is capped with stone. Below the shaped parapet, in the center bay there are two brick header bands that are parallel to each other and surround the center stairway windows. The two brick header bands are shaped like an inverted U. (continued on page 2)

#### Description of Environment and Outbuildings

No garages are provided but there is parking available in rear of building.

---

**Sources of Information**

University City Building Permit #1945 on 9/21/22
- University City City Hall records
- On-site inspections

**Prepared by**

V-J Bass/Judy Little

**Organization**

County Parks & Recreation

**Date**

10/82
This band is further decorated with stone blocks placed at each corner of the band and the end of each band. Inside the brick band decoration is a large, diamond-shaped stone that is outlined with a brick header border that is slightly raised from the wall. The brick masonry consists of a stretcher bond with medium-colored brick with dark mortar. Inside the brick band looking like two inverted U's the brick is laid in sets of three brick laid either vertical or horizontal. The projecting left and right bay double-hung windows (six over one lights) are decorated with: 1) third story windows are decorated with a brick soldier course flat arch with stone end caps and finished with stone lugsills. 2) the window spandrel between the second and third floor are decorated with a rectangular motif with a row of brick headers outlining the rectangle. The corners of the rectangle are decorated with stone blocks. In the center of this motif is a diamond-shaped stone, outlined with brick headers that are slightly raised. This diamond-shaped motif is used throughout the design of this building. 3) the first story windows are decorated with a brick soldier course flat arch with a stone keystone and finished with a stone lugsill. A brick soldier belt course wraps around the first story level. *The center bay double-hung windows (six over one lights) are decorated with stone lugsills and the second and third story windows have plain window heads. *The first story window heads are decorated with a soldier course flat arch with a stone keystone. The interior stairway is located in the center of the middle bay. *The stairway block glass stairway window head has a brick soldier course flat arch. The window is finished with a stone lugsill and below the lugsill is a stone bracketed cornice. The door entrance is decorated with a pseudo round arched portal with stone pilasters and keystone above semi-circular stone arch. The single, multi-paned door with sidelight has a cornice above the door which is stone. The door transom houses an awning window in the center. The foundation is accentuated on the front facade with a stone band.

Almost mirror image of 730, 734 Leland
*denotes differences of each building from each other
Oftice of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No.
2. County: St. Louis
3. Location of Negatives: St. Louis Co. Parks Dept.
4. Present Name(s): 800 Leland
5. Other Name(s): 800 First Street; Aljoe

6. Specific Location:
Lot 1, blk B, Delmar Gardens

7. City of Town: St. Louis City
8. Rural Township & Vicinity: University City
9. Site Plan with North Arrow

10. Coordinates (lat/long):

11. On National Register?: Yes
12. Is It Eligible?: Yes
13. Part of Estab Dist?: Yes
14. District Potent?: No
15. Name of Established District:

16. Thematic Category:

17. Date(s) or Period:
1924

18. Style or Design:

19. Architect or Engineer:

20. Contractor or Builder: Leo F. Abrams for Harry Friedman & J.A. Rosenblatt

21. Original Use, if apparent:
Six family apartment

22. Present Use:
Six family apartment

23. Ownership:
Public

24. Owner's Name & Address, if known:

25. Open to Public?: Yes

26. Local Contact Person or Organization:

27. Other Surveys in Which Included:

28. No of Stories:
3

29. Basement?: Yes X

30. Foundation Material:
Stone

31. Wall Construction:
Brick masonry

32. Roof Type & Material:
Flat false hip with red tile

33. No. of Bays:
Front 4, Side 7

34. Wall Treatment:
Common bond

35. Plan Shape:
Rectangular

36. Changes:
Alteration

37. Condition:
Interior unknown

38. Preservation Underway:
No X

39. Endangered?: No X

40. Visible from Public Road?: No

41. Distance from and Frontage on Road:

42. Further Description of Important Features:
Three-story building with flat roof has six apartment units. The entry is in the center of the north side, across from a mate building at 808 Leland. (Photo does not show entry facade.) False hip roof, covered with red Spanish tile, tops entry and street facades. Walls of these facades are of vari-toned red brick, with skinned surface, laid in common bond with white mortar. Brick quoins are at corners. Street facade has iron balconies at the second story windows; the original French doors have been modified, the lower

43. History and Significance:
Leo F. Abrams (surname shortened from Abrahams) and his father, Sol Abrahams, were owners of Sol Abrahams & Son Construction Company, with an office in the Chemical Building. Both were residents of University City. They were contractor and developer for 726 Leland, and contractor for 740, 800 and 808 Leland, all of which were built between 1921 and 1924. All buildings have spacious apartment units laid out in nearly square plans. The three six-

44. Description of Environment and Outbuildings:
Building shares side yard to north with a matching building at 808 Leland. A circular walk and bird bath are in the yard. No garages. Buildings to south were demolished and replaced by a portion of Ackert Park.

45. Sources of Information:
U.C. Pmt. #2490 granted to Harry Friedman & J.A. Rosenblatt 3/22/24 for 800 & 808 Leland
St. Louis City Directories, 1917-1939
St. Louis City Directories, 1922 and 1928
Interview with Mrs. Cohen, Jacob Rosenblatt's widow, October 18, 1983

46. Prepared by
VJ. Bass/J. Little

47. Organization:
St. Louis Co. Parks

48. Date:
9/83

49. Revision Date(s):
800 Leland

42. continued

portions having been covered and faced with brick patterned asphalt paper. Entry facade has a classical stone door case, with molded cornice on shaped brackets. The name ALJOE is cut in a panel over the door. Wood door with multi-paned window. Stair landing windows have stone surrounds, the first with a pediment. At roof line, the wall in center bay breaks through the false hip roof and terminates in a segmental arched head. Windows are double-hung, glazed six-over-one, and have stone lugsills. Aluminum storm windows. South facade, now exposed due to demolition of neighboring buildings, has double and triple windows with segmental arched heads.

43. continued

family buildings have their short dimensions along the street and entrances in the center of the long sides which face side yards. Details are Georgian in style.

Jacob Rosenblatt and Harry Friedman were developers for 800 and 808 Leland, matching buildings which face each other across a landscaped courtyard. The buildings are named for the developers' children: "Bernard" for Bernard Rosenblatt and "Aljoe" for Al Joe and Edith Friedman. Rosenblatt and Friedman had neighboring businesses on Washington Avenue in St. Louis, Rosenblatt Brothers, wholesale milliners, and Friedman & Son, sweaters and novelties. The two Delmar Garden buildings were the only new buildings built by Rosenblatt although he owned other investment property. He and his wife had visited another apartment in Parkview Gardens with the modern square-plan layout and had their building built similarly. After Jacob Rosenblatt's death in about 1937, his widow continued to own and manage 800 Leland until about 1957. She recalls that during the Depression it was common for two families to share apartments in Parkview Gardens. Many building owners lost their buildings in this period, when rents were about $35 per month and three-family buildings could be bought for $10,000.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No. 1
2. County St. Louis
3. Location of Negatives St. Louis Co. Parks Dept.
4. Present Name(s) 808 Leland
5. Other Name(s) 808 First Street; Bernard
6. Specific Location Lot 2, pt. 3, blk B, Delmar Garden
7. City or Town - University City -
   Site Plan with North Arrow
8. Structure Building X
   Object
9. Coordinates UTM
10. Soil Type Building X
11. National Register? Yes X
12. Is It Eligible? Yes X
14. District Yes X
15. Name of Established District

42. Further Description of Important Features: Three-story building with flat roof has six apartment units. The entry is in the center of the south side, across from a matching building at 800 Leland. (Photo shows street facade on left and side entry facade on right.) False hip roof, covered with red Spanish tile, tops entry and street facades. Walls of these facades are of vari-toned red brick, with skinned surface, laid in common bond with white mortar. Brick quoins are at corners. Street facade has iron balconies at the second-story windows. Entry

43. History and Significance: Leo F. Abrams (surnames shortened from Abrahams) and his father, Sol Abrahams, were owners of Sol Abrahams & Son Construction Company, with an office in the Chemical Building. Both were residents of University City. They were contractor and developer for 726 Leland, and contractor for 740, 800 and 808 Leland, all of which were built between 1921 and 1924. All buildings have spacious apartment units laid out in nearly squareplans. The three six-

44. Description of Environment and Outbuildings: Building shares side yard to south with a matching building at 800 Leland. A circular walk and bird bath are in yard. No garages.

45. Sources of Information:
U. City Bldg. #2490 granted to Harry Friedman & J.A. Rosenblatt, 3/22/24 filed by Leo F. Abrams
St. Louis City Directories, 1917-1939
St. Louis City Directories, 1922 and 1928
Interview with Mrs. Cohen, Jacob Rosenblatt's widow, Oct. 18, 1983

46. Prepared by V.-J. Bass/J. Little
47. Organization St. Louis Co. Parks
48. Date 9/83
49. Revision Date(s)
42. continued

facades have classical stone doorcases, with molded cornice on shaped brackets. The name "Bernard" is cut in a panel over the door. Stair landing windows have stone surrounds, the first with a pediment. At the roof line, the wall in the center bay breaks through the false hip roof and terminates in a segmental arched head. Windows are double-hung, glazed six-over-one, and have stone lugsills. Aluminum stone windows.

43. continued

family buildings have their short dimensions along the street and entrances in the center of the long sides which face side yards. Details are Georgian in style.

Jacob Rosenblatt and Harry Friedman were developers for 800 and 808 Leland, matching buildings which face each other across a landscaped courtyard. The buildings are named for the developers' children: "Bernard" for Bernard Rosenblatt and "Aljoe" for Al Joe and Edith Friedman. Rosenblatt and Friedman had neighboring businesses on Washington Avenue in St. Louis, Rosenblatt Brothers, wholesale milliners, and Friedman & Son, sweaters and novelties. The two Delmar Garden buildings were the only new buildings built by Rosenblatt although he owned other investment property. He and his wife had visited another apartment in Parkview Gardens with the modern square-plan layout and had their building built similarly. After Jacob Rosenblatt's death in about 1937, his widow continued to own and manage 800 Leland until about 1957. She recalls that during the Depression it was common for two families to share apartments in Parkview Gardens. Many building owners lost their buildings in this period, when rents were about $35 per month and three-family buildings could be bought for $10,000.
The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

Further Description of Important Features: All front windows are louvered, and are decorated with a soldier course flat arch with a stone keystone and stone corner blocks. The windows are finished with a stone lugsill and stone blocks positioned below Mullions underneath lugsills. The center motif between the first and second stairway window is outlined with brick headers in a rectangle with a soldier course flat arch above the rectangle and finished with a stone keystone and corner blocks and side blocks. The brick masonry is raked, medium to medium.

Sources of Information:
University City Building Permit #1738 on 4/18/22
University City City Hall records
on site inspections
St. Louis Daily Record 4/21/22 for $24,000
City Directories, 1893-1924
42. continued
dark in color with gray mortar joints. The front parapet wall is crenellated at the top of the wall and it is decorated with painted moulding. There is a dropped cornice with wood fascia and soffit. The entrance has a single, multi-paned door with sidelights. The entrance is further decorated with a soldier course flat arch with a stone keystone. The foundation is accentuated with a stone band that runs around the front facade. One, three story oriel window is located on each side of the building. Diamond-shaped stone located at each corner of building at the top of the front parapet.

43. continued
City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

45. continued
Delmar Garden subdivision plat map, City Hall of University City
### Historic Preservation Inventory

**No:** **815 Leland**

**Date(s) or Period:** 1923

**Style or Design:**
- **Living:**
- **12 IS IT Eligible:** Yes
- **14 District:** Yes
- **15 Name of Established District:**

**Owner's Name & Address:**
- **24 Owner's Name & Address:** James M. Moran
- **25 Open to Public:** No
- **26 Local Contact Person or Organization:**
- **27 Other Surveys in Which Included:**

**City or Town:** University City

**Specific Location:** Lot 8, Block 3, Delmar Gardens

**Architect or Engineer:**
- **19 Architect or Engineer:** J.M. Moran for West End Realty Co.

**Contractor or Builder:**
- **20 Contractor or Builder:** J.M. Moran for West End Realty Co.

**Material:**
- **21 Original Use, if apparent:**
- **22 Present Use:**
- **23 Ownership:**
  - **Public:**
  - **Private:**

**Roof Type & Material:**
- **false hip/slate flat**

**Foundation Material:**
- **concrete**

**Wall Construction:**
- **brick masonry**

**No of Stories:**
- **30 Foundation Material:** Full

**No of Bays:**
- **33 No of Bays:** Front 5, Side 4

**Wall Treatment:**
- **34 Wall Treatment:** common bond/brick

**Building Shape:**
- **35 Plan Shape:** rectangular

**Changes:**
- **36 Changes:**
  - **Addition:**
  - **Alteration:**
  - **Moved:**

**Condition:**
- **37 Condition Interior:**
- **38 Condition Exterior:**
- **39 Endangered:** Yes

**Preservation Underway:**
- **40 Visible from Public Road:**
- **41 Distance from and Frontage on Road:**

**Description of Environment and Outbuildings:**
- **42 Description of Important Features:**
  - The brick masonry consists of a raked, medium to dark colored brick with dark mortar joints. The false hip roof is enclosed with wood fascia and a beaded board soffit. There is a plain frieze that decorates the third floor window heads. The windows are finished with stone sills and stone caps below sills positioned underneath the window mullions. The first and second story windows are decorated with a brick soldier course flat arch with stone keystone trim.

**Notes:**
- **43 History and Significance:** James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

**44 Description of Environment and Outbuildings:**
- No garage but parking available in rear of building.

**45 Sources of Information:**
- University City Building Permit #2327 on 9/11/23
- University City City Hall
- on site inspections
- St. Louis City Directory, 1924
- St. Louis City Directories, 1922-1927

**Prepared by:**
- V-J Bass/Judy Little

**Organization:**
- County Parks & Recreation

**Date:**
- **46 Prepared by:**
- **47 Organization:**
- **48 Date:**
- **49 Revision Date:**

**Photo:**
- Photo of the building.
42. and shaped corner stones that angle out from the corner. The windows are finished with stone lugsills and shaped stone caps beneath the lugsills. The stairway windows are decorated like the first and second story windows except that these windows have narrow sidelights. The central motif located above the third floor stairway window consists of brick and shaped stone that is cut and rounded off at each corner. The front entrance consists of a single, multi-paned door with sidelights. Above the door is a brick soldier course flat arch with stone keystone. The shingled hip roof has a wood fascia with center located floodlights. There are shaped stone on each side of door. The foundation is accentuated with a stone band that wraps around the front facade.

43. 717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY


<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>820 Leland</td>
</tr>
<tr>
<td>2.</td>
<td>St. Louis</td>
</tr>
<tr>
<td>4.</td>
<td>820 Leland</td>
</tr>
</tbody>
</table>

16. Thematic Category

- The brick masonry consists of medium to dark colored brick with white and gray mortar joints. The flat roof is capped with tile coping. The double-hung windows with metal sash with two-over-two lights on the first and second story are decorated with a soldier course (brick) flat arch with a stone keystone and side jamb caps. The windows are further decorated with stone lugsills and beneath the lugsills are stone blocks positioned beneath the window jambs. The third floor windows are decorated with a brick soldier.

- The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the grant, John C. Jannopoulou, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

- No garage provided.

Sources of Information:
- University City Building Permit #1758 on 4/28/22
- University City City Hall records on site inspections
- St. Louis Daily Record 5/2/22
- City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Bear's Head Press, St. Louis, 1979

Prepared by V-J Bass/Judy Little
Organization St. Louis Co. Parks
Date 11/82 Revision Date(s)

Further Description of Important Features:
The brick masonry consists of medium to dark colored brick with white and gray mortar joints. The flat roof is capped with tile coping. The double-hung windows with metal sash with two-over-two lights on the first and second story are decorated with a soldier course (brick) flat arch with a stone keystone and side jamb caps. The windows are further decorated with stone lugsills and beneath the lugsills are stone blocks positioned beneath the window jambs. The third floor windows are decorated with a brick soldier.
course flat arch with stone lugsills. All three story windows have a
four-light transom above each window. The second story center bay window
is decorated like the first and second story windows. The third story
stairway window has a plain window head with a stone lugsill and jamb
stones (stone) beneath the lugsill. The basement windows are outlined
with brick headers and the window heads are decorated with a rowlock course
flat arch. There is also a rowlock (brick) band above stone foundation.
The front entrance is decorated with a single, multi-paned door with
sidelights with a plain surround. Above the door is a brick soldier
course flat arch with stone keystone. The front entrance shingled (brown)
hip roof is supported by wooden brackets. There is a three story oriel window on each side of building. The center motif between the stairway
to make a blind window effect. The blind window is further decorated with
a brick soldier course flat arch with a stone keystone and stone corner caps
and one jamb cap on each side of rectangle.

City directories indicate that Ernest L. Wagner began his construction
company in about 1893. He is known to have built at least one house
designed by a major architect: 6246 McPherson, Ernst Janssen, architect,
in 1907. Other Wagners were officers in the company: E.A. was listed as
president from 1916 to 1924; Henry A. was sometimes identified as an
architect. In about 1923, the firm was named the Wagner, Grant & Bell
Co.

The buildings are 3, 4 and 6-family buildings. They are typically
square in plan and therefore do not have overly long side walls facing
the adjacent buildings. This reflects the shorter, wider lot shapes
designed by landscape architect Henry Wright to increase light and air
in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic
are double windows with multi-paned transoms. The addresses are: 722,
726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728,
734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727,
730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727,
731, 735, 739, 743, 747, 749, 753, 820, 822 and 826 Leland; 6620 and
6630 Clemens.

Delmar Garden subdivision plat map, City Hall of University City
**Historic Inventory**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>821 Leland</td>
<td></td>
</tr>
</tbody>
</table>

**Specific Location**

Lot 9, Block E, Delmar Gardens

**City or Town**

University City

**Site Plan with North Arrow**

- [Diagram]

**Further Description of Important Features**

The brick masonry consists of a dark colored brick, raked with dark mortar joints. The false hip roof contains a wood fascia and enclosed soffit. The frieze decorates the third floor window heads. These windows are further decorated with stone lugsills and rounded off stone blocks below lugsills and positioned beneath the window mullions. The first and second story windows are decorated with a brick soldier course flat arch with shaped keystone and corner blocks. (continued on page 2)

**History and Significance**

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate; 717 and 731.

**Description of Environment and Outbuildings**

No garage, but parking is provided in rear of building.

**Sources of Information**

- University City Building Permit #2327, 9/11/23
- University City City Hall records
- On site inspections
- St. Louis City Directory, 1924
- St. Louis City Directories, 1922-1927

**Prepared by**

V-J Bass/Judy Little

**Organization**

County Parks & Recreation

**Date**

11/82
42. The windows are further decorated like the third story windows. The center bay windows which contain the interior stairway are decorated with a stone flat arch with a half circular keystone and two jamb caps on each side of the windows. All windows are double-hung with multi-lights located on the upper sash. The center windows contain narrow sidelights. The windows are finished with stone sills and shaped stone caps beneath sills. The front entrance consists of a single, multi-paned door with sidelights. The door is decorated with a brick soldier course flat arch with stone keystone. There are shaped stones located on each side of the door surround. The shingled, gable roof has a wood fascia with center light fixture at gable ridge. The front foundation is accentuated with a stone band. The center motif consists of brick and patterned stone.

43. Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
<table>
<thead>
<tr>
<th>1 No</th>
<th>4 Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>822 Leland</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2 County</th>
<th>822 Leland</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis</td>
<td>822 Leland</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3 Location of Negatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Co. Parks Dept.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5 Other Name(s)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>6 Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parts of lot 12, 11, block B Delmar Garden</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7 City or Town</th>
<th>8 Site Plan with North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9 Coordinates</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTM Lz L1 N4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10 Site</th>
<th>11 Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12 Is It Eligible?</th>
<th>13 Part of Estab Hist Dist?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14 District Potential?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>15 Name of Established District</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>16 Thematic Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 Date(s) or Period</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>18 Style or Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>19 Architect or Engineer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>20 Contractor or Builder</th>
<th>21 Original Use, if apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.L. Wagner Construction Company</td>
<td>6 family apartment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>22 Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 family apartment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>23 Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24 Owner's Name &amp; Address, if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert &amp; Nancy Wolfe</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>25 Open to Public?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26 Local Contact Person or Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>40 Hill Vale Dr., 63105</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>28 No. of Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>29 Basement?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>30 Foundation Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>squared course rubble</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>31 Wall Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>brick masonry</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>32 Roof Type &amp; Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>flat false hip/shingle</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>33 No. of Bays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front 5 Side 4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>34 Wall Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td>stretcher bond/brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>35 Plan Shape</th>
</tr>
</thead>
<tbody>
<tr>
<td>rectangular</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>36 Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addition</td>
</tr>
<tr>
<td>Explained in #42</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>37 Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior unknown</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>38 Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>39 Endangered?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>40 Visible from Public Road?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>41 Distance from Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>15' and 60'</td>
</tr>
</tbody>
</table>

42 Further Description of Important Features: The brick masonry consists of a raked, medium to dark colored brick with gray mortar joints. The flat roof is capped with tile coping. The false hip roof is shingled with a beaded board painted soffit and fascia supported by wood brackets and modillions. The windows are double-hung, dark sash windows with six-over-one lights. All windows are decorated with a soldier course flat arch with stone keystone and side jamb caps. The windows are finished with a stone lusill and below the lusill are stone blocks that are...
822 Leland

42. continued

positioned below the window mullions and jamb. The center motif between the first and second story stairway windows is outlined with brick headers in a rectangular pattern with a soldier course (brick) flat arch with a stone keystone above rectangle. The rectangle is finished with corner stone blocks with a large block on each side of rectangle. One, three story oriel window on each side of building. The front entrance consists of a single, multi-paned door with sidelights. Above the door is a brick soldier course flat arch with stone keystone. Above the door is a light blue shingled hip roof supported by wood brackets. Basement windows are outlined with brick headers and there is also a row of rowlock brick above stone foundation. There is two steps to entrance from public sidewalk.

43. continued

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant and Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are 722, 726, 730, 734, 738, 742, 746, 750, 658, 762 and 766 Kingsland; 728, 734, 738, 751, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 746, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

45. continued

Delmar Garden subdivision plat map, City Hall of University City
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No. 2. County 
3. Location of Negatives
4. Present Name(s) 
825 Leland
5. Other Name(s)
6. Specific Location
Lot 10, Block 3 Delmar Garden
7. City or Town 
1st Rural, Township & Vicinity 
University City
8. Site Plan with North Arrow

---

9. Coordinates 
UTM

---

10. Site 
Building X 
Structure  Object

11. On National Reg? 
Yes  No X

12. Is It Elgible? 
Yes  No X

13. Part of Estab Hist Dist? 
Yes  No X

14. District Elig? 
Yes  No X

15. Name of Established District 

---

16. Thematic Category
17. Date(s) or Period 
1923
18. Style or Design
19. Architect or Engineer
20. Contractor or Builder 
J.M. Moran for West End Realty Co.
21. Original Use, if apparent
6 family apartment
22. Present Use 
6 family apartment
23. Ownership 
Public X Private

---

24. Owner's Name & Address, if known
Harry Siegfried
11 Chipper Road 63131

---

25. Open to Public? 
Yes X No

26. Local Contact Person or Organization

---

27. Other Surveys in Which Included 

---

28. No of Stories 3
29. Basement? 
Yes X No

---

30. Foundation Material 
Concrete
31. Wall Construction 
Brick masonry
32. Roof Type & Material 
False hip/slate flat
33. No of Bays Front Side 4
34. Wall Treatment 
Common bond/brick
35. Plan Shape Rectangular

---

36. Changes 
Explanation
Addition 
Altered 
Moved

37. Condition 
Interior unknown
Exterior good

---

38. Preservation 
Yes X Underway? No

---

39. Endangered? 
Yes X By What? No
urban renewal area

---

40. Visible from Public Road? 
Yes X

---

41. Distance from and Frontage on Road 15' and 65'

---

42. Further Description of Important Features
The brick masonry consists of a raked, medium to dark colored brick with dark mortar joints. The false hip roof is enclosed with painted beaded board with wood fascia and frieze that decorates the third floor window heads. The first and second story double-hung windows with multi-lights on the upper sash are decorated with a brick soldier course flat arch with a stone keystone and corner caps. The center bay contains the interior stairs and the windows are decorated (continued on page 2)

43. History and Significance 
James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate;

44. Description of Environment and Outbuildings
Parking provided in rear of building. No garage.

45. Sources of Information
University City Building Permit #2327 on 9/11/23
- University City City Hall records
- on site inspections
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927

46. Prepared by 
VJ Bass/Judy Little

47. Organization
County Parks & Recreation

48. Date 11/62
49. Revision Date

---
42. with a brick soldier course flat arch with a shaped block of stone that is cut like an outside bevel. A stone cap is located beneath the stone corners of each of these stairway windows. The windows are finished with stone lugsills and stone caps below lugsills that are positioned below the window mullions. All the windows have the caps below the window mullions. The center motif above the third story stairway window is decorated with a row of brick (rowlock) encased in stone that is shaped like a rectangle with rounded off ends. The front entrance consists of a single, multi-paned door with sidelights that have an aluminum storm sash over the sidelights. The trim surround is plain. Above the door is a brick soldier course flat arch with stone keystone. On each side of the door about midway are stones that have an outer bevel cut like the stairway windows. The shingled, hip roof has a wood fascia with floodlights attached to fascia. The foundation is accentuated with a stone band on the front facade.

43. 717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and the West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>1. No.</th>
<th>4. Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>826 Leland</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. County</th>
<th>5. Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Location of Negatives</th>
<th>6. Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Co. Parks Dept.</td>
<td>Part of lot 11, block B, Delmar Garden</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. City or Town</th>
<th>8. Site Plan with North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkview, University City</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. Coordinates</th>
<th>10. Site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTM Lat Long</td>
<td>Building X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>15. Name of Established District</th>
<th>16. Thematic Category</th>
<th>17. Date(s) or Period</th>
<th>18. Style or Design</th>
<th>19. Architect or Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1922</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>20. Contractor or Builder</th>
<th>21. Original Use, if apparent</th>
<th>22. Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.A. Wagner for E.L. Wagner Cons</td>
<td>3 family apartment</td>
<td>3 family apartment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>23. Ownership</th>
<th>24. Owner's Name &amp; Address, if known</th>
<th>25. Open to Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
<td>Francis &amp; Ola McElroy</td>
<td>Yes</td>
</tr>
<tr>
<td>Private</td>
<td>826 Leland 63130</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. Local Contact Person or Organization</th>
<th>27. Other Surveys in Which Included</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Yes</td>
<td>full</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>31. Wall Construction</th>
<th>32. Roof Type &amp; Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>brick masonry</td>
<td>flat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>33. No. of Bays</th>
<th>34. Wall Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front 3</td>
<td>stretcher bond/brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>35. Plan Shape</th>
<th>36. Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>rectangular</td>
<td>Addition</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Exterior</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>40. Visible from Public Road?</th>
<th>41. Distance from and Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>15' and 42'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>42. Further Description of Important Features</th>
<th>43. History and Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>The brick masonry consists of raked, light to medium-dark colored brick with dark mortar joints. The flat roof on the front facade is capped with metal moulding. The dropped cornice is decorated with modillions and the plain frieze decorated the third floor window heads. Above the cornice are stone, diamond-shapes that run across the front facade. The double-hung, multi-paned upper sash are decorated with a brick soldier course flat arch with stone keystone and corner caps. The windows are finished with stone lugsills.</td>
<td>The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>44. Description of Environment and Outbuildings</th>
<th>45. Sources of Information</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>46. Prepared by</th>
<th>47. Organization</th>
<th>48. Date</th>
<th>49. Revision Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>V-J Bass/Judy Little</td>
<td>St. Louis Co. Parks</td>
<td>11/82</td>
<td></td>
</tr>
</tbody>
</table>
The right bay motif positioned above the third story stairway window is a rectangle outlined with brick rowlock and header courses with stone corner blocks and a diamond shape in the center of the rectangle. The center of the rectangle consists of headers that are alternately raised from front facade. The front entrance contains a single, four paneled door with arched lights with a simple surround. A slated, hip roof is supported by two wooden pilasters and two Tuscan columns. The fascia and entablature is plain. There are two steps to entrance from public sidewalk.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernest Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.

Delmar Garden subdivision plat map, City Hall of University City
**Historic Inventory**

**Location**: St. Louis

**Specific Location**: Lots 24, pt. 23, blk 5, N. Parkview

**Thematic Category**: 16 2016

**Date(s) or Period**: 1916

**Architect or Engineer**: Francis Nyland for John T. McMahon

**Original Use**: Six-family apartment

**Owner's Name & Address**: Bernhard & Brita Von Ruecker

**Owner's Name & Address**: 146 N. Central Ave., 63105

**Present Use**: Private

**Open to Public?**: No

**Local Contact Person or Organization**: No

**Owner's Name & Address**: John T. McMahon

**Owner's Name & Address**: John F. McMahon

**Preservation Underway?**: No

**Endangered?**: No

**Visible from Public Road?**: No

**Further Description of Important Features**: 701 Limit is a three-story, six-family brick apartment with a flat roof. Terra cotta topped parapet walls on facade and entire left side. Seven-bay facade has projecting sleeping porches the second bay from either end (two and six). Triple, six-over-one, double-hung windows all three floors. Single, eight-over-one, double-hung windows all three floors of both end bays (one and seven). Single, six-over-one, double-hung windows all three floors of both bays to either side of.

**Description of Environment and Outbuildings**: Driveway off Enright (left side) to basement garage.

**History and Significance**: John T. McMahon is described in Pen & Sunlight Sketches as a native of Ireland in the plumbing business in St. Louis since 1873. John F. McMahon is shown in the Book of St. Louisans as a contractor with offices in the Wainwright Building. Because of differences in spelling and initials, it is unclear if either of these men was the builder of 701 Limit.

**Sources of Information**: Archives: U.C. Bldg. pmt. #683, John T. McMahon owner, 2/15/16 on site inspection
center entrance bay (three and five). Two windows stacked above door have glass blocks with small pivoting one-light window at center. All first floor windows rest on stone beltcourse. Stone lugsills all remaining windows. All third floor windows topped by terra cotta beltcourse. Staircase windows and windows on first and second floor in bays to either side of door (three and five) and in end bays (one and seven) have brick and stone label. Terra cotta entablature above third floor windows across facade and left side. Decorative stone and brick pattern in relief in spandrels of sleeping porch bays. Glass block basement windows. Stone beltcourse at joint with foundation. Single-leaf, one-panel, eighteen-light door with one-light sidelights is protected by shingled gable hood resting on beam and post to either side. The beam with king post and knee braces in gable face. Steel fire escape at rear. Three-story oriel windows in two bays at rear. Textured brick facade and left side. Smooth brick remaining sides. White mortar throughout.

45. continued

Book of St. Louisans, Second edition, St. Louis Republic, St. Louis, 1912
709 Limit is a three-story, six-family brick apartment with a flat roof. Stone topped parapet walls on facade, tile topped on sides. Three-bay facade has triple, six-over-one, double-hung windows on all three floors of projecting sleeping porches to either side of center entrance bay. Two windows stacked in staircase above door are single, six-over-six, with four-light casement windows to either side. First-floor windows rest on stone beltcourse. All remaining windows have stone lugsills. Third-floor windows topped.

Norman B. Howard, who is listed in City Directories as an architect, designed 709 Limit for F.J. Cornwell & Sons Realty Company. He also designed three single-family houses on the south side of Pershing west of Wellesley in University City and two Jacobethan-styled storefronts added in 1928 and 1929 to the fronts of apartments on Delmar, at 6265-77 and 6307-9 Delmar.

Garage removed at rear. Parts of enclosed three-story porches at rear boarded up.

Sources of Information
- U.C. Bldg. Permit #8061 1/28/41 to rebuild garage
- U.C. Archives in U.C. Library
- U.C. City Hall Records on site inspection

Prepared by: A. Van Der Tuin
Organization: St. Louis Co. Parks
Date: 10/3/16
Revision Date(s): 1/28/41
9/82
by contrasting brick flat arch vertical joint beltcourse. First staircase
window has flat arch vertical joints and decorative brick side surrounds.
Second staircase window has triple brick (header joint) segmental arch with
large stone keystone, stone at arch ends and decorative brick side surrounds.
Decorative stone blocks in spandrel between staircase windows and above door.
Decorative stone and brick designs in relief in spandrels (to either side of
windows) between first and second and second and third floors of sleeping
porches. Large stone and brick design in relief above third floor windows
(sleeping porches). Large stone design (with recessed circle) above second
staircase window. Brick beltcourse below stone capped parapet wall. Stone
beltcourse at joint with foundation intersects slipsill of single-leaf, two-
panel, nine-light door with eight-light sidelights. Brick flat arch vertical
Buff mortar above third floor. Smooth red brick remaining sides, terra cotta
colored mortar with some white tuckpointing.

43. continued

The Frederick J. Cornwell family, including Fred J., Alex M., Fred J., Jr.,
and Ben Cornwell, were real estate developers from early in this century until
recent years. Some of their companies have been F.J. Cornwell and Son Realty,
Alex M. Cornwell Realty, Fremont Realty, Trade Realty and A.M. and F.J. Realty.
Alex M. Cornwell was also vice-president of the Broadway Savings Trust Company
in 1922 and both Alex M. and F.J., Jr. were officers in the Melbourne Hotel
Company. F.J. Cornwell's home was at 5909 Clemens, where the other Cornwells,
presumably his sons, lived in the late teens and twenties. Buildings developed
by various Cornwell companies in Parkview Gardens include: 6275 and 6409
Enright; 701 Interdrive; 709 Limit; 702 Westgate; and 727 Syracuse, all built
between 1915 and 1925. All are six-family buildings. Other Cornwell apartments
are on Waterman near Rosedale. Several single-family houses in Parkview
subdivision were built by Cornwell. Members of the Cornwell family are living
in St. Louis County today.

45. continued

St. Louis City Directories, 1911-1928
Parkview Agents, Urban Oasis, 75 Years in Parkview, A St. Louis Private Place,
Boar's Head Press, St. Louis, 1979
**HISTORIC INVENTORY**

1. **No.**
2. **County:** St. Louis
3. **Location of Negatives:** St. Louis Co. Parks Dept.
4. **Specific Location:** Lot 3, pt. 4, blk 6, N. Parkview
5. **City or Town:** University City
6. **Site Plan with North Arrow:**
7. **Coordinates:** UTM
8. **Site:** Building X
9. **Structure:** Object
10. **Thematic Category:**
11. **Date(s) or Period:** 1916
12. **Style or Design:**
13. **Architect or Engineer:** Marvin & Sandra Greenberg
14. **Contractor or Builder:** Elroy Realty Co.
15. **Owner's Name & Address:**
16. **Original Use:** six family apartment
17. **Present Use:** same
18. **Ownership:** Public
19. **Open to Public:** Yes
20. **Old Survey in Which Included:**
21. **Other Surveys in Which Included:**
22. **Local Contact Person or Organization:**
23. **Condition:**
24. **Preservation Underway:** Yes
25. **Endangered:** Yes
26. **Visible from Public Road:** Yes
27. **Distance from and Frontage on Road:**
28. **National Register?** Yes
29. **Eligible?** Yes
30. **Part of Estab Dist?** Yes
31. **Dist?** Yes
32. **Name of Established District:**
33. **Description of Environment and Outbuildings:**
34. **Archives:** U.C. City Hall records
35. **Prepared by:** A. Van Der Tuin
36. **Prepared on:** 4/9/16
37. **Date:** 9/82

**Further Description of Important Features:**

710 Limit is a three-story, six-family brick apartment with a shingled false gable roof on facade and flat roof at rear with tile topped parapet walls on the sides. Three-bay facade has triple, nine-over-one, double-hung windows on all three floors of both projecting end bays. Windows have stone lugsills. Flat arch, vertical joints, first and second floor windows. Simple square brick "pilaster" at corners of end bays run entire three floors. Plain wood frieze above third floor windows. Gable faces, half timber and

**History and Significance:**

**Sources of Information:**

Archives: U.C. bldg. pmt. #727, Elroy Realty Co., owner, contr, arch, 4/9/16
U.C. City Hall records
on site inspection
710 Limit

42. continued

stucco. Projecting eaves. Stone beltcourse at foundation intersects stone lugsill and step below door in recessed center bay. Door is single-leaf, two-panel, with four lights and two-light sidelights. Evidence of shelf or entablature above door removed. Two sets of windows stacked in staircase are double, one-over-one, double-hung. Lugsill below lower windows; slipsill below upper windows. Flat arch vertical joints both sets of windows. Upper windows have rectangular "keystone" in arch. Double row of decorative brick (one row stretcher, one row header) runs from lugsill (lower windows) on either side of windows to flat arch of upper windows. Decorative stone blocks at top of these brick "columns". Medium textured brick with grey mortar on facade. Smooth brick with white mortar remaining sides. Steel fire escape center rear.
**Historic Preservation**

P.O. BOX 176, Jefferson City, Missouri 65101

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>4. Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>16 Limit</td>
</tr>
<tr>
<td></td>
<td>5. Other Name(s)</td>
</tr>
</tbody>
</table>

**Count**: St. Louis

**Location of Negatives**: St. Louis Co. Parks Dept.

**Specific Location**: Lot 5, pt. 4, blk 6, N. Parkview

**City or Town**: University City

**Site Plan with North Arrow**

---

**16. Thematic Category**

**28. No of Stories**: 3

**29. Basement?**: Yes

**30. Foundation Material**: rubble squared

**31. Wall Construction**: brick

**32. Roof Type & Material**: flat/tar & gravel

**33. No of Bays**: 7/7

**34. Wall Treatment**: stretcher bond

**35. Plan Shape**: rectangular

**36. Changes**: Addition

**37. Condition**: Interior unknown

**38. Preservation Underway?**: Yes

**39. Endangered?**: Yes

**40. Visible from Public Road?**: No

**41. Distance from and Frontage on Road**: 42' and 60'

**42. Further Description of Important Features**: 714 Limit is a three-story, six-family brick apartment with a flat roof with stone-topped parapet walls on the facade and tile-topped parapet walls on the sides. Five-bay facade has triple, three-over-one, double-hung windows on all three floors of both projecting end bays. Stone lugsill below third floor windows. First and second floor windows rest on carved projecting stone beltcourses. Projecting decorated stone beltcourse between third floor windows and parapet walls. Center three bays recessed.

**43. History and Significance**: Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate.

---

**44. Description of Environment and Outbuildings**: Garage demolished 4/21/67.

---

**45. Sources of Information**:

- bldg. permit #1674 granted to Harry Darr on 2/9/22; filed by Rhodes & Cook
- U. City City Hall records
- St. Louis Daily Record 2/21/22
- on site inspection
- Necrology Notebook XIII, p. 134, MO Hist. Society files

---

**46. Prepared by**: A. Van Der Tuin

**47. Organization**: St. Louis Co. Parks

**48. Date**: 9/8/82

**Revision Date**: 9/8/82
42. continued

Single, four-over-one, double-hung windows on all three floors to either side of center entrance bay. Lugsills third floor. First and second floor windows rest on beltcourses. Door in center bay is double-leaf, one-panel, with ten lights each leaf. Door has heavy stone pediment with carved face and pilasters. Windows in staircase have carved projecting stone lugsills and are single, four-over-one, double-hung. Second floor stone beltcourse arches (flat arch) between two staircase windows. Single light casement windows in basement in bays one, two, four and five rest on stone beltcourse at joint with foundation. Multi-colored textured brick with grey mortar on facade. Smooth brick with white mortar remaining sides. Exterior steel fire escape at rear.

43. continued

6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
Further Description of Important Features 715 Limit is a three-story, six-family brick apartment with flat roof and metal capped parapet walls on facade and tile topped parapet walls on sides. Seven-bay facade has projecting sleeping porches in second bay from either side (two and six) with double, four-over-one, double-hung windows on all three floors. Windows in bays to either side of sleeping porches (one and three and five and seven) have single, three-over-one, double-hung windows on all three floors. Two windows stacked in staircase above.

History and Significance Henry Schaumberg, Jr. (1872-?), the son of a German-born bricklayer and contractor, was listed as an architect in city directories from 1899 to 1924. Working from his south St. Louis home at 3631 Connecticut, he designed mainly houses and flats on the south side. He is known to have designed at least one large house, 3217 Longfellow, in Compton Heights, in 1908. In 1915, he designed two large six-family apartment buildings at 715...
center entrance bay are single, one-over-one, double hung. First floor sleeping porch windows rest on stone beltcourse (sleeping porch bays only). All remaining windows have stone lugsills. First and second floor windows of bays to either side of sleeping porches have flat arches, vertical joints with two stone blocks at ends and down sides creating label. Decorative brick spandrel with recessed panel between first and second floors of sleeping porches. Decorative T-shaped stone blocks at upper corners of second floor sleeping porch windows repeat on sides of sleeping porches. Broad concrete beltcourse across facade above third floor (where entablature has been removed). Decorative five-block pattern intersects concrete beltcourse above second staircase window. Projecting square brick pillar on either side of staircase windows extends from above parapet wall to the upper half of the lower staircase window. Pillars have tapered ends with decorative blocks at bottom. Stone lintel between pillars above first staircase window. Three decorative stone blocks above lintel. Stone beltcourse at joint with foundation intersects single light casement windows in basement of bays one, three, five and seven. Door is single-leaf, one-panel, one-light with one-light sidelights. Brick and stone pilasters to either side of door support heavy stone pediment incised SAMOTH. Electric light to either side of door. Smooth red brick throughout. Some details in contrasting brick. Black mortar on facade, white remaining sides. Steel fire escape at rear. Duplicate, cosmetic differences of 721 Limit. Aluminum storms throughout; cornice removed; garages removed at rear.

and 721 Limit with V.E. Rhodes acting as contractor and developer. In 1919, he designed two six-family buildings, also for Rhodes, at 6265 and 6277 Delmar. Those buildings were joined by a new one-story addition across the fronts of the buildings, built in 1929 for commercial uses.

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 710, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
HISTORIC INVENTORY

718 Limit

No. 1

County
St. Louis

Location of Negatives
St. Louis Co. Parks Dept.

Specific Location
Lots 6, 7, Blk 6, N. Parkview

City or Town
University City

Site Plan with North Arrow

Situs

Structure

Building

is a three-story, six-family brick apartment with a low false hip roof on facade and flat roof at rear with tile-topped parapet walls on the sides. Seven-bay facade has projecting sleeping porches in the second Bay from either end. Windows in sleeping porches and bays to either side of center entrance bay are double, over-one, double-hung on all three floors. First floor windows rest on stone beltcourse. Second and third floor windows have stone sills. Flat arch vertical joints with stone blocks at arches.

Further Description of Important Features

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

Description of Environment and Outbuildings
Vacant lot to north. New landscaping.

Sources of Information
U. City City Hall bldg permit #1249 granted to V.A. Chinberg, 12/31/19
" #1274 filed by V.A. Chinberg, 3/16/20
U. City City Hall records on site inspection

Prepared by
A. Van Der Tuin
Organization
St. Louis Co. Parks

Date
9/10/82
Revision Date

Prepared by
A. Van Der Tuin
Organization
St. Louis Co. Parks

Date
9/10/82
Revision Date
corners above first and second floor windows. Projecting eaves with aluminum soffit above third floor windows. End bays have single, one-over-one, double-hung windows on all three floors. Window sills and arches same as other bays. Boarded-up basement windows in bays one, two, three, five, six and seven rest on stone beltcourse at joint with foundation. Beltcourse intersects lugsill below door in center bay. Door is single-leaf, laminated with shaped lintel. Electric light at lintel peak. Two glass block windows stacked in staircase above door have stone lugsills and flat arch vertical joints with stone blocks at arch ends. Multi-colored textured brick on facade (with white mortar). Extra-large brick remaining sides has terra cotta colored mortar. Steel fire escape at rear.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

721 Limit

St. Louis

St. Louis Co. Parks Dept.

ELSAH

Lots 18, 19, blk 5, N. Parkview.

City of Town

University City

Specific Location

16. Thematic Category
17. Date(s) or Period
18. Style or Design
19. Architect or Engineer
20. Contractor or Builder
21. Original Use, if apparent
22. Present Use
23. Ownership
24. Owner's Name & Address, if known

25. Open to Public?
26. Local Contact Person or Organization
27. Other Surveys in Which Included

28. No of Stories
29. Basement?
30. Foundation Material
31. Wall Construction
32. Roof Type & Material
33. No of Bays
34. Wall Treatment
35. Plan Shape

36. Changes
37. Condition
38. Preservation Underway?
39. Endangered?
40. Visible from Public Road?
41. Distance from and Frontage on Road
42. Further Description of Important Features

Further Description of Important Features:
721 Limit is a three-story, six-family apartment with flat roof and metal capped parapet walls on facade and tile topped parapet walls on sides. Seven-bay facade has projecting sleeping porches in second bay from either side (two and six) with double, four-over-one, double hung windows on all three floors. Windows in bays to either side of sleeping porches (one and three and five and seven) have single, three-over-one, double hung windows on all three floors. Two windows stacked in staircase above.

43. History and Significance

History and Significance:
Henry Schaumberg, Jr. (1872-?), the son of a German-born bricklayer and contractor, was listed as an architect in city directories from 1899 to 1924. Working from his south St. Louis home at 3631 Connecticut, he designed mainly houses and flats on the south side. He is known to have designed at least one large house, 3217 Longfellow, in Compton Heights, in 1908. In 1915, he designed two large six-family apartment buildings at 715

44. Description of Environment and Outbuildings

Description of Environment and Outbuildings:
Garages removed at rear.

45. Sources of Information

Sources of Information:
Archives: U.C. Bldg. pmt. #665, Victor E. Rhodes, owner/bldr, 11/29/19
U.C. Bldg. pmt. #1544 garage, 8/29/21
on site inspection
42. continued

Center entrance bay are single, one-over-one, double hung. Top light of second staircase window is leaded stained glass. First floor sleeping porch windows rest on stone beltcourse (sleeping porch bays only). All remaining windows have stone lugsills. First and second floor windows on bays to either side of sleeping porches have contrasting brick flat arches, vertical joints with two stone blocks at ends and down sides creating label. Contrasting brick decorative spandrel with recessed panel between first and second floors of sleeping porches. Decorated T-shaped stone blocks at upper corners of second floor sleeping porch windows repeat on sides of sleeping porches. Heavy wood entablature with wood brackets across facade is broken at center above second staircase window. Decorative five block pattern at center between ends of entablature. Projecting square (contrasting) brick pilar on either side of staircase windows extends from above parapet walls to the upper half of the lower staircase window. Pillars have tapered ends with decorative blocks at bottom. Stone lintel between pillars above first staircase window. Three decorative stone blocks above lintel. Stone beltcourse at joint with foundation intersects boarded up windows in basement of bays one, three, five and seven. Door is single leaf, three-panel, one-light with shuttered sidelights. Contrasting brick and stone pilasters to either side of door support heavy stone pediment incised ELSAH. Electric light to either side of door. Smooth red brick throughout. Black mortar on facade, white remaining sides. Steel fire escape at rear. Duplicate, cosmetic differences of 715 Limit.

43. continued

And 721 Limit with V.E. Rhodes acting as contractor and developer. In 1919, he designed two large six-family apartment buildings, also for Rhodes, at 6265 and 6277 Delmar. Those buildings were joined by a new one-story addition across the fronts of the buildings, built in 1929 for commercial uses.

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 710, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714, 727 Limit; 704, 740, 744 Interdrive and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.

45. continued

Information provided by Landmarks Association of St. Louis
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

13f+;> 38
Historic Preservation, P.O. BOX 176, Jefferson City, Missouri 65101

Lots 17 & 16, blk 5, N. Parkview

17 Date(s) or Period
18 Style or Design
19 Architect or Engineer
20 Contractor or Builder
21 Original Use, if apparent
22 Present Use
23 Ownership
24 Owner's Name & Address of known
25 Open to Public?
26 Local Contact Person or Organization
27 Other Surveys in Which Included

16 Thematic Category

28 No of Stories
29 Basement?
30 Foundation Material
31 Wall Construction
32 Roof Type & Material
33 No of Bays
34 Wall Treatment
35 Plan Shape
36 Changes
37 Condition
38 Preservation
39 Endangered?
40 Visible from Public Road?
41 Distance from and Frontage on Road

34 Description of Environment and Outbuildings
Fire damage in front.

36 Prepared by
A. Van Der Tuin

40 Visible from Public Road?

45 Sources of Information
U. C. City Hall bldg permit #2743 granted to L.C. Darby on 11/25/24
filed by Rhodes & Cook
U. City City Hall records
on site inspection
Necrology Notebook XIII, p. 134, MO Hist. Soc. files

44 Further Description of Important Features 727-29-31 Limit is a three-story,
eighteen-family, brick apartment with a flat roof. Stone-topped parapet
walls on facade, tile-topped on right side. Plan is in a rough "J" shape
with facade including two ends and interior of "J". Four bays at
end of long leg of "J", three bays at end of short leg. Single, six-
over-one, double-hung windows on all three floors in two outside bays
of long leg. Smaller, four-over-one, double-hung on all three floors
of two center bays. Stone lugsills first and third floor windows.

43 History and Significance
Developer Victor E. Rhodes (1861-1927) was a building contractor and
developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was
admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company.
V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer
for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate
Decorative brick relief below lugsills of two center windows on first floor. Segmental arch, double course radiating voussoirs with stone keystone on first floor windows. Semi-circular brick arch with stone keystone and end blocks and painted stucco arch face on second floor windows. Recessed brick panel below each window (second floor) rests on stone beltcourse. Stone lintel above third floor windows. Stone beltcourse rests on lintels. Simple stone entablature in parapet wall. Stone beltcourse at joint where foundation intersects single, two-light, hinged basement windows. Window treatment consistent on three bays at end of short leg and first four bays interior of long leg. Entrance (727) in fifth bay of long leg is single-leaf, one-panel, fifteen-light with stone moulding at sides and top, brick and stone pilasters supporting stone pediment with decorative brick and stone face. Two windows stacked in staircase are single, six-over-six, double-hung with stone lugsills. Remaining twelve bays of "J" interior are either single, double or triple, six-over-one, double-hung with stone lugsills throughout and stone lintels at third floor. Concrete courtyard at seventh bay of long leg crosses to short leg and one step up. Low stone-topped brick wall to either side. Entrance to 729 at inside corner of long leg. Entrance to 731 at inside corner (at 45°) of short leg. Treatment same as 727. 731 reached by four concrete steps to small open stoop. Low stone-topped brick wall to either side. Small, diamond patterned leaded windows with decorative stone lugsill and decorative brick flat arch and side surrounds to either side of 731. Six foot brick and stone wall projects from side of short leg toward the front and flush with facade of 733 Limit. Low pipe railing with serrated top along front and interior walks. Two steel fire escapes, one on left side, one on right. Dark, textured brick with white mortar throughout.

6260; 6266, 6270, 6274 Cates; 6309-15 Cabanne, 714, 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101
HISTORIC INVENTORY

Lot 15, Blk 5, N. Parkview

16 Thematic Category

17 Date(s) or Period
1921

18 Style or Design

19 Architect or Engineer
V.A. Chinberg

20 Contractor or Builder
V.A. Chinberg

21 Original Use, if apparent
6 family apartment

22 Present Use
same

23 Ownership
Public

24 Owner's Name & Address, if known
John & Carol Rustemeyer
7307 Chamberlain, 63130

25 Open to Public?
Yes

26 Local Contact Person or Organization

27 Other Surveys in Which Included

28 No. of Stories
3

29 Basement?
No

30 Foundation Material
Rubble squared

31 Wall Construction
Brick

32 Roof Type & Material
False gable/tile flat/tar & gravel

33 No. of Bays
Front 3 Side 5/5

34 Wall Treatment
Stretcher bond

35 Plan Shape
Rectangular

36 Changes
Addition

37 Condition
Interior unknown

38 Preservation
Underway

39 Endangered?
No

40 Visible from Public Road?
Yes

41 Distance from and Frontage on Road

42 Further Description of Important Features 733 Limit is a three-story, six-family brick apartment with a false medium gable (tile) roof on the facade and tile-topped parapet walls on the sides with flat roof at rear. Three-bay facade has entrance in center bay with projecting bay to either side. Projecting bays have double, four-over-one, double-hung windows on all three floors. Windows have flat arch vertical joints with decorative stone blocks at arch ends and center. Stone sills second and third floor windows. First floor windows rest on stone sills.

43 History and Significance Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

44 Description of Environment and Outbuildings Garage removed at rear. Shared driveway (with 737 Limit) right (N) side.

45 Sources of Information
U. City City Hall bldg #1464 V.A. Chinberg 5/19/21
U. City City Hall Records
on site inspection

46 Prepared by
A. Van Der Tuin

47 Organization
St. Louis Co. Parks

48 Date
9/6/82

49 Revision Date

733 Limit

42. continued

beltcourse. Projecting eaves below medium gable roof on end bays. Stone beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel, with fifteen lights and ten-light sidelights. Stone quoin pattern along sides. Stone lintel with two stones above creating a gable pattern with brick face. Electric light to either side of door. Two windows stacked in staircase above door are single, one-over-one, double-hung with stone lugsill and flat arch vertical joints with decorative stone blocks at arch ends. Contrasting brick rectangle above second staircase window has stone square (tipped 45°) in face. All flat arches contrasting brick. Unusual textured and smooth brick on facade. Black mortar. Smooth brick with white mortar remaining sides. Steel fire escape at rear. Duplicate, cosmetic differences of 737 Limit.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>Name(s)</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>737 Limit</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Historic Inventory</th>
<th>570-007-249</th>
</tr>
</thead>
</table>

**Location:**

Lot 14, blk 5, N. Parkview

**City or Town:**

St. Louis City

**Site Plan with North Arrow:**

- [Diagram of site plan]

**Coordinates:**

UTM

**Sit Plan with North Arrow:**

- [Diagram of site plan]

**Site and Structure:**

- Building: X

**On National Register?**

- Yes: 12

**Is it Eligible?**

- Yes: 12

**District**

- Yes: 14

**Eligible**

- Yes: 14

**Potential**

- No: 14

**Endangered?**

- Yes: 39

**By What?**

- Urban Renewal Area: 39

**Preservation Underway?**

- Yes: 38

**Urban Renewal Area?**

- Yes: 40

**Visible from Public Road?**

- Yes: 41

**Distance from Frontage on Road:**

- 39

**Photograph:**

- [Photo]

**Description of Environment and Outbuildings:**

Garage removed at rear. Shared driveway (with 733 Limit) left (S) side.

**Sources of Information:**

- Bldg #1464 granted to and filed by V.A. Chinberg on 5/19/21
- U. City City Hall Records
- on site inspection

**Prepared by:**

A. Van Der Tuin

**Organization:**

St. Louis Co. Parks

**Date:**

9/6/82
737 Limit

42. continued

ing eaves below medium gable roof on end bays. Stone beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel, with fifteen lights and ten-light side-lights. Stone quoin pattern along sides. Stone lintel with two stones above creating a gable pattern with brick face. Electric light to either side of door. Two windows stacked in staircase above door are single, one-over-one, double-hung with stone lugsill and flat arch vertical joints with decorative stone blocks at arch ends. Contrasting brick rectangle above second staircase window has stone square at center of face. Heavy textured dark brick with black mortar on facade. Smooth brick with white mortar on remaining sides. Steel fire escape at rear center. Shared driveway with 733 Limit. Duplicate, cosmetic differences, of 733 Limit.
Further Description of Important Features 6242 North is a two-story, four-family brick apartment with false hip roof on facade with two gables, one in each end bay. Flat roof to rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large nine-over-one in center flanked by smaller nine-over-one to either side) of each floor of both projecting end bays. Windows have stone lugsills with two decorative tapered blocks below (one below each mullion). First floor windows have flat arches, vertical joints with tall gothic.

History and Significance James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

Description of Environment and Outbuildings Garage removed at rear.

Sources of Information
Bldg. permit #1852 granted to Best Realty on 6/13/22
U. City City Hall Records
on site inspection
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927

Prepared by
A. Van Der Tuin
St. Louis Co. Parks
Date 5/28/82
Revision Date: 5/28/82
6242 North

42. continued

shaped arched blocks centered above Mullions. Plain frieze above second floor windows have half-timber and stucco treatment. Brick beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel, with ten lights and five-light sidelights. Flat arch, vertical joints, above door has gothic shaped arched blocks. Electric light centered above door. Two decorative stone blocks, one to either side of door. Window in staircase above door is single, nine-over-one, double-hung with five-light sidelights, stone lugsill with tapered blocks and flat arch vertical joints with arched blocks. Centered above window are three square decorative stone blocks (tipped 45°); large block in center flanked by small block to either side. Dark textured brick with black mortar on facade; smooth brick with white mortar on remaining three sides. Duplicate (cosmetic differences) of 6246, 6250 & 6254 North.

43. 717 and 731 Interdrive; 6242, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Further Description of Important Features 6246 North is a two-story, four-family brick apartment with a false hip roof on the facade and a flat roof to the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung, windows (large four-over-one in center flanked by smaller two-over-one to either side) on each floor of both projecting end bays. Windows have stone lugsills with two decorative square blocks (one below each mullion). First floor windows have flat arches, vertical joints with triangular arched blocks centered above mullions. Plain trim, some have.

History and Significance James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trims, some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate.

Description of Environment and Outbuildings Garage removed at rear. Three-foot chain link fence on right side and rear. Stone planters added below end bays.

Sources of Information
Bldg. permit #1852 granted to Best Realty Co. on 6/13/22
U. City City Hall records
on site inspection
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927
frieze above second floor windows. Broad eaves below hip roof. Brick beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel, with five lights and three-light sidelights. Two center, pointed (shallow) arch with vertical joints and pointed keystone and end blocks is above door. Two decorative stone blocks, one to either side of door. Electric light centered above door. Window in staircase above door is single, four-over-one, double-hung with five-light sidelights, stone lugsill with square decorative stone blocks and flat arch, vertical joints with decoratively pointed block at center. Centered above window are three decorative stone blocks: large center horizontal rectangle with convex ends is flanked on either side by small square (rotated 45°). Dark textured brick with grey mortar on facade; smooth brick with white mortar on remaining three sides. Duplicate (cosmetic differences) of 6242, 6250 and 6254 North.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No.
2. County

St. Louis
3. Location of Negatives

St. Louis Co. Parks Dept.
4. Present Name(s)

6250 North
5. Other Name(s)

Lot pt. 8-9, Blk 10, N. Parkview
6. Specific Location

University City
7. City or Town

St. Louis Co. Parks Dept.
8. Rural Township & Vicinity

Other Name(s)
9. Coordinates

UTM

10. Site Plan with North

11. Suburb

Building X

12. Structure 1

Object

13. National Register

Yes

14. Is It

Eligible Yes

15. Part of Estab

Hist Dist X

16. Thematic Category

Historic Preservation

17. Date(s) or Period

1922

18. Style or Design

19. Architect or Engineer

20. Contractor or Builder

J.M. Moran for Best Realty Co.

21. Original Use, if apparent

4 family apt.

22. Present Use

Same

23. Ownership

Public

Private X

24. Owner's Name & Address, if known

Margaret Watson

6250 North Dr., 63130

25. Open to Public?

Yes

26. Local Contact Person or Organization

27. Other Surveys in Which Included

28. No of Stories

2

29. Basement?

Yes

30. Foundation Material

Concrete

31. Wall Construction

Brick

32. Roof Type & Material f. False hip roof w/center gable/shingle

33. No. of Bays

34. Wall Treatment

35. Plan Shape

Rectangular

36. Changes

Addition

(Explain: Altered X

in #22)

37. Condition

Interior unknown

38. Preservation

Yes

39. Endangered?

No

40. Visible from Public Road

Yes

41. Distance from and Frontage on Road

6250 North

42. Further Description of Important Features

6250 North is a two-story, 4-family, brick apartment with a false hip roof with center gable on facade and flat roof to rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large eight-over-one in center flanked by smaller four-over-one to either side) on each floor of both projecting end bays. Windows have stone lugsills with two decorative tapered blocks (one below each mullion). First floor windows have flat arches vertical joints with tall decorative tapered blocks.

43. History and Significance

James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim, some have Tudor details. The addresses are: 740, 746, 900, 804, 908, 914, 915, 916, 920 and 924 Eastgate.

44. Description of Environment and Outbuildings

Three foot chain link fence left side and perimeter of rear.

45. Sources of Information

Bldg permit #1852 granted to Best Realty Co. on 6/13/22
U. City City Hall Records
on site inspection
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927

46. Prepared by

A. Van Der Tuin

47. Organization

St. Louis Co. Parks

48. Date

5/31/82

49. Revision Date(s)
6250 North

42. continued

centered above mullions. Plain frieze above second floor windows. Broad eaves below hip roof. Gable face above center bay has half-timber and stucco treatment. Brick beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel, with seven lights and three-light sidelights. Flat arch, vertical joints, above door has two tall decorative tapered blocks. Electric light centered above door. Two decorative stone blocks, one to either side of door. Window in staircase above door is single, eight-over-one, double-hung with three light sidelights, stone lugsill with tapered blocks and flat arch vertical joints with tall tapered blocks. Centered above window are three square decorative stone blocks (tipped 45°); large block in center flanked by small block to either side. Dark textured brick with dark mortar on facade; smooth brick with white mortar on remaining three sides. Duplicate (cosmetic differences) of 6242, 6246 and 6254 North.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

St. Louis Co. Parks Dept.

Lot 6-7, pt. 8, blk 10, N. Parkview

University City

Site Plan with North Arrow

1. No
2. County
3. Location of Negatives
4. Present Name(s)
5. Other Name(s)
6. Specific Location
7. City or Town
8. Rural, Township & Vicinity
9. Coordinates
10. Structure
11. On National Register
12. Is II
13. Part of Established Historic District
14. Disctict
15. Name of Established District
16. Thematic Category
17. Date(s) or Period
18. Style or Design
19. Architect or Engineer
20. Contractor or Builder
21. Original Use, if apparent
22. Present Use
23. Ownership
24. Owner's Name & Address, if known
25. Open to Public
26. Local Contact Person or Organization
27. Other Surveys in Which Included
28. No. of Stories
29. Basement?
30. Foundation Material
31. Wall Construction
32. Roof Type & Material
33. No. of Bays
34. Wall Treatment
35. Plan Shape
36. Changes
37. Condition
38. Preservation
39. Endangered?
40. Visible from Public Road
41. Distance from and Frontage on Road
42. Further Description of Important Features
43. History and Significance
44. Description of Environment and Outbuildings
45. Sources of Information
46. Prepared by
47. Organization
48. Date
49. Revision Date

42. Further Description of Important Features: 6254 North Ave. is a two-story, four-family brick apartment with a false hip roof on the facade and a flat roof to the rear with tile-topped parapet walls on the sides. Three-bay facade has triple, double-hung windows (large eight-over-one in the center flanked by smaller four-over-one to either side) on each floor of both projecting end bays. Windows have stone sills with two decorative square blocks (one below each mullion). First floor windows have flat arches, vertical joints with three decorative rectangular

43. History and Significance: James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate;

44. Description of Environment and Outbuildings: Lot and alley to west side. Five foot chain-link fence on perimeter of lot. Three foot chain-link fence at rear of 6254.

45. Sources of Information:
St. Louis City Directory, 1924
St. Louis City Directories, 1922-1927
Bldg permit #1852 granted to Best Realty Co. on 6/13/22
U. City City Hall records on site inspection

46. Prepared by
A. Van Der Tuin

47. Organization
St. Louis Co. Parks

48. Date
49. Revision Date
6254 North Ave.

42. continued

stone blocks centered above windows (large block over large window, with smaller block over each small window). Plain frieze above second floor windows. Broad eaves below hip roof. Brick beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel, with eleven lights and five-light sidelights. Semi-elliptical brick arch (vertical joints) with large stone keystone and two decorative pointed stone blocks is above door. Two small decorative stone blocks, one to either side of door. Electric light centered above door. Window in staircase above door is single, eight-over-one, double-hung with three-light sidelights, stone lugsill with square decorative stone blocks and flat arch, vertical joints with decorative rectangular block at center. Centered above window is a decorative horizontal stone block with tapered ends. Dark, textured brick with dark mortar on facade; smooth brick with white mortar on remaining three sides. Duplicate (with exception of new addition and cosmetic differences) of 6242, 6247 and 6250 North. Small, one-story, one-bay addition on right (W) side (fourth bay). Addition has shingled shed roof, clapboard siding, brick foundation and aluminum double-hung windows. Metal awnings on all three sides. Door and steps at rear.

43. continued

717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242 6252 6269, 6310, 6314, 6318, 6322, 6328, 6400 and 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615 and 6627 Clemens; and 815, 821 and 825 Leland.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
The document describes a two-story, four-family brick apartment with a false hip roof (shingle with tile at peak) on the facade and a flat roof to the rear with tile-topped parapet walls to the sides. The five-bay facade has double, nine-over-one, double-hung windows on both floors of the end bays. Second bay from either end projects slightly from the facade and has a triple, double-hung (large nine-over-one in center, flanked by smaller, nine-over-one to either side) windows on both floors. All windows have stone lugsills with stone sills and jambs.

**Sources of Information:**
- Bldg. permit #1808 granted to A.F. Lerner on 5/20/22
- U. City City Hall Records
- On site inspection
- St. Louis City Directory, 1924
- St. Louis City Directories, 1922-1927

**Historical Context:**
James M. Moran was a contractor/developer who built at least 41 buildings in the Parkview Gardens area between 1921 and 1928. He was vice-president of the West End Realty Company which developed 13 buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively designed limestone trim; some have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920, and 924 Eastgate.

**Description of Environment and Outbuildings:**
Alley on left (E) side.
two decorative tapered stone blocks below. First floor windows have flat arches, vertical joints with a single pointed stone block above mullion in end bays and two pointed stone blocks above mullions in second bay from either end. Plain frieze above second floor windows. Projecting eaves below hip roof. Brick beltcourse at joint with foundation intersects stone lugsill below door in recessed center bay. Door is single-leaf, one-panel with fifteen lights and three-light sidelights. Flat arch, vertical joints with single pointed stone block (center) above door. Single, small, square stone to either side of door. Electric light centered above door. Window in staircase above door is single, nine-over-one, double-hung with five-light sidelights, stone lugsill (with two tapered blocks below) and flat arch, vertical joints (with single pointed block at center). Centered above window are three square blocks (tipped 45°); one large block at center flanked by smaller block to either side. Exterior, roofed fire escape at center in rear. Dark, textured brick with deeply set black mortar on facade; smooth brick with white mortar on remaining sides. Backs up to and is a duplicate (cosmetic differences) of 6269 Cabanne.

Nearly all of Moran's buildings were built for one group of developers and their real estate companies: the men were Max Goldman, Nathan Lerner and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early twenties, at 6229 Delmar. The Lerners and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin; Max Goldman's address, at the time he took out a permit for the construction of 731 Interdrive, in January 1922, was 2738 Franklin; Abraham Lerner was listed as a student.
The brick masonry consists of medium colored brick with light mortar joints. The front, shaped parapet wall is capped with terra-cotta. Below the shaped parapet is a raised brick outline of an elongated rectangle. All windows are double-hung with multi-panes on the upper sashes. All windows are decorated with a brick soldier course flat arch with three bricks painted white to resemble stone corner squares. The windows are finished with stone lugsills. (continued on page 2)
42. The front entrance consists of a single, panelled door with a diamond-shaped light. The door is surrounded by a wooden classical facade with pilasters supporting a pedimented cornice and dentil moulding. The foundation is accentuated with a stone band running the length of the front facade.
**Historic Preservation**

**Box 176, Jefferson City, Missouri 65101**

**Historic Inventory**

**1. No.**

**2. County.**

**3. Location of Negatives.**

**4. Present Names:**

727 Syracuse

**5. Other Names:**

727 Third Ave.

**6. Specific Location.**

Lot 7, Block 8, Delmar Garden

**7. City or Town.**

University City

**8. Site Plan with North Arrow.**

![Site Plan](image_url)

**9. Coordinates.**

UTM

**10. Site, Structure, or Object.**

Building X

**11. On National Register?**

Yes X

**12. Is It Eligible?**

Yes X

**13. Part of Established Historic District?**

No X

**14. District Eligible?**

No

**15. Name of Established District.**

**16. Thematic Category.**

**17. Date(s) or Period.**

1925

**18. Style or Design.**

**19. Architect or Engineer.**

Ben S. Cornwell

**20. Contractor or Builder.**

**21. Original Use, if apparent.**

Six family apartment

**22. Present Use.**

Six family apartment

**23. Ownership.**

Public X

**24. Owner's Name & Address.**

Max & Marilyn Margulis

2315 Manor Creek Dr.

Chesterfield, Mo. 63107

**25. Open to Public?**

Yes X

**26. Local Contact Person or Organization.**

**27. Other Surveys in Which Included.**

**28. No. of Stories.**

3

**29. Basement.**

Yes X

**30. Foundation Material.**

Squared course rubble

**31. Wall Construction.**

Brick masonry

**32. Roof Type & Material.**

Flat

**33. No. of Bays.**

Front 3 Side 4

**34. Wall Treatment.**

Common bond/brick

**35. Plan Shape.**

Rectangular

**36. Changes.**

Addition

**37. Condition.**

Interior unknown

Exterior unknown

**38. Preservation Underway?**

Yes X

**39. Endangered?**

Yes X

**40. Visible from Public Road?**

No

**41. Distance from and Frontage on Road.**

25' and 60'

**42. Further Description of Important Features.**

The brick masonry consists of medium light to medium dark colored brick with light gray mortar joints. The front parapet wall is shaped and capped with terra-cotta. A center motif in the center at the top of the parapet is a diamond-shape (stone) outlined in brick. All windows are double-hung with multi-lights on the upper sashes. All windows are decorated with a brick label moulding. The projecting center bay contains the interior stairway. (continued on page 2)

**43. History and Significance.**

**44. Description of Environment and Outbuildings.**

No garage, but parking is available in rear of building.

**45. Sources of Information.**

University City Building Permit #2957 on 6/18/25

University City City Hall records

On site inspections

**46. Prepared by.**

V-J Bass/Judy Little

**47. Organization.**

University Parks & Recreation

**48. Date.**

12/82

**49. Revision Date(s).**
42. The windows are decorated with raised brick patterns. The second story stairway window is decorated with a soldier course flat arch and raised brick quions. The window panes consist of leaded glass in small panes. The window is finished with a stone lugsill. The third story stairway window is a double-hung window with metal sash. There is a semi-elliptical transom above window. The transom is decorated with a brick rowlock course arch with brick keystone, brick stretcher end blocks and brick quions. The window is finished with a stone lugsill. Above the third story window is a gable roof (slate) with shaped fascia supported by wood brackets. The roof ridge has a wooden finial in center. There is a brick belt course at the third story ending at the center bay. The front entrance consists of a semi-elliptical door head, multi-paned door. The door head is decorated with a brick keystone and brick voussoirs. The first floor is decorated with a stone belt course across the right and left bay. Below the stone belt course are four raised belt courses. The foundation is accentuated with a stone band that runs the length of the front facade.
The historic inventory includes the following information:

**Historic Inventory**

<table>
<thead>
<tr>
<th>1. No.</th>
<th>4. Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>728 Syracuse</td>
</tr>
</tbody>
</table>

**City or Town:** University City

**Site Plan with North Arrow**

- **Lot 24, Block 1 Delmar Garden**

**Coordinates (UTM):**

- **Northing:**
- **Easting:**

**Owner's Name & Address:**

- **Henry & Barbara Naliov**
- **1756 Red Coat Drive**
- **Maryland Heights, MO 63043**

**Present Use:** Public

**Structural Information:**

- **Building:** X
- **Structure:** X
- **Object:** X
- **Is It:** Yes
- **Eligible:** Yes
- **District:** Yes
- **Potentially Eligible:** No

**Historic and Significance:**

This is one of at least four buildings built by the Wagner Construction Company for the subdivider of the Delmar Garden tract, John C. Jannopoulo.

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the four family apartment complexes.

**Sources of Information:**

- University City Building Permit #1737 on 4/18/22
- University City City Hall records
- On-site inspections
- St. Louis County Daily Record for $15,000.00
- St. Louis City Directories, 1893-1924
- St. Louis City Building Department
- St. Louis City Planning Commission.
- St. Louis City Archives: Buildings and Streets, 1900-1979.
42. flat arch with stone keystone. From the flat arch the brick pattern resembles label moulding with two brick headers dropping down from the flat arch and ending with stone squares. All windows are finished with a stone lugsill and stone squares located beneath the lugsill and positioned below the window jambs. The transoms located on the first story windows (left bay) are still visible (two lights over each window). The decorative motif is a rectangle with stone corner squares with one large stone on each side positioned below the upper stone corner square. The front entrance consists of a single, multi-paned door with narrow sidelights. The door is decorated with a brick soldier course flat arch with stone keystone. Above the flat arch is a hip roof (black french tile) supported by two green painted brackets. The basement windows are decorated with a brick rowlock course flat arch. The foundation is accentuated with a brick rowlock course, the oriel window (two story) is provided on each side of building.

43. the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6620 Clemens.

John C. Jannopoulo (ca. 1872-1932) was the developer of at least four buildings in Delmar Garden. His involvement in the Delmar Garden area began in 1901 when he managed the Delmar Garden Amusement Park on the site. In 1909, then president of the amusement company, Jannopoulo purchased 35 acres of the property and further developed the park.

Jannopoulo was either the son or nephew of Demetrius Jannopoulo, the Greek consul in St. Louis whose family was described in The Octagonal Heart.

John C. Jannopoulo owned or managed a number of amusement and entertainment businesses. Delmar Garden was the largest of these, featuring a scenic railway, picnic grounds and two theaters housing a musical stock company and a dramatic stock company.
728 Syracuse

43. In 1920, he subdivided the tract for apartment and commercial buildings around the Delmar streetcar loop. The buildings developed by him, all with the Wagner Construction Company, are 728 Syracuse; 733 and 737 Hemam; and 722 Kingsland.

45. Delmar Garden subdivision plat map, City Hall of University City
St. Louis Republic, October 30, 1909
Devoy, John ed., A History of the City of St. Louis and Vicinity, St. Louis, 1898
Americans of Gentle Birth, 1903, p. 268 ff, in coll. MO Historical Society
Thompson, Ariadne, The Octagonal Heart, Webster Groves Bookshop, Webster
Groves, Mo., 1976
St. Louis City Directories, 1873-1919
qgi

SPORIC INVENTORY

li

-

-- . -----

I

65101

BOX 176, J e f f e r s o n C i t v , Y i s s o u r i

H i s t o r i c P r e s e r v a t i o n , P.O.

s r,p

.c

3 L

A~-C~~-&?C;

734 Syracuse

~ o \ l l ~ t y

J
'

I

3

L o ( dl101) o f N t . ~ j dlwee

0

S n e c ~ l ~~r o r a t l o n

5 Other Narnc(b)

734 Third Ave.
1

Lot 23, 3 l o c k

Ttle~nrticCalegory

17

D a l d s ) or P e r ~ o d

I29 Basementq

.,elmar Garden

*

Clly

T O W ~ ~

o r

!Wc,ral

Townshlp 8 Vlclf~lty 18 S l y k

i;niversi t y 2i Lg 3

I

c a , 1922

I

'16

S I I ~Ptdn

W I I ~ Nor'h

Of

No

30 Foundat ton Maler~al

squared c o a r s e r u b b l e

&slgn

31

P ~ I I ~ W

x

Yes

full

Wall Cor~slructron

19 A r c l ~ ~ l e c
orI Ellglnesr

b r i c k masonry

20 Contractor or Builder

f a l s e hip/french t i l e

32 Roof Type A Mater~alf l a t
I

a t t r i b u t e d t o X,L, dagner Constru
21 Ortgtnal Use, r f apparent
CO,
f o u r f a m i l y apartment

-

a

<

&#?Blo o f Bays
. Front j'

s t r e t c h e r . bond/brick
shaperectangular

35 Plall

23 O w r ~ e r s h ~ p

Coortl~ndtes

-

Henry & Barbara Naihov
1756 ded Coat Drive

LJTM

SIII
B I I I I ( ~ I .y~ I ~ ~
-

I

I

Orr N d l ~ o n a l
f3tvjtc,tcr
F'drl

I.{

(,I

NoX

--

E s I ~ ~V ) ~

tilsr ~,lsr 3

- --15

----

Ndrrle of

f

Yt.;

,
T

>

N(, 3:
- - --

,

Structure I
Oblec'

'

12 Is I t
E1tglble"

yes
No

14 D ~ s t r ~ c t Yes
Polent'l? No

Moved

37 C o n d ~ t l o n
Interlor unknown

63043

25 Open to
Publtc7

-----

10

Addltlon

~n M 4 2 )

24 Owner's Ndme 8 Address.
I! known

L dl
L ~,r)tj

--

36 Changes

Publlc I
Private X

tN r

-- - ---

4

34 w a l l Treatment

22 Present Use

f o u r f a m i l y apartment

!)

Slde

Exter~o!

Yes I 1
No XI

good

38 Preservat~on
Underway

Yes
N6[

39 Endangered?
By What3

Yes 2C

I

'

I I
I I

26 Local Contact Person or Orgonlzatton

No

urban renewal a r e a

27 Other Surveys In Which Included

40 V ~ s t b l efrom
Publtc Road'?

I

1

-Esldt)li\Qrd Otstrlct

,

41

1

Yes
No

X

D~stancefrorr) and
Frontage on Hoad

25' and 60'

urther Descrtptlon o f I m p ~ r t a n tFe tures

$2

The b r i c k masonry - : o n s l s t s o? a medium t o nedium d a r k colored b r i c k
with l i g h t m o r a r j o i n t s .
The f r o n t p a r a p e t wall i s c r e n i l l a t e d and
cap2ed with paiiite,: - ? e t a 1 moulding, The f a l s e h i p roof is supported
Pholo
with wood bracket^ and d e c o r a t e d with wood m o d i l l i o n s , The f a s c i a
i s wood an6 xhe sr12:F!.t i s enclosed with beaded board, A l l windows
are double-nunf-; wwj cii oae o v e r one l i g h t s and c o n s i s t of metal s a s h e s ,
L v i d e n t l y t h e ~ ~ i ; i i ~windows
al
have been r e p l a c e d w i t h . t h e metal s a s h e -- --4 0 Hlblory 4 n d Snlr.l!lcarl(;t:
NO b u i l d i n g permit has been found, b u t on t h e b a s i s of i t s appearance, t h
b u i l d i n g i s a t t r i b u t e d t o t h e E.L. Wagner C o n s t r u c t i o n Company.
I

The E.L. Wagner family and t h e i r c o n s t r u c t i o n company were by f a r t h e most p r o l i f i c b u i l d e r s i r
t h e Delmar Gardens s u b d i v i s i o n . They b u i l t t h e f i r s t apartments t h e r e f o r t h e s u b d i v i d e r of
t h e t r a c t , John C . Jannopoulo, and went on, a s b o t h c o n t r a c t o r and developer t o b u i l d about

-

-

44

and
~ n l0 u t b u X l n g s
L)escr~plronof t ~ ? v r r i i ~ m 7

;S

sour^ e s c f , l n l c ~ , r i d ! ~ ; ~ r

-

-

-

A

--

U n i v e r s i t y CI-y dxcavation Permit #s-96 on 3/9/22
permit l i s ~ , e dh:i i n c o r r e c t on f i l e (#1623)
-University L-i
t:j Jity Kall r e c o r d s
-on si t e insyec ;ions
St. Louis City D i r e c t o r i e s , 1893-1924
Parkview Aqents, Urban Oasis. B o a r ' s H e a d P r e s s .

-

building
2ount-y Parks & d e c r e a t i

S t - T , n l ~ i s . 1979


All windows are decorated with a brick-type label moulding with a soldier course flat arch with stone keystone and stone side caps. The windows are finished with a stone lugsill and stone squares positioned beneath the lugsill and positioned below the window jambs. The basement windows are decorated with a rowlock course. The central motif is decorated like a blind window except the window is outlined with brick with stone corner squares. The front entrance consists of a single, multi-paned door with sidelights. The door is decorated with a brick soldier course with flat arch. Above the door is a shingled, hip roof supported with wooden brackets. There is one, two story oriel window on each side of the building. The foundation is further accentuated with a brick rowlock course.

50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>735 Syracuse</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>Location of Negatives</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Other Names(s)</td>
<td>735 Third Ave.</td>
</tr>
<tr>
<td>6.</td>
<td>Specific Location</td>
<td>Lots 8, 9, 10, block G Delmar Garden</td>
</tr>
<tr>
<td>7.</td>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>8.</td>
<td>Rural Township &amp; Vicinity</td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>Site Plan with North Arrow</td>
<td></td>
</tr>
<tr>
<td>10.</td>
<td>Structure</td>
<td>Object</td>
</tr>
<tr>
<td>11.</td>
<td>On National Register?</td>
<td>Yes</td>
</tr>
<tr>
<td>12.</td>
<td>Is It Eligible?</td>
<td>Yes</td>
</tr>
<tr>
<td>13.</td>
<td>Part of Established Hist Dist?</td>
<td>Yes</td>
</tr>
<tr>
<td>14.</td>
<td>District</td>
<td>Yes</td>
</tr>
<tr>
<td>15.</td>
<td>Name of Established District</td>
<td></td>
</tr>
<tr>
<td>16.</td>
<td>Thematic Category</td>
<td></td>
</tr>
<tr>
<td>17.</td>
<td>Date(s) or Period</td>
<td>1955</td>
</tr>
<tr>
<td>18.</td>
<td>Style or Design</td>
<td></td>
</tr>
<tr>
<td>19.</td>
<td>Architect or Engineer</td>
<td></td>
</tr>
<tr>
<td>20.</td>
<td>Contractor or Builder</td>
<td>twins Hilton for B.C. Investment Co.</td>
</tr>
<tr>
<td>21.</td>
<td>Original Use, if apparent</td>
<td>8-10 family apartment</td>
</tr>
<tr>
<td>22.</td>
<td>Present Use</td>
<td>8-10 family apartment</td>
</tr>
<tr>
<td>23.</td>
<td>Ownership</td>
<td>Public</td>
</tr>
<tr>
<td>24.</td>
<td>Owner's Name &amp; Address, if known</td>
<td>James &amp; Billie Shepherd 2414 Sims 63114</td>
</tr>
<tr>
<td>25.</td>
<td>Open to Public?</td>
<td>Yes</td>
</tr>
<tr>
<td>26.</td>
<td>Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>27.</td>
<td>Other Surveys in Which Included</td>
<td></td>
</tr>
<tr>
<td>28.</td>
<td>No of Stories</td>
<td>1</td>
</tr>
<tr>
<td>29.</td>
<td>Basement?</td>
<td>Yes</td>
</tr>
<tr>
<td>30.</td>
<td>Foundation Material</td>
<td>concrete</td>
</tr>
<tr>
<td>31.</td>
<td>Wall Construction</td>
<td>brick masonry</td>
</tr>
<tr>
<td>32.</td>
<td>Roof Type &amp; Material</td>
<td>hip/shingled</td>
</tr>
<tr>
<td>33.</td>
<td>No of Bays</td>
<td>Front 1, Side 2</td>
</tr>
<tr>
<td>34.</td>
<td>Wall Treatment</td>
<td>stretcher bond/brick</td>
</tr>
<tr>
<td>35.</td>
<td>Plan Shape</td>
<td>U-shape</td>
</tr>
<tr>
<td>36.</td>
<td>Changes</td>
<td>Addition</td>
</tr>
<tr>
<td>37.</td>
<td>Condition Interior</td>
<td>unknown</td>
</tr>
<tr>
<td>38.</td>
<td>Preservation Underway?</td>
<td>Yes</td>
</tr>
<tr>
<td>39.</td>
<td>Endangered?</td>
<td>Yes</td>
</tr>
<tr>
<td>40.</td>
<td>Visible from Public Road?</td>
<td>Yes X</td>
</tr>
<tr>
<td>41.</td>
<td>Distance from and Frontage on Road</td>
<td>25' and 180'</td>
</tr>
<tr>
<td>42.</td>
<td>Further Description of Important Features</td>
<td></td>
</tr>
<tr>
<td>43.</td>
<td>History and Significance</td>
<td></td>
</tr>
<tr>
<td>44.</td>
<td>Description of Environment and Outbuildings</td>
<td>Parking provided in rear of building.</td>
</tr>
<tr>
<td>45.</td>
<td>Sources of Information</td>
<td>University City Building Permit #13294 on 5/5/55 - University City City Hall records - on site inspections</td>
</tr>
<tr>
<td>46.</td>
<td>Prepared by</td>
<td>V-J Bass/Judy Little</td>
</tr>
<tr>
<td>47.</td>
<td>Organization</td>
<td>County Parks &amp; Recreation</td>
</tr>
<tr>
<td>48.</td>
<td>Date</td>
<td>12/82</td>
</tr>
<tr>
<td>49.</td>
<td>Revision Date(s)</td>
<td></td>
</tr>
</tbody>
</table>
Lot 22, Block F, Delmar Garden

**Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>738 Syracuse</td>
<td>736 Third Ave, 736 Syracuse</td>
</tr>
</tbody>
</table>

**City or Town**
University City

**City or Town of Rural, Township & Vicinity**

**Specific Location**
Lot 22, Block F, Delmar Garden

**Architect or Engineer**

**Contractor or Builder**
Attributed to E.L. Wagner Const. Co.

**Original Use, if apparent**
Four family apartment

**Present Use**
Four family apartment

**Owner's Name & Address**
Donald & Deores Mills
7752 Burr Oak Lane 63130

**No. of Stories**
2

**No. of Baths**
Front 5, Side 4

**Wall Treatment**
Stretcher bond/brick

**Roof Type & Material**
False hip/french tile

**Changes**
Addition

**Preservation**
Underway

**Endangered?**
No

**Visible from Public Road?**
Yes

**Condition**
Interior unknown

**Other Surveys in Which Included**
25' and 60'

---

The brick masonry consists of a medium-colored brick with light mortar joints. The front parapet wall is crenellated which is outlined with brick rowlock courses. There is a diamond-shaped stone located at each corner of the front parapet. The false hip roof is supported by wooden brackets and decorated with modillions and the soffit is enclosed with beaded board. All windows are double-hung metal sashes with one over one lights. (continued on page 2)

---

Sources of Information:

- University City Excavation Permit #S-96 on 3/9/22
- University City City Hall records
- On-site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

Prepared by: V-J Bass/Judy Little
Organizations: County Parks & Recreation

Date: 12/32
Revision Date(s):
42. Evidently the original windows have been replaced with metal sashes. All windows have transoms above window with two lights over each window. All windows are decorated with a brick label moulding with stone keystone and side stone squares. The windows are finished with a stone lugsill and sill caps (stone) positioned beneath (slightly projecting) the lugsill. The basement windows are outlined with brick rowlock and header courses. The front entrance consists of a single, multi-paned door with sidelights. The door is decorated with a brick soldier course flat arch with stone keystone. The hip roof (french tile-blue/green) is supported by wood brackets. The foundation is accentuated with a brick rowlock course. There is an oriel window on each side of the building.

43. About 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
42 **Further Description of Important Features** The brick masonry consists of a medium dark to dark colored brick with white and gray mortar joints. All windows are double-hung with multi-lights on the upper sashes. On the right and left projecting bays the third floor windows are decorated with a brick soldier course flat arch which extends the whole length of the front facade. The first and second story windows are decorated with a shaped flat arch and (squared) all windows are finished with a stone sills. The projecting bay windows are connected by two rows of Roman columns.

43 **History and Significance** Contractor F. Mueller built six buildings in Parkview Gardens for A.J. Hotfelder. Four of them are 3-story, 3-family apartments. Two are large 6-family buildings. All have false hip roofs. The addresses are 843 and 847 Westgate; 721 and 723 Interdrive; and 744 and 752 Syracuse. The buildings are indistinguishable from those built by contractor Junius Chapman, who also worked for Hotfelder, suggesting a connection between the two contractors.

44 **Description of Environment and Outbuildings**

45 **Sources of Information**
- University City Building Permit #2150 on 4/2/23
- University City City Hall records on site inspections
- St. Louis City Directory, 1923

46 **Prepared by**
- V-J Bass/Judy Little

47 **Organization**
- St. Louis Co. Parks

48 **Date**
- 12/82

49 **Revision Date(s)**
- 4/2/23

---

### Additional Information

- **No. of Stories**: 3
- **Basement**: Yes
- **Foundation Material**: Concrete
- **Wall Construction**: Brick masonry
- **Roof Type & Material**: Flat false hip/gable/slate
- **No. of Bays**: Front 7, Side 4
- **Wall Treatment**: Stretcher bond/brick
- **Plan Shape/shape**: Public

---

### Survey Details

- **Present Name(s)**: 744 Syracuse
- **Other Name(s)**: 744 Third

---

**Photo**

---

**Sources of Information**

University City Building Permit #2150 on 4/2/23
University City City Hall records on site inspections
St. Louis City Directory, 1923
of vertical brick headers that connect to each window. The basement windows are decorated with a stone surround. The recessed bays are decorated like the projecting bays are by stories. The center bay that contains the interior stairway is decorated as follows: The second and third floor stairway windows are decorated with a stone flat arch and side stone squares. These windows are finished with a stone lugsill and stone sill squares positioned beneath the window mullions. The upper sash of the second story contains stain glass. The third story window head is also decorated with radiating brick arch and the rowlock borders continue on down from the arch and then stretchers continue vertically to outline the windows and continue to the entrance. The front entrance consists of a single, multi-paned door with long vertical sidelights (no panes). The stone arched entrance also has stone quoins. The foundation is accentuated with a stone band running the length of the front facade.

Almost mirror image of 752 Syracuse except that the stone flat arches are rounded off at the ends.

Alphonse J. Hotfelder was the developer of at least eight buildings in Parkview Gardens, from 1922 to 1924. Hotfelder Realty and Building Company at 4404 Natural Bridge was described in 1923 as providing real estate loans and insurance, estate management, rent collection and building services. Junius Chapman and P. Mueller were contractors for all of Hotfelder's projects in Parkview Gardens.
<table>
<thead>
<tr>
<th>1. No.</th>
<th>4. Present Name(s)</th>
<th>751 Syracuse</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. County</td>
<td>5. Other Name(s)</td>
<td>751 Third Ave.</td>
</tr>
<tr>
<td>3. Location of Negatives</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Lot 12, Block 11, Belmar Garden

<table>
<thead>
<tr>
<th>6. Specific Location</th>
<th>16. Thematic Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td>Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101</td>
</tr>
<tr>
<td>7. City or Town</td>
<td>17. Date(s) or Period</td>
</tr>
<tr>
<td>Rural, Township &amp; Vicinity</td>
<td>ca. 1923</td>
</tr>
<tr>
<td>University City</td>
<td>18. Style or Design</td>
</tr>
</tbody>
</table>

| 19. Architect or Engineer |
| 20. Contractor or Builder |
| 21. Original Use, if apparent | six family apartment |
| 22. Present Use | six family apartment |
| 23. Ownership | Public |
| 24. Owner's Name & Address, if known | Dennis & Judith Lutsky |
| 25. Open to Public? | Yes |
| 26. Local Contact Person or Organization |
| 27. Other Surveys in Which Included |
| 28. No. of Stories | 3 |
| 29. Basement | Yes X full |
| 30. Foundation Material | concrete |
| 31. Wall Construction | brick masonry |
| 32. Roof Type & Material | flat |
| 33. No. of Bays | Side 5 |
| 34. Wall Treatment | common bond/brick |
| 35. Plan Shape | rectangle |
| 36. Changes | Addition |
| 37. Condition | Interior unknown |
| 38. Preservation | Exterior good |
| 39. Endangered? | Yes X |
| 40. Visible from Public Road? | No |
| 41. Distance from and Frontage on Road | 25' and 60' |
| 42. Further Description of Important Features |
| 43. History and Significance |

The brick masonry consists of a raked, medium colored brick with dark mortar joints. The dropped cornice consists of terra-cotta cornice and dentil molding. A terra-cotta frieze decorates the third floor window heads. All windows are double-hung with multi-lights on the upper sashes. The first and second story windows are decorated with a brick soldier course flat arch with stone keystone and finished with a stone lugsill. The center bay windows are also decorated (continued on page 2)

44. Description of Environment and Outbuildings

45. Sources of Information

- University City excavation Permit #S-337 on 10/11/23
- University City City Hall records
- on site inspections

46. Prepared by

V-J Bass/Judy Little
47. Organization

County Parks & Recreation
48. Date

12/82
42. Like the first and second story windows. The decorative motif above the third floor stairway window is shaped like a rectangle; outlined with brick header and rowlock courses with stone corner squares at each corner. The front entrance consists of a single, multi-paned door with sidelights. The door surround is a classical detailed entrance (probably terra-cotta but it has been painted) with a pedimented cornice, plain frieze, and two pilasters. There is also guttae trim located within the frieze. The foundation is accentuated with a stone band.
### Historic Inventory

**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Historic Preservation</th>
<th>P.O. Box 176. Jefferson City, Missouri 65101</th>
</tr>
</thead>
<tbody>
<tr>
<td>752</td>
<td>Syracuse</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Location: Lot 19, part of 20, Block F, Delmar Garden**

**University City**

**Site Plan with North Arrow**

<table>
<thead>
<tr>
<th>Coordinates UTM</th>
<th>Southmoor 63105</th>
</tr>
</thead>
</table>

**Thematic Category**

<table>
<thead>
<tr>
<th>Date(s) or Period</th>
<th>1923</th>
</tr>
</thead>
</table>

**Style or Design**

<table>
<thead>
<tr>
<th>Architect or Engineer</th>
<th>P. Mueller for A.J. Hotfelder Cons.</th>
</tr>
</thead>
</table>

**Contractor or Builder**

<table>
<thead>
<tr>
<th>Owner's Name &amp; Address</th>
<th>Dennis &amp; Judith Lutsky</th>
</tr>
</thead>
</table>

**No of Bays**

<table>
<thead>
<tr>
<th>No.</th>
<th>Front 7</th>
<th>Side 4</th>
</tr>
</thead>
</table>

**Wall Treatment**

<table>
<thead>
<tr>
<th>Roof Type &amp; Material</th>
<th>Flat, false gable/hip/slate</th>
</tr>
</thead>
</table>

**Planner & Shape-UP Shape**

<table>
<thead>
<tr>
<th>Condition Interior</th>
<th>unknown</th>
</tr>
</thead>
</table>

**Open to Public?**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No X</th>
</tr>
</thead>
</table>

**Other Surveys In Which Included**

<table>
<thead>
<tr>
<th>Monitoring</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

**Preservation Underway?**

| Yes | No X |

**Endangered?**

| Yes | No |

**Distance from and Frontage on Road**

| 25' and 87' |

**Further Description of Important Features**

The brick masonry consists of rough-faced, medium to dark colored brick with white and gray mortar joints. All windows are double-hung with multi-lights on the upper sashes. On the right and left projecting bays the third floor windows are decorated with a brick soldier course flat arch, which extends the whole length of the front facade. The first and second story windows are decorated with a shaped flat arch and all windows are finished with a stone lugsill. (continued on page 2)

**History and Significance**

Contractor P. Mueller built six buildings in Parkview Gardens for A.J. Hotfelder. Four of them are 3-story, 3-family apartments. Two are large 6-family buildings. All have false hip roofs. The addresses are 843 and 847 Westgate; 721 and 723 Interdrive; and 744 and 752 Syracuse. The buildings are indistinguishable from those built by contractor Junius Chapman, who also worked for Hotfelder, suggesting a connection between the two contractors.

**Description of Environment and Outbuildings**

Garage provided.

**Sources of Information**

- University City Building Permit #2150 on 4/2/23
- University City City Hall records
- on site inspections
- St. Louis City Directory, 1923
42. The projecting bay windows are connected by two rows of vertical brick headers that connect to each window. The basement windows are decorated with a stone surround. The recessed bays are decorated like the first, second and third story windows. The center bay that contains the interior stairway is decorated as follows: The second and third floor stairway windows are decorated with a stone flat arch and side stone squares. They are finished with a stone lugsill and stone sill squares positioned beneath the window mullions. The third story window head is also decorated with radiating brick arch and the rowlock borders continue on down from the arch and then stretchers continue vertically to outline the windows and continue down to the entrance. The front entrance consists of a single, multi-paned door with long vertical sidelights (no panes). The stone arched entrance also has side quions. The foundation is accentuated with a stone band running the length of the front facade.

Almost mirror image of 744 Syracuse except that the stone flat arches are squared at ends.

43. Alphonse J. Hotfelder was the developer of at least eight buildings in Parkview Gardens, from 1922 to 1924. Hotfelder Realty and Building Company at 4404 Natural Bridge was described in 1923 as providing real estate loans and insurance, estate management, rent collection and building services. Junius Chapman and P. Mueller were contractors for all of Hotfelder's projects in Parkview Gardens.
The brick masonry consists of a raked, medium to medium dark colored brick with gray mortar joints. The dropped cornice is decorated with modillions and a plain architrave that decorates the third floor story window. Above the cornice are diamond-shapes (stone) across the front facade. All windows are double-hung with multi-lights on the upper sashes. The first and second story windows are decorated with stone label moulding. The second and third story windows (continued on page 2).

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

**Description of Environment and Outbuildings**

- west side yard enclosed with fence

**Sources of Information**

- University City Building Permit #2158 on 4/15/23
- University City City Hall records
- on site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979

**Prepared by**

V-J Bass/Judy Little

**Organization**

County Parks & Recreation

**Date**

12/82
42. are finished with a stone lugsill and stone squares positioned beneath the lugsill in line with the window mullions. The first story windows are finished with a stone belt course running across the front facade. The interior stairway is located in the center bay. The second story window is decorated like the first floor windows. The third floor window is decorated with a brick rowlock flat arch with stone corner squares and radiating brick in a semi-circular arch with stone keystone and side stones (vouissors). The central motif between the second and third floor window is a brick outlined rectangle with stone corner squares. The basement windows are decorated with a brick outline with stone corner squares. The front entrance consists of a single, multi-paned door with sidelights. The door surround contains architrave trim. Above the (painted blue) door is a bracketed console with an iron railing attached to the cornice. The foundation is accentuated with a stone band and and a brick rowlock course.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
**Further Description of Important Features**

The brick masonry consists of medium to medium dark colored brick with light mortar joints. The dropped cornice is decorated with wood modillions and a plain entablature that decorates the third floor story windows. The third floor story windows are decorated with a stone lugsill. All windows are double-hung with multi-lights on the upper sashes. The first and second story windows are decorated with a stone surround. (Flat arch, quions, and lugsill) The basement windows (continued on page 2)

**Description of Environment and Outbuildings**

no garage provided

---

**Sources of Information**

University City Building Permit # 2371 on 10/15/23
University City City Hall records
on site inspections
are also decorated with a stone surround. The interior stairway is located on the left bay. The second story stairway window is decorated with a stone surround. The third floor stairway window is decorated with a stone flat arch and finished with a stone lugsill. The front entrance consists of a single, multi-paned door (natural stained) with sidelights. The front door has an aluminum storm door. Above the door is a flat stone arch. The foundation is accentuated with a stone band that runs the length of the front facade.
<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Historic Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>761 Syracuse</td>
<td>761 Third Ave.</td>
<td></td>
</tr>
</tbody>
</table>

### Specific Location
- Delmar Garden
- Part of lot 14, block G
- City or Town: University City
- Site Plan with North Arrow
- Alley
- Syracuse

### Site,
- Coordinates (Lat Long)
- Structure Object
- On National Register: Yes
- Is II Eligible: Yes
- Part of ESTAB: Yes
- Dist Hist Dist: No
- Name of Established District

### Further Description of Important Features
- The brick masonry consists of a raked, medium light to medium dark colored brick with light mortar joints. The false hip roof is supported by wood brackets and enclosed with a beaded board soffit. All windows are double-hung with multi-lights on the upper sashes. The third floor story windows are decorated with a soldier course flat arch and finished with a stone lugsill and sill caps (stone) located beneath the lugsill. The second floor windows are decorated with (continued on page 2).

### History and Significance
- The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulo, and went on, as both contractor and developer to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

### Sources of Information
- University City Building Permit #2155 on 4/5/23
- University City City Hall records
- On site inspections
- St. Louis City Directories, 1893-1924
- Parkview Agents, Urban Oasis, Boar's Head Press, St. Louis, 1979
- Parks & Recreation
- Permit #2155 on 4/5/23

### Additional Information
- Prepared by V-J Bass/Judy Little
- County Parks & Recreation
- Date 12/82 - 99 Revision Date(s)
42. stone label moulding with keystone and finished with a stone lugsill and sill caps beneath the lugsill and positioned underneath the window jambs. The first story windows are decorated with a stone surround and finished with stone lugsill and sill caps beneath the lugsill. The basement windows are outlined with a brick rowlock flat arch with stone corner caps at each corner. The right bay contains the interior stairway. The second story stairway window is decorated like the second story windows except there are not any stone sill caps. The third story window is decorated with a brick soldier course flat arch with stone jamb caps. The decorative motif consists of a cross-like pattern in stone diamond-shapes. The front entrance consists of a single, multi-paned door with sidelights. The door entrance is decorated with a brick soldier course flat arch. The foundation is accentuated with a stone band and a brick rowlock course running the length of the front facade.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
The brick masonry consists of a raked, medium to medium dark colored brick with light and dark mortar joints. The false hip roof is supported with wood brackets and decorated with wood modillions. The roof is enclosed with a beaded board soffit. The windows are double-hung with multi-lights on the upper sashes. The third floor windows are decorated with a brick soldier course flat arch with stone keystones, side caps and finished with a stone lugsill (continued on page 2).

The E.L. Wagner family and their construction company were by far the most prolific builders in the Delmar Gardens subdivision. They built the first apartments there for the subdivider of the tract, John C. Jannopoulos, and went on, as both contractor and developer, to build about 50 of the extant 92 buildings in the subdivision, all between 1921 and 1923.

44 Description of Environment and Outbuildings

45 Sources of Information

University City building Permit #2011 on 11/21/22
-University City City Hall records
-on site inspections
-St. Louis City Directories, 1893-1924
-Parkview Agency, Urban Oasis, Boar's Head Press, St. Louis, 1979
42. and stone sill blocks located below the lugsill and in line with the window mullions. The first and second story windows are decorated with stone label moulding with keystone. The windows are finished with a stone lugsill and sill caps positioned beneath the lugsill. The first story windows have an awning attached to the window head. The right bay contains the interior stairway. The second story stairway (also third story) window is decorated with a brick soldier course flat arch with stone keystone and stone corner caps. The decorative motif is a bricked outlined rectangle with stone corner blocks with raised headers within the rectangle. (alternately) The front entrance consists of a single, multi-paned door with sidelights. Above the door is a brick soldier course flat arch. The entrance has an architrave surround. Above the door is a french tile hipped roof supported with large wooden brackets, wood fascia and beaded board ceiling. The basement windows are decorated with outlined brick headers and rowlock flat arch with stone corner blocks. The foundation is accentuated with a brick rowlock course. One, three story oriel window is located on each side of the building.

43. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
The brick masonry consists of a raked, medium to medium dark colored brick with dark mortar joints. The dropped cornice is decorated with modillions and a plain frieze that decorates the third floor story window heads. The front parapet wall is capped with metal. Below the front parapet are stone diamond-shapes equally spaced on the front facade. All windows are double-hung with multi-lights on the upper sashes. The first and second story windows are decorated with (continued on page 2)

City directories indicate that Ernest L. Wagner began his construction company in about 1893.
stone label moulding, connecting each window with a horizontal connective moulding. The second story windows are finished with a stone lugsill and the first story windows are decorated with a stone belt course that decorates the first story window sills. The center bay contains the interior stairway. The second story stairway window is decorated with a brick soldier course flat arch with stone keystone and stone corner blocks. Above this window is a decorative motif that is shaped like a rectangle outlined with brick courses of headers and rowlock courses. There are stone corner blocks at each corner with a stone diamond-shape in the center of the rectangle. The third story window is decorated with a brick rowlock flat arch with stone end caps. Above the flat arch are radiating brick pattern forming a semi-circular arch and capped with a large, stone keystone and a central diamond-shaped stone. The front entrance consists of a single, multi-paned door with sidelights. Above the door is a bracketed console with a iron railing attached to the cornice. The door surround consists of architrave trim. The basement windows are outlined with brick. The foundation is accentuated with a brick rowlock course. There is one, three story oriel window on each side of the building.

He is known to have built at least one house designed by a major architect: 6246 McPherson, Ernst Janssen, architect, in 1907. Other Wagners were officers in the company: E.A. was listed as president from 1916 to 1924; Henry A. was sometimes identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Co.

The buildings are 3, 4 and 6-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by landscape architect Henry Wright to increase light and air in units in apartment districts.

Georgian details are common in Wagner buildings. Also characteristic are double windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens.
### Description of Environment and Outbuildings

Four-family building has four separate entrance doors from a wood and brick front porch. Flat roof with tile-capped parapet on facade. Terra cotta panel centered in parapet wall, with foliate patterns in relief. Dropped modillion cornice of tile. Windows are double-hung, one-over-one, and have flat, soldier course flat arches. Stone sills on second story windows. Continuous stone sill at first story windows. Doors have large glass panels and transoms. Doors from second-story apartments open onto porch roof, used as a

### History and Significance

Building was built together with the adjacent Smith Block commercial building in 1911. The owners were the Smith Brothers. The architect was Edward F. Nolte (1870-1944) whose other work included the Parkview Apartments at 316-20 North Skinker Boulevard, apartment buildings at the northwest and southwest corners of Waterman and Rosedale, the Lambskin Masonic Temple on Kingshighway and several Craftsman style houses in

### Description of Environment and Outbuildings

St. Louis Daily Record, St. Louis Co. Bldg. pmt. #5753, brick store and flats

Site inspection
521-23 Westgate

42. continued

balcony. Brick porch piers have composite capitals. Brick is buff colored, laid in stretcher bond with white mortar.

43. continued

Parkview subdivision.

45. Parkview Agents, *Urban Oasis, 75 Years in Parkview*, Boar's Head Press, St. Louis, 1979, pp. 16-17
### Donaldson Court Apartments

**Location:** University City, St. Louis Co. Parks Dept.

**Specific Location:** N. Parkview, blk 2

| No. | Present Name(s) | Other Name(s) | Date(s) or Period | Thematic Category | Style or Design | Architect or Engineer | Contractor or Builder | Original Use | Present Use | Ownership | Name & Address, if known | Open to Public? | No of Stories | Foundation Material | Wall Construction | Roof Type & Material | No. of Bays | Wall Treatment | Plan Shape | Changes | Condition |
|-----|----------------|---------------|-------------------|------------------|-----------------|----------------------|----------------------|--------------|-------------|-----------|-------------------------|---------------|-------------|----------------------|-----------------|-----------------|------------|-----------|-----------|
| 1   | 605-607 Westgate | Donaldson Court Apartments | 1922 | Historic | Stucco | Mauran, Russell & Crowell | Clark Nixon for Frank Choisal | Apartment | Apartment | Public | 605-607 Westgate, 609-611 Westgate | Yes | 3 | Concrete | Stucco | Flat/tar & gravel | 3 | Stucco | Rectangular | Addition | Interior unknown |
| 2   |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 3   |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 4   |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 5   |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 6   |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 7   |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 8   |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 9   |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 10  |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 11  |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 12  |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 13  |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 14  |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |
| 15  |                |               |                  |                  |                |                      |                     |              |             |           |                        |               |             |                      |                 |                 |            |          |           |

**Further Description:**

Donaldson Court Apartments is a large, multi-family apartment building with a flat roof and projecting eaves that curve to all sides. Stringcourses run the entire exterior above third floor windows and below first, second and third floor windows. Ten-bay facade has recessed semi-circular arched entrances in the third bay from either end. One door is a single-leaf, fifteen-light (and one has been replaced with a single-leaf, 0-light door). Both have leaded sidelights and leaded fanlights. Doors have compound arched...

**Sources of Information:**

U.C. bldg. permit #1935 granted to Frank Choisal 9/8/22

on site inspection

U. City City Hall Records

St. Louis Daily Record

Prepared by A. Van Der Tuin

Organization: St. Louis Co. Parks

Date: 4/8/22

Revision Date(s):
42. continued

portals with sculptured head and scroll centered at the top. Windows in second bays from the sides are small casement with three lights each side and lugsills. Windows in remaining bays are large casement with six lights each side and transoms. Small circular vents with decorative iron gates are centered below the projecting eaves and above the eight bays of large windows.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>409-611 Westgate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>County</td>
<td>St. Louis</td>
</tr>
<tr>
<td>3</td>
<td>Location of Negatives</td>
<td>Donaldson Court Apartments</td>
</tr>
<tr>
<td>6</td>
<td>Specific Location</td>
<td>N. Parkview, blk 2</td>
</tr>
<tr>
<td>7</td>
<td>City or Town</td>
<td>University City</td>
</tr>
<tr>
<td>10</td>
<td>Site Plan with North Arrow</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>National Register?</td>
<td>Yes</td>
</tr>
<tr>
<td>12</td>
<td>Is it Eligible?</td>
<td>Yes</td>
</tr>
<tr>
<td>14</td>
<td>District Eligible?</td>
<td>Yes</td>
</tr>
<tr>
<td>15</td>
<td>Name of Established District</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Thematic Category</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Date(s) or Period</td>
<td>1922</td>
</tr>
<tr>
<td>18</td>
<td>Style or Design</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Architect or Engineer</td>
<td>Mauran Russell &amp; Crowell</td>
</tr>
<tr>
<td>20</td>
<td>Contractor or Builder</td>
<td>Clark Nixon for Frank Choisal</td>
</tr>
<tr>
<td>21</td>
<td>Original Use, if apparent</td>
<td>apartment</td>
</tr>
<tr>
<td>22</td>
<td>Present Use</td>
<td>apartment</td>
</tr>
<tr>
<td>23</td>
<td>Ownership</td>
<td>Public</td>
</tr>
<tr>
<td>24</td>
<td>Owner's Name &amp; Address, if known</td>
<td>Private</td>
</tr>
<tr>
<td>25</td>
<td>Open to Public?</td>
<td>Yes</td>
</tr>
<tr>
<td>26</td>
<td>Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Other Surveys in Which Included</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>No. of Stories</td>
<td>3</td>
</tr>
<tr>
<td>29</td>
<td>Basement?</td>
<td>Yes</td>
</tr>
<tr>
<td>30</td>
<td>Foundation Material</td>
<td>concrete</td>
</tr>
<tr>
<td>31</td>
<td>Wall Construction</td>
<td>stucco</td>
</tr>
<tr>
<td>32</td>
<td>Roof Type &amp; Material</td>
<td>flat/tar &amp; gravel</td>
</tr>
<tr>
<td>33</td>
<td>No. of Bays</td>
<td>10</td>
</tr>
<tr>
<td>34</td>
<td>Wall Treatment</td>
<td>stucco</td>
</tr>
<tr>
<td>35</td>
<td>Plan Shape</td>
<td>rectangular</td>
</tr>
<tr>
<td>36</td>
<td>Changes</td>
<td>Addition</td>
</tr>
<tr>
<td>37</td>
<td>Condition Interior</td>
<td>unknown</td>
</tr>
<tr>
<td>38</td>
<td>Preservation</td>
<td>Yes</td>
</tr>
<tr>
<td>39</td>
<td>Endangered?</td>
<td>Yes</td>
</tr>
<tr>
<td>40</td>
<td>Visible from Public Road?</td>
<td>No</td>
</tr>
<tr>
<td>41</td>
<td>Distance from and Frontage on Road</td>
<td></td>
</tr>
</tbody>
</table>

Further Description of Important Features:

609-611 Westgate is a large, twelve-family apartment building with a flat roof and projecting eaves that curve to all sides. Stringcourses run the entire exterior above third floor windows and below first, second and third floor windows. Ten-bay facade has recessed semi-circular arched entrances in the third bay from either end. One door is a single-leaf, fifteen-light (and one door has been replaced with a single-leaf, 0-light door). Both have leaded sidelights and leaded fanlights. Doors have compound arched...

Description of Environment and Outbuildings:

Parking lot to west of building. 609-611 is a mirror image of 605-607 (and larger than 613-615). Buildings are on three sides of a common grass court, 609-611 is on west.

Sources of Information:

U.C. Bldg. permit #1935 granted to Frank Choisal 9/8/22
on site inspection
U. City City Hall records

Prepared by:
A. Van Der Tuin

Organization:
St. Louis Co. Parks

Date: 6/92
Revision Date(s):
609-611 Westgate

42. continued

portals with sculptured head and scroll centered at the top. Windows in second bays from the sides are small casement with three lights each side and lugsills. Windows in remaining bays are large casement with six lights each side and transoms. Some large windows have been replaced with double sash one-over-one aluminum windows. Small circular vents with decorative iron gates are centered below the projecting eaves and above the eight bays of large windows.

45. continued

St. Louis Daily Record
O f f i c e o f H i s t o r i c Preservation, P.0.

Box 176, J e f f e r s o n C i tv, M i s s o u r i

HISTORIC INVENTORY

65101

JL-fi5-3-a7 a

C

z

2

St.

o

613-615 Westgate

~-A>IJIII~

s

Louis

Olher Namo(s)

~ o c : a l l o nof N e y s l ~ v e s

3

_ J b

No of Slor~es 3
29 Basement?
yes
No
full
30 Foundal on Maler~al
concrete
31. Wall Conslruct~on
s t ucco
32 Roof Type 6 Mdlerlal
f l a t / t a r & gravel

-28
I

'

N. P a r k v i e w , b l k 2
Town
11
University City
L r v

I

Hural.

"I

Da~e(s)or Perrod
1922
18 Slyle or Deolgn
17

Townsh~p6

VICI~III~

Archrlscl or E~lg~nesr
Mauran R u s s e l l & C r o w e l l
20 Contractor or Bulkier
19

------__-

-1

-.
V,

1

S~de

y

3

uf M

bttlrnrtes

:,

L rt

Lang

1

10

Sltc.
Bu~ldtrlq

-

obl.C'
I '

I

1
C
I

a
b-im~:sler3

f

Slruclure I

I

12 Is I t

Yes I
E'lglble" No

Owner's Name 6 Address.
11 known
N a t i o n a l R e a l t y Management
6633 Delmar, 63130
25 Open lo
Yes I 1
Public?
No I>t

NO

Eslab Yes
O I S ~3
NO I

Far1 GI
ntsl

--

X

14

.

26

Local Contact Person or Organ~zat~on

''

~nWhich

lnler ~

~

r

u

n

r r '
(D

k

~

Exter~or f a i r
38 Preserval~on
39

Yes
NO X

Underway?
Endangered?

Yes
No

u r b a n renewal a r e a

Included

40 V l s ~ b l elrom
Public Road')
b

5 h a r r ~ eo l Eslabrrshed D~slrrcl

n,

'

By What3
27 Other Survey.

v,

Altered I X
Moved~

37 Cond~l~on

I

D l s l r ~ c t Yes 3<1
Potent'l7 No 1 1

2 53

Add~l~on
(Explarn
~n 1142)

24

41

ment b u i l d i n g w i t h a f l a t r o o f and p r o j e c t i n g eaves t h a t c u r v e t o a l l
sides.
S t r i n g c o u r s e r u n s t h e e n t i r e p e r i m e t e r above t h i r d f l o o r w i n dows and below f i r s t , second and t h i r d f l o o r windows.
Eight-bay facaJe
has recessed s e m i - c i r c u l a r a r c h e d e n t r a n c e s i n t h e t h i r d bay f r o m e i t h e r
One d o o r i s a s i n g l e- 1 e a f , f i f t e e n - 1 i g h t (one has been rep1 aced
end.
w i t h a s i n g l e - l e a f , 0-1 i g h t d o o r ) .
B o t h have leaded s i d e 1 i g h t s and
fan1 i2ht.
D n n r s have c o m ~ o u n da r c h e d p o r t a l s . w i t h s c u l p t u r e d ,A'
4 3 n~slocyand Stc]nll~canct:

yes
No

X

D~slancetron~and

F ronlage on Hoad

,/
D

u

[Ir

z
7

I3

rP
V,

44

k s c r ~ p t ~ oOIn ~ n v ~ r o n m ' i nand
t

o

~

1I r k i ng
~ l o t~ t o w~e s t o~
f bu i ~
i bl ng.~ 6 t 3~r 6 i 5 ~i5 a ~

o f ( b u t s m a l l e r t h a n ) 609-611 & 605-607.
c o u r t , 613-615 i s on n o r t h .

V

~

B u i l d i n g s a r e on t h r e e s i d e s o f a common g r a s s

35 Sources of. lnlormat~on

U.C. Bldg. p e r m i t # I 9 3 5 g r a n t e d t o F r a n k C h o i s a l 9/8/22
on s i t e i n s p e c t i o n
U.

C i t y C i t y Hall r e c o r d s

46. Prepared b y

7

rn:m
w 3

stucco

i

&

-L

35 P l a n S h a ~ e r e c t a n g u l a r

Pr~vateI

2

'

L
5
C 2

34 Wall Treatment

apartment

N
l-t

rn

. Fronl 8

,

/ ---..-

.

A. Van Der T u i n

I

~


613-615 Westgate

42. continued

head and scroll centered at the top. Windows in second bays from the sides are small casement with three lights each side and lugsills. Windows in remaining bays are large casement with six lights each side and transoms. Some windows have been replaced with single lights. Small circular vents with decorative iron gates and centered below the projecting eaves and above the six bays of large windows.

45. continued

St. Louis Daily Record
701-715 Westgate is a fourteen-story concrete apartment building with a flat roof with parapet walls. Eight-bay facade has large quadruple horizontal sliding aluminum windows separated by large piers running the height of the facade. Horizontal concrete panels slope gradually from the bottom of each window to create an overhang over the window below. Pronounced horizontal grooves articulate the separation of windows and panels around the entire building. Three-bay sides have double horizontal sliding windows. The exterior is of raw, unfinished concrete. The building contains 195 rent-subsidized (HUD) apartments for the elderly. The architect was Richard Henni whose present firm, Henni and Associates, is the successor to Mauran, Russel & Crowell, the architectural firm which designed, in 1922, the Donaldson Court Apartments next door to the south. The building was developed in 1970 by William Seltzer, as part of the urban renewal program taking place on the north and rear of the property.
701-715 Westgate

42. continued

windows in end bays with small stationary windows in deeply recessed center bay. Canopy projects from third bay from the north over circular driveway and leads to double-leaf, single-light, aluminum entrance doors and lobby. Quadruple, vertical stationary windows run the height of the first floor. Patios with seating recessed into each of the four corners at the first floor.

43. continued

in the Loop.

45. continued

Interviews with William Seltzer and Richard Henmi, June, 1981
### Historic Inventory

**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>702 Westgate</td>
<td></td>
</tr>
</tbody>
</table>

**County**

<table>
<thead>
<tr>
<th>County</th>
<th>St. Louis</th>
</tr>
</thead>
</table>

**Location of Negatives**

<table>
<thead>
<tr>
<th>Location of Negatives</th>
<th>St. Louis Co. Parks Dept.</th>
</tr>
</thead>
</table>

**Specific Location**

<table>
<thead>
<tr>
<th>N. Parkview, Blk 4, Lot pts. 1-2</th>
</tr>
</thead>
</table>

**City or Town**

<table>
<thead>
<tr>
<th>University City</th>
</tr>
</thead>
</table>

**Situation**

<table>
<thead>
<tr>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
</table>

**Coordinates**

<table>
<thead>
<tr>
<th>UTM Lat Lon</th>
</tr>
</thead>
</table>

**Site**

<table>
<thead>
<tr>
<th>Structure</th>
<th>Object</th>
</tr>
</thead>
</table>

**On National Register?**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No X</th>
</tr>
</thead>
</table>

**Is it Eligible?**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No X</th>
</tr>
</thead>
</table>

**Part of Established District?**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No X</th>
</tr>
</thead>
</table>

**Name of Established District**


#### Further Description of Important Features

702 Westgate is a three-story, six-family brick apartment building with a flat tar and gravel roof with parapet walls in the front with entablature, topped by tiles on the northside and painted metal cap on the remaining three sides. One-leaf, one-panel, one-light painted door topped by semi-circular wooden arch with keystone and radiating brick. Arch surrounded by pronounced wooden entablature. Three-bay facade with entrance in the center with triple, double-hung windows. Center window with six-over.

#### History and Significance

The Frederick J. Cornwell family, including Fred J., Alex M., Fred J., Jr., and Ben Cornwell, were real estate developers from early in this century until recent years. Some of their companies have been F.J. Cornwell and Son Realty, Alex M. Cornwell Realty, Fremont Realty, Trade Realty and A.M. and F.J. Realty. Alex M. Cornwell was also vice-president of the Broadway Savings Trust Company in 1922 and both Alex M. and F.J., Jr. were

#### Description of Environment and Outbuildings


#### Sources of Information

- Bldg. permit #1139 granted to Fremont Inv. Co. on site inspection
- University City City Hall Records
- St. Louis Daily Record, 8/1/19
- St. Louis Co. pmt. #13428
- U.C. Archives in U.C. Library

#### Prepared by

<table>
<thead>
<tr>
<th>G. Mezger</th>
</tr>
</thead>
</table>

#### Organization

<table>
<thead>
<tr>
<th>St. Louis Co. Parks</th>
</tr>
</thead>
</table>

#### Date

<table>
<thead>
<tr>
<th>4/82</th>
</tr>
</thead>
</table>

#### Revision Dates

<table>
<thead>
<tr>
<th>49 Revision Dates</th>
</tr>
</thead>
</table>

---

---
42. continued

One lights and side windows with four-over-one lights. Staircase windows eight-over-one, double-hung sash windows. Concrete beltcourse running below first floor windows. Other windows with light slipsill beside second floor staircase window which has a lugsill. First and second floor front windows with flat arch vertical joint. Recessed, decorated spandrels between first and second, and second and third floor. Recessed, second floor staircase window. Flat arch radiating joint with keystone. Third floor staircase window has double, semi-circular brick arch with key - and corner stones over a painted panel. Vertical brick beltcourse over third floor windows running the width of the building. Firestairs between two bays in the rear. Badly damaged brick wall at south side of backyard.

43. continued

Officers in the Melbourne Hotel Company. F.J. Cornwell's home was at 5909 Clemens, where the other Cornwells, presumably his sons, lived in the late teens and twenties. Buildings developed by various Cornwell companies in Parkview Gardens include: 6275 and 6409 Enright; 701 Interdrive; 709 Limit; 702 Westgate; and 727 Syracuse, all built between 1915 and 1925. All are six-family buildings. Other Cornwell apartments are on Waterman near Rosedale. Several single-family houses in Parkview subdivision were built by Cornwell. Members of the Cornwell family are living in St. Louis County today.

45. continued

St. Louis City Directories, 1911-1928
Parkview Agents, Urban Oasis, 75 Years in Parkview, A St. Louis Private Place,
Boar's Head Press, St. Louis, 1979
**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Present Name(s)</th>
<th>Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>710 Westgate</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Other Name(s)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County</th>
<th>Location of Natives</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Parkview, Blk 4, Lot 3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City or Town</th>
<th>Rural, Township &amp; Vicinity</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Plan with North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="site_plan.jpg" alt="" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Coordinates</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTM</td>
</tr>
<tr>
<td>Lat Long</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structure Object</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>National Register</th>
<th>Is It Eligible</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part of Established District</th>
</tr>
</thead>
<tbody>
<tr>
<td>History Dist.</td>
</tr>
<tr>
<td>Eligibility</td>
</tr>
<tr>
<td>National Register</td>
</tr>
<tr>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Established District</th>
</tr>
</thead>
</table>

**Thematic Category**

<table>
<thead>
<tr>
<th>Date(s) or Period</th>
<th>Style or Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>1916</td>
<td></td>
</tr>
</tbody>
</table>

**Architect or Engineer**

| C.H. Deitering |

<table>
<thead>
<tr>
<th>Contractor or Builder</th>
</tr>
</thead>
<tbody>
<tr>
<td>V.A. Chilberg for Alco Inv. Co.</td>
</tr>
</tbody>
</table>

**Original Use, if apparent**

| 3 family apt. |

| Present Use |
| 3 family apt. |

**Ownership**

<table>
<thead>
<tr>
<th>Public Private</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
</tr>
</tbody>
</table>

**Address**

<table>
<thead>
<tr>
<th>Johnson, Rodney R &amp; Anne 540 Lee Ave. St. Louis MO 63119</th>
</tr>
</thead>
</table>

**Open to Public?**

| Yes | No X |

**Local Contact Person or Organization**

**Other Surveys in Which Included**

**Preservation Underway?**

| Yes | No X |

**Endangered?**

| Yes X | No |

**Visible from Public Road?**

| Yes X | No |

**Distance from and Frontage on Road**

| 42' and 40' |

**Further Description of Important Features**

710 is a 3-story, 3-family, painted brick apt. with a flat roof with tile-topped parapet walls. 2-bay facade has projecting sunroom bay on the north with triple 6-over-1 double-sash windows on each floor. Concrete belt courses run above 3rd floor windows and below first floor windows. Brick belt courses run above 1st & 2nd floor windows. 2nd & 3rd floor windows have concrete sills. Entablature above 3rd floor windows and below parapet wall. Entrance bay has single, 1-over-1, double-sash windows over.

**History and Significance**

Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company. His buildings, both the large 6-family structures and the small 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows.

**Sources of Information**

- U.C. bldg. permit #777 granted to Alco Investment Co., 8/12/16 est. cost $9,000
- on site inspection
- U. City Hall Records
- U. City Archives in U. City Library

**Prepared by**

A. Van Der Tuin

**Organization**

St. Louis Co. Parks

**Date**

4/21/82
710 Westgate

42. continued

doors, 1 each in the second and 3rd floors. These windows have concrete lugsills and flat arch vertical joints. Door is single-leaf, 1 large arched light, with plain pediment. 3-story bay window on north side. Rough textured brick on facade, smooth brick on remaining sides. Exterior fire escape at rear. Aluminum storms throughout. Mirror image of 714 Westgate.

43. continued

The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701, 707 Eastgate; and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

710 and 714 Westgate, mirror image buildings, were designed for Alco Investment Company. Contractor Vincent A. Chinberg and Alco built at least 27 buildings in North Parkview between 1915 and 1926.
Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No.

2. County

St. Louis

3. Location of Negatives

St. Louis Co. Parks Dept.

4. Present Name(s)

714 Westgate

5. Other Name(s)

6. Specific Location

North Parkview, Blk 4, Lot 4

City or Town

University City

7. City or Town

8. Rural, Township & Vicinity

9. Site Plan with North Arrow

10. Coordinates

UTM

11. Site

Building X

12. Structure

Object X

13. On National Register

Yes X

14. National Register

No X

15. District Potentially Eligible

X

16. Thematic Category

17. Date(s) or Period

1916

18. Style or Design

19. Architect or Engineer

C.H. Deitering

20. Contractor or Builder

V.A. Chinberg for Alco Inv. Co.

21. Original Use, if apparent

3 family apt.

22. Present Use

3 family apt.

23. Ownership

Public X

Private

24. Owner's Name & Address, if known

Goffstein, Fredric M. & Andrea J.

8125 Delmar 63130

25. Open to Public?

Yes X

No X

26. Local Contact Person or Organization

27. Other Surveys in Which Included

28. No of Stories

3

29. Basement?

Yes X

Full

30. Foundation Material

Rubble, squared

31. Wall Construction

Brick

32. Roof Type & Material

Flat, tar & gravel

33. No of Bays

Front 2 Side 6/2

34. Wall Treatment

Stretch bond

35. Plan Shape

Rectangular

36. Changes

Addition

Altered X

Moved

37. Condition

Interior unknown

Exterior fair

38. Preservation Underway

Yes X

No X

39. Endangered

Yes X

No

By What

Urban renewal area

40. Visible from Public Road

Yes X

No

41. Distance from and Frontage on Road

42' and 40'

42. Further Description of Important Features

43. History and Significance

Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company. His buildings, both the large 6-family structures and the small 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows.

44. Description of Environment and Outbuildings

Garage constructed in 1919, removed in 1967.

45. Sources of Information

U. City Bldg. permit 778 granted to Alco Inv. Co., 8/12/16 (U.C. archives) A. Van Der Tuin

on site inspection

U. City City Hall records

U. City Archives in U. City Library

46. Prepared by

St. Louis Co. Parks

47. Organization

48. Date

42/1/42

49. Revision Date(s)
42. continued

Parapet wall. Entrance bay has single, 1-over-1, double-sash windows over the door, 1 each in the second and third floors. These windows have concrete lugsills and flat arch vertical joints in contrasting brick. Door is single leaf with large arched panel and 1 small light and plain pediment. 3-story bay window on south side. Rough textured brick on facade, smooth brick on remaining sides. White mortar throughout. Exterior fire escape at rear. Mirror image of 710 Westgate.

43. continued

The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.

Note: University City City Council on December 6, 1982, approved a tax abatement on this building since it met the rehabilitation standards set forth by the city for this area - Parkview Gardens.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

**1. Name**
- 716 Westgate

**2. County**
- St. Louis

**3. Location of Negatives**
- Parks and Recreation

**4. Specific Location**
- North Parkview Block 4, Lot 5

**5. City or Town**
- University City

**6. Site Plan with North Arrow**

**7. Coordinates UTM**
- X: [Data Missing]
- Y: [Data Missing]

**8. Site Status**
- Building: X
- Structure: X
- Object: [Data Missing]

**9. Single National Register?**
- Yes X

**10. Is II Eligible?**
- Yes X

**11. Part of Established District?**
- Yes X

**12. Name of Established District**

**13. Thematic Category**
- [Data Missing]

**14. Date(s) or Period**
- ca. 1923

**15. Style or Design**
- [Data Missing]

**16. Architect or Engineer**
- [Data Missing]

**17. Contractor or Builder**
- [Data Missing]

**18. Original Use, if apparent**
- three family apartment

**19. Present Use**
- three family apartment

**20. Ownership**
- Public X

**21. Owner's Name & Address, if known**
- Cleon Morton

**22. Street/Address**
- 716 Westgate 63130

**23. Open to Public?**
- Yes X

**24. Local Contact Person or Organization**
- Cleon Morton

**25. Other Surveys in Which Included**
- [Data Missing]

**26. Endangered?**
- Yes X

**27. By What?**
- urban renewal area

**28. Number of Stories**
- 3

**29. Basement?**
- Yes X

**30. Foundation Material**
- [Data Missing]

**31. Wall Construction Material**
- brick

**32. Roof Type & Material**
- cross gable/tile flat

**33. No. of Bays**
- Front 3 Side 8/5

**34. Wall Treatment**
- stretcher bond

**35. Plan Shape**
- rectangular

**36. Changes**
- Addition: [Data Missing]
- Altered in #42
- Moved: [Data Missing]

**37. Condition**
- Interior: unknown
- Exterior: fair

**38. Preservation Underway?**
- Yes X

**39. Visible from Public Road?**
- Yes X

**40. Distance from Frontage on Road**
- 42' and 40'

**41. Further Description of Important Features**
- This building has a tiled, cross gable with a projecting sunporch on the outer bay next to the entrance bay. The windows on the projecting sunporch are double-hung with eight over one lights. The stairway windows are double-hung with one over one lights and have narrow sidelights. All windows are decorated with a brick, soldier flat arch with stone squares spaced above the window mullions and corners. (cont. on page 2)

**42. History and Significance**

**43. Description of Environment and Outbuildings**
- Building permit for garage #2283 granted to Jacob Rubin on 7/28/23. Garage removed in 1966.

**44. Sources of Information**
- Street certificate granted in 1923
- University City City Hall records
- on site inspections

**45. Prepared by**
- V-J Bass/Judy Little

**46. Organization**
- Parks and Recreation

**47. Date**
- 8/83
42. Stairway windows have stone keystone. Entrance is decorated with label moulding around single door with sidelights. Also, above lintel is a flat, soldier flat arch with stone keystone. Stone beltcourse wraps around front facade at first story. Decorative stone triangles at gable end. Large, wooden brackets support eaves.
### Historic Inventory

**Address:** 719-721 Westgate, University City, MO 63130

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>No.</td>
</tr>
<tr>
<td>2.</td>
<td>County: St. Louis</td>
</tr>
<tr>
<td>3.</td>
<td>Location of Negatives: St. Louis Co. Parks Dept.</td>
</tr>
<tr>
<td>4.</td>
<td>Present Name(s): 719-721 Westgate</td>
</tr>
<tr>
<td>5.</td>
<td>Other Name(s)</td>
</tr>
<tr>
<td>6.</td>
<td>Specific Location: Block 3, Lot 6-pt. 7 North Parkview</td>
</tr>
<tr>
<td>7.</td>
<td>City or Town of Rural, Township &amp; Vicinity: University City</td>
</tr>
<tr>
<td>8.</td>
<td>Site Plan with North Arrow:</td>
</tr>
<tr>
<td>9.</td>
<td>Coordinates: UTM</td>
</tr>
<tr>
<td>10.</td>
<td>Site, Building X Object:</td>
</tr>
<tr>
<td>11.</td>
<td>On National Register: Yes X</td>
</tr>
<tr>
<td>12.</td>
<td>Is II: Yes X Eligible: No X</td>
</tr>
<tr>
<td>13.</td>
<td>Part of Estab: Yes</td>
</tr>
<tr>
<td>15.</td>
<td>Name of Established District:</td>
</tr>
</tbody>
</table>

---

**Architectural Details:**

- **Thematic Category:** 16
- **Date(s) or Period:** 17
- **Style or Design:** 18
- **Architect or Engineer:** 19
- **Contractor or Builder:** Chinberg & Williams for A.A. Williams
- **Original Use:** If apparent 21
- **Present Use:** 4 family apt.
- **Ownership:** Public: x Private: k
- **Owner’s Name & Address:** Of known: Pailas Constantine Sergius
- **Local Contact Person or Organization:** 26
- **Endangered?** Yes X
- **Preservation Underway?** Yes X
- **Visible from Public Road?** Yes X
- **Distance from and Frontage on Road:** 41

---

**Additional Information:**

- **Foundation Material:** Concrete
- **Wall Construction:** Brick
- **Roof Type & Material:** gable/shingle
- **No of Bays:** Front: 4 Side: 6
- **Wall Treatment:** Stretcher bond
- **Plan Shape:** Rectangle
- **Changes:** Additions (explain altered in #42)
- **Condition:** Interior: unknown Exterior: good

---

**Historical Significance:** 723-25 Westgate and 719-21 Westgate were among the first multi-family buildings in North Parkview.

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco’s buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston projects.

---

**Sources of Information:**

- U. City Archives: U. City building permit granted to A.A. Williams, 1915
- U. City Hall Records
- U. City Archives in U. City Library

---

**Prepared by:** A. Van Der Tuin

**Organization:** St. Louis Co. Parks

**Date:** 9/82

**Revision Date:**
719-721 Westgate

42. continued

painted wood. Main gable over entrance and gables over sunporches are stucco with equally spaced vertical timbers. Triple, single-sash 4-light windows are centered in main gable. Rough brick with white mortar throughout. Mirror image of 723-725 Westgate.
Further Description or Important Features: 720 Westgate is a 3-story, 3-family, brick apartment building with a flat roof and parapet walls topped by tile on the sides and terra cotta on the facade. Two-bay facade has large projecting sunroom bay on the north. Windows on 3rd floor of sunroom bay are 2 banks of triple, 12-over-12, double-sash windows to either side with double 12-over-12, double-sash windows in the center. 1st & 2nd floor of sunroom have 2 sets of triple, 9-over-9 double-sash windows with decorated lugsills on second floor. Concrete beltcourse runs the entire length.

History and Significance: Architect Charles H. Deitering was a principal architect and developer in North Parkview, especially between 1916 and 1918, having designed about 15 buildings and was vice president of Celrose Realty Company. His buildings, both the large 6-family structures and the small 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows.


Sources of Information:
- U. C. bldg. permit #811 granted to Ketubah Inv. Co. 10/10/16 on site inspection
- U. City Hall records
- U. City archives in U. City Library
- City Directories, 1920, 1922
720 Westgate  
Keturah Apartments

42. continued

facade below the first floor windows, above the 3rd floor windows and 1/3 of the distance between the top of the 3rd floor windows and the roof. Three sets of double, 12-light, casement windows are stacked on the 3rd floor of the entrance bay with a plain concrete panel directly below on the second floor and double 6-over-6, double-sash windows on the first floor. Door is single-leaf with 12 lights at top and single panel at bottom. Pronounced, curved and bracketed hood and decorated panel above door. 2-story, bay window on north side. Rough textured brick on facade. Smooth on sides. White mortor throughout. Exterior fire escape at rear.

43. continued

The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701, 707 Eastgate; and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World’s Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.
Further Description of Important Features 722-724 is a 2-story, 4-family apt with a low hip roof. Four-bay facade has double, 8-over-1, double sash windows with lugsills and flat arch vertical joints capped by square stones. Single set of steps lead to recessed porch with 2 sets of 2 doors to either side. Doors are single-leaf with 6 lights at top and 3 panels at bottom. Doors have transoms. Wrought iron rail runs the width of the balcony above the entrance. Two single-leaf, 10-light doors with transoms lead to balcony on second floor. Rough textured

History and Significance  Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs. Jacob Rubin built at least six apartments in North Parkview, between 1919 and 1927.

Description of Environment and Outbuildings  Garage removed in 1967.

Sources of Information  U. City building permit # 1141 granted to Jacob Rubin, 8/1/19 on site inspection
U. City Hall Records
722-724 Westgate

42. continued

brick on facade, smooth brick on remaining 3 sides. White mortar throughout. Some tuckpointing with black mortar.

43. continued

sometimes in association with other developers and contractors. There are 2, 4 and 6-family buildings: 722-4 Westgate; 812 and 816 Eastgate; 6251, 6253 and 6255 Cabanne. He also built two houses in Parkview subdivision in 1924: 6308 and 6316 Westminster, with Oliver Popp as the architect.
### Historic Inventory

**723-725 Westgate**

#### 1. County
- St. Louis

#### 2. Location of Negatives
- St. Louis Co. Parks Dept.

#### 3. Specific Location
- North Parkview
  - Block 3, Lot pts. 7 & 8

#### 4. Present Name(s)
- 723-725 Westgate

#### 5. Other Name(s)

#### 6. Thematic Category

<table>
<thead>
<tr>
<th>No</th>
<th>Present Name(s)</th>
<th>723-725 Westgate</th>
<th>Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>St. Louis Co. Parks Dept.</td>
<td>St. Louis Co. Parks Dept.</td>
<td>St. Louis Co. Parks Dept.</td>
</tr>
</tbody>
</table>

#### 7. Date(s) or Period
- 1915

#### 8. Style or Design

- 2-story, 4-family brick apt. with a gable roof.
- Two-story sunporches project from the facade on either side of the entrance. Four-bay facade has triple, 6-over-1, double-sash windows with concrete lugsills on sunporch bays.
- Single, 8-over-1, double-sash windows with concrete lugsills are centered above double entrances in middle 2 bays. Two sets of steps lead to double recessed entrances (each with 2 doors). Doors are oak single-leaf with 6 lights and transoms. Entire recessed entrances are paneled.

#### 9. Architect or Engineer
- Charles Thurston was the architect for most of Alco buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

#### 10. Owner's Name & Address
- Ronald S. & Mary Ann Poe
- 12637 Conway Club Crt.
- St. Louis MO 63141

#### 11. Open to Public?
- Yes

#### 12. Score of Information
- U. City Hall Records
- On site inspection
- U. City archives in U. City Library

#### 13. History and Significance

- 723-25 Westgate and 719-21 Westgate, were among the first multi-family buildings in North Parkview.
- Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

#### 14. Description of Environment and Outbuildings
- Garage removed.
723-725 Westgate

42. continued

oak. Main gable over entrance and gables over sunporches are stucco with equally spaced vertical timbers. Triple, single-sash, 4-light windows are centered in main gable. Smooth brick with black mortar throughout. Two-story porch at rear removed and doors converted to windows. Mirror image of 719-21 Westgate.
### Historic Inventory

**1. No.**

**2. County.**

**St. Louis.**

**3. Location of Negatives.**

St. Louis Co. Parks Dept.

**4. Present Name(s).**

726 Westgate

**5. Other Name(s).**

728 Westgate

**6. Specific Location.**

North Parkview, blk 4, lot 8 pt. 9

**7. City or Town.**

University City

**8. Rural, Township & Vicinity.**

**9. Site Plan with North Arrow.**

### Thematic Category

**16. Thematic Category.**

**17. Date(s) or Period.**

1921

**18. Style or Design.**

**19. Architect or Engineer.**


**21. Original Use, if apparent.**

6 family apartment

**22. Present Use.**

6 family apartment

**23. Ownership.**

Public: X Private: 

**24. Owner's Name & Address, if known.**

Bearden, Michael & Janet M h/w 726 Westgate; 63130

**25. Open to Public?**

Yes: X No: 

**26. Local Contact Person or Organization.**

**27. Other Surveys in Which Included.**

### Foundation Material

**28. No of Stories.**

3

**29. basement.**

Yes: X No: 

**30. Foundation Material.**

stone

**31. Wall Construction.**

brick

**32. Roof Type & Material.**

flat tar & gravel

**33. No of Bays.**

Front: 3 Side: 6

**34. Wall Treatment.**

stretcher bond

**35. Plan Shape.**

rectangular

**36. Changes.**

Addition: X Altered: 

### Condition

**37. Preservation.**

Underway: X No: 

**38. Historic.**

Interiors: not available

**39. Endangered.**

By What: X No

urban renewal area

**40. Visible from Public Road.**

Yes: X No: 

### Distance from and Frontage on Road

**41. Distance from Road.**

50' and 59'

### Further Description of Important Features

This six-family apartment has a false, slate hip roof on the front facade supported by wooden brackets. All windows are double-hung with nine-over-nine lights. The center bay windows are leaded and contained stained glass. Windows are decorated with a brick stretcher course across the window head and finished with a stone lugsill. The front entrance consists of a single, multi-paned painted door with sidelights. The foundation is accentuated with a stone band running across the front facade. A chimney is located at

### History and Significance

Contractor Junius Chapman built at least sixteen buildings in the Parkview Gardens area between 1916 and 1924, sometimes acting as both contractor and developer. Between 1916 and 1918, his buildings were designed by architect Charles H. Deitering with whom he was associated in business. By 1930, he had moved his office to the Loop in a commercial building (now demolished) facing the streetcar turn-around at 6651 Enright. His buildings are mostly

### Description of Environment and Outbuildings


### Sources of Information

St. Louis County Directory, 1930

U.C. pmt. #1508 to North Parkview Const. Co. 6/29/21

on site inspection

University City City Hall records

### Prepared by

A. Van Der Tuin

Organization

St. Louis Co. Parks

Date: 4/14/82

Revision Date: 1
726 Westgate

42. continued

each side on center wall.

43. continued

three-story, three-family buildings with false hip roofs. The addresses are 721, 723, and 738 Interdrive; 6326, 6328, 6408, 6410, 6414, 6421 and 6425 Cates; 726, 732, 805, 807, 837 and 841 Westgate.
Further Description of Important Features: 729 Westgate is a three-story, six-family brick apartment building with a flat tar and gravel roof with shallow gable roofs above the sleeping porches and parapet walls, decorated with tiles on the sides. Dark striated stretcher bond with black mortars in the front and larger, lighter bond with red mortar in back and on sides. One-leaf, two-panel, six-lights, two sidelight wooden entrance door in the middle of the building topped by bracketed gable shed roof. Double, four-on-one, double-hung sash windows on the

History and Significance: Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

Description of Environment and Outbuildings: Garage removed.

Sources of Information:
- U. City building permit #1251 granted to V.A. Chinberg 12/31/19
- On site inspection
- U. City City Hall Records
- U. City Archives in U. City Library
- City Directories 1916-21
42. continued

sleeping porches, other front windows single, four-on-one, double-hung sash windows. All front windows with flat radiating arch, vertical joint with white corner stones and light stone lugsill. Side and back windows with radiating arch, vertical joint and brick lugsill. Fire stairs in middle of rear. Aluminum storm windows.
**Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

### Historic Inventory Details

- **Location of Negatives**: St. Louis Co. Parks Dept.
- **Other Name(s)**: Marie
- **City or Town**: University City
- **Site Plan with North Arrow**: [Diagram]
- **Coordinates**: UTM

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Stories</td>
<td>3</td>
</tr>
<tr>
<td>Date(s) or Period</td>
<td>1922</td>
</tr>
<tr>
<td>Style or Design</td>
<td>Same</td>
</tr>
<tr>
<td>Architect or Engineer</td>
<td>J. Chapman, N. Parkview Const. Co.</td>
</tr>
<tr>
<td>Original Use, if apparent</td>
<td>six family apartment</td>
</tr>
<tr>
<td>Present Use</td>
<td>Same</td>
</tr>
<tr>
<td>Ownership</td>
<td>Private x</td>
</tr>
<tr>
<td>Owner's Name &amp; Address, if known</td>
<td>Atkins, Bennie V.</td>
</tr>
<tr>
<td>Founding Material</td>
<td>concrete</td>
</tr>
<tr>
<td>Roof Type &amp; Material</td>
<td>flat/tar &amp; gravel</td>
</tr>
<tr>
<td>No. of Bays</td>
<td>3 Side 6</td>
</tr>
<tr>
<td>Wall Treatment</td>
<td>stretcher bond</td>
</tr>
<tr>
<td>Original Use, if apparent</td>
<td>six family apartment</td>
</tr>
<tr>
<td>Present Use</td>
<td>same</td>
</tr>
<tr>
<td>Open to Public?</td>
<td>Yes x</td>
</tr>
<tr>
<td>Local Contact Person or Organization</td>
<td></td>
</tr>
<tr>
<td>Other Surveys in Which Included</td>
<td></td>
</tr>
<tr>
<td>Condition Interior</td>
<td>unknown</td>
</tr>
<tr>
<td>Condition Exterior</td>
<td>good</td>
</tr>
<tr>
<td>Endangered?</td>
<td>Yes x</td>
</tr>
<tr>
<td>Visible from Public Road?</td>
<td>No</td>
</tr>
<tr>
<td>Distance from and Frontage on Road</td>
<td>42' and 60'</td>
</tr>
</tbody>
</table>

**Further Description of Important Features**: This six-family apartment has a false hip tiled roof supported by wooden brackets. All windows are double-hung with four-over-one lights except the center bay windows have one-over-one lights. All have aluminum storm windows. There is a transom above the third story window. The windows are decorated with a stone lugsill and the window head is decorated with brick stretchers. The front entrance consists of a single door with sidelights. The brick is medium to medium-dark in color, and raked with light mortar joints.

**History and Significance**: Contractor Junius Chapman built at least sixteen buildings in the Parkview Gardens area between 1916 and 1924, sometimes acting as both contractor and developer. Between 1916 and 1918 his buildings were designed by architect Charles H. Deitering with whom he was associated in business. By 1930, he had moved his office to the Loop in a commercial building (now demolished) facing the streetcar turn-around at 6651 Enright. His buildings are mostly

**Sources of Information**
- U.C. bldg. permit #1842 granted to N. Parkview Const. Co. 6/7/22
- on site inspection
- University City Hall records
- St. Louis County Directory, 1930

**Prepared by**
- A. Van Der Tuin

**Organization**
- St. Louis Co. Parks

**Date**
- 4/14/82
732 Westgate

42. continued

Outside chimney at each side on center wall. The foundation is accentuated with a stone band running across the front facade.

43. continued

three-story, three-family buildings with false hip roofs. The addresses are 721, 723 and 738 Interdrive; 6326, 6328, 6408, 6410, 6414, 6421 and 6425 Cates; 726, 732, 805, 807, 837 and 841 Westgate.
735 Westgate is a three-story, six-family brick apartment building with a truncated hip, flat, tar and felt roof and parapet walls on the sides. The wall treatment is straitened stretcher bond with black mortar in the front and lighter, larger bond with red mortar on sides and in the back. The door in the middle of the front is a one-leaf, two-panel, 6 lights painted door with a flat arch vertical joint. Double, double-hung, four-on-one, sash windows in the front, except side sunroom windows which

Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.
are single, double-hung, four-on-one, sash windows. Staircase windows single, one-on-one, double-hung, sash windows. Windows with flat arch, vertical joint, except third floor windows and stone lugsill. Side windows with radiating arch vertical joint and brick slipsill. All windows have aluminum storm windows. Firestairs in the middle of the rear.
Further Description of Important Features

736 Westgate is a 3-story, 6-family brick apartment building with a flat tar & gravel roof with parapet walls topped by tiles. One-leaf, 5-panel, one-light, painted door with sidelights in middle of front topped by elliptical arch with fanlight. Sleeping porch windows triple; smaller side windows, 4-over-4 center window 8-over-8; double-hung, sash windows, divided and framed by decorative pilasters. Plain stucco panels between first and second floor window and horizontal divided stucco panel decorated with.

History and Significance

736 and 740 Westgate were probably originally identical buildings, designed by Charles H. Deitering for W.J. Hummelsheim. The original detailing of the facade remains on 736 Westgate; 740 has been greatly altered.

Architect Charles H. Deitering was a principal architect and developer in North Parkview especially between 1916 and 1918, having designed about 15 buildings and as vice-president of.

Sources of Information

On site inspection
University City Hall Records
U. City Archives in U. City Library
Stevens, Walter B., St. Louis, History of the Fourth City 1763-1909, S.J. Clarke Co., St. Louis 1909

Prepared by
A. Van Der Tuin
Organisation
St. Louis Co. Parks
Date
9/82
736 Westgate

42. continued

arch, suggesting palladian windows on 2nd floor. Second floor staircase window double, 8-over-8, double-hung, sash window, third floor staircase window, double, 16-over-16 casement window with wooden frame. Plain white stucco panel between door and 2nd floor staircase window, white stucco panel between decorated with medallons between 2nd and 3rd floor staircase window. Light stringbelt under first floor window, at sill of 2nd floor window, sill and lintel of 3rd floor window and between 3rd floor and roof. Straited stretcher bond with white mortar in front, lighter, smooth brick on sides and rear. One bay window on each of the sides. Side windows on 4th bay with projecting wooden frame. All windows with aluminum storm windows. Fire stairs in the middle of the rear.

43. continued

Celrose Realty Company. His buildings, both the large 6-family structures and the smaller 3 and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows. The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipestein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows. and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.
39 History and Significance
Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

42 Further Description of Important Features
739 Westgate is a three-story, six-family brick apartment building. Flat tar and gravel roof with false gables over the end front bays and stepped parapet wall, topped by tiles on the sides. Striated stretcher bond on facade, larger, brighter smooth brick on sides and rear. One-leaf, ten lights painted entrance door with two sidelights and a bracketed gable hood in the middle of the building. Double, four-on-one, double-hung sash windows on the sunroom bays in the front, other front windows, single, four-on-one.

44 Description of Environment and Outbuildings
Garage removed.

45 Sources of Information
U.C. building permit #1251 granted to V.A. Chinberg 12/31/19, no architect listed
on site inspection
U. City City Hall Records
U. City Archives in U. City Library
City Directories 1916-21

46 Prepared by
G. Mezger

47 Organization
St. Louis Co. Parks

48 Date
3/23/82

49 Revision Date(?)
double-hung sash windows. All have flat arch, alternating voussoirs, white lugsills, except first floor windows, which have a stone beltcourses, running the width of the facade. Side windows have arch radiating voussoirs and brick lugsills. Two sleeping bays in the rear with fire stairs between them.
North Parkview, Blk 4, Lot 13, pt. 12
University City

740 Westgate is a 3-story, 6 family brick apartment building with a flat tar & gravel roof with parapet walls topped by tiles. Entrance door in middle of front lacking (rehabilitation underway). Front windows single, double-hung, 1-over-1, sash windows. Side windows with radiating arch, vertical joint. 3rd bay side windows with stucco panel at each side and wooden frame. Front decorated with white stucco panel at each side of sunporch windows and between 2nd and 3rd floor. Side windows of sleeping porch.

History and Significance: 736 and 740 Westgate were probably originally identical buildings, designed by Charles H. Deitering for W.J. Hummelsheim. The original detailing of the facade remains on 736 Westgate; 740 has been greatly altered.

Architect Charles H. Deitering was a principal architect and developer in North Parkview especially between 1916 and 1918, having designed about 15 buildings and was vice president of the Century and Outbuildings.

Sources of Information:
U. C. bldg. permit #796 granted to W.J. Hummelsheim, 9/19/16
on site inspection
University City Hall records
U. City archives in U. City Library
740 Westgate

42. continued

have been covered with white stucco panels. Wooden framed white stucco panels surrounding staircase windows. Light string course under first floor window, at lintel of 2nd floor window, at sill and lintel of 3rd floor window and between 3rd floor window and roof. Striated brick with white mortar in front, smooth, lighter brick at sides and rear. Bay window on each side Firestairs in middle of rear.

43. continued

of Celrose Realty Company. His buildings, both the large 6-family structures and the small 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, Classical door frames and arched and Palladian windows. The addresses are 6312, 6326, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701, 707 Eastgate; and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.
745 Westgate

Historic Preservation
P.O. BOX 176, Jefferson City, Missouri 65101

Historic Inventory

1. No.

2. County
St. Louis

3. Location of Negative
St. Louis Co. Parks Dept.

4. Specific Location
N. Parkview, Blk 3, Lot 13, Pt. 14

5. City or Town
University City

6. Rural, Township & Vicinity

7. Site Plan with North Arrow

8. Coordinates
UTM

9. Structure

10. Building
X

11. On National Register
Yes

12. Is It?
Yes

13. Part of Estab
1

14. District
Yes

15. Name of Established District

16. Thematic Category

17. Date(s) or Period
1919

18. Style or Design

19. Architect or Engineer
V.E. Rhodes

20. Contractor or Builder
V.E. Rhodes

21. Original Use, if apparent
6 family apt.

22. Present Use
6 family apt.

23. Ownership
Public X

24. Owner's Name & Address, if known
Aliakbari M.A.
7510 Delmar; 63130

25. Open to Public
Yes 11

26. Local Contact Person or Organization

27. Other Surveys in Which Included

28. No. of Stories
3

29. Basement
Yes X

30. Foundation Material
Rubble squared, painted brick

31. Wall Construction

32. Roof Type & Material
Flat/tar & gravel

33. No. of Bays
Front 5 Side 4

34. Wall Treatment
Stretcher bond

35. Plan Shape
Rectangular

36. Changes
Addition

37. Condition
Interior unknown

38. Preservation
Yes

39. Endangered
No X

40. Visible from Public Road
No

41. Distance from and Frontage on Road
50' and 57'

42. Further Description of Important Features

745 is a 3-story, 6-family brick apt. with a flat roof. Parapet wall is topped by terra cotta on the facade and tiles on the sides. 5-bay facade has single, 2-sash, 3-on-1 windows on the ends, triple, 2-sash, 3-on-1 windows in the middle bay and 2, single, 2-sash, 3-on-1 windows over the central entrance that are centered 1 each between the 1st and 2nd and 2nd and 3rd floors. Windows on first 2 floors have decorated brick slipsills. 3rd floor windows have a pronounced terra cotta belt running below the windows and

43. History and Significance

Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749

44. Description of Environment and Outbuildings

Garage demolished.

45. Sources of Information
U.C. bldg. permit #1174 granted to V.E. Rhodes, 9/10/19 no architect listed
garage permit 1917 (archives)
U. City City Hall records
on site inspection
U City Archives in U. City Library

46. Prepared by
A. Van Der Tuin

47. Organization
St. Louis Co. Parks

48. Date

49. Revision Date
5/23/82
745 Westgate

42. continued

notching above the 2nd staircase window with a keystone in the center. First floor windows have arch radiating voussoirs with keystones. First window in staircase has pronounced terra cotta decorated lugsill (with brackets) and brick quoins. Entrance has 2-leaf, 10-light, painted doors slightly arched and with brick archivolts. Stone beltcourse runs above basement windows to lower 3rd of doors. Large brick belt alternating rectangles runs the facade above 3rd floor windows. Textured brick with white mortar on facade and first bay on sides. Remaining smooth brick with white mortar. Central steel fire escape in rear. Duplicate of 749.

43. continued

Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1. No. 4. Present Name(s)
2. County St. Louis
3. Location of Negatives St. Louis Co. Parks Dept.
4. Present Name(s)

28. No. of Stories 3
29. Basement? Yes \( \times \)
30. Foundation Material stone
31. Wall Construction brick
32. Roof Type & Material flat/tar & gravel
33. No. of Bays 3
34. Wall Treatment stretcheter bond

Further Description of Important Features: 746 Westgate is a three-story, six-family brick apartment building with a flat tar and gravel roof. Front windows double, six-over-one, double-hung sash windows with white stone sills. Vertical brick stringcourse at the lintel of basement, first floor and second floor windows, running around the building. Wooden string belt above third floor windows. One-leaf, one-panel, five-light, painted entrance door with sidelights and bracketed shed hood at north side of building. Additional door with bracketed shed hood.

History and Significance: The Kenmore Investment Company built two apartment buildings in Parkview Gardens, 746 and 750 Westgate, in 1919. City Directories list George H. Moore, president; Walter F. Sheehan, vice-president and Joseph Sheehan, secretary. Moore was a collector for the U.S. Internal Revenue Service. Sheehan was an auditor in the St. Louis City Hall and later with the Dougherty Sheehan Real Estate Company. All three men lived in the central west end of St. Louis.

43. History and Significance
44. Description of Environment and Outbuildings

45. Sources of Information
U.C. Bldg. permit #1114 granted to Kenmore Inv. Co. 7/9/19
University City City Hall Records
St. Louis Daily Record, 7/11/19 St. Louis Co. pmt. #13411 25,000
U. City Archives in U. City Library
St. Louis City Directories 1907-1922

46. Prepared by G. Mezger
47. Organization St. Louis Co. Parks
48. Date 49. Revision Date(s)

4/82
746 Westgate

42. continued

on south side. Side and back windows with brick lugsill. 746 Westgate is a duplicate of 750 Westgate with minor decorative distinctions.
Further Description of Important Features: 749 is a 2-story, 6-family brick apt. with a flat roof. Parapet wall is topped by terra cotta on the facade and tiles on the sides. 5-bay facade has single, 2-sash, 3-on-1 windows on the ends, triple, 2-sash, 3-on-1 windows in the middle bays and 2, single, 2-sash, 3-on-1 windows over the central entrance that are centered (1 each) between the 1st & 2nd and 2nd & 3rd floors. Windows on first 2 floors have decorated slipsills. 3rd floor windows have a pronounced terra cotta belt running below the windows and

History and Significance: Developer Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749

Description of Environment and Outbuildings: Garage demolished in 1967.
749 Westgate

42. continued

notching above 2nd staircase window with keystone in center. First floor windows have arch radiating voussoirs with keystones. First window in staircase has pronounced terra cotta decorated lugsill and brick quoins. Entrance has 2-leaf, 10-light, painted doors slightly arched and with brick archivolts. Stone beltcourse runs above basement windows to lower third of doors. Large belt with alternating brick rectangles runs the facade above 3rd floor windows. Textured bricks with white mortar on facade and first bay of sides. Remaining, smooth bricks with white mortar. Central steel fire escape in rear. Aluminum storm windows. Duplicate of 745.

43. continued

Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several having deep recessions in the rear of the building to admit light and air.
750 Westgate is a three-story, twelve-family brick apartment with flat roof with brick topped parapet walls. Four-bay facade has double, twelve-over-one, double-hung windows on all three floors of all bays. Windows have stone sills. First and second floor windows have brick belt course at top. Third floor windows topped by plain frieze with heavy brackets which support broad overhang below parapet walls on all four sides. Overhang angles above middle bays of facade to create a false gable which peaks above parapet.

The Kenmore Investment Company built two apartment buildings in Parkview Gardens, 746 and 750 Westgate, in 1919. City Directories list George H. Moore, president; Walter F. Sheehan, vice-president; Joseph Sheehan, secretary. Moore was a collector for the U.S. Internal Revenue Service; Sheehan was an auditor in the St. Louis City Hall and later with the Dougherty Sheehan Real Estate Company. All three men lived in the central west end of St. Louis.

Sources of Information
U.C. Bldg. Permit #115 granted to Kenmore Inv. Co. on 7/9/19
U. City Hall Records
St. Louis Daily Record, 7/11/19
St. Louis Co. Pmt. 13410
U.C. Archives in U.C. Library

Prepared by
A. Van Der Tuin
Organization
St. Louis Co. Parks
Date
6/82
Revision Date(s)
49
750 Westgate

42. continued

wall. Diamond shaped brick design in gable face. Large, three-light casement windows with stone slipsills in each basement bay. Brick belt-course at top of basement windows. Large stone beltcourse at joint with foundation. Sidewalk right (s) side is shared with 746 Westgate and leads to entrance door in center bay. Door is single-leaf, one-panel, with five lights and five-light sidelights and is protected by a small shingled porch with pediment face decorated by dentils and supported by wood brackets and two large Roman Doric columns. Dentils below cornice (sides and front) of porch. One step stone and brick porch floor. Side door on left (n) side in center bay has shingled, bracketed shed hood. Extra large striated brick with white mortar throughout. Duplicate of 746 Westgate (cosmetic differences).
Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

<table>
<thead>
<tr>
<th>1. No.</th>
<th>4. Present Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>753 Westgate</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. County</th>
<th>5. Other Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Location of Negatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Co. Parks Dept.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blk 3, lot 16, N. Parkview</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. City or Town</th>
<th>8. Rural, Township &amp; Vicinity</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. Coordinates</th>
</tr>
</thead>
<tbody>
<tr>
<td>UTM Lat LONG</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10. Site Plan with North Arrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albert Park</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>15. Name of Established District</th>
</tr>
</thead>
<tbody>
<tr>
<td>University City</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16. Thematic Category</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>17. Date(s) or Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1926</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>18. Style or Design</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>19. Architect or Engineer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Goldman, owner</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>20. Contractor or Builder</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Goldman, owner</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>21. Original Use, if apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>apartments</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>22. Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>apartments</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>23. Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>24. Owner's Name &amp; Address, if known</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wilkins, Larry E.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>25. Open to Public?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>26. Local Contact Person or Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>27. Other Surveys in Which Included</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>28. No. of Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>29. Basement?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>30. Foundation Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>square coarse rubble</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>31. Wall Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>brick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>32. Roof Type &amp; Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>flat, tar &amp; gravel</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>33. No. of Bays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front 2 Side 4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>34. Wall Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td>common bond</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>35. Plan Shape</th>
</tr>
</thead>
<tbody>
<tr>
<td>rectangular</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>36. Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addition</td>
</tr>
<tr>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>37. Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>38. Preservation Underway?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>39. Endangered?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>40. Visible from Public Road?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>41. Distance from and Frontage on Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>42' and 40'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>42. Further Description of Important Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>This six-family apartment building is a three-story, brick building capped with terra cotta on the shaped front parapet and tile coping on side walls. All windows on the front facade are double-hung with three-over-one lights except the stairway windows which have been replaced with one-over-one lights. All windows are decorated with a brick outline around windows with a stone keystone and corner blocks. The windows are finished with a stone lugsill. A rectangular decoration above third story window is outlined with brick.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>43. History and Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer Max Goldman built about 14 buildings in Parkview Gardens between 1921 and 1926. In 1922, he lived at 731 Interdrive and was secretary-treasurer of the Best Realty Company located at 6229 Delmar. The addresses of his buildings are 812, 816 and 915 Eastgate; 731 Interdrive; 6265-71 and 6608 Clemens; 753 Westgate; 6249 Cates; 6238, 6242 and 6252 Cabanne; and 6246, 6250 and 6254 North.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>44. Description of Environment and Outbuildings</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>45. Sources of Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.C. bldg. permit #3401 granted to Max Goldman 5/27/26 on site inspection University City City Hall records</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>46. Prepared by</th>
</tr>
</thead>
<tbody>
<tr>
<td>G. Mezger</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>47. Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis Co. Parks</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>48. Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>6/2/63</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>49. Revision Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/2/63</td>
</tr>
</tbody>
</table>
and stone corner blocks with two diamond shapes centered to horizontal brick row. Above third floor there is a terra cotta cornice extending width of front facade. Above the cornice are stone diamond shapes encircled with brick. The front entrance consists of a single door with aluminum storm door. The entrance has a simple, shaped wood cornice with pilasters and stone quoins on each side of door. The foundation is accentuated with a stone band and brick course running across the front facade.
### Historic Inventory

**Name:** 805 Westgate

**Location:** North Parkview, block 3, lot 21, University City

**Architect or Engineer:** J. Chapman

**Contractor or Builder:** J. Chapman

**Original Use, if apparent:** three family apartment

**Present Use:** three family apartment

**Owner's Name & Address:** Little Hellaryce etal

**Owner's Name:**

**Building:**

**Structural Type:** Brick

**Foundation Material:** Rubble squared/painted

**Roof Type & Material:** False hip w/ cross gable/shingle flat

**Number of Stories:** 3

**Number of Bays of Tar & Gravel:** Front 2 Side 4

**Wall Treatment:** Stretcher bond

**Plan Shape:** Rectangular

**Condition:** Exterior unknown; Interior fair

**Endangered:** Yes

**Preservation Underway:** No

**Distance from and Frontage on Road:**

**Description of Environment and Outbuildings:**

Further Description of Important Features: 805 is a three-story, brick apartment with a false hip with cross gable roof (shingle) in front and a flat (tar & gravel) in rear. Tile-topped parapet walls on sides. Two-bay facade has leaded double, two-sash windows (some have been replaced with single lights) with lugsills over entrance. Lead transom windows top windows on third floor over entrance. Sleeping porch bay has triple, eight-over-one, sash windows with lugsills on second and third floors and continuous sill on first floor. All windows have lugsills and sills.

**History and Significance:** Contractor Junius Chapman built at least sixteen buildings in the Parkview Gardens area between 1916 and 1924, sometimes acting as both contractor and developer. Between 1916 and 1924 his buildings were designed by architect Charles H. Deitering with whom he was associated in business. By 1930, he had moved his office to the Loop in a commercial building (now demolished) facing the streetcar turn-around at 6651 Enright. His buildings

**Sources of Information:**

1. U. City bldg. permit #1623 granted to J. Chapman 11/1/21
2. U. City City Hall records
3. On site inspection
4. St. Louis County Directory, 1930

**Prepared by:** A. Van Der Tuin

**Organization:** St. Louis Co. Parks

**Date:** 3/18/82

**Revision Date:** 3/18/82
805 Westgate

42. continued

lintels except third floor which have flat arch vertical joints. Door is single-leaf, six-panel with sidelights. Striated brick (mixture of red and green) with white mortar on facade. Smooth brick with white mortar on sides. Steel fire escape on southwest corner (rear). Some aluminum storms. Duplicate of 807 Westgate.

43. continued

are mostly three-story, three-family buildings with false hip roofs. The addresses are 721, 723, and 738 Interdrive; 6326, 6328, 6408, 6410, 6414, 6421 and 6425 Cates; 726, 732, 805, 807, 837 and 841 Westgate.
42. Further Description of Important Features 807 is a three-story, brick apartment with a false hip with cross gable tile roof in front and flat (tar & gravel) roof in rear. Tile-topped parapet walls on sides. Two-bay facade has leaded double, two-sash windows with lugsills over entrance. Sleeping porch bay has triple, eight-over-one, sash windows with lugsills on second and third floors and continuous sill on first floor. All windows have lintels except third floor windows which have flat arch vertical joints. Door is single-leaf, six-panel with sidelights.

43. History and Significance Contractor Junius Chapman built at least sixteen buildings in the Parkview Gardens area, between 1916 and 1924, sometimes acting as both contractor and developer. Between 1916 and 1918 his buildings were designed by architect Charles H. Deitering with whom he was associated in business. By 1930, he had moved his office to the Loop in a commercial building (now demolished) facing the streetcar turn-around at 6651 Enright. His buildings are

44. Description of Environment and Outbuildings Railroad tie wall at border with public sidewalk (front). Garage demolished in 1966 (rear).
807 Westgate

42. continued

Striated brick (mixture of red and green) with black mortar on facade (some repair of mortar on facade has been done in white). Smooth bricks with white mortar on sides. Steel fire escape in northwest corner at rear. Central air conditioning. Some aluminum storms. Duplicate of 805 Westgate.

43. continued

mostly three-story, three-family buildings with false hip roofs. The addresses are 721, 723 and 738 Interdrive; 6326, 6328, 6408, 6410, 6414, 6421 and 6425 Cates; 726, 732, 805, 807, 837 and 841 Westgate.
HISTORIC INVENTORY

1. No. 815 Westgate

2. County St. Louis

3. Location of Negatives St. Louis Co. Parks Dept.

4. Specific Location N. Parkview, blk 3, lot 23

5. Site Plan with North Arrow

6. City or Town University City

7. Rural, Township & Vicinity

8. Street or Location 815 Westgate

9. Coordinates UTM

10. Site: Structure: Object:

11. On National Register? Yes No

12. Is it Eligible? Yes No

13. Part of Established District Yes No

14. District Yes No

15. Name of Established District

16. Thematic Category

17. Date(s) or Period 1916

18. Style or Design

19. Architect or Engineer Wm. L. White

20. Contractor or Builder Russell M. White

21. Original Use, if apparent duplex

22. Present Use duplex

23. Ownership Public Private

24. Owner's Name & Address, if known Simelton Olean

25. Open to Public? Yes No

26. Local Contact Person or Organization

27. Other Surveys in which included

28. No of Stories 2

29. Basement? Full Yes No

30. Foundation Material stone

31. Wall Construction brick

32. Roof Type & Material gable, shingle

33. No. of Bays Front 3/2 Side 4

34. Wall Treatment stretcher bond

35. Plan Shape rectangular

36. Changes Addition: Alteration: Moved:

37. Condition Interior: Exterior:

38. Preservation Yes No

39. Underway? Yes No

40. Endangered? Yes No

41. By What Area?

42. Visible from Public Road? Yes No

43. Distance from and Frontage on Road 42' and 36'

44. Further Description of Important Features 815 Westgate is a two-story, two-family brick duplex. Shingle belcast gable roof with a plain cornice supported by heavy brackets on either end. Wall treatment is stretcher bond with black mortar and rubbed, scored white stone in the basement of the facade up to the continuous sill under the first floor windows. Open porch on either floor on the first floor porch are two, one-leaf five light entrance doors with aluminum four-over-one, double-hung sash windows, second floor with aluminum storm windows and white lights.

45. History and Significance City Directories show William White and Sons listed under building contractors. Russell White is also identified as being in real estate. The address of William and Russell White and their contracting company was 5731 Waterman.

46. Description of Environment and Outbuildings

47. Sources of Information Archives: U.C. Bldg. permit #772 issued to Russell M. White, 8/4/16 University City City Hall records on site inspection St. Louis City Directories, 1916-1918

48. Date 3/82

49. Revision Date(s)
Window under second floor porch is a single, five-over-one, double-hung, sash window with white lugsill. On southside two white painted wooden oriel windows and stained glass windows. Centrally located stationary gable window with shaped lintel and brick lugsill. Windows on side have arch radiating brick voussoirs. Two story porch covered with aluminum siding in the rear.
**Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**HISTORIC INVENTORY**

<table>
<thead>
<tr>
<th>No.</th>
<th>Category</th>
<th>Date(s) or Period</th>
<th>Year(s)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Present Use</td>
<td>1922</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Further Description of Important Features**: 817 Westgate is a two-story, two-family brick duplex with a gable roof. Facade has double, three-over-one, sash windows. Lugsills on each window of two bays on second floor. Four-bay first floor has single-leaf doors, one each to the right of single, three-over-one, sash windows with lugsills. First floor protected by brick porch with shingle hip roof and matching stone steps to either side. Tapering brick piers support porch roof on either end with low brick wall capped by broken piers at the center. Gable is of stucco.


**History and Significance**: Gerhard Becker is listed as an architect in the 1922 and 1926 County Directory. The contractor may have been Arthur E. Jones, a builder at 1427 North Hanley Road.

**Sources of Information**

- U.C. House numbering Certif. 791, 1/30/22
- U.C. excav. permit S-87, 1/31/22
- Building permit 1672, granted to Ella Blume 1/30/22

**Prepared by**: A. Van der Tuin

**Date**: 1/30/22
817 Westgate

42. continued

with painted wood timbers and centrally located fixed, four-over-one window. Boxed cornice is supported by heavy brackets on either side. Iron grills over first floor windows and doors. Aluminum siding on two-story rear porch. Rough textured brick with black mortar on facade. Smooth brick with white mortar on sides.

45. continued

on site inspection
U. City City Hall records
St. Louis Daily Record, 2/8/22
St. Louis County Directory 1922 and 1926.
### Historic Preservation Inventory

**Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101**

**SL-AS-007-296**

<table>
<thead>
<tr>
<th><strong>1. No.</strong></th>
<th><strong>4. Present Name(s)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>821 Westgate</td>
</tr>
</tbody>
</table>

**2. County**

- St. Louis

**3. Location of Negatives**

- St. Louis City Parks Dept.

**4. Specific Location**

- North Parkview, Block 3, Lot 25-26

**5. City or Town**

- University City

**6. Site Plan with North Arrow**

- [Site Plan Image]

<table>
<thead>
<tr>
<th><strong>6. Coordinates</strong></th>
<th><strong>UTM</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>7. Site Building X</strong></th>
<th><strong>Structure Object</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>11 On National Register? Yes</td>
<td>No</td>
</tr>
<tr>
<td>12 Is It Eligible? Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>8. Part of Estab Dist No</strong></th>
<th><strong>14. District Potent? No</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>12 Past of Estab Dist No</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>7. Name of Established District</strong></th>
<th><strong>9. Description of Important Features</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Further Description of Important Features This apartment building has parapet walls capped with tile coping. The windows are double-hung windows with one-over-one sash. All windows are decorated with brick voussoirs and finished with brick slipsills except the first story windows which are finished with a stone belt course. The brick masonry consists of a dark colored brick with dark mortar joints above the first story belt course. Below the belt course the mortar joints are lighter in color and there is also evidence of poor tuck pointing throughout.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>10. History and Significance</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>11. Description of Environment and Outbuildings</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick garage in the rear was demolished in 1964.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>12. Sources of Information</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>U.C. Building permit #1225 granted to V.A. Chinberg, 11/24/19 same permit as 827 and 831 Westgate, no architect shown U. City City Hall Records on site inspection U. City archives in U. City Library City Directories 1916-21</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>13. Prepared by</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>G. Mezger</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>14. Organization</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Louis City Parks</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>15. Date</strong></th>
<th><strong>16. Revision Date(s)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>3/18/83</td>
<td></td>
</tr>
</tbody>
</table>
The front entrance consists of a single, two paneled, painted door with a plain trim surround. Above the entrance is a French tiled shed roof supported by two wooden brackets.
Further Description of Important Features:

This six-family apartment building has a false tiled hip roof on the front facade and a continuing flat roof capped with tile coping. All windows are double-hung with multi-lights on the upper sashes. The windows are decorated with brick voussoirs and finished with a brick slipsill except the first story windows are finished with a stone beltcourse running the length of the front facade. The brick below the brick beltcourse is smooth in texture with dark mortar joints. The brick above the beltcourse is laid with lighter mortar joints.

History and Significance:
Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918, and although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

Further Description of Environment and Outbuildings:
Garage demolished.

Sources and Information:
2. U. City Archives in U. City Library
3. City Directories 1916-21
4. U. City City Hall records on site inspection
5. U. City Archives in U. City Library
827 Westgate

42. continuing

mortar joints. The front entrance consists of a single, two paneled door and decorated with a gabled roof and wood fascia supported by two, wooden brackets.
Further Description of Important Features: Large 6-family, 3-story, brick apt. with false gable roof (tile) in front and flat roof in rear. Parapet walls topped by tile on sides. 7-bay facade with double, 4-on-1, sash windows on end bays with decorated slipsills and no lintels. Single, 4-on-1, sash windows with decorated slipsills and arch radiating voussoirs on bays to either side of entrance. Central bay over arch has single, 4-on-1, sash windows with arch radiating voussoirs and decorated slipsills. Single-leaf entrance door is painted with 12 lights and

History and Significance: Contractor Vincent A. Chinberg and his Alco Investment Company built at least 27 buildings in North Parkview between 1915 and 1926. Charles Thurston was the architect for most of Alco's buildings prior to 1918 and, although no architect is listed on later Alco building permits, those buildings seem to be patterned also on early Thurston designs.

831 Westgate

42. continued

covered by bracketed gable hood. Brick is stretcher bond with black mortar on facade. Stringer course of large contrasting brick runs as continuous sill on first floor. Sides are large brick stretcher bond with white mortar. Centrally located steel fire escape at rear. Aluminum storm windows.
42. Further Description of Important Features 837 is a rectangular, two-story, brick apartment with a flat roof. Parapet walls are capped by concrete on the facade and tiles on the side. Facade is five-bay with painted, single-leaf door with nine lights and sidelights. Windows are triple, two-on-one, double-hung, sash. Lower windows have flat arch with vertical joint lintels and continuous slipsill running the width of the building. Upper windows topped by belt with vertical joint and have plain slipsills. Center staircase window has double, nine-light.

43. History and Significance Contractor Junius Chapman built at least sixteen buildings in the Parkview Gardens area between 1916 and 1924, sometimes acting as both contractor and developer. Between 1916 and 1918, his buildings were designed by architect Charles H. Deitering with whom he was associated in business. By 1930, he had moved his office to the Loop in a commercial building (now demolished) facing the streetcar turn-around at 6651 Enright. His buildings are mostly three-story, three-family buildings with false hip roofs. The addresses are 721, 723 and 725 St. Louis Co. Parks

44. Description of Environment and Outbuildings A duplicate of 841 Westgate with minor decorative changes. Evidence of brick garage at rear, removed.

45. Sources of Information
- St. Louis County Director, 1930
- bldg. permit #1073 granted to J. Chapman 5/21/19
- on site inspection
- U. City City Hall records
- U. City Archives in C. City Library

46. Prepared by
- A. Van Der Tuin

47. Organization
- St. Louis Co. Parks

48. Date
- 2/22/82
stationary windows with a common transom and arch radiating voussoirs with keystone and surrounds. Decorated brick spandrels on right and left bays. Stringer course between second floor and roof. Rosettes on either side and above door. Large striated bricks with white mortar throughout. Centrally located exterior wood staircase at rear.

738 Interdrive; 6326, 6328, 6408, 6410, 6414, 6421 and 6425 Cates; 726, 732, 805, 807, 837 and 841 Westgate.
16 Thematic Category

17 Date(s) or Period
1919

18 Style or Design

19 Architect or Engineer

20 Contractor or Builder

J. Chapman

21 Original Use, if apparent
4 family apartment

22 Present Use
4 family apartment

23 Ownership
Public

24 Owner's Name & Address, if known
Hoskins, James P. & Muniel
8026 Amherst Ave.

25 Open to Public?
Yes

26 Local Contact Person or Organization

27 Other Surveys in Which Included

28 National Register

29 Basement
Yes

30 Foundation Material
concrete

31. Wall Construction
brick

32 Roof Type & Material
flat, gravel & tar

33 No. of Bays
Front: 3 Side: 7

34 Wall Treatment
stretch bond

35 Plan Shape
rectangular

36 Changes
Addition
(Explain in #42)
Moved

37 Condition
的良好

38 Preservation
No

39 Endangered?
Yes

40 Visible from Public Road?
No

41 Distance from and Frontage on Road

42' and 50' from

43 History and Significance
Contractor Junius Chapman built at least sixteen buildings in the Parkview Gardens area between 1916 and 1924, sometimes acting as both contractor and developer. Between 1916 and 1918 his buildings were designed by architect Charles H. Deitering with whom he was associated in business. By 1930, he had moved his office to the Loop in a commercial building (now demolished) facing the streetcar turn-around at 6651 Enright. His buildings are mostly.

44 Description of Environment and Outbuildings
Duplicate of 837 Westgate with minor decorative changes. Brick garage in rear was removed in 1965.

45 Sources of Information
St. Louis County Directory, 1930
U.C. bldg. pmt. #1074 granted to J. Chapman 5/29/19
University City City Hall records
on site inspection
U. City Archives in U. City Library

46 Prepared by
G. Mezger

47 Organization
St. Louis Co. Parks

48 Date
2/23/82

49 Revision Date
841 Westgate

42. continued

doors. Brick string course on the parapet wall of the flat roof. Open
staircase topped by a roof in the middle of the rear. Decorative brick
spandrels. Evidence of poorly repaired tuck pointing.

43. continued

three-story, three-family buildings with false hip roofs. The addresses
are 721, 723 and 738 Interdrive; 6326, 6328, 6408, 6410, 6414, 6421 and
6425 Cates; 726, 732, 805, 807, 837 and 841 Westgate.
<table>
<thead>
<tr>
<th>No</th>
<th>County</th>
<th>Present Name(s)</th>
<th>Location of Negatives</th>
<th>Specific Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>St. Louis</td>
<td>843 Westgate</td>
<td>St. Louis Co. Parks Dept.</td>
<td>N. Parkview, Blk 3, Lot pts 33-34</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16</th>
<th>Thematic Category</th>
<th>28</th>
<th>No of Stories</th>
<th>3</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>17</th>
<th>Date(s) or Period</th>
<th>29</th>
<th>Basement?</th>
<th>Yes X full</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>18</th>
<th>Style or Design</th>
<th>30</th>
<th>Foundation Material</th>
<th>concrete</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>19</th>
<th>Architect or Engineer</th>
<th>31</th>
<th>Wall Construction</th>
<th>brick</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>20</th>
<th>Contractor or Builder</th>
<th>32</th>
<th>Roof Type &amp; Material</th>
<th>flat false hip w/ cross gable shingle</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>21</th>
<th>Original Use, if apparent</th>
<th>33</th>
<th>No of Bays</th>
<th>Front 2 Side 4</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>22</th>
<th>Present Use</th>
<th>34</th>
<th>Wall Treatment</th>
<th>common bond</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>23</th>
<th>Ownership</th>
<th>35</th>
<th>Plan Shape</th>
<th>rectangular</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>24</th>
<th>Owner's Name &amp; Address, if known</th>
<th>36</th>
<th>Changes</th>
<th>Addition X (Explain Altered in #42)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>25</th>
<th>Open to Public?</th>
<th>37</th>
<th>Condition</th>
<th>Interior not available Exterior fair</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>26</th>
<th>Local Contact Person or Organization</th>
<th>38</th>
<th>Preservation</th>
<th>Yes Underway? No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>27</th>
<th>Other Surveys In Which Included</th>
<th>39</th>
<th>Endangered?</th>
<th>Yes By What? No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>30</th>
<th>Foundation Material</th>
<th>40</th>
<th>Visible from</th>
<th>Public Road? Yes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>31</th>
<th>Wall Construction</th>
<th>41</th>
<th>Distance from and Frontage on Road</th>
<th>No</th>
</tr>
</thead>
</table>

| 32 | Roof Type & Material | 42 | Further Description of Important Features | 843 Westgate is a three-story, six-family, brick apartment building; false hip with cross gable shingle roof in the front, flat tar and gravel in the rear. Single-leaf one-panel, painted entrance door with two sidelights, topped by a vertical arch. Front windows triple, eight-on-one, double-hung sash windows with aluminum storm windows. Front windows have flat arch, vertical joints and surroundings. Sleeping porch on the north end of the front. Evidence of poorly repaired tuck pointing. Soffit in need of repair. |

| 33 | No of Bays | 43 | History and Significance | Contractor P. Mueller built six buildings in Parkview Gardens for A.J. Hotfelder. Four of them are three-story, three-family apartments. Two are large six-family buildings. All have false hip roofs. The addresses are 843 and 847 Westgate; 721 and 723 Interdrive; and 744 and 752 Syracuse. The buildings are indistinguishable from those built by contractor Junius Chapman, who also worked for Hotfelder, suggesting a connection between the two contractors. |

| 34 | Wall Treatment | 44 | Description of Environment and Outbuildings | One story brick addition in the rear in 1929. Three-bay garage in the rear removed in 1966. 843 Westgate is a duplicate of 847 Westgate with minor decorative changes. |

| 35 | Plan Shape | 45 | Sources of Information | U. City bldg. permit #1888 granted to A.J. Hotfelder 7/17/22 on site inspection City Directory, 1923 |

<table>
<thead>
<tr>
<th>36</th>
<th>Changes</th>
<th>46</th>
<th>Prepared by</th>
<th>G. Mezger</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>37</th>
<th>Condition</th>
<th>47</th>
<th>Organization</th>
<th>St. Louis Co. Parks</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>38</th>
<th>Preservation</th>
<th>48</th>
<th>Date</th>
<th>2/23/82</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>39</th>
<th>Endangered?</th>
<th>49</th>
<th>Revision Date</th>
<th>(1)</th>
</tr>
</thead>
</table>
42. continued

General need of paint and maintenance.

43. continued

Alphonse J. Hotfelder was the developer of at least eight buildings in Parkview Gardens, from 1922 to 1924. Hotfelder Realty and Building Company at 4404 Natural Bridge was described in 1923 as providing real estate loans and insurance, estate management, rent collection and building services. Junius Chapman and P. Mueller were contractors for all of Hotfelder's projects in Parkview Gardens.
Three-bay brick garage (without doors) at rear of property.
headers) using contrasting brick with white mortar. Side and rear brick have white mortar. Exterior steel staircase at NW corner.

Alphonse J. Hotfelder was the developer of at least eight buildings in Parkview Gardens, from 1922 to 1924. Hotfelder Realty and Building Company at 4404 Natural Bridge was described in 1923 as providing real estate loans and insurance, estate management, rent collection and building services. Junius Chapman and P. Mueller were contractors for all of Hotfelder's projects in Parkview Gardens.