

**An
Architectural
&
Historical
Survey
of
both sides
of
Cora Avenue
from
Dr. Martin Luther King Drive
to
North Market Street
in the
City of St. Louis, Missouri**

SURVEY REPORT

(Although no official State inventory code number is presently applicable
the HPS has identified the survey as SLAS-CORA.1)

Submitted by Matthew S. Bivens (Historic Preservation Specialist, RHCD)A)
April/May 2011

An Architectural & Historical Survey
of both sides of
Cora Avenue from Dr. Martin Luther King Drive to
North Market Street in the City of St. Louis, Missouri

SURVEY REPORT

Table of Contents

Page

Introduction

1

Survey Objectives

2

Geographical Description

3

Geography and Survey: Present Day

3

Geography and Survey: Historic Period

3

Historical Development of the Built Environment

4

Building Construction in the Survey Area

5

Justification of the Selection of the Survey Area

7

Summary

7

Survey Methodology

8

Archival Research

8

Field Work

9

Project Team

10

Results

11

Historic Contexts/Themes Intro

12

Individually Significant Property Summary

12

Recommendations

14

CONTEXT/THEME: Social History

Segregation in the City of St. Louis pre 1900-1919;

The St. Louis Real Estate (Realty) Exchange &

Local Improvement Associations

15

CONTEXT/THEME: Racial Segregation

A Racially-Restrictive Covenant is created

December of 1922

36

CONTEXT/THEME: Social History

Life on Cora Avenue; 1886 to 1951 & beyond

42

SURVEY REPORT

Table of Contents

Page

Results Continued

CONTEXT/THEME: The 1943 Metropolitan St. Louis
Negro Directory & the Booker T. Washington
Trading Stamp Association: A List of
African-American Educators and Other Professionals 51

CONTEXT/THEME: African-American Educators 55

CONTEXT/THEME: African-American
Trades Professionals 59

BUILDING SURVEY & ARCHITECTURAL/HISTORICAL FINDINGS 60

Additional Information

List of Appendixes 182

Appendix 1
Historic Owner Information: By Plat Year Range 183

Appendix 2
Historic Owner Information: By City Block 195

Appendix 3
ORAL HISTORY T-023: INTERVIEW WITH NATHANIEL SWEETS
WESTERN HISTORICAL MANUSCRIPT COLLECTION 201

Appendix 4
St. Louis Historic Context: Education 213
Created by the City of St. Louis CDA/SLDC

Historic Property Inventory Forms (intro; see physical forms) 218

Maps (summary; see physical exhibits) 218

Photographs (summary; see physical exhibits) 219

Conclusion 219

Endnotes 220

**An Architectural & Historical Survey
of both sides of
Cora Avenue from Dr. Martin Luther King Drive to
North Market Street in the City of St. Louis, Missouri**

SURVEY REPORT

Introduction

The "Architectural and Historical Survey of both sides of Cora Avenue from Dr. Martin Luther King Drive to North Market Street in the City of St. Louis, Missouri" ("the survey") is being completed pursuant to a Memorandum of Agreement (MOA) between the Missouri State Historic Preservation Office (SHPO), the Missouri Housing Development Commission (MHDC), the City of St. Louis Community Development Administration (CDA), and the Dick Gregory Associates, L. P. (DGA) relative to a 15-building historic rehabilitation project known as the Dick Gregory Place Apartments ("the project"); said MOA was signed by all consulting parties on April 24, 2009 and is on file at the SHPO within the Section 106 division. According to the stipulations provided in the MOA, the final product would be completed between mid-April and mid-May of 2011.

The survey area, as presented in Appendix A of the original MOA mentioned above, comprised both the odd and even address numbers of twenty-seven (27) standing buildings numbered from 1525 through 1922 Cora Avenue; the survey included St. Louis City blocks 5638 (former 4473, 4474, 4475, and 4476) in addition to blocks 3719, 3720, and 3721. The physical boundary of the survey area was determined and agreed-upon in conjunction with all consulting parties to the MOA based on historical data provided by Matthew S. Bivens, the historic preservation specialist (HPS) at Regional Housing and Community Development Alliance (RHCD), who is the 36CFR61 certified historic consultant to the adjoining Dick Gregory Place Apartments historic rehabilitation project as well as the consultant implementing the survey of Cora Avenue.

This survey has no officially-assigned survey name from the SHPO but for purposes of organization of items relative to the survey the HPS has named it "SLAS-CORA.1" to represent the first "St. Louis City architectural survey" on Cora Street in St. Louis, Missouri. The HPS has identified additional significant resources located on Cora and will likely continue research there.

Survey Objectives

The primary objective of the "Architectural and Historical Survey of both sides of Cora Avenue from Dr. Martin Luther King Drive to North Market Street in the City of St. Louis, Missouri" ("the survey") to identify and evaluate cultural resources, in this case residential buildings within the boundaries of the proposed survey area for eligibility for listing in the National Register of Historic Places (NRHP), was accomplished as introduced within the research design and ultimately elaborated upon in this survey report.

Extensive research proved that areas of significance including African American history and culture, social history, segregation, and the implementation of racially restrictive covenants applied directly to the survey area; it was also found that these contexts applied to the surrounding neighborhoods flanking the survey area. Additional areas of significance associated with the lives and activities of important individuals living on Cora were also discovered during the process of the survey. Those properties within the survey area most strongly related to the areas of significance also retained sufficient architectural integrity. As expected, individual circumstances regarding properties which retained less integrity but were found to be intrinsic to African American history relative to the areas of significance were found to be eligible as explained later in this survey report. Valuable information relative to original residents and subsequent occupancy was also uncovered which has already begun to shed more light on this formerly relatively unknown area of the city, adjacent the traditional African-American core known as The Ville.

Data on builders, contractors, and architects in addition to construction techniques and stylistic trends provided architectural and historical information that assisted in the development of contexts for additional study of the built environment of St. Louis and within this specific geographical area. Vital information on building costs, activities of builders and contractors, design language, timeframes of construction, and real estate transfers was also uncovered.

New contexts and themes including African-American educators and professionals were also discovered and of interest was that many of those individuals who either taught or worked in The Ville preferred to live nearer Cora and other streets outside of its traditional boundary.

Geographical Description

The general geographical description did not change from that initially proposed in the research design however new information relative to two (2) additional resources caused the proposed boundary to expand slightly; relative information has been included in this survey report. The expanded boundary corresponds to the original subdivision.

A site plan has been generated for this survey report; please see **Exhibit 1 (A, B and C)**. **Exhibit 1A** shows the initial survey area (red dotted line) and the expanded survey area (orange dotted line). **Exhibit 1B** shows the proposed contributing and non-contributing resources (C, NC, and *) and individually significant resources are also identified (yellow highlighted lots). **Exhibit 1C** shows building dates, known architects, builders, and contractors. All of these exhibits show the building footprints (solid lines) with porches added (dotted lines); dates are included on each relative building portion identified through research.

Geography and Survey: Present Day

The survey area is located in a predominantly African-American neighborhood which has seen much neglect (both residential and municipal-based) and disinvestment over the past few decades. Former tree-lined streets and landscaped yards sheltering magnificent single-family brick residences have been replaced with sparse and unhealthy greenery and crumbling, vacant brick shells. The survey area is located on a street which has mostly survived despite the odds; most of the century-old brick beauties still retain their appearances and are in good condition, elevated up from the sidewalk via subtle earth grades. The survey area is adjacent the recently NRHP listed Wagoner Place, a street which has fifteen (15) historic rehabilitations near completion and two (2) new residential buildings constructed in addition to major investment in infrastructure and utilities. The first project of its type in the vicinity, the intention is to implement neighborhood stabilization and provide for future sustainability to inspire continued preservation of local historic resources.

One benefit of this new survey is that a context for NRHP eligibility of the surrounding area will be begun; future historic districts, individually listed buildings, and perhaps more simply the knowledge of the history and significance of the area, will be used to further increase the possibility of historic preservation in the city in addition to inspiring and informing new construction efforts where modern housing is desperately needed. Neighbors are currently being educated about the important history of the area via the HPS and neighborhood groups associated.

Geography and Survey: Historic Period

The survey area includes portions of early land claims in U. S. Surveys 1253, 1256, 1291, and 3302. The geography of the area as represented in the earliest pictorial available in 1875 illustrates that the subject and surrounding land was located in the sparsely populated western edge of St. Louis where the ground was primarily flat and partially wooded (see **Exhibit 2**).¹ A small selection of wealthy property owners resided in large mansions on sizable lots surrounded by

farms, gardens, and groves at St. Charles Rock Road (later Easton and now Dr. Martin Luther King Drive); adjacent at the southern border of the survey area which led from the city riverfront wharf to the east onward to St. Charles County further west. The site immediately at the St. Charles Rock Road and the survey area included the popular Four Mile House, designating its distance from a point at the then city limits (which is extant as number 4 on the 1875 plate), in addition to several commercial enterprises in proximity to the building. Many of these older structures along the route can be seen incorporated within newer alterations and additions that are extant today.

The 1878 Pitzman atlas shows the survey area, then an expanse of nearly 11 acres, owned by Edward Gay (**Exhibit 3**); lots to the south of St. Charles Rock Road are subdivided into residential lots while single owners still retain much of the land to the north.²

Historical Development of the Built Environment

By 1886, the Hopkins Atlas³ shows much of the area to the south and east of the survey area subdivided into building lots, some with residencies and ancillary buildings constructed (**Exhibit 4**). In the Hopkins Atlas, the survey area is located within the Papin Tract and is identified as the land of Edward J. Gay in lot #1; the adjacent western parcel (the former Wagoner Place and now Dick Gregory Place) is the land of George Gerst (or Geist) in 1886 (lot #2). Few large tract owners are present.

On March 6, 1886 Benjamin F. Hammett purchased all of Edward J. Gay's property and on March 30, 1886, the survey area was platted by city surveyor Julius Pitzman as "Hammett's Subdivision of the Gay Tract"⁴ and thence subdivided into residential lots (**Exhibit 5**). It appears that as originally planned the west side of Cora (including the north side of Easton Avenue) included lots numbered 1 through 30 consecutively (for a total of 30 lots) while the east side of Cora (also including the north side of Easton Avenue) included lots 1 through 9, 1 through 6, and finally 1 through 13 (for a total of 28 lots) moving from south to north along Cora; a grand total of 58 building lots were carved out of the land. Of interest in the later block of lots is lot number 7 which was then projected to be an extension of Garfield Street which ran east to west and then extending to the alley behind city blocks 3719-3720; the street would be laid however terminated at Cora before 1897.

Of historical interest is a *St. Louis Post-Dispatch* newspaper announcement two (2) years later on April 15, 1888 which touted "Cora Place" "Public Auction!" The description of the place called it "one of the handsomest subdivisions in the West End." Benjamin Hammett, then President of the Hammett-Anderson-Wade Real Estate Company and a specialist in suburban and residence property, made all of the improvements prior to offering any of the lots for sale. The paper exclaimed: "the sidewalks are made of stone flagging, gutters are made, sewerage laid, and a beautiful row of shade trees is on each side of the boulevard." The notice concluded that "the substantial character of improvements now erected upon this ground are a most practical guarantee

that the future of the Place as a desirable resident site is an assured fact...we are instructed by the owners of the property to dispose of same at private sale within the next thirty days and are authorized to sell in lots of 25, 50 or 100 feet."⁵

Building Construction in the Survey Area

The City of St. Louis started recording building permits in 1876 and the first to have a potential association with the survey area is one dating from 1879 for a two-story frame dwelling issued to a G. D. Anslyer on Cora at city block 3723. Although it is highly likely that this specific building was demolished long ago and perhaps even more likely that it was not constructed on Cora at all, there is a standing building at 1813 Cora which is the only known frame (with a concrete stuccoed exterior) structure extant in the survey area. (*Additional research indicates that the building at 1813 Cora was likely constructed circa 1891 rather than in 1879, however it is possible that an earlier structure from 1879 could have been "modernized" later in 1891.*)

The earliest property-identifiable building permits were issued in 1888; the majority was for the original property owner Benjamin Hammett (1726, 1907, 1916, 1917 and 3 additional buildings recorded on Cora) or contractor/builder Charles C. Newberry (1717, 1816 and 2 additional buildings recorded on Cora) in 1889. A number of fifteen (15) of the standing twenty-seven (27) buildings which comprise the survey were constructed by the end of the year 1890. A number of nine (9) buildings were completed by 1900 (8 were completed by the end of 1895) and the remaining three (3) buildings were completed by the end of 1909. It was described in the July 14, 1888 edition of the *St. Louis Post-Dispatch* "elegant residences to the amount of \$25,000 already begun and nearly completed in this subdivision...no finer or cheaper property in the West End."⁶

There is no doubt that advertising drew a number of interested parties out to the new subdivision whether to escape the congested city or to take advantage of the new potential there. Of historical interest is a July 21, 1888 article which read: "A Whole Town Site Sold To-Day to a Local Speculator." The editorial describes how Dr. Thos. A. Gordon, the founder of the town of Maud in Shelby County, sold his entire interest in the town (over 240 acres of the town site) in order to relocate to Cora place and build his medical practice in St. Louis.⁷ Research indicates that Gordon owned 1820 Cora (*building permit dated October 1888*) which unfortunately has since been demolished.

Location and transportation also seem to have played an important role in the early development of Cora as a residential street; all of the former 1888 *Post-Dispatch* articles at least referenced the cable railway (Citizen's) with an average time of 25 minutes from downtown St. Louis. But it was not until the March 25, 1889 edition of the *Post-Dispatch* that it explained, referencing Cora, that "a very superior class of improvements have been erected in that locality since the Easton avenue cable line was put in operation, and in fact, all of the fine dwellings in Cora place have been built there since the cable commenced running"⁸ that the transit line received its due credit. Transportation would continue to influence residential choices as witnessed locally in this period as the

demand quickly grew for unimproved building sites adjacent to the cable lines; prices of land were found to also rise with the demand.

Proof of the rising property value was announced in the February 9, 1890 edition of the *Post-Dispatch* "Realty Values" section touting "Immense Advance in St. Louis Property Shown by Sales." In the editorial, Cora place was recorded as having cost the owner about \$12.50 a foot after the public improvements were made; every foot of land thereafter sold for over \$25.00 and upwards to \$45.00 a foot.⁹ By this time it was reported that "nearly all of it (*the land*) is built up with a superior class of dwellings which have been erected at an average expense of \$4,000 each."

Likely influenced by the successes of Cora, the nearby Wagoner Place (NRHP listed as Wagoner Place Historic District 12-19-2007), within the city blocks immediately northwest of Cora, was opened in the fall of 1891. An October, 1891 *St. Louis Post-Dispatch* advertisement exclaimed "more improvements have been made in Wagoner Place in the past six months than in any other subdivision in the city;"¹⁰ by this time of course, nearby Cora already had been built up substantially. Similar subdivisions rose from former tracts of land over the following decades in the area surrounding Cora and Wagoner.

By 1897, the Whipple Fire Insurance Map¹¹ shows about fifty-eight (58) two-story brick structures recorded on fifty-two (52) lots (**Exhibit 6**). Charles Juehne's 1899 plat shows fifty-six (56) addressed structures on fifty-five (55) lots (**Exhibit 7**); a number of eight (8) structures appear to have recently been constructed and did not bear addresses at the time.¹²

The 1905 Atlas of the City of St. Louis¹³ identifies fifty-two (52) property owner's names listed on a total of seventy (70) lots with the aforementioned lot #7 then opened as Garfield Avenue and portions of lots within the original subdivision further subdivided (**Exhibit 8**). The 1909 Sanborn Fire Insurance Map¹⁴ shows a total of fifty-nine (59) building lots, all of which except for one (1) lot, has one (1) or more buildings standing on the lot comprising a total of thirty-six (36) independent or interconnected dwellings, six (6) independent or interconnected stores, and sixteen (16) independent or interconnected flats (**Exhibit 9**).¹⁵ Three (3) sizable additions to extant buildings were completed in 1904 (on an 1889 dwelling), in 1908 (on an 1889 dwelling) and in 1925 (on an 1888 dwelling). The Sanborn Fire Insurance Map coverage for this area resumes in 1951 (**Exhibit 10**).

By 1951, thirteen (13) dwellings had been converted to flats and only one (1) new dwelling had been constructed (4596 Aldine Avenue).¹⁶ By 1965, eleven (11) buildings standing in 1951 had been demolished (**Exhibit 11**).¹⁷ The 1995 Sanborn shows that from the total number of buildings that were extant and demolished by 1951 a total of five (5) additional demolitions had occurred during the three (3) decades between 1965 and 1995 (**Exhibit 12**).¹⁸ By 1997, two (2) additional buildings had been demolished on Cora (**Exhibit 13**).¹⁹ Between 1997 and 2011 an additional nine (9) buildings were demolished (**Exhibit 14**). Today, twenty-seven (27) buildings of the original and early number of fifty-three

(53) residential buildings (a total number of fifty-seven [57] mixed-use buildings were in the subdivision) are extant and amount to over half remaining (**Exhibit 1**). Judging from the historic map review, no building lots were left vacant and all lots had been built on by 1914.

Justification of the Selection of the Survey Area

The standing buildings included in the survey area originally amounted to a total of twenty-seven (27); the proximity of these extant buildings to one another and the relationship between them and the corresponding vacant lots (of formerly demolished buildings) was a deciding factor in determining the initial survey boundary. The survey buildings are related in type, are all two-story brick (with one frame exception), and all of them were built solely for residential purposes, which was the intention of the original subdivision; further, all of the buildings face Cora. Any proposed district boundary would thus likely correspond to the initial survey area (**Exhibit 1A**).

Two (2) additional buildings including 4596 Aldine Avenue and 4513-15 (also known as 4517-19) Dr. Martin Luther King Drive (and also known as 1500 Cora) which are within the original subdivision were not included within the survey boundary because of scale and building type however the historic owner of 4513-15 Dr. Martin Luther King Drive signed the same racially-restrictive covenant that was being used on Cora in 1923. By design, 4513-15 Dr. Martin Luther King Drive was built for commercial purposes circa 1891 (unrelated to Cora's residential pattern) and 4596 Aldine Avenue is a one-story residence constructed in 1914 to face Aldine (and related to the new developments on Aldine Avenue and not Cora). These two (2) resources would generally not justify an extension of any proposed boundary because of the expanse of vacant lots between them and the bulk of the survey area as well as the fact that they were not related to the development of Cora as a residential district built out prior to 1910 of similar style and scale buildings. However, as these buildings are included in the original subdivision and are extant, and at least one (1) owner signed the restrictive covenant, information is included in this survey report as found to determine if the resources are significant via the contexts and themes used on Cora. Relative data on the restrictive covenant signers can be seen later in **Exhibit 15**.

Summary

The survey area changed slightly to include two (2) additional resources however the majority is governed by the fact that the initial twenty-seven (27) resources relate to each other in period of building construction, architectural style, size, massing, setback, materials, general development of the street, and finally by the streets' role in African American history and culture, social history, segregation, and the implementation of racially restrictive covenants.

Methodology

The methodology used to support the survey consisted of archival research and field work. Although organized oral interviews were very scarce (and none were recorded), a number of the residents were very interested in understanding the purpose of the survey in addition to our redevelopment efforts on the adjacent street. Oral history interviews will be planned for the summer of 2011 in conjunction with neighborhood beautification projects; any relevant data will be forwarded to SHPO after that time in addition to being provided to UMSL's collections relative to the St. Louis Black History Project.

Archival research included building history (including permits, transactions, plats, engineering data, etc.), analysis of architects and builders, original and subsequent owners (as available), land records, assessor records, census examination, social history, city directories, genealogical research, biography, review of applicable deed restrictions and covenants (as available), historic and contemporary mapping, census mapping, and analysis of neighborhood development and decline, among several other sources.

Archival Research

Research relative to building history was first implemented at the microfilm collection at St. Louis City Hall. Inactive and active building permits were analyzed to identify construction dates of the standing buildings; a record of buildings since demolished was also documented as available. Engineering data cards in addition to building plans (as available) were reviewed. Building permits were compared to the *St. Louis Daily Record*, a daily construction newspaper on microfilm at the St. Louis Public Library headquarters, to verify and clarify building data. Building dates and architects, builders, and/or contractors (as available) were recorded on a survey map of the street (**Exhibit 1C**). Relevant information for the vacant lots (sites of former buildings) within the survey area was also provided (as available).

Research relative to original and subsequent owners was conducted at St. Louis City Hall, the Missouri Historical Society, and the St. Louis Public Library (City and County) headquarters and included a list of known residents per address during a range of years counting varying historic periods, 1923 and 1930 through 1960. Property records, assessor records, plats, deeds (as necessary and as available), and city directories were used to determine biographical information of the historic period residents (and more recent residents as available) and provided such information as profession and whether the individual was an owner or a renter of the property. Census records were examined to determine race and nationality, birthplace, profession, family size, and age of residents among other details. Information from the 1900 through the 1930 Census was used; available data from the 1940 through the 1960 Censuses also provided additional information thanks to physical calculations and mapping from a survey team member (an end product seen later in **Exhibit 16**). Names were referenced in local newspapers and other publications on St. Louis history.

Some of the research conducted will not be able to be wholly verified until the release of the 1940 Census data in 2012; the HPS will continue research in this area and will forward SHPO any relative findings under a future submission entitled "1940 Census Supplement."

Research relative to social history included a multi-subject search corresponding to the survey area via the *St. Louis Post Dispatch* limited in years from 1874 to 1922; (this period corresponds to the timeframe which has recently been digitized and is available for keyword searches). Review of applicable deed restrictions (as available) was implemented in order to shed more light on restrictive covenants and efforts to exclude or segregate individuals from taking residency on Cora and adjoining streets. A brief review and summary of local and national segregation is also provided herein to put Cora into the larger context. The HPS has also begun researching similar dates within African-American newspapers such as the *St. Louis Argus*, the *St. Louis Paladium*, and the later *St. Louis American*; such data is in process and will also be forwarded to SHPO under a future submission entitled "Social History: Segregation in the City of St. Louis pre1900-1919 Supplement."

Research relative to historic and contemporary mapping included a study of known maps and atlases which span 1875 to 1997; these sources provided final report exhibits as well as layers of a digital evolution of the street which is in progress as a test project at RHCDA. This information was used to explain development and decline of the survey area; the methods formulated during this survey provided framework for implementing this study in the larger context of the neighborhood and surrounding area. Available Census information for the decades between 1930 and 1960 (although the 1940 through 1960 data is currently limited) was calculated to provide initial facts about residents which will need to be compared as each of the subsequent Censuses are released beginning in 2012 (again please refer to the end product seen later in **Exhibit 16**).

History recorded relative to Cora (and the surrounding neighborhood as available) was shared with the neighborhood group and residents in an ongoing effort to stabilize and educate the area. An interactive web-based map is currently being created in conjunction with neighborhood group priorities to begin to tell the story of the area and its residents, history, and buildings and to help to provide a comprehensive plan for the future of the area.

Field Work

Since the survey area is small in size, an initial site visit was completed prior to any archival research to determine the standing buildings and to verify their addresses; vacant lots and outbuildings were also identified. An assessment of the present environment was completed. Once the standing buildings were verified on a recent map, the HPS commenced a second site visit to photograph the individual buildings, streetscapes, and outbuildings. Building footprints were verified by the HPS and recorded on the site map. Identification of building materials and architectural details is provided in this report and on individual survey forms. Integrity assessments were made. All of the information was

compiled and a final site visit to verify the accuracy of the data was implemented. The building data was entered on Historic Property Inventory Forms for SHPO submission. Building footprints were verified and field information was used to correct the most current Sanborn map which was used as a base for a new site map showing the building resources on Cora. Resources were identified as contributing and non-contributing relative to NRHP standards and include pertinent architectural information.

Project Team

The project team consisted of RHCDA staff including: Matt Bivens (RHCDA's Historic Preservation Specialist), Heather Loehr (RHCDA's Project Development Coordinator) and Eleanor Tutt (RHCDA's Data Management Coordinator).

Principal Investigator: Matt Bivens

Bivens is 36CFR61 certified and has over 15 years experience in architectural history, local history, and cultural resource management. Bivens was the principal investigator responsible to identify and verify all of the survey buildings in addition to describing their architectural and historical elements; Bivens photographed the buildings and conducted the initial mapping of the street. Bivens performed the majority of the archival research and writing, providing the historic maps for Tutt, and completed the survey report.

Researcher and Survey Assistant: Heather Loehr

Loehr has extensive proficiency in research and recording property history, title work, and genealogical research. Loehr acted as researcher providing broad census information and building/property data and provided survey assistance.

Survey Assistant, Mapping, and Data Management: Eleanor Tutt

Tutt has unrivaled expertise in GIS and mapping. Tutt provided formal mapping (paper and digital), transcription of deeds and covenants, and survey assistance. Tutt began creation of an interactive website for use of the neighborhood group which illustrates the history and development of Cora as a base for the whole neighborhood.

No volunteers were utilized however members of the neighborhood group and neighborhood housing commission were enthusiastic to assist. Additional assistance was provided by RHCDA intern Anna Ravindranath.

Results

The results of the survey, directed by the methodology, concluded that Cora (and numerous adjoining streets outside of The Ville) played a direct role in the struggle for racial integration and equal rights in the city of St. Louis during a period marked by key events in St. Louis and national history including the approval of a local segregation ordinance on March 1, 1916; the decision of the Supreme Court that segregation was unconstitutional and the subsequent testing of individual similar city ordinances in 1917; the proposals of "voluntary segregation" in 1920; and ultimately the creation of enforceable racially restrictive covenants in 1922. Of great interest are two (2) discovered original covenants which applied directly to Cora and nearby Wagoner Place (now Dick Gregory Place) which explain how "race lines" were drawn and enforced. As a secondary discovery it was also found that St. Louis as well as other nation-wide cities had major issues with segregating everything and everyone during this period including men from women, "working women" from other women, children from adults, etc., in public places. Information found during the course of the survey also helped to explain to the HPS why St. Louis still has issues with race today; such data is not included in this survey but is a subject of interest for ongoing research.

Additional results included the social history of life on early Cora in addition to the discovery of the locations of homes of important African-American educators and businesspersons who lived there or nearby—individuals who surprisingly opted to live outside of core of The Ville as early as 1936. Related, an invaluable source known as "The 1943 Metropolitan St. Louis Negro Directory" published by the Booker T. Washington Trading Stamp Association in the collection of the HPS helped to form the basis for research on Cora as well as provide insight into numerous streets nearby and outside of original core of The Ville in an ongoing research effort.

Innovative Census mapping resulted in a different picture of the area known as the Greater Ville between 1940 and 1960 which shows the percentages of non-white occupants on each city block. All of this information combined together to explain and understand life outside of The Ville in this relatively previously unknown area of the city.

In summary, as initially expected, historical contexts and themes including African American history and culture, social history, segregation, and the implementation of racially restrictive covenants applied directly to the survey area. New themes such as education and African American professionals were also discovered. As a result the following historic contexts and themes were created:

HISTORIC CONTEXTS/THEMES

- Social History: Segregation in the City of St. Louis pre1900-1919; The St. Louis Real Estate (Realty) Exchange and Local Improvement Associations.
- Social History: Racial Segregation
 - A Racially-Restrictive Covenant is created on Cora, December of 1922.
- Social History: Life on Cora Avenue; 1886 to 1951 and beyond.
- Social History: The 1943 Metropolitan St. Louis Negro Directory and the Booker T. Washington Trading Stamp Association: A List of African-American Educators and Other Professionals
 - African-American Educators
 - African-American Trades Professionals

In addition, architectural contexts were discovered as buildings were thoroughly researched. Information on builders, architects, and contractors active on Cora was compiled and is currently being used by the HPS to compare to surrounding developments. Architectural information has been included in a section entitled "Building Survey and Architectural/Historical Findings" beginning on page 60 as well as on individual survey forms supplied with this report.

Evaluation of the surveyed properties based on potential for listing in the NRHP has resulted in each of the standing primary buildings (as well as a few outbuildings) being eligible for listing together as a historic district. Significant dates would include: the original construction date, because the majority of buildings retain sufficient integrity; 1922-1942, because this period corresponds to the enforceable period of the racially restrictive covenant; the actual date an African-American resident owned or rented the property within 1922-1942; and then through 1960, due to the arbitrary 50-year cut-off date for NRHP eligibility. National Register Criterion include: Criteria A for associations with events; Criteria B in association with individuals significant in our past; and Criteria C relative to architecture. Specific areas of significance include: Architecture, Community Planning & Development, Ethnic Heritage: Black, and Social History.

Currently four (4) individual buildings have been determined to have a higher level of significance and likely could be listed individually due to their associations with important individuals in addition to having a direct association with all of the contexts and themes discovered.

These individual properties include:

1803 Cora Avenue (SLAS-CORA.1-11)

This building bears additional importance because it is one of the earliest to be owned by an African-American on the block during the enforced racially-restrictive covenant; it was owned by an original owner who refused to sign the restrictive covenant and then sold to African-American postal clerk Napoleon B. Word in 1936. His daughter, a public school teacher at L'Overture School,

Dorothy D. Word also lived with them. The Word family transferred the house to African-American contractor William L. Calhoun in 1937.

1809 Cora Avenue (SLAS-CORA.1-12)

This building bears additional importance because it was owned by an important African-American, Dean and educator Harry S. Blackiston, Ph. D. in 1941, during the enforced racially-restrictive covenant in which the owner signed the covenant. Blackiston previously lived in Jefferson City, Missouri and was a teacher at Lincoln University. Blackiston was listed as a teacher at Stowe Teachers College in 1935; he remained a teacher until coupled with the position of Dean in 1946. Blackiston was the President of the People's Hospital (3447 Pine Street) and on the Board of Directors of the Urban League of St. Louis (3017 Delmar) as listed in the 1943 M-N Directory. Blackiston was listed as a teacher at Stowe Teachers College in the 1935 MSD and in the 1946 MSD as Dean and teacher. The Blackiston's are listed as owners and residing at the residence through 1970.

1823 Cora Avenue (SLAS-CORA.1-17)

This building bears additional importance because it was owned by an important African-American family in 1941, owner of the *St. Louis American* Nathaniel Sweets (and important wife Melba), during the enforced racially-restrictive covenant in which the owner signed the covenant. Nathaniel attended school in Jefferson City and graduated from Lincoln University in 1928; he served on Lincoln's alumni association and spoke out strongly against what he considered a substandard level of state appropriations for the University. Nathaniel moved to St. Louis around 1929 and started working for the *St. Louis American* as advertising and business manager. Nathaniel purchased the *St. Louis American* in 1933. Two years later in 1935, Nathaniel married teacher Melba Adrienne (nee Ficklin); Melba had to give up teaching when she married.

Nathaniel Sweets was Associate Editor of the Booker T. Washington Trading Stamp Association at inception in 1943 and he served on the original Advisory Board. A member of the impressive group of individuals who attended the initial meeting of the Association to lay out the framework, Sweets was on the Executive Committee of the St. Louis Branch of the National Association for the Advancement of Colored People (NAACP) as well as head of one of the three political organizations of the "March on Washington Committee

Nathaniel, working side-by-side with his wife Melba, was credited as fashioning the *St. Louis American* into a lively and leading voice for civil rights, fair housing and employment and black participation in politics on local and national levels. Mr. Sweets was active in many civic projects and fought for improved race relations in the city. While living at 1823 Cora, he was vice president of a citizen's committee for a \$16 million slum clearance bond issue in 1948 and in 1950 he editorialized in his newspaper against a proposal for a city charter that did not address civil-rights issues (the charter was defeated). Taking on writing, Melba was considered as the "Queen Mother of St. Louis Journalism" at the time of her death at age 90.

1901 Cora Avenue (SLAS-CORA.1-20)

This building bears additional importance because it was owned by an important African-American in 1939, Odessa Wright, during the enforced racially-restrictive covenant in which the owner signed the covenant. Owner Odessa M. Wright was born in Kansas City, Missouri in 1908 and was listed as a school teacher in the 1930 Census. Odessa was a graduate of the first class at Stowe Teacher's College in 1929 (with a Bachelor's Degree in education) and had earned her Master's Degree (in history) from the University of Iowa in 1931. Odessa began teaching in St. Louis Public Schools in 1932 as a substitute at Stowe Teachers College; her 44-year career would last until 1976. Odessa served for many years on the NAACP's education committee, helping oversee the interdistrict busing program between the city and St. Louis County

Sold to Odessa by Frederick and wife Ouida E. Maher, a family who were heavily involved with transferring property in the area in the late 1930s (Frederick only) and early 1940s (as a couple when married in 1942) during the period of racially-restrictive covenants; in many cases property was purchased by the Maher's one day and "flipped" the following day to African-American purchasers.

Recommendations

The HPS recommends all of the properties within the expanded survey area as eligible for listing in the NRHP based on the historic and architectural contexts and themes discovered during the survey despite the demolition of a number of buildings historically. The HPS also recommends further study of the four (4) individual significant structures as well as continued research on other survey buildings to determine if their significance is enough to merit individual listing in the NRHP. A total of 33 contributing resources (29 primary and 3 secondary) and 3 non-contributing resources have been identified.

The HPS also realizes that continued research will likely show that adjacent areas are also associated with the contexts and themes found here (the nearby Wagoner Place-NRHP listed-surely relates) and that a much larger area would likely be eligible for listing in the NRHP. Unfortunately the Greater Ville area has been plagued with demolitions and extreme neglect and integrity of blocks and buildings is a major issue. Witnessed over the years has been the loss of much building fabric rather than preservation of historic resources.

There is already a local historic district which blankets what is known as The Greater Ville area (which includes the survey area). However, a NRHP district, even in these confusing times concerning the tax credits at play, would help to provide a financial tool for preservation—an incentive which led to the revitalization of nearby Dick Gregory Place.

The HPS does recommend further research and study of this portion of the city of St. Louis.

Following this section is an elaboration of the results separated by context and themes and then architectural information.

Results - Continued

CONTEXT/THEME

Social History: Segregation in the City of St. Louis pre1900-1919; The St. Louis Real Estate (Realty) Exchange and Local Improvement Associations

NOTE: *The HPS has been researching this topic on a personal level of interest for some time and for purposes of this survey has included some relative information herein in chronological order (versus subject order) which has been found to directly relate to and around the survey area. Such topics of segregation activities directly relate to the evolution of Cora in addition to surrounding areas and honestly to the city as a whole. The HPS will continue research and will provide any new findings to SHPO as necessary and will provide a submission entitled "Social History: Segregation in the City of St. Louis pre1900-1919 Supplement."*

Segregation Masked Under the Efforts of Local Improvement and Property Owner Associations

The Marcus Avenue Improvement Association: 1893-1920s

Nearby Cora, the primary street which intersected the main thoroughfare then Easton (now Dr. Martin Luther King Drive), was Marcus Avenue; the location of a major transportation line, the street had been lined with impressive residences in the 1890s and was a business center. On October 30, 1893, owners of property on Marcus Avenue organized an improvement association "for the purpose of having Marcus Avenue fully improved and of securing from the street railway companies better service."²⁰ The Association did however focus on other pressing neighborhood issues as in 1913 it sent a delegation to the Board of Public Improvements to protest against the erection of another line of telephone poles on Taylor Avenue, between St. Louis Avenue and Natural Bridge Road and it appointed a committee to attempt to remove the old cemetery at Marcus and Ashland Avenues as well as close-in the neighborhood quarries.²¹ Owners along Marcus also bound together to sign a restrictive covenant in the early 1920s to exclude African-American's from becoming residents there.

Nearby Cora on Garfield Avenue: 1904

On February 11, 1904 the *St. Louis Post-Dispatch* reported "Negroes Debarred from Buying Lots; Garfield Avenue Property Owners Bind Themselves Not to Sell to Colored Persons."²² The *Post-Dispatch* continued "ONE HAS GAINED ENTRANCE." According to the article, 28 property owners living on Garfield Avenue between Taylor and Cora Avenues signed an agreement not to sell or rent their property to "prospective negro tenants" for a period to be enforced 15 years.²³

Nearer the City Center of St. Louis: 1905

On March 28, 1905 the *St. Louis Post-Dispatch* announced "Combat Negro Invasion: Pine Street Property Owner's Association Chooses Chairman."²⁴ According to the article, property owners in the vicinity of Pine Street and Compton Avenue formed the organization to "fight the invasion of that

neighborhood by the Grand Lodge of the Negro Knights of Pythias" which had purchased the residence at 3137 Pine Street as a headquarters.²⁵

Fighting Construction of an Essential African-American School: 1908

The November 1, 1908 edition of the *St. Louis Post-Dispatch* included an article stating "Negro School Site Depends on Park Vote: If Voters Authorize Bonds, Building will not be on Cottage Avenue."²⁶ The school in question is the extant Charles Sumner High School at 4248 West Cottage (NRHP listed). Fighting the construction of the school in 1908 was the Northwestern Protective Association guided by its President Michael Mullen, the Cote Brillante Improvement and Protective Association, the Twenty-sixth Ward Improvement Association, the Twenty-seventh Ward Improvement Association, and a reported 20 others in various sections of the city; these organizations pledged to get votes for the bond issue. Further in the article it announces "Movement of Negro Families;" Mullen stated "the announcement that the school was to be built on Cottage Avenue has attracted many negro families to that section of the city and this immigration threatens to depreciate property for a great distance on every side." Mullen continued "we do not object to the negroes having a school but we contend that it should be nearer the center of the negro population, east of Garrison Avenue and from Morgan Street to Walnut Street lies the district in which the negroes have their churches and other institutions." Then President of the Cote Brillante Improvement and Protective Association, E. J. Schall (owner of 1819 Cora [extant] in 1889) stated that "people in the district bounded by Taylor Avenue, King's Highway, St. Louis Avenue, and Easton Avenue are in the midst of a campaign for the bond issue because the plans for the negro high school has already brought negroes into communities in which they have not lived heretofore."

Another Side...Relative to Housing: 1909

A different side of the issue was published in the October 16, 1909 edition of the *St. Louis Post-Dispatch* under the heading "Exclusive and More Exclusive"²⁷ where an unknown contributor stating that "fear of a negro invasion is sadly misplaced" suggested that a scheme to have a corporation take over 84 blocks of West End property for the purpose of making a residence district more exclusive developed by Robert Rutledge was impracticable. The writer continued "the negroes do not constitute our wealthy or even well-to-do class, they are not going to migrate into a district already so exclusive..." The writer concluded that "some plan to make the West End more habitable-to abate the smoke, remove the railroads, silence the unnecessary noises, improve the streets, segregate the small business places and add to the attractions-would be welcome...but it is too exclusive now, the proposed real estate trust would depopulate it."

Churches Get Involved with Segregation: 1909

Even local churches attempted to keep African-American's from moving into their parishes and when faced with larger numbers of black citizens often

relocated to other neighborhoods. The December 7, 1909 issue of the *St. Louis Post-Dispatch* announced "Churches Organize to Stem Tide of Negro Invasion: Mass Meeting will be held to Devise Means of Stopping Influx in Neighborhood."²⁸ The article stated that representatives of seven churches in western and northwestern St. Louis city were to call a meeting in which both Catholic and Protestant churches, reinforced by the improvement organizations and property owners "in the menaced districts," would pledge "not to sell their land and houses to negroes."

Even churches in nearby East St. Louis, Illinois were reported to relocate "To Escape Negro Invasion" as the July 10, 1910 *St. Louis Post-Dispatch* announced "Women Begin Movement and Pastor Recommends Immediate Action."²⁹ This group of church women, the Halcyon Society, started the campaign to relocate the First Presbyterian Church (with a membership of 530 including some of the most prominent business and professional men of the city) at Thirteenth Street and Gaty Avenue (since demolished) "to a more desirable site" according to the article. The article stated that "when the church was built it was supposed that Broadway, which is three blocks distant, would become the main thoroughfare of East St. Louis. Instead, negroes have been settling along Broadway thickly, and with the erection of the Lincoln High School for negroes, in the neighborhood of the church, the territory within three blocks of it has rapidly filled up with that race."

Violence Suggested: 1909

Violence and intimidation were seen as acceptable methods of instilling fear into the minds of African-American's to deter them from moving into traditionally white neighborhoods. As headlined in the December 9, 1909 issue of the *St. Louis Post-Dispatch*: "Suggests Use of Shotguns to Stop Negroes' Invasion-Resident Would Keep Blacks from White's District with Firearms."³⁰ One of the charter members of the Cote Brilliante Improvement and Protective Association, 72-year old Richard T. Bradley of 1618 North Euclid Avenue, recommended to improvement organizations and churches at a mass meeting (at Marcus Hall) the use of shotguns for "discouraging negroes who attempt to invade Northwest St. Louis as residents." Bradley, uncovered in the article as a hypocrite, was renting at least two separate properties to African-American residents in the district but claimed that he "could not get white tenants to live in them." The article touted that the chief objective of the meeting was to "urge that the new negro high school (Sumner) being erected at Pendleton and Cottage Avenues be converted into a manual training school for whites and that a new building being constructed by the Board of Education at Nineteenth and Morgan Streets (Franklin School-NRHP listed) become the negro high school." Included in the article was a record of membership in what the paper explained was an "anti-negro crusade" with 400 members in the Cote Brilliante Improvement and Protective Association and 1,100 members in the Northwestern Protective and Improvement Association whom were "reinforced by the influence of 7 churches, Catholic and Protestant."

Potentially not yet then official members of the Cote Brillante Improvement and Protective Association, residents on Arlington Avenue in the neighborhood of Cote Brillante held a meeting during the week of March 10, 1910 to attempt to prevent an African-American family named Hoffman from building a residence at 1625 Arlington (still extant); Mr. Hoffman was a teacher in an African-American school.³¹ In this *St. Louis Post-Dispatch* article headed "Negro's Invasion Rouses Cote Brillante Residents," the residents stated that "only peaceable and lawful measures will be considered at the meeting." The foundation for the house was already completed and adjoining property owners considered purchase of the property.

Cook Avenue: 1912

In May of 1912, the *St. Louis Post-Dispatch* announced "Whites Begin War to Drive Negroes From Their Block: Residents of 4000 Section in Cook Avenue Aroused by Sale of Houses."³² The article stated that whites who owned or occupied property in the 4000 block of Cook Avenue were "aroused by the recent sale of three houses in that block to negroes have begun concerted action to drive the negroes out." The residents were reported to form a protective association "to combat the negro invasion." The newspaper reported that the only African-American residents in the block included R. A. Hudlin, a reporter for a morning newspaper, and his family who had recently purchased 4004 Cook for \$8,000 (since demolished). Two additional houses mentioned were reportedly sold for \$4000 each. Residents of the neighborhood said "property values have declined 50% in the last two months because of sales to negroes." Apparently a "gang of white boys" threw stones through Hudlin's windows and a riot call was turned in the Saturday night previous to publishing of the article.

The St. Louis Real Estate Exchange Creates a Race Segregation Committee: 1912
The May 17, 1912 edition of the *St. Louis Post-Dispatch* announced "Race Segregation Committee Named."³³ The article explained that at the 1912 annual meeting of the Board of Directors of the St. Louis Real Estate Exchange, President A. R. Schollmeyer appointed the standing committee for the year in addition to a special committee on race segregation. According to Schollmeyer the special committee would co-operate with the district organizations and the United Welfare Association which then desired race segregation. The group looked to an ordinance providing for race segregation in effect in Baltimore, Maryland.

In support of the segregation bill members of the Real Estate Exchange's committee on race segregation stated that "the ordinance would put an end to a practice in real estate circles termed pirating;" the members continued "the bill provides that where the majority of persons in a block are whites, negroes will not be permitted to come in...likewise whites will be barred from blocks of which the majority of residents are negroes."³⁴ Then chairman of the committee C. M. McDonald explained "the pirating refers to persons who purchase a piece of property in a white block and, in order to sell it at a good price, represent the

owner as a negro who is really only a straw man." McDonald continued "The negro segregation bill is not designed as a discrimination against that race. It works no hardship on the negro. In Baltimore and Richmond where similar ordinances are in force, the records show that there are 20 violations by white persons to only 7 by negroes. This plainly indicates to me that the negroes as a race do not resent the plan." McDonald's committee approved the pending ordinance and recommended to the Board of Directors of the Real Estate Exchange that it formally be endorsed by the larger body; a board meeting was to be held on December 19. The 1912 article concluded with the following statement "The Real Estate Exchange stands ready to guard the interests not only of its members, but of every property owner in St. Louis...Through its committees the Exchange works for the proper safeguard to real estate interests in the Municipal Assembly and the State Legislature and works against such measures as are detrimental."

The United Welfare Association: 1913

In May of 1913, the United Welfare Association held a public meeting in the recently constructed Public Library building to outline its "campaign to bring about the segregation of negroes and prohibit them from living in white districts;" it even went as far as requesting a special election to enact such a law and to begin collection of a \$6,000 fund to carry on the movement.³⁵ A total of fifteen civic and ward improvement organizations were then affiliated with the Welfare Association, and it was reported that a total of 28 delegates attended the meeting. Elaborating on the meeting's purpose, the *Post-Dispatch* stated "The organization proposes to divide the city into white and negro blocks. The proposed law will provide that where a majority of the residents on both sides of the street are white, no negroes may move into the block or buy property there. In blocks where negroes predominate whites will be prohibited from residing there. Churches and schools of one race will be prohibited in blocks where the opposite race predominates." The previous session of the Municipal Assembly saw a similar ordinance introduced however it "died in a committee without a vote." Such a block map was to be published later in the March 2, 1916 *Post-Dispatch* (page 3) and see illustrations included in this section.

The Chouteau-Lindell Improvement Association: 1914

In December of 1914 property owners of Chouteau Place (extending from Kennerly Avenue on the south to an alley north of Labadie Avenue on the north and from Prairie Avenue on the east to Lambdin Avenue on the west) bound together under the Chouteau-Lindell Improvement Association to renew expired property restrictions prohibiting African-Americans from living within the place which had been established in 1891. An earlier bill had been introduced in the House of Delegates by the Chouteau-Lindell Improvement Association on November 10, 1914 meant to prohibit black citizens from moving into blocks occupied entirely by whites. Modeling the bill after the recent Baltimore ordinance, the Association even went as far to "make it constitutional" by "providing that whites shall not move into blocks occupied entirely by negroes,

and permits either race to move into 'mixed blocks' in which both reside at the time of enactment."³⁶ According to the *Post-Dispatch* over 1300 property owners were seeking renewal of the expired restrictions for another 15 years.

Newspaper announcements over the following years included: in May of 1915 "1000 property owners wanted to circulate petitions to prevent property depreciation occasioned by negro invasion;"³⁷

Central Civic Council: 1915

In early October of 1915 officers of the Central Civic Council announced its program for the "betterment of St. Louis" to the then 16 city-wide individual improvement associations. As unusual as it sounds today, the program included "the question of the segregation of negroes" alongside enforcement of laws for better housing, support of the work of city planning, city collection of trash, addition of a municipal lighting plant, development of a municipally-owned river front railway, provisions for weed cutting, improvement of the sewer systems and several other issues.³⁸

The United Welfare Association: 1916

The United Welfare Association had circulated petitions submitting segregation ordinances for a special election on February 29, 1916 which by late January of 1916 still had not seen any appropriation by local Alderman. In response the Association asked for the recall of 14 Alderman whose terms would expire in 1919, representing only the even-numbered wards.³⁹ The appropriation bill was to be heard at a meeting on January 21, 1916.

To explain its attitude for segregation for the upcoming special election on February 29, 1916 the February 16th edition of the *Post-Dispatch* quoted the United Welfare Association whom stated:

It is fitting first of all in any discussion of segregation to consider the motive and spirit which actuated those who first fostered the movement. There had been for years a constantly increasing protest against the encroachments of negroes moving into white neighborhoods, especially new, right and attractive neighborhoods built up by home owners and bought and paid for out of the hard earnings of our representative thrifty, frugal and home-loving people. It seemed to us that it was peculiarly aggravating in the evident desire of certain negroes to leave communities of their own color and seek entrance into the midst of white-home neighborhoods.

A few gentlemen who felt keenly the wrong that was being done these white-home neighborhoods began a quiet investigation. This was four years ago, statistics now brought

up to date show there have been over 1000 actual cases of this so-called negro invasion. No longer is negro invasion confined to the downtown and central sections of the city. There have been recent cases on the South Side, on Humphrey Street, Utah Street, Wyoming Street, right in the midst of the plain average homes of white families who, in nearly every instance, had built their own property.

It seemed to us that the negroes were misguided and mistaken in their desire to invade such neighborhoods, and it was considered a hardship that the white people, in many cases widows and dependants, should be compelled to suffer this loss; this apparent wrong without a remedy.

We took counsel about it, with malice toward none, with charity for all, looking for a way that would be fair to the negro and still save the white homes. The matter was not gone into passion, or hatred, or in any spirit of prejudice or oppression. It had its inception in kindness and in the desire not only to conserve property values, but to maintain home values, as well as general public welfare, peace and good order among our people.

Voices Speaking About the Segregation Issue: 1916

The segregation issue was on the minds of several types of local citizens. The "Letters from the People" section of the February 5, 1916 edition of the *Post-Dispatch* included the following diatribe:

The Purpose of Segregation.

(To the Editor of the Post-Dispatch)

There seems to be a general misunderstanding as to what the effect of segregation is going to be. Some seem to have an idea that to segregate means to draw a line around a section of the city and compel the negro to live within those borders. I was myself opposed to segregation because of this idea. I find, however, that it is a complete mistake, that segregation does not tell the negro where he shall live, it merely says to him, as it does to the white man, that he shall not make his residence in a block where 100% or 75% of the residents are of the opposite color.

Purpose of segregation is a humane purpose. It has its conception in kindness, not in hate, and it will protect the value of property, by stabilizing. Unless segregation carries, the loan value of all residence property is in jeopardy, because no man knows when a negro family may move in next door to whites and destroy the sale value and loan value of every foot of property on that block.

As a resident of the South Side, I have only to call attention to the negro invasions already on Humphrey Street and Wyoming-right in the heart of home neighborhood. Surely the negro does not need to move here. Surely the negro should not desire to destroy property values of homes belonging to white people, especially to families who have spent years in hard work and saving in order to own their own homes.

The interest in this segregation election is more intense than people imagine. I think that segregation is only another form in insurance. We have tornado insurance, cyclone and fire insurance, and yet even fire is not more dangerous, if as dangerous to home property, as negro invasion. Property owners on Humphrey street figure their loss at nearly \$100,000-and absolutely no demand for their homes and every single one of them for sale.

A South Side Property Owner⁴⁰

Another, more impassioned and responsible citizen provided the following statement:

Segregation and Rents.

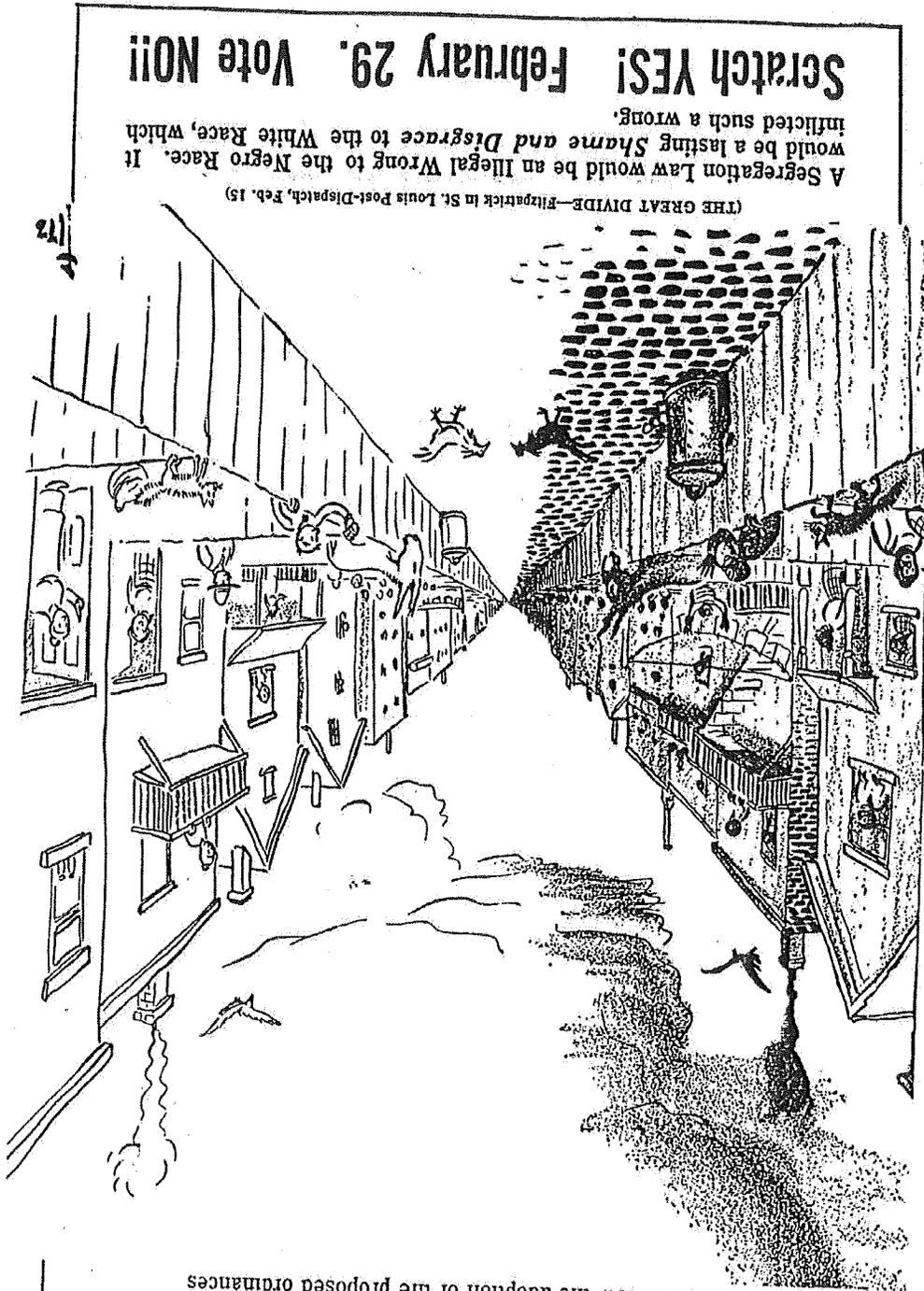
(To the Editor of the Post-Dispatch)

One of the most aggressive organizations pushing the negro segregation movement is the Real Estate Exchange. The motives of this organization are financial gains.

If this unjust segregation law passes and negroes are confined to certain blocks they will be completely at the mercy of owner's agent of houses, who can then charge them from 20 to 40 % more rent and from which there will then be no escape. For moving will only change agents and not conditions.

Have not the law-abiding negro citizens of St. Louis enough to contend with without still further burdening them with excessive rentals?

E.W.L.⁴¹



A Shaming Stigma Upon St. Louis
 would be Race Segregation By Law
 This picture presents one of a number of objectionable results that
 would follow the adoption of the proposed ordinances

Scratch YES! February 29. Vote NO!!
 A Segregation Law would be an *Illegal Wrong* to the Negro Race. It
 would be a *lasting Shame and Disgrace* to the White Race, which
 inflicted such a wrong.

(THE GREAT DIVIDE—Fitzpatrick in St. Louis Post-Dispatch, Feb. 15)

The following February 1916 illustration was against segregation

By mid-February 1916 prior to the upcoming election, segregation was still being pushed by the United Welfare Association; the Association attacked the intelligence of the paper providing the following statement to the editor of the Post-Dispatch:

Is Segregation Constitutional?

Once more we earnestly desire to call your attention to the persistent misconstruction by the Post-Dispatch of that clause in the Constitution of the United States which you again make the climax of your leading editorial in your issue of Wednesday: "No city shall make or enforce any law which shall abridge the privileges or immunities of citizens of the United States."

The privileges and immunities guaranteed in this clause of the Fourteenth Amendment are absolutely those appertaining to national citizenship. They refer to the political rights of citizens such as the right to go to the seat of government, to have access to the Federal Courts, to exercise the elective franchise, etc.

Again, as to the power and right of the city of St. Louis to impose segregation provisions we refer you to *Mulger vs. Kansas*, 123 U.S., 623. These are decisions of the United States courts.⁴²

The Post-Dispatch directly challenged the United Welfare Association and provided its stand on the segregation issue in the same paper which read:

The more the pending ordinance is examined in the light of constitutional law and court decisions the less appears the prospect of its standing. If the ordinance passes, St. Louis voters will inject prejudice and discriminate into our municipal laws and will blot the city's record to no purpose. We hold the measure to be un-American and unconstitutional.⁴³

Clarifying the multitude of court decisions relative to segregation provided to the Post-Dispatch by the Association, the text also explained:

The decisions of Supreme Judges from which they quoted did not touch the segregation issue and the decisions touching the segregation issue were from lower courts... They did not touch the discrimination against citizens of negro blood by herding them in negro "ghettos," nor the constitutional right to "own, enjoy and dispose of property... Laws enforcing separate schools or cars provide equal, not identical, privileges, but do not violate property rights or

freedom of citizens to enjoy property and to live where they will. Whether the policy is right or wrong, it does not violate the principal of legal equality.

Finally the Post-Dispatch then clarified the continued discussion of the Baltimore ordinance, which the United Welfare Association used as a model for its own goals:

The Baltimore ordinance, about which so much has been written, has never been tried in court. The ordinance that preceded it was knocked out on the one point that it ignored all vested rights which existed at the time of its passage.

Concerned citizens also voiced their stand on the segregation issue as unconstitutional. One contributor explained:

Segregation and Real Estate

(To the Editor of the Post-Dispatch)

The proposition that we shall force negroes and whites to live dos-a-dos instead of vis-à-vis, which is exactly what is proposed, is so absurd that but for the activities of the so-called United Welfare Association, apparently made up of a large number of small local improvement associations, we might have depended on our citizens' repudiation of it at the polls without special activity on the part of those opposed to the measure.

The pretext for this measure is put forward that it will stabilize real estate values. This proposition is as unsound in economics as the measure is absurd from the social standpoint. Except in very rare instances, negroes do not "invade" white blocks until the whites commence to desert them for more favorable localities. So that the decline in value has already set in when the negro takes possession. The true general cause for the decline in real estate values may be said to be speculation in real estate, aided by an irrational system of taxation, and in a vain and mistaken attempt to stabilize real estate values, the proponents of this measure propose to sacrifice the cardinal principal of our democratic institutions, that of equal opportunities to all citizens.

I believe that the Federal Supreme Court will ultimately hold the segregation ordinance unconstitutional. Should the people of this city adopt the ordinance it means that it will have to be tested through the courts and be kept alive as a disturbing issue in the public mind of this city, to the

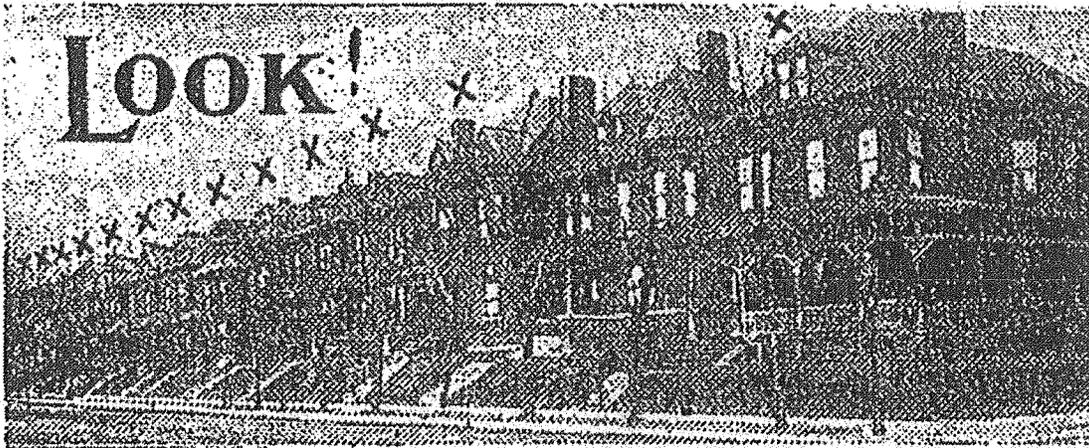
impairment, if not exclusion, of many far more dignified and vital issues with which we ought to be concerned.

Percy Werner⁴⁴

United Welfare Association Advertisements

The United Welfare Association created photographic illustrations showing what they stated to be "proof of the negro invasion" on former exclusive white blocks and solicited funds to support the upcoming election by stating "over \$10,000,000 loss in St. Louis home values in 10 years; tax loss \$150,000 per year or \$1,500,000 for 10 years." One case illustrated was the 4300 block of West Belle Place where the appeal included the following statement "this election is to save the white homes of the plain people; help us quickly or segregation may be defeated."⁴⁵ (See image below)

St. Louis Post-Dispatch Feb 20, 1916, page A6



THIS photograph proves what negro invasion does. Every house marked "X" now occupied by negroes—the 4300 block West Belle Place. Over 1000 similar invasions already in St. Louis. Over \$10,000,000 loss in St. Louis home values in 10 years. Tax loss \$150,000 per year, or \$1,500,000 for 10 years.

We appeal to you for funds to send this photograph, letters and statistics to every voter and taxpayer in St. Louis.

The situation is critical. We must raise from \$10,000 to \$15,000 forthwith. Send in your check at once, as much as you can. We must pay these bills. We must have your financial aid.

This election is to save the white homes of the plain people. Help us quickly or segregation may be defeated.

This appeal is to you as a St. Louisan, as a Voter, to you as a Home Owner. Help us quickly. We must have help, or lose.

Vote "Yes" on both segregation laws. Scratch "No." Leave the "Yes."

Send your contribution at once to the United Welfare Association, composed of all Neighborhood and Improvement Associations in St. Louis.

UNITED WELFARE ASSOCIATION, 100 Wainwright Bldg., St. Louis, Mo.

Office 3556

Central 1507.

Ordinances Under Fire: 1916

Meanwhile in Baltimore, Maryland segregation ordinances, after being annulled three times, attempted a fourth effort in late February 1916; the three had been annulled by the courts or by the City Council and the fourth was then already under fire.⁴⁶

Back in St. Louis: 1916

In the days prior to the election in St. Louis a series of letters flowed into the local newspapers both for and against the segregation issue. Relative to "white-flight" one contributor clarified that the blocks in which the "colored" population of the city has moved in the last two decades were the very blocks in which the former white residents abandoned in "their eager desire to move farther-and still farther-west...do we not know that the substantial residences along these streets were depreciated by abandonment and neglect long before the negro population was induced to enter the same...and is it not also true that for these abandoned residences negroes paid a higher price, whether in the way of purchase or rental, than white people were willing to pay?"⁴⁷ Such a great number of Jewish citizens showed a grave concern for their own potential city-wide separation that United Welfare Association President Felix P. Lawrence touted "no threat of Jewish segregation." Perhaps one of the most powerful messages came from L. V. Stonecipher who was against the issue:

The pathetic side of the proposition to segregate the negroes, to my mind, is that it strikes down the ones who are trying to rise. This ordinance is not aimed at the worthless criminal negro of the downtown districts, but at those who are trying to buy homes in respectable neighborhoods. It says to every negro, good or bad, "you are unworthy of becoming a good citizen, and we shall see that you are not permitted to become worthy." Which is better, to encourage these people to buy property and become self-supporting, upright citizens, or to degrade them into outlaws, at least to making them enemies of our city and country.

You say it may become my happy lot to live next door to a negro. My reply is that I would rather live next door to a negro whose general moral trend us upward, than next to a white rail-road branch manipulator, a wife-beater, or a tin-can banker. I feel that we should defeat this proposed ordinance because it is morally, legally, and civically wrong. It is dead wrong."

The United Welfare Association invited Pendleton Beckler, city attorney for the city of Louisville and party responsible for drafting that city's segregation ordinance, to a local meeting to discuss the St. Louis election. There, Beckler predicted that "every city in the country would in time see the advantage of segregation law" and stated that the Louisville law (on which the proposed St.

Louis law was largely modeled) was being "enforced to the letter, and that the chief objections came from white people."⁴⁸

Segregation is Adopted in St. Louis: March 1, 1916

Tuesday, February 29, 1916 arrived and 70,000 voters were expected to vote for or against two proposed "negro segregation ordinances." The two ordinances included: one which prohibited a white or a black person from moving into a block entirely occupied (100%) by persons of the opposite color whereas the second prohibited a white or a black person from moving into a block occupied 75% by persons of the opposite color. A fine of \$10 to \$100 was to be imposed if the ordinances were violated. Issuing formal statements the night previous included Felix P. Lawrence, President of the United Welfare Association which originated the segregation movement and Cecil M. Baskett, secretary of the Citizens' Anti-Negro Segregation Committee.⁴⁹

A total of 70,097 votes were cast at the election of February 29, 1916 where 52,220 (100% ordinance) and 52,064 (75% ordinance) St. Louisans voted for the segregation of their city while 17,977 (100% ordinance) and 17,808 (75% ordinance) voted against it. An obvious unfair advantage as it was, the reported African-American voting population only amounted to about 10,000 individuals. According to the ruling, the ordinances were to become effective in 10 days following the adoption (by March 10, 1916) unless the city was enjoined by the courts from enforcing their provisions.⁵⁰ African-American attorneys Homer G. Phillips and George L. Vaughn led the initiative and asked for an injunction; the two were prepared to carry the case to the Supreme Court in an attempt to have the ordinances declared unconstitutional.

In response to the defeat, the Post-Dispatch issued the following section:

The Segregation Victory

The opponents of segregation suffered an honorable defeat in Tuesday's election. They stood for principle against overwhelming forces of power, interest, and prejudice. A minority with right on its side is better than a majority supporting wrong. It will be justified in the long run. The forces backing the segregation movement were so powerful that they were able to control newspapers and induce them to abandon their principles. That they should mislead for a time a large number of voters is not a matter of wonderment.

Of course, the ordinances adopted under the initiative will have to stand the test of the courts. We do not believe they will survive. If they do we do not look for a solution of the problems they were planned to meet. We believe they are mistakes and that they will be recognized as mistakes and set aside in favor of the principles they violate. We hope,

however, the experiment of segregation will not lead to serious consequences. The racial problems with which they are planned to deal must be solved on a sounder basis of justice and liberty and with a broader spirit of humanity than are embodied in these measures.⁵¹

Undoubtedly provided by the United Welfare Association and ultimately disregarding the emphasis on the "restrictions" on where whites could or could not live, a map of blocks where African-Americans could reside were blatantly illustrated. The March 2, 1916 *Post-Dispatch* provided a full page spread with such a map headlined "Blocks in Which Negroes May Hereafter Take Up Residence as Provided in New City Ordinance."⁵² (see illustrations included in this section) The newspaper stated "The blocks in which negroes may hereafter acquire residence under the segregation ordinances adopted Tuesday, are definitely established by those ordinances, as blocks in which all the residents are negroes, or blocks in which 75% of the buildings are occupied by negroes." Four distinct areas were illustrated in detail one of which abutted Cora Avenue (section 1); although some of the intersecting side streets were occupied by black citizens, none were "allowed" to live on Cora.

In the difficult days following the election two African-American men, the Reverends B. F. Abbott and S. A. Mosley representing the "Negro Ministers Union" provided this insightful and motivational statement:

In this election St. Louis has said with emphasis, that Italians, Poles, and Jews, Greeks and Hungarians, and all the rest may have the right-of-way, but the people of African descent are to be shoved aside. To be thus insulted in one's own home, to breathe an atmosphere surcharged with antipathy, to be waylaid by such civic highwaymanry and exposed by ruthless power to the pity, to the cold, curious stare, or to contemplate of the other race groups of our polygot population, is extremely hard. The brutality of it is archaic and monstrous, and the resentment in the breasts of the injured is deep and just. With one fell indiscriminate blow a race has been stigmatized and seriously handicapped; and for what? For saving money and buying property like others when it is offered them for purchase.

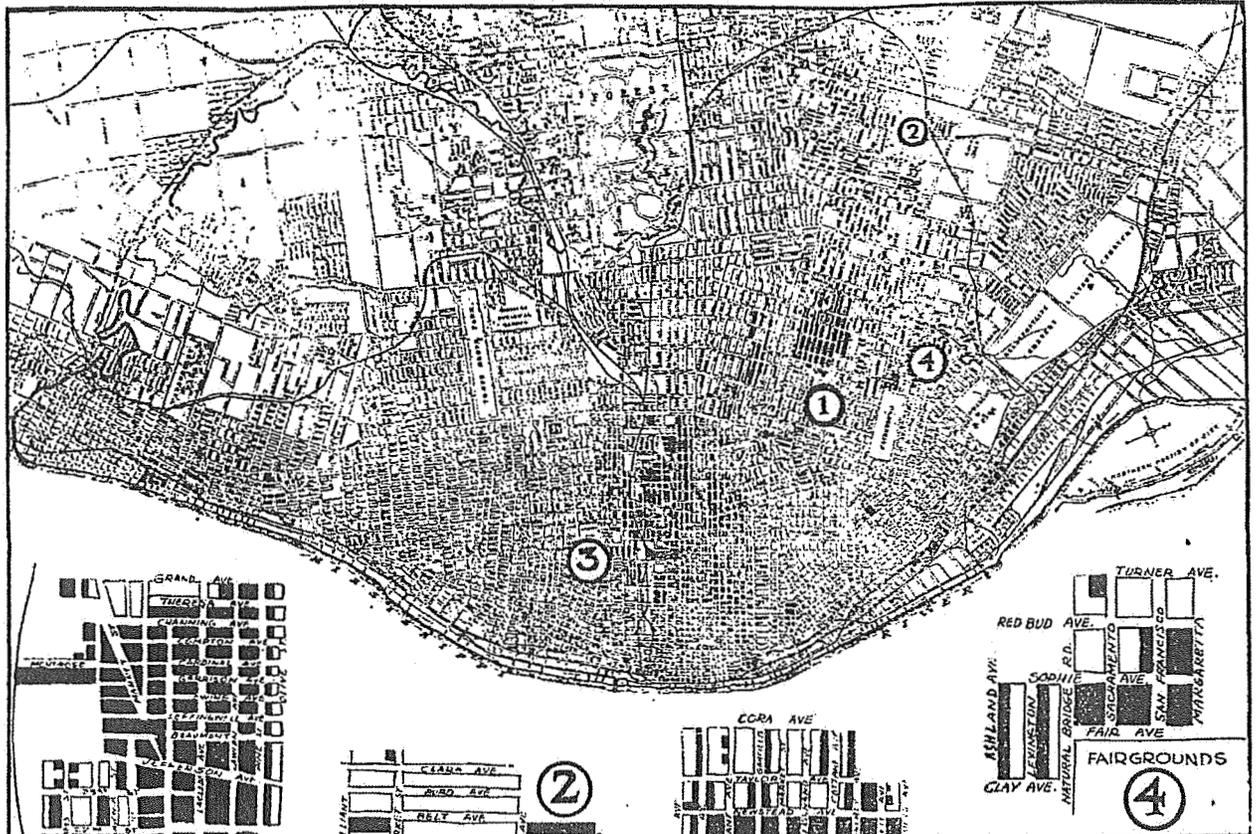
Yet St. Louis will enter her temples and piously worship God, who respects not the persons of men, and call on the Christ who died for all alike and who said: "Do to others as you would that they should do to you," but the God's day of exact reckoning is sure to come, and in that day of judgment the city will see that property valuations are utterly trivial alongside of human rights and equal justice.

We urge the colored citizens to be patient, industrious, economical, dependable, to be gracious in manners, neat in appearance and quiet and orderly in their home and neighborhoods, to not lose heart, but trust God: for after all one of the strongest protests against injustice must be within one's self: a Godly, industrious, patriotic people have all heaven for their ally.⁵³

Requests from cities such as New York asking for copies of St. Louis' segregation ordinance to establish similar regulations were commonplace. Meanwhile in St. Louis petitions were filed in the district court asking for a temporary injunction of the then legally effective segregation ordinance. By the end of March 1916 segregation based on St. Louis' plan but limited to the transfer of property was passed unanimously by the City Commissioners of Oklahoma City, Oklahoma.

On April 10, 1916 the constitutionality of race segregation ordinances was began to be argued before the Supreme Court in Washington. Brought on by a question of the validity of Louisville, Kentucky regulation, the court's decision was expected to affect all cities with similar ordinances. The April 11, 1916 *St. Louis Post-Dispatch* (page 13) headlined "Highest Court Hears Louisville Segregation Case - Attorney for Negroes Argues Ordinance Violates Fourteenth Amendment to Constitution - It Will Affect Similar Ordinances in St. Louis, Baltimore, and Richmond." The issue was taken to the Supreme Court and determination of its validity would settle the question of the constitutionality of similar ordinances then in effect. The following day on April 12, 1916 the Mayor of Atlanta, Georgia signed a segregation ordinance.

Blocks in Which Negroes May Hereafter Take Up Residence as Provided in New City Ordinance



The solid black marks indicate negro sections.

THE blocks in which negroes may hereafter acquire residence under the segregation ordinances adopted Tuesday, are definitely established by those ordinances, as blocks in which all the residents are

negroes, or blocks in which 75 per cent of the buildings are occupied by negroes. The negro blocks are:

From Broadway to the Mississippi River between Krauss and Soper streets.

Minnesota avenue between Fillmore and Bowen streets.

Pattison avenue from Cooper to Edwards street.

Northrup avenue from Cooper street to Macklind avenue.

Barron avenue from Wise to West Park avenue.

Tenth street from Clark to Walnut.

Spruce street from Twelfth to Seventeenth.

From Fourteenth to Fifteenth between Market and Clark.

The district embracing Pine, Lawton, Chestnut, LaClede, Market and Clark, from Twentieth street to Cardinal avenue, except three or four blocks.

Market and LaClede from Cardinal to Channing.

Pine from Cardinal to Theresa.

Lawton from Cardinal to Grand avenue.

Morgan from High to Nineteenth.

District bounded by Twenty-first, Lucas, Wash and Ewing is nearly all negro territory.

Fairfax from Vandeventer to Pendleton.

Finney avenue from Vandeventer to Pendleton.

West Belle place from Vandeventer to Whittier has many negroes, but no block in which 75 per cent are negroes.

District bounded by Whittier, Kennerly, Lamdin, St. Louis, Newstead, Taylor, Cottage and Lucky.

There are also a few negro blocks in the neighborhood of Fair avenue and Natural Bridge road, on Talcott avenue, near Bulwer; on Prescott near Clarence.

There are a few negro families residing in many scattered parts of St. Louis, but according to information already compiled, it is doubtful if there are other complete negro blocks.

There is a row of negro houses on West Cabanne terrace, which branches off from West Cabanne court, an exclusive residential neighborhood.

Announced on the front page of the April 17, 1916 *St. Louis Post-Dispatch*, "City is Enjoined from Enforcing Segregation Laws" where a temporary injunction to prohibit the enforcement of the recently enacted segregation ordinances in Louisville was granted by Judge Dyer in the United States District Court.

The June 11, 1916 *St. Louis Post-Dispatch* (pageA4) announced "Test Case Started Over Baltimore Segregation Law: House Rented to Negroes Fronts on White Block but Entrance is on Black Block" which just fueled the absurdity of the issue; the property agent and a black woman were charged with violating the segregation ordinance and it was intended to carry the case to the Court of Appeals.

Numbers of local African American registered voters had been analyzed in September of 1916 by the Board of Election Commissioners. It was reported that the registration books contained the names of 12, 737 individuals registered for the November election; it was reported that four years previously that there were less than 12,000 and that for the segregation election in February only 9,240 had registered to vote.

Segregation is Tested at the Supreme Court: April 27, 1917

The April 27, 1917 *St. Louis Post-Dispatch* (page16) announced "Negro Segregation Law Test Case Before Supreme Court: St. Louis Among Cities Concerned in Ruling by Highest Tribunal on Louisville Suit." Affected by the decision would be Baltimore, Richmond, St. Louis, and other cities with similar ordinances; the case had been argued once before but no conclusion was reported and arguments on this historic day were ordered to be heard before a full bench. Ultimately it would take several months to announce proudly on the front page of the paper "Louisville Negro Segregation Law Declared Invalid: United States Supreme Court Ruling Affects Similar Ordinance Passed in St. Louis in 1916 Under the Initiative." (November 5, 1917, *St. Louis Post-Dispatch*) Recognizing the difficulty of the issue, the Supreme Court made the following statement:

That there exists a serious and difficult problem arising from a feeling of race hostility which the law is powerless to control and to which it must give a measure of consideration, may be freely admitted. But this solution cannot be promoted by depriving citizens of their constitutional rights and privileges. The right which the ordinance annulled was the evil right of a white man to dispose of his property if he saw fit to do so to a person of color and of a colored person to make such disposition to a white person.

We think this attempt to prevent the alienation of the property in question to a person of color was not legitimate exercise of the police power of the State and is in direct violation of the Constitution.

Following up on November 6, 1917, the *St. Louis Post-Dispatch* (page 20) stated "Segregation appears to have received its death blow." Although the ordinance in St. Louis was then suspended under a temporary injunction it was also anticipated to be unconstitutional. In a final remark the paper stated "It is a good thing that the Supreme Court has put an end to the movement...Cities cannot flourish on a basis of short-sighted disregard for principal and the rights of their citizens."

Segregation ordinances continue to crumble with declaration of the Baltimore segregation law as unconstitutional on December 5, 1917 and following on March 25, 1918 the St. Louis ordinance was rendered invalid.

Voluntary Segregation Proposed: 1919

As a "solution" to the "race problem" in St. Louis in the year following the defeat of its segregation ordinance, efforts to create sole African-American enterprises were suggested by both white and black citizens and frequently urged. African-American Reverend and Pastor of the Metropolitan Church, B. G. Shaw was in charge of taking such subscriptions in order to fund and start a co-operative department store solely for the black population in St. Louis (August 6, 1919, *St. Louis Post-Dispatch*, page 17); the Reverend even suggested creating a separate bank. The Reverend was quoted in the paper as stating "They say we are free, but everybody knows that the negroes are still slaves, economically...We have to buy from the white man, borrow from the white man, trade with the white man—on his terms, and, what is more important, we have to depend on him for work. The same story stated that lawyer Homer G. Phillips verified that recently drug stores, dry goods, and grocery stores which were entirely dependant on their "negro" patronage "recently were induced to employ negro clerks, thus giving employment to 43 negroes."

The segregation of the sexes, and of various women (housewives and "working girls") in addition to separate facilities and allotted times for children and adults in public areas was also validated and practiced in the city of St. Louis during this period.

Perhaps one of the most surprising comments on the issue of racial segregation was published in the January 24, 1920 edition of the *St. Louis Post-Dispatch*, page 14) under the heading "The Mirror of Public Opinion." This recordation elaborated on a "proposed negro state" which had been outlined by a Dr. Moses Madden of St. Louis, before the House Judiciary Committee for a new state on the Rio Grande (partly from territory that Texas might be willing to yield and partly from country that Mexico might cede) to be inhabited and administered exclusively by negroes...which had to be balanced against the scheme of concentration of negroes in Liberia (advocated before the same committee by the Reverend Dr. R. D. Jones of Philadelphia)." Of note is that the paper reported the scheme as "Un-American" and continued to respond "most of the negroes in this country, even in Mississippi and Georgia and Arkansas,

where mob law is at its worst, do not want to go to Africa and are not anxious to be segregated in a new state."

Real Estate Exchange: 1920

The February 21, 1920 edition of the *St. Louis Post-Dispatch*, page 3) announced "Realty Exchange opposes West End Sales to negroes: Resolutions Calling for Expulsion of Members Guilty of Such Transactions Are Adopted." The paper elaborated that any member of the exchange who sold property to African-Americans within a specific area bounded by Grand Avenue, Kingshighway, Forest Park Boulevard, and the Hodiament tracks was to be expelled from the exchange. Related, the board also endorsed the purposes of the West End Protective Association, which at their heart held segregation upon its highest level of concern. The St. Louis Real Estate Exchange went on record as being "unalterably opposed to the mixing of races in the district described."

Perhaps in response to the ignorance of the St. Louis Real Estate Exchange, at least eleven African-American real estate professionals organized their own exchange in March of 1921. Named the St. Louis Realtors Association, a goal of the exchange was to make "more and better residence districts available for its people." (*St. Louis Post-Dispatch*, March 16, 1921, page 16).

Pushing even further, the February 12, 1922 edition of the *St. Louis Post-Dispatch*, highlighted on its front page "178,000 negroes in State Outline Their Ideas For New State Constitution." Claiming intelligently, and rightly so, the mass as represented by Robert S. Cobb, secretary of the Missouri Negro Industrial Commission stated:

"Any constitution, to be long-lived and provide as a measuring stick to the conduct of all the people-to serve as a fundamental law in which the rights of every man, woman and child are safeguarded-must, of necessity, be broad enough and free of biased interpretations to such an extent that only one meaning may be drawn from it relating to any specific conduct for any individual or class of individuals, regardless of race, religion, or previous condition, so long as all are Americans and inhabit the Commonwealth. If it fails in this respect, it will not serve its purpose and the convention will have met in vain; its labors will represent the desires of only part of the people, and will fail to serve the best interests of the State, now and in future years. Our new constitution should be broad enough to conserve the rights of all, to prostitute none, and to weld every varied element of the population-so far as equality before the law is concerned-into one homogenous whole, working for all the best there is in the development of mankind."

The paper included:

"The old Constitution joins hands with some others in the United States in enunciating the doctrine of 'State's Rights,' a fleeting theory at best, and one which helped to drench this nation in blood. It would be well for Missouri, at this time, to take an advanced step and join other progressive states, in which no such outworn doctrine is cherished...Any Constitution for Missouri, if it is to serve the people, should incorporate no race line. Racial matters, race relations and everything racial, is self-regulatory and influenced by forces of greater strength than mere pronouncements."

The article contained a list of the things which African American's wanted included. And in conclusion, the paper stated:

"It is difficult to conceive how the framers of the old Constitution ever brought themselves to a state of mind and conscience where they considered a law fundamental which discriminated against a fairly large percentage of the citizens of the State; how any discriminatory law was considered vital to the extent it should be made a part of the basic law, or how they could believe the welfare of the greatest number was best served by such a provision, unless they feared the majority of the State would without such a restriction, be oppressed by the minority...This Constitution the convention will write should be as nearly perfect as human wisdom can make it; it must meet the needs of a State growing away from old traditions, entering the new, and approaching the goal of enlightenment where men recognize each other for their worth in accomplishment: what we stand for as assets to the State, and not what circumscribed opportunities, hatred, and proscription of every kind would dictate. "

NOTE: *The HPS is currently conducting research within the published African-American newspapers to compare to that of the Post-Dispatch; such findings will be provided to SHPO in a future submission entitled "Social History: Segregation in the City of St. Louis pre 1900-1919 Supplement."*

Results Continued
CONTEXT/THEME
Racial Segregation

One important historic context discovered during the course of the survey work was racial segregation via the use of racially-restrictive covenants in the City of St. Louis as a means to enforce separate blocks and limit the use of housing to the city's black residents during a time when segregation was deemed unconstitutional. It was found that a specific covenant governed the survey area and that it had been the creation of local real estate improvement groups and the St. Louis Real Estate Exchange influenced by other nation-wide cities efforts to do the same. The restrictive covenant which loomed over Cora was active from 1922 to 1942; a similar covenant applied to nearby Wagoner Place (now Dick Gregory Place) during the same period. **Exhibit 15** shows the extent of the restrictive covenant and those who signed the documents in an effort to exclude African-American citizens to occupy dwellings as their neighbors.

Introduction

During the process of acquiring property, recording deeds, providing insurance and completing the title commitment for seventeen (17) properties on the nearby Dick Gregory Place (former historic Wagoner Place), adjacent the survey area, an indenture (identified as "restrictions and conditions" on Schedule B – Section 2, number 6 of the title company paperwork on file at RHCDA) was uncovered; a second indenture was also included but it does not pertain to Cora and instead to the nearby Wagoner Place (now Dick Gregory Place).⁵⁴

A Racially-Restrictive Covenant is created, December of 1922

Included in St. Louis City Assessor book 3912, starting on page 48, the former-named indenture represents an attempt of the St. Louis Real Estate Exchange and "concerned" property owners to enforce segregation of city streets and neighborhoods in the period following the supreme court's decision that segregation was illegal, unconstitutional and unenforceable—a decision applying directly also to the local streets of Cora and city-wide in St. Louis.

These rare documents, which would not normally be discovered by someone who would be concerned about or understand their historic value, represent what was most likely a typical format used throughout the city during this period. The homeowners who agreed to the restrictions signed the 1922 Covenant document during January of 1923. Trustees of the St. Louis Real Estate Exchange at the time included: O. J. McCowley (President), James P. Blake (Treasurer), and future St. Louis mayor Bernard F. Dickmann (Secretary). The document was filed and recorded on July 18th, 1923 at 9:21am by William L. Tanner, Recorder.

The indenture dates to December 11, 1922 and was set to expire twenty (20) years later on December 11, 1942. It is important to note that this indenture was never withdrawn or revised and that it continued until expiration (without modification) on December 11, 1942. It is even more significant because the majority of property owners on Cora signed the covenant. Of the original buildings standing in 1923 a total of thirty-eight (38) property owners signed

versus the fourteen (14) that did not sign. Of the buildings extant today, signers of the covenant correspond to twenty-one (21) of the standing buildings compared to seven (7) that did not sign; a potential 22nd signer has not been wholly verified (1722 Cora). It has been found that out of six (6) original owners who continued to own the property through 1923 (1525, 1710, 1718, 1726, 1816 Cora and 4513-15 MLK) and who signed the covenant only one (1) sold to an African-American (1718 Cora) as early as 1939; out of the remaining five (5) owners only one (1) has been verified sold to an African-American in 1942. Unfortunately the identification of the race of the owners/renters of the remaining buildings in this category will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Only two (2) original owners (1803 Cora and 4596 Aldine) did not sign the covenant and the owner at 1803 Cora sold to an African-American in 1936.

Out of the owners who occupied the residences in 1922 and 1923 a total of fifteen (15) signed the covenant (1529, 1703, 1731, 1809, 1813, 1821, 1823, 1825, 1824-26, 1901, 1907, 1911[13], 1917, 1919, 1921 Cora); out of those owners a total of eight (8) sold or rented to an African-American prior to the expiration of the covenant, the earliest being 1939. The owner of 1722 Cora is currently listed as an unverified signor because of a lack of firm evidence; if proven this owner may have rented to an African-American in 1941.

Of those owners who occupied the residences in 1922 and 1923 a total of five (5) did not sign (1713, 1717, 1819, 1916, 1922); out of those individuals two (2) have been confirmed to have either rented to an African-American in 1940 (1717 Cora) or sold as early as 1936 (1713 Cora). Two (2) are currently unverified while the last sold in 1942 (1819 Cora)

The first two African-American families to live on Cora have been verified to date to 1936; in each case the original owner (1803 Cora) and the 1922 owner (1713 Cora) did not sign the covenant. The earliest sale from an original owner who signed the covenant to an African-American family was 1718 Cora in 1939.

The Actual Covenant

To provide a sense of what the covenant included, a transcription of the genuine indenture (appearing on Assessor Book 3912, Page 50) is included here. This indenture made on December 11, 1922 and pertaining to St. Louis City Blocks 5638, 3719, 3720, 3721, and 3723 of Cora Avenue with said expiration dated December 11, 1942 states:

“And whereas it is to the mutual benefit and advantage of all of the parties of the first part to preserve the character of said neighborhood as a desirable place of residence for persons of the Caucasian⁵⁵ Race and to maintain the values of their respective properties and to that end they desire to restrict the use and disposition of their several said parcels of land for the benefit of all parties of the First Part, their heirs,

successors, and assigns in the manner herein after set forth and Whereas, the St. Louis Real Estate Exchange, a corporation of which said Trustees are respectively President, Treasurer, and Secretary is organized to promote the interests of the property owners of the City of St. Louis and is therefore in thorough sympathy with said purpose and desires to cooperate in the establishment of said restrictions and Whereas it is the desire and intention of the parties of the First and Second Parts to also provide for the enforcement of said restrictions, Now Therefore in consideration of the *promises* and of the sum of One Dollar (\$1.00) to parties of the First Part in hand paid by the parties of the Second Part the receipt whereof is hereby acknowledged the parties of the First Part do covenant and agree to and with each other for themselves, their heirs, successors, and assigns, and for and upon behalf of all persons who may hereafter derive title to or otherwise hold through them, their heirs or assigns any of the parcels of land herein above described and with parties of the Second Part and their successors in trust as fellows to wit Each of the parties of the first part covenants and agrees and does hereby create, establish and attach to his, her, or its lands herein above described, or his, her or its interest therein, the following restrictions upon the use, occupation and enjoyment, sale, alienation (voluntary or by operation of law) encumbrance and descent of said lands, or any part thereof or any interest therein, and does agree that neither he, she or it, his, her or its heirs, successors, or assigns, owner or owners, grantor or grantors, or their heirs, successors or assigns or any of these shall or will at any time within the period hereinafter mentioned First, Erect, maintain, operate or permit to be erected, maintained or operated any slaughter house, junk shop, or rag picking establishment on any of the parcels of land belonging to the parties of the First Part and herein above described. Second, Sell, convey, lease or rent to a negro or negroes or deliver possession to or permit to be occupied by a negro or negroes (no matter how the right to occupancy or title shall be attempted to be acquired) any of the said parcels of land belonging to parties of the First Part and hereinabove described or any part thereof or any interest therein. The forgoing restrictions and each of them shall remain and be in force and affect for a period of twenty (20) years from the date hereof, unless sooner terminated by writing executed and acknowledged by the owners in fee of at least seventy-five (75) percent of the total number of feet frontage upon - Street of the parties of the First Part hereinabove described and duly recorded... *(the remainder or the text is illegible).*

Although limitations are indeed mentioned in the section above regarding what type of construction or property use not to permit, its primary purpose was to exclude African-American individuals to occupy or to own property on Cora and adjacent side streets. Such covenants were also in force on the adjacent Wagoner Place, nearby Marcus Avenue and much of the surrounding area outside of The Ville "boundary."

It is one thing to state specific restrictions in a covenant but to make them enforceable or to punish violators the trustees included the following section (from Book 3912, Page 51):

(text is illegible here)...heirs successors or assigns or any person, persons or *(word is illegible here)* hereafter owning any of the said parcels of land belonging to parties of the First Part as herein above described, shall infringe on, violate, or attempt to infringe or violate or omit to perform any of the agreements and covenants aforesaid, it shall be lawful for any of the others of the parties of the First Part or person or persons owning any of the parcels of land now owned by parties of the First Part and herein above described, in behalf of and for the benefit of themselves or of any owners or any of them to prosecute any proceedings at law or in equity, against the person or persons infringing or violating or attempting to infringe or violate, or omitting to perform such covenants, and all other necessary or proper parties either to prevent the commission of such infringement, or violation, or the continuance thereof or to recover damages, or other dues, for such infringement or omission. The Parties of the First Part for themselves, their heirs, successors and assigns hereby empower and authorize the Parties of the Second Part to institute and prosecute in their behalf and in their names and in behalf and in the names of all or any of the owners of any of the parcels of Real Estate of parties of the First Part hereinabove described, any action or actions at law or in equity, which parties of the Second Part in their discretion may deem necessary or proper for the enforcement or the prevention of the violation or breach of any of the restrictions by this indenture established and to employ at the expense of said parties of the - Part counsel to advise and represent them in such proceedings. This power of attorney being coupled with an interest, is hereby made irrevocable. The vesting of the power in the said Trustees to institute and prosecute such proceedings shall not, however, prevent the exercise by any of the parties of the First Part, their heirs, successors or assigns from personally exercising the right to institute and prosecute proceedings as in the next preceding paragraph provided. The Trustees herein named, parties of the Second Part, are respectively the

President, Treasurer and Secretary of the St. Louis Real Estate Exchange, a Corporation, and they shall continue to act as such Trustees until their successors in the said offices of President, Treasurer and Secretary of the St. Louis Real Estate Exchange respectively shall have been duly elected and shall have qualified when such succeeding officers shall, by virtue of their election to such offices, become and be the successors to the Trustees herein named and such succeeding trustees shall hold office until their successors are chosen in the same way so that the Trustees hereunder shall at all times consist of the duly elected and qualified President, Treasurer, and Secretary of the St. Louis Real Estate Exchange. Whenever any action by the said Trustees is required, it shall be sufficient if two of them join in such action... *(the remainder or the text is illegible).*

A full list of the consenting property owner's names (including only one physical property address) was included in the document along with the dates each person signed.⁵⁶ The names in the document were cross-referenced with city directories from the period to determine the address of each individual; information pertinent to this will be found with the documentation for each individual building.

List of Surveyed Properties (signed the RRC1922 identified with "RRC1922")

1525 Cora Avenue **RRC1922**
1529 Cora Avenue **RRC1922**
1703 Cora Avenue **RRC1922**
1710 Cora Avenue **RRC1922**
1713 Cora Avenue
1717 Cora Avenue
1718 Cora Avenue **RRC1922**
1722 Cora Avenue **potential RRC1922**
1726 Cora Avenue **RRC1922**
1731 Cora Avenue **RRC1922**
1803 Cora Avenue
1809 Cora Avenue **RRC1922**
1813 Cora Avenue **RRC1922**
1816 Cora Avenue **RRC1922**
1819 Cora Avenue
1821 Cora Avenue **RRC1922**
1823 Cora Avenue **RRC1922**
1824-26 Cora Avenue **RRC1922**
1825 Cora Avenue **RRC1922**
1901 Cora Avenue **RRC1922**
1907 Cora Avenue **RRC1922**
1913 (also 1911) Cora Avenue **RRC1922**
1916 Cora Avenue
1917 Cora Avenue **RRC1922**

1919 Cora Avenue **RRC1922**

1921 Cora Avenue **RRC1922**

1922 Cora Avenue

Additional buildings identified:

4596 Aldine Avenue

4513-15 (AKA 4517-19) Dr. Martin Luther King Drive **RRC1922**

Please also reference Appendix 1 (starting on page 183) which includes supplemental information based on St. Louis City Assessor Plats and Appendix 2 (starting on page 195) which includes supplemental information arranged by St. Louis City Blocks.

Results Continued

CONTEXT/THEME

Social History: Life on Cora Avenue; 1886 to 1951 and beyond

Historical Development of the Built Environment on Cora

The 1886 Hopkins Atlas⁵⁷ shows much of the area to the south and east of the future Cora subdivided into building lots, some with residencies and ancillary buildings constructed (**Exhibit 4**). Seen in the same Atlas, the future Cora is located within the Papin Tract and is identified as the land of Edward J. Gay in lot #1; the adjacent western parcel (the former Wagoner Place and now Dick Gregory Place) is the land of George Gerst (or Geist) in 1886 (lot #2). Few large tract owners are present. On March 6, 1886 Benjamin F. Hammett purchased all of then landowner Edward J. Gay's property and on March 30, 1886, the survey area was plated by city surveyor Julius Pitzman as "Hammett's Subdivision of the Gay Tract"⁵⁸ and thence subdivided into residential lots which would comprise Cora (**Exhibit 5**).

It appears that as originally planned the west side of Cora (including the north side of Easton Avenue) included lots numbered 1 through 30 consecutively (for a total of 30 lots) while the east side of Cora (also including the north side of Easton Avenue) included lots 1 through 9, 1 through 6, and finally 1 through 13 (for a total of 28 lots) moving from south to north along Cora; a grand total of 58 building lots were carved out of the land. Of interest in the later block of lots is lot number 7 which was then projected to be an extension of Garfield Street which ran east to west and then extending to the alley behind city blocks 3719-3720; the street would be laid however terminated at Cora before 1897.

Of historical interest is a *St. Louis Post-Dispatch* newspaper announcement two (2) years later on April 15, 1888 which touted "Cora Place" "Public Auction!" The description of the place called it "one of the handsomest subdivisions in the West End." Benjamin Hammett, then President of the Hammett-Anderson-Wade Real Estate Company and a specialist in suburban and residence property, made all of the improvements prior to offering any of the lots for sale. The paper exclaimed: "the sidewalks are made of stone flagging, gutters are made, sewerage laid, and a beautiful row of shade trees is on each side of the boulevard." The notice concluded that "the substantial character of improvements now erected upon this ground are a most practical guarantee that the future of the Place as a desirable resident site is an assured fact...we are instructed by the owners of the property to dispose of same at private sale within the next thirty days and are authorized to sell in lots of 25, 50 or 100 feet."⁵⁹ Within the same paper was a "For Sale" announcement for 21 lots on Cora Place.

B. F. HAMMETT. **CONSOLIDATED** **L. E. ANDERSON & CO.**
B. F. HAMMETT, President. **FESTUS J. WADE, Vice-President.** **L. E. ANDERSON, Treasurer.**
ANDERSON-WADE REAL ESTATE CO.
108 NORTH EIGHTH STREET.
 We are prepared to do a General Real Estate Business, and solicit the patronage of the public.
Will Buy and Sell Real Estate for Clients. Rents Collected and Tenants Secured. Money to Loan in Large and Small Amounts.
Special Attention Given to Property of Non-Residents and Estates.
SUBURBAN AND RESIDENCE PROPERTY. BUSINESS PROPERTY.
Mr. B. F. Hammett Will give his undivided attention to suburban and residence property, and as the business of this department will be conducted upon the same broad and liberal basis which has characterized his business career, the success of any business entrusted to this department will be an assured fact.
Mr. L. E. Anderson Will attend to the buying, selling, leasing and routing of business property, and his unprecedented success in that particular line guarantees profitable results to all clients of the Company. Special attention will be given to securing locations for wholesale and retail firms.

CORA PLACE. PUBLIC AUCTION! HAMMETT PLACE
GREEN LEA PLACE.
Saturday, April 28, 1888.
 We are instructed by the owners of that beautiful Suburb, GREEN LEA PLACE, to offer same at Public Auction on the premises, to the highest bidder, without limit or reserve, on SATURDAY, APRIL 28, 1888, at 10 O'CLOCK, P. M.

This beautiful subdivision is bounded on the south by Easton av., north by North Market st., two blocks east of Marcus av., and two blocks west of Taylor av., upon the line of the Citizens' (Franklin Av.) Cable Railway; can be reached from Fourth st. in 25 minutes, and as the ground has been subdivided with a wide boulevard in the center, it makes one of the handsomest subdivisions in the West End.

IMPROVEMENTS ALL MADE.
 The sidewalks are made of stone flagging, gutters all made, sewerage laid, and a beautiful row of shade trees on each side of the boulevard. The substantial character of improvements now erected upon this ground are a most practical guarantee that the future of the Place as a desirable resident site is an assured fact. We are instructed by the owners of the property to dispose of same at private sale within the next thirty days, and are authorized to sell in lots of 25, 50 or 100 feet.

WILL BE SOLD ON EASY TERMS.
 SEE SIGN-BOARDS ON THE PROPERTY. For information call on

ANDERSON-WADE REAL ESTATE CO
REAL ESTATE ACTS., 108 N. EIGHTH ST.
 Improved Residence Property

We have for sale the unsold lots in this well-known Place, which are indicated upon the plat above. The restricting deeds prevent the erection of inferior buildings, tenements or objectionable buildings, which is an absolute guarantee to the purchasers of lots in this place that they will be protected, and every building erected will enhance the value of the property.
 The Place is located on the line of the Citizens' Cable (Franklin Av.) Railway, two blocks north of Easton av., and running west from Marcus av. There are at present over \$100,000 expended in handsome residences; sidewalks are made of stone flagging; sewer and water-pipes laid over the entire Place; magnificent shade trees planted on the streets of the entire Place. The property remaining in this Place will be sold at once by private sale, and as there are but few lots left those seeking desirable residences should investigate at once. For information apply to

ANDERSON-WADE REAL ESTATE CO.,
REAL ESTATE ACTS., 108 N. EIGHTH ST.
 For Sale—Business Property. RESIDENCE FOR RENT.

Building Construction in the Survey Area
 The City of St. Louis started recording building permits in 1876 and the first to have a potential association with the survey area is one dating from 1879 for a two-story frame dwelling issued to a G. D. Ansyler on Cora at city block 3723. Although it is highly likely that this specific building was demolished long ago and perhaps even more likely that it was not constructed on Cora at all, there is a standing building at 1813 Cora which is the only known frame (with a stuccoed exterior) structure extant in the survey area. (Additional research indicates that the building at 1813 Cora was likely constructed circa 1891 rather than in 1879.)

The earliest property-identifiable building permits were issued in 1888; the majority was for the original property owner Benjamin Hammett (1726, 1907, 1916, 1917 and 3 additional buildings recorded on Cora) or contractor/builder Charles C. Newberry (1717, 1816 and 2 additional buildings recorded on Cora) in 1889. It was described in the July 14, 1888 edition of the *St. Louis Post-Dispatch* "elegant residences to the amount of \$25,000 already begun and nearly completed in this subdivision...no finer or cheaper property in the West End."⁶⁰ The paper included the following advertisement:

St. Louis Post-Dispatch July 14, 1888, page 5

ONLY 30 MINUTES from FOURTH STREET
—TO—
CORA PLACE
Without Change, Via the Citizens' Cable.

The improvements on CORA PLACE being just completed, we are now prepared to sell lots in this beautiful subdivision at extremely low prices. No expense for improvements to be paid by the purchaser.

Streets, Sidewalks, Water, Sewers, Etc., All Down.

Elegant Residences to the amount of \$25,000 already begun and nearly completed in this subdivision.

No Finer or Cheaper Property in the West End.

It will pay prospective purchasers to examine this property before buying elsewhere. For full particulars call or write.

Anderson-Wade Real Estate Co
Telephone 734. 108 NORTH EIGHTH ST.

There is no doubt that advertising drew a number of interested parties out to the new subdivision whether to escape the congested city or to take advantage of the new potential there. Of historical interest is a July 21, 1888 article which read: "A Whole Town Site Sold To-Day to a Local Speculator." The editorial describes how Dr. Thos. A. Gordon, the founder of the town of Maud in Shelby County, sold his entire interest in the town (over 240 acres of the town site) in order to relocate to Cora place and build his medical practice in St. Louis.⁶¹ Research indicates that Gordon owned 1820 Cora (*building permit dated October 1888*) which unfortunately has since been demolished.

Location and transportation also seem to have played an important role in the early development of Cora as a residential street; all of the former 1888 *Post-Dispatch* articles at least referenced the cable railway (Citizen's) with an average time of 25 minutes from downtown St. Louis. But it was not until the March 25, 1889 edition of the *Post-Dispatch* that it explained, referencing Cora, that "a very superior class of improvements have been erected in that locality since the Easton avenue cable line was put in operation, and in fact, all of the fine dwellings in Cora place have been built there since the cable commenced running"⁶² that the transit line received its due credit. Transportation would continue to influence residential choices as witnessed locally in this period as the demand quickly grew for unimproved building sites adjacent to the cable lines; prices of land were found to also rise with the demand.

Proof of the rising property value was announced in the February 9, 1890 edition of the *Post-Dispatch* "Realty Values" section touting "Immense Advance in St. Louis Property Shown by Sales." In the editorial, Cora place was recorded as having cost the owner about \$12.50 a foot after the public improvements were made; every foot of land thereafter sold for over \$25.00 and upwards to \$45.00 a foot.⁶³ By this time it was reported that "nearly all of it (*the land*) is built up with a superior class of dwellings which have been erected at an average expense of \$4,000 each."

Likely influenced by the successes of Cora, the nearby Wagoner Place (NRHP listed as Wagoner Place Historic District 12-19-2007), within the city blocks immediately northwest of Cora, was opened in the fall of 1891. An October, 1891 *St. Louis Post-Dispatch* advertisement exclaimed "more improvements have been made in Wagoner Place in the past six months than in any other subdivision in the city;"⁶⁴ by this time of course, nearby Cora already had been built up substantially. Similar subdivisions rose from former tracts of land over the following decades in the area surrounding Cora and Wagoner.

Local Happenings

- The headline of the December 18, 1891 *St. Louis Post-Dispatch* read "Shot in A Scuffle: John T. Stege Dangerously Wounded by Dr. Thomas Gordon." According to the detailed story Stege (resident of 1818 Cora, since demolished) was suspicious that his daughter Ruida had made too many frequent visits to the family Doctor (living 2 doors down at 1820 Cora, since demolished) which would have brought the family disgrace due to the age range and apparent inappropriate behavior. Stege, a violent man, insisted that Gordon was seeing his daughter, the doctor claimed to have no secrets, but the men are reported to have stepped into an alley to "have it out."
- An 1894 article from the same newspaper proudly announced "Actor Archie Boyd Here" where it exclaimed "he and his family are domiciled at 1926 Cora ...Mr. Boyd will begin next season with an engagement at Albany, New York in his play 'The Old Homestead.'" The 1910 Census lists Archibald Boyd, owner and head of house of 1910 Cora (extant) who was

57-years old born in Missouri of England-born parents. Boyd was a respected actor of his time (*the Census elaborates "Theatre Star"*). City directories (1893 through 1914) list him at 1926 Cora Avenue (*since demolished*).

- Another interesting happening occurred relative to a Cora resident in March of 1895 where Iron Mountain California Express train conductor James V. Webb, resident of 1709 Cora (*since demolished*) was caught in what the *St. Louis Post-Dispatch* touted as "one of the most daring robberies undertaken in Missouri since the days of the James Gang." Fortunately for the train passengers and staff, just outside of Williamsville, Missouri, the robbers did not leave with much except for Webb's personal effects.
- Resident of 1919 Cora (*extant*), Benjamin Heet ran on the Democratic ticket in the 1897 School Board election (*St. Louis Post-Dispatch*, May 2, 1897, page 5). According to the May 9, 1897 edition, Heet was listed as a "Candidate not Eligible" to run due to a discrepancy whether he had owed back taxes. According to the story, Benjamin Heet did not appear on the assessor books of the city although taxes were paid under the business name; Benard Heet does appear and taxes were paid two years previous and not 1897. Both men were one in the same and listed at 1919 Cora.
- The owner of 1511 Cora (*since demolished*), was a butcher named Conrad Meyer; the *St. Louis Post-Dispatch*, December 22, 1897 (page 3) edition reported that he fell down his rear steps and broke his left wrist—a calamity for a butcher of the day.

Continued Development

By 1897, the Whipple Fire Insurance Map⁶⁵ shows about fifty-eight (58) two-story brick structures recorded on fifty-two (52) lots (**Exhibit 6**). Charles Juehne's 1899 plat shows fifty-six (56) addressed structures on fifty-five (55) lots (**Exhibit 7**); a number of eight (8) structures appear to have recently been constructed and did not bear addresses at the time.⁶⁶

During May of 1900 a street railway strike occurred which affected the surrounding area including Cora. According to the May 25, 1900 edition of the *St. Louis Post-Dispatch*, (page 2) "the first car out of the Spalding Avenue line Friday morning met with a warm reception... just as the car crossed Cora Avenue the front wheels struck some dynamite that had been placed on the track." Fortunately the only passengers at the time were the motorman, conductor and Policeman Hannegan; according to the story a number of windows in the neighborhood were broken.

The Dawson Tragedy

- Perhaps one of the most disturbing happenings early on at Cora was announced in the June 21, 1900 edition of the *St. Louis Post-Dispatch*, where nine-year resident of 1717 Cora (extant) Alfred Dawson, in an effort to save his wife from poverty, committed suicide at age 55 in June of that month to provide her with the insurance money which at the time was valued at \$200. A foreman of the Manewal-Lange Bakery Company for 16 years he had been unemployed for over a year; according to the wife as she is quoted in the newspaper they had "exhausted all of the money because they entertained lavishly and spent the money on luxuries." The last economic resource the family had were several boarders but when the streetcar strike occurred and cars stopped coming out towards Marcus. Alfred Dawson, 1891 owner and head of house working as a baker, was born in England of England-born parents in 1844; he immigrated to the U. S. in 1871. Wife Carrie was born in Louisiana of a Louisiana-born father and a Kentucky-born mother in 1854.

More Happenings

- Summer social events appear to have been the norm on Cora and Frank Breen of 1922 Cora (extant) was announced as giving a lawn party at his home which was "beautifully illuminated with Japanese Lanterns;" accordingly "at 10:30 a dainty supper was laid, after which the merry crowd danced until past midnight" (*St. Louis Post-Dispatch*, June 15, 1902, page 8). Appearing at the party were several Cora residents in addition to other friends.
- In the May 4, 1903 edition of the *St. Louis Post-Dispatch*, resident of 1726 Cora (extant), a 10-year old boy named Winton Dreiber was stealing a ride on a street car at nearby Marcus Avenue when he fell from the car and received injuries which were expected to cause his death.
- On January 4, 1904, the *St. Louis Post-Dispatch*, ran a story on page 1 which read "Timid Little Woman 'Bluffs' Negro Thief and Saves Her Gems." In this case resident of 1925 Cora (extant) Mrs. J. C. Elliot wished to provide her experience to the paper in order to warn "other women who may be called upon to act in a similar emergency, and of warning them to be prepared." Elliot provided her advise to women in the following statement:
 1. If you haven't a revolver, get one.
 2. If you have a revolver, keep it where you can get it all the time; it is not when you expect it, but when you don't expect it, that you will need it.
 3. Take sufficient practice with the weapon to learn how to shoot, and to shoot quick and straight.
- Another situation regarding theft was quite unusual. The August 30, 1906 *St. Louis Post-Dispatch*, reported that "Young Woman Causes Arrest of

Clerk on Larceny Charge: Says He Kept Ring." Miss Anna Henzleman of 1717 Cora (extant) was asked by co-worker and drug clerk (Cora and Easton Avenues) Donald Atkinson to see her diamond ring which he admired; when she removed it for him he took it and refused to return it.

- A story of what we would refer to as police brutality today was published as a bit of humor in the January 13, 1909 *St. Louis Post-Dispatch* (page 2) where it exclaimed "Police Chief Gillaspy Uses Beggar as Human Broom to Clean Snow From Sidewalk: He meant to do work with shovel but took mendicant when he was 'sassed.'" The story centered around the home of Gillaspy at 1709 Cora (since demolished) where a beggar was asking for shoes from neighbors door-to-door until finally inquiring at Gillaspy's home. Gillaspy was then shoveling snow and when asked for a pair of shoes, he asked the beggar to move on and when he refused, Gillaspy "put his new system to work. He cleaned up the sidewalk with the beggar. Then he yanked the human broom into the house and telephoned for the wagon." The man named Thomas McCarthy was sent to the nearby Deer Street Station. Later, his wife Mrs. Bertha Gillaspy was announced dead in the October 22, 1913 *St. Louis Post-Dispatch* (page 4); she had died of typhoid-pneumonia at what was then the family home at 1717 Cora (extant).
- The newspaper also had its share of "Society News" articles and announcements announcing the vacations, funerals, births, and marriages of residents and their offspring.
- The funeral notice of a well-known woman architect named Mrs. Laura Louise Casey (nee Bange) who lived at 1517A Cora (since demolished) was announced in the October 27, 1910 *St. Louis Post-Dispatch* (page 8) where it stated that she was also Secretary to the German Commission at the World's Fair. According to the listing she was an architect before her marriage to Charles Claude Casey (a newspaperman) who prepared plans and designs for many houses and apartments; she was also the organizer and first president of the Utopia Club at the YWCA.
- Another unusual occurrence involving Cora was exclaimed in the March 28, 1911 edition of the *St. Louis Post-Dispatch* (page 1) where it stated "Runs 3 Blocks with Dress Afire to Turn in Alarm." Mrs. Samuel Dreyfus, a resident at nearby 4751 Easton experienced a house fire which lead her to the fire alarm then positioned at Cora and Easton; although only \$50.00 in damage was done her hands had been severely scorched from trying to beat the fire off of her dress.
- Something that we do not see everyday—"Boy Bitten by a Monkey," the June 15, 1914 edition of the *St. Louis Post-Dispatch* (page 1) alarmed as nine-year old boy Orville Gunther of nearby 4543 Lucky Street attempted to grasp the bars of a travelling circus wagon for a joyride. Fortunately for

Gunther, as the car containing travelled to Cora the monkey bit his thumbs just before the bears (also inside the wagon) pulled him inside.

- Owners of 1922 Cora (extant), the Sella's reported to the police that their collie dog , valued at \$100.00, was stolen from their shed—served them right for leaving the dog in there during the hot summer (July 11, 1914, *St. Louis Post-Dispatch*, page 2).
- Another interesting piece of history was the shocking headline of the June 10, 1915 edition of the *St. Louis Post-Dispatch* (page 13) which read "Babies Set Fire to Home, Then Go Out For A Walk." Multiple local school-age boys were involved in attempting to save the already "saved" children (whom played with matches and set fire to their home at nearby 4626 St. Ferdinand), such boys who lived at 1927 Cora (demolished), 1819 Cora (extant), 1817 Cora (Demolished)
- The story of Mrs. Dora Tarp resident of 1918 Cora (since demolished), the "Mother of Hobos" was printed in the September 16, 1917 edition of the *St. Louis Post-Dispatch* (page B4) which explained that she had conducted a home for "Labor's Chevaliers of the Errant Foot" for nearly two decades. A widow then age 48, Tarp, began the home after the passing of her hotel-owner husband. Several brilliant illustrations and a detailed story were provided in the paper.
- According to the January 4, 1918 edition of the *St. Louis Post-Dispatch* (page 1) something quite unique happened first in association with Cora. The story read "Rank of Sergeant Created Here for A Policewoman: Matrons Become probationary Patrolwomen and Will Get the Same Pay as Men." The Board of Police Commissioners created the rank of policewoman and policewoman sergeant with the first woman appointed the later as Mrs. Catharine Fertig of 1520 Cora (since demolished). Fertig was responsible for a total of 10 other female policewomen who wore stars (but no uniforms) and who were not allowed to carry revolvers as the men did. Relative to the new position was that Mrs. Fertig would have complete control of operations specifically along the lines of social uplift and cases involving girls and women.
- During the end of the year 1918 and the beginning of 1919 a number of Cora men were reported either dead or missing via the war.
- The August 9, 1920 edition of the *St. Louis Post-Dispatch* (page 3) highlighted "Homicide Verdict, No One Named, In Spicuzza Killing." According to the story, evidence pointed to the killers as Charles Rizzo and brother-in-law William Russo, residents of 1529 Cora (extant)—who among 12 others were arrested on suspicion of killing Thomas Spicuzza, gunned down from an automobile in front of 1113 Franklin near downtown St. Louis. The newspaper reported that Spicuzza was recently

arrested in conjunction with a robbery which occurred at the Rizzo home at 1529 Cora. Apparently Spicuzza knew of his demise because he had contacted his sister stating "I am going to die... you will see me no more" the night of the killing. It was reported that Rizzo and Russo's names were mentioned and an eye witness verified the license plate of the aforementioned men at the scene of the crime. No one was pinned with the crime. The following day the newspaper followed its story and reported "Two Men Hit By Shots From Auto At Union Market" where Mike Quattrecchi (an Italian resident and fruit dealer living at 1823 Cora [extant]) and a second man were reported shot by mistake as the shots were apparently meant for Rizzo and Russo.

- Another incident involved with a Russo, this time James Russo, family of the resident of 1529 Cora—who had used the car of resident William Russo—had been accused of the death of six-year old girl Kate Piggolato run down by said car near the Union Market; Russo had not been seen since the day of the crime.

Completion of Construction on Cora

The 1905 Atlas of the City of St. Louis⁶⁷ identifies fifty-two (52) property owner's names listed on a total of seventy (70) lots (**Exhibit 8**). The 1909 Sanborn Fire Insurance Map⁶⁸ shows a total of fifty-nine (59) building lots, all of which except for one (1) lot, has one (1) or more buildings standing on the lot comprising a total of thirty-six (36) independent or interconnected dwellings, six (6) independent or interconnected stores, and sixteen (16) independent or interconnected flats (**Exhibit 9**).⁶⁹ Three (3) sizable additions to extant buildings were completed in 1904 (on an 1889 dwelling), in 1908 (on an 1889 dwelling) and in 1925 (on an 1888 dwelling). The Sanborn Fire Insurance Map coverage for this area resumes in 1951 (**Exhibit 10**).

By 1951, thirteen (13) dwellings had been converted to flats and only one (1) new dwelling had been constructed (4596 Aldine Avenue).⁷⁰ By 1965, eleven (11) buildings standing in 1951 had been demolished (**Exhibit 11**).⁷¹ The 1995 Sanborn shows that from the total number of buildings that were extant and demolished by 1951 a total of five (5) additional demolitions had occurred during the three (3) decades between 1965 and 1995 (**Exhibit 12**).⁷² By 1997, two (2) additional buildings had been demolished on Cora (**Exhibit 13**).⁷³ Between 1997 and 2011 an additional nine (9) buildings were demolished (**Exhibit 14**). Today, twenty-nine (29) buildings of the original and early number of fifty-three (53) residential buildings are extant and amount to over half remaining (**Exhibit 1A-C**). Judging from the historic map review, no building lots were left vacant and all lots had been built on by 1914.

Results Continued

CONTEXT/THEME

The 1943 Metropolitan St. Louis Negro Directory and the Booker T. Washington Trading Stamp Association: A List of African-American Educators and Other Professionals

Perhaps one of the rarest pieces of social history available to this survey (contained within the personal collection of the HPS) is an African-American directory which was published in only one edition in the year 1943. This, "The 1943 Metropolitan St. Louis Negro Directory"⁷⁴ (1943 M-N Directory) was published by the Booker T. Washington Trading Stamp Association (BTWTA) at 2627 Cora Avenue (extant), just north of the survey area, in 1943. Meant to be the first edition of an annual directory specific to African-Americans in St. Louis, it ceased publication after 1943. The full impact of this obscure publication in the historic period is currently unknown however its intentions were clear as written by the Reverend D. F. Martinez on the first page of the directory:

"As we go to press, we take this golden opportunity to bring you a WORD FROM THE FOUNDER. This is the first edition of the Metropolitan St. Louis Negro Directory by the Booker T. Washington Trading Stamp Association. We are fully aware of the fact that this first edition is by no means complete and may not be free from error, but with succeeding issues we plan to gradually develop and obtain proper material which will give St. Louis a Negro Directory creditable to perfection.

We have made strenuous effort in the direction of getting those individuals and firms herein published, who could contribute more to the immediate financial needs of our program for this, our first venture. But it is our aim that children have a biography section; also, that the worker have a greater share in our succeeding editions. This will include the Domestic, Trades, and Allied Service, which will be listed according to the vocation of each individual. This information properly listed will enhance the opportunity of those listed, and facilitate contact by persons or firms needing such services. It has been definitely apparent that innumerable opportunities for gainful employment have been missed, because at the time, those needing such persons, did not know where to contact them.

In this regard, we are appealing to organizations, such as the churches, the Urban League, the Y.M.C.A. the Y.W.C.A., Negro Business League and other organizations interested in bettering the conditions of Negro labor, to aid us in cataloguing or may we say listing the large number of our group employed in the Domestic and other fields above

mentioned. This cooperation we sincerely request during our effort to publish another and more complete Directory.

Founder's Note (Dr. A. Dowd):

In our next effort we are requesting and appealing for closer and greater cooperation from the leaders of our group, in order that we may lift the unfortunates of our race to a more stable economic level. All profits of the Booker T. Washington Trading Stamp Association go for charity."⁷⁵

Included on this same page was the story of the Booker T. Washington Trading Stamp, also by Martinez:

"The origin and plans leading to the creation of "The Booker T. Washington Trading Stamp" is Divinely written. It began with a dream, and created with a vision by Dr. A. Dowd, who conceived the idea, in the Divine manner set forth above. To benefit all regardless of race, color, or creed, and especially as a legacy and heritage for Negro boys and girls. Filled with the inspiration of a plan for the issuance of a Trading Stamp to honor a member of the Negro race, Booker T. Washington, founder of Tuskegee Institute, and the "Father of Industrial Education," Dr. Dowd sent notices out at his own expense, and called a meeting to acquaint other race leaders with his dream and visions."

Dr. Dowd in presenting the Stamp plan explained that The B.T.W. Stamp plan would operate different from other Trading Stamps—in that every storekeeper may use them to the benefit of the community rather than to create competitive strife. The above named persons (*not included in this text but within the original publication*) were so impressed with the vision and vital importance of the Booker T. Washington Trading Stamp, that it was immediately agreed to publish such a stamp, which would enhance the trade of Negro Commerce and benefit the customers and merchants of both races. This led to the copyright of the Booker T. Washington Trading Stamp by Dr. Dowd. Later the Booker T. Washington Trading Stamp Association was incorporated, with the following persons as original members of the Board of Directors: Dr. A. Dowd, President; Mr. Samuel L. Tyler, V-P; Mrs. E. Dowd, Secretary; Mrs. Kitty Hall, Treasurer; Mr. U. S. Falls, Chairman of the Board; Mr. Wm. H. Davis and J. V. Stuart."

An impressive group of individuals attended the first meeting of the Booker T. Washington Trading Stamp Association, of them Nathaniel A. Sweets (owner and resident of 1823 Cora from 1941 through 1952 served on the original Advisory

Board and was listed as Associate Editor of the BTWTSa; at that time his primary focus was the St. Louis American. Sweets also was listed on the Executive Committee of the St. Louis Branch of the National Association for the Advancement of Colored People (NAACP); also on that committee was Mrs. Audia (Audie) Roberts, owner and resident of 1921 Cora between 1941 and 1956.

A final inclusion here relative to text included within the Directory states that this was the "First Negro Directory to be Published in St. Louis;" as far as we know, it may be the only known directory. The text concludes:

"This is the first complete directory of its kind to be published in Metropolitan St. Louis. It has been produced through the efforts of the Booker T. Washington Trading Stamp Association. It contains, in addition to lists of Negro businesses similar to those in a guide to Negro enterprises published by the Urban League in 1934, a street guide; biographies of many St. Louis personalities; information concerning religious and secular organizations, and the character building agencies; and many ads of Negro and white businesses.

In our efforts to prepare a suitable forward for this directory were supplied with the forward of the directory published by the Urban League. With their permission we are pleased to quote direct.

It is reasonable that the facts stated herein will vary according to the increased population and improved economic conditions."

Additional research is being conducted by the HPS to compare the number of commercial and business enterprises owned and operated by African-Americans in 1934 (636 in number) to 1943 (currently unknown) when the Directory was published, and thence beyond. The foreword does include a release by the U. S. Bureau of Census "St. Louis—Retail stores operated by Negro Proprietors, 1929" which lists that 310 retail stores were reported; that number more than doubled by 1934 as written above. Excellent facts regarding African-American businesses, as well as St. Louis's rank as 8th in the U. S. in the total number of such stores in 1929 is provided. Finally, the foreword concludes:

"Our (1934) Negro population of 100,000 does not claim a single retail clothing store, shoe store, haberdashery, bank, hat store and pawn shop, owned by a Negro—a virgin field into which hundreds of our youth could build for the future."⁷⁶

As for the original home of the BTWTSa, 2627 Cora Avenue, it is still extant and is now listed as 4618 Kennerly; although its porch has been altered the building appears much as it was illustrated in the 1943 Directory. Research is currently being conducted by the HPS on the building and its role within the African-American community outside of The Ville. Research is also being conducted by the HPS relative to the BTWTSa and its signature Stamp.

The purpose of introducing this invaluable resource is because it led directly to another important context relative to the survey area which includes African-American educators and their homes on and around Cora (and thus outside of the core of the traditional Ville); in addition, this resource has also introduced other African-American professionals in similar locations including contractors and architects active in the area.

Results Continued

CONTEXT/THEME: African-American Educators

Introduction

The following information was obtained from the 1943 M-N Directory and represents a recordation of all of the listed African-American educators who taught at St. Louis city public schools while residing on Cora Avenue; the first selection includes standing buildings only while the following selection includes demolished buildings on Cora. Additional educators are also included from adjacent streets immediate to the survey area at the end of this section. Numerous other educators are listed in the publication in and around the Ville. Future research will include identification of all educators residing outside of The Ville in order to develop a deeper context of this subject.

Employees at Black St. Louis Public Schools

The "Employees at Black St. Louis Public Schools" was compiled by Thomas A. Pearson of the Special Collections Department at the St. Louis Public Library in 2005 from the *Missouri School Directory* (Jefferson City: Missouri State Board of Education) for the years 1925-26, 1935-36, 1946-47, and 1954-55. Employees are listed including position held, school(s) where employed, and the directory from which the listing appeared. References to this source are noted in future text as the year of the directory followed by "MSD;" for example, 1925MSD represents a person listed in the 1925-26 Missouri School Directory.

Residents from standing buildings included in the 1943 M-N Directory are listed at the following schools:

Stowe Teachers and Junior College (2615 Pendleton Avenue)

Harry S. Blackiston, Ph. D.. Blackiston is listed at 1809 Cora from 1941 through 1970. Blackiston was the owner in 1941; the earlier owners signed the Racially-Restrictive covenant in 1923 and violated their agreement in selling. Olivette Powe (1529 Cora) was listed as a teacher in the 1935 MSD. The Powe's were the owners of the property in 1940; the earlier owners signed the Racially-Restrictive covenant in 1923 and violated their agreement in selling.

Vashon High School (3026 Laclede)

Willa Powe. Powe, owner of the property is listed at 1529 Cora from 1940 through 1956; the earlier owners signed the Racially-Restrictive covenant in 1923 and violated their agreement in selling.

Zephyr C. Lane. Lane, likely a friend of Powe's, rented at 1529a Cora in 1943 but may have been there longer and not listed separately.

Odessa Wright. Wright owned and lived at 1901 Cora from 1939 to at least 1952; the earlier owners signed the Racially-Restrictive covenant in 1923 and violated their agreement in selling.

John S. Cousins. Cousins resided at 1803a Cora from 1940 to at least 1952; the earlier owners refused to sign the Racially-Restrictive Covenant in 1923.

Booker T. Washington Technical High School (814 N. 19th Street)

Elmer L. Hubbard. Hubbard owned and resided at 1722 Cora from 1940 (maybe as early as 1938 because he appears on the plat for that year) to at least 1944; the earlier owners likely signed the Racially-Restrictive covenant in 1923 and thus violated their agreement in selling.

Banneker School

Evelyn H. Roberts. Evelyn is listed at 1921a Cora from 1941 through at least 1956; the earlier owners signed the Racially-Restrictive covenant in 1923 and violated their agreement in selling. Sisters Evelyn, Lolita, and "Audie" Roberts co-owned the building in 1941. Audie was on the Executive Committee of the St. Louis Branch of the National Association for the Advancement of Colored People (NAACP) but nothing else is currently known.

Carr-Lane School

Lolita Roberts. Lolita is listed at 1921a Cora from 1941 through at least 1956; the earlier owners signed the Racially-Restrictive covenant in 1923 and violated their agreement in selling. Sisters Evelyn, Lolita, and "Audie" Roberts co-owned the building in 1941. Audie was on the Executive Committee of the St. Louis Branch of the National Association for the Advancement of Colored People (NAACP) but nothing else is currently known.

Dumas School

Arthur Jackson. Jackson was owner and listed at 1919 Cora from 1940 through 1960; verification of post-1960 has not been attempted. The earlier owners signed the Racially-Restrictive covenant in 1923 and violated their agreement in selling.

Dunbar School

Bernice Bolar. Bolar is listed at 1713 Cora. Her parents bought the property in 1936 and the family is listed there through 1960; verification of post-1960 has not been attempted. Bernice is first listed solely in 1959. The earlier owner did not sign the Racially-Restrictive Covenant in 1923.

Simmons School

Lillian W. Gay. Gay lived at 1703 Cora in 1941 and 1942; the earlier owners signed the Racially-Restrictive covenant in 1923 and violated their agreement.

Resident educators from since demolished buildings included in the 1943 M-N Directory at the following schools:

Banneker School

Beatrice Reed at 1704 Cora

Cole School

Elizabeth F. Washington at 1721 Cora

Wayman Crow School

Pearl Schwartz at 1721 Cora

Warring School

Magdalene Reeves at 1702 Cora

Wheatley Special Class

Doris Andrews at 1708 Cora

Future research and verification will be conducted relative to residential buildings owned/rented by additional educators included in the 1943 M-N Directory listed at the following schools:

Stowe Teachers and Junior College (2615 Pendleton Avenue)

Lucian P. Garrett at 4582 Garfield

Sumner High School (4248 West Cottage) Herman Dreer was Assistant Principal

Gertrude Alford at 4560 ½ Aldine

G. Estelle Crutcher at 4552 Aldine, Apartment 2

John J. Green at 4563a Garfield

Bernice P. Stallworth at 4566 North Market

Armanda L. Montgomery at 4548 Cote Brilliante

Raleigh Morgan, Jr. at 4354 Cote Brilliante

John A. Nelson at 4326 Cote Brilliante

Vashon High School (3026 Laclede)

Bernice Young Mitchell at 4512 Aldine

Patrobas Robison at 4573 Garfield

Rughes R. Freeman, Jr. at 4582a Aldine

Georgia Williams at 4590 Garfield

Booker T. Washington Technical High School (814 N. 19th Street)

Hattie Ann Gilliam at 4528 Cote Brilliante

Dessalines School

Ella Walker at 4546 Cote Brilliante

Divoll School

Julia Johnson at 4580 Aldine

Dunbar School

Henry Rhetta, Principal at 4541 Garfield

Thelma Sims at 4554 Aldine

Jefferson School

Ida Wilson at 4562a Cote Brilliante

L'Ouverture School

Berenice Stallworth at 4566 N. Market
Ola Bradshaw at 4514 Garfield

Marshall School

Marie Anderson at 4585a Cote Brilliante
Adelaide Bruce at 4556 Aldine
Jeanette Clay at 4528 Garfield

Penrose School

Esther Story at 4550a Garfield
Felecia Rhetta at 4541 Garfield. Henry S. Rhetta, Jr. was listed at Simmons School.

Riddick School

Josephine Buck at 4558 Aldine
Mary Frances Banks at 4509a Cote Brilliante

Simmons School

Ruth Wright at 4560 Aldine:
Henry S. Rhetta, Jr. at 4541 Garfield. Felecia Rhetta was listed at Penrose School.

Warring School

Velma Mott at 4541 Cote Brilliante
B. Marie Brown at 4554a Garfield
Rubye Johnson at 4583 Garfield

Old Warring School

Mabel Snider at 4551 Garfield

West Belle School

Bessie Walker at 4546 Cote Brilliante

Results Continued

CONTEXT/THEME: African-American Trades Professionals

NOTE: *The following information was obtained from the 1943 M-N Directory.*

Architects/Builders

Significant residences (some since demolished but provided due to subject)
4596 Garfield Avenue: Steele Brothers Architects and Builders of "Master Built"
Homes (John R. Steele, President, 25 years with the U. S. Government)

Electrician

4576 Garfield: Owen Franklin

Plasterers & Finishers

4587 Cote Brilliante: Leroy Bills. Plasterer & Lather Wm. Alexander is listed at same address.

Plasterers & Lathers

4587 Cote Brilliante: Wm. Alexander. Plasterer & Finisher Leroy Bills is listed at same address.

Miscellaneous Social History-related

Listed under "The St. Louis Housewives League"
4567 Aldine: C. Jordan

Listed under "National Alliance of Postal Employees"
4573a Aldine: Charles K. Baker, Corresponding Secretary

Listed under "Worthy Matrons O.E.S."
4558 Aldine, apartment 14: Mary Strother, Triumph No. 79

Additional Listings on Cora: Significant residences (since demolished)

Listed under "St. Louis Negro Business League (affiliated with the National Negro Business League)"
1903a Cora: Virgil Lucas, Attorney

Listed under "Worthy Matrons O.E.S."
1701 Cora: Addie Flagg, St. Louis No. 46

Results Continued

BUILDING SURVEY AND ARCHITECTURAL/HISTORICAL FINDINGS

List of Surveyed Properties

1525 Cora Avenue
1529 Cora Avenue
1703 Cora Avenue
1710 Cora Avenue
1713 Cora Avenue
1717 Cora Avenue
1718 Cora Avenue
1722 Cora Avenue
1726 Cora Avenue
1731 Cora Avenue
1803 Cora Avenue
1809 Cora Avenue
1813 Cora Avenue
1816 Cora Avenue
1819 Cora Avenue
1821 Cora Avenue
1823 Cora Avenue
1824-26 Cora Avenue
1825 Cora Avenue
1901 Cora Avenue
1907 Cora Avenue
1913 (AKA 1911) Cora Avenue
1916 Cora Avenue
1917 Cora Avenue
1919 Cora Avenue
1921 Cora Avenue
1922 Cora Avenue

Additional buildings identified and added to survey area:

4596 Aldine Avenue
4513-15 (AKA 4517-19) Dr. Martin Luther King Drive

Building Descriptions

*NOTE: All of the architectural information provided below was documented on site visits; archival information included below was obtained via inactive and active building permits, data engineering cards, assessor documents, plat maps, atlases, St. Louis Daily Record, city directories (1923, 1930-1960), U. S. Census, bibliographies, and other sources. Where "RRC1922" appears it is also followed by a bolded **name** which suggests that the owner signed the racially restrictive covenant in 1923. Please also reference the Architectural/Historical Inventory Forms provided with this report.*

A total of 29 primary and 4 secondary (garages) resources are contributing for 33 total resources. A total of 3 secondary (garages) resources are non-contributing.

1525 Cora Avenue (SLAS-CORA.1-01)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 3-story brick Late Victorian period residence was completed in 1889 and includes Second Empire inspiration; a two-story brick addition was added to the rear in 1904. The building sits above a limestone foundation of smooth-faced material at the primary and coursed fieldstone on secondary elevations. The building has two bays at the primary elevation which span the raised basement level through the second floor. Windows penetrate the left side of the building; glass blocks are located at the basement while 1-over-1 windows with flat heads within segmental arch openings sit on bracketed stone sills at the first and second floors. The right side of the building contains a porch which leads to a recessed entry with two separate entrances; doors are half-light with transoms above. At the second floor is a projecting wooden enclosed porch set behind a front-gabled roof. The third floor is contained within an asphalt shingled Mansard roof with a single and a double window dormer with gable roofs. A decorative cornice runs below the roofline and a crown sits above. The building has shaped parapet rooflines at the secondary elevations, projecting bays, and raised chimneys. The rear contains an enclosed wood porch at the second floor. Only two windows at the rear appear original or early and are 2-over-2; the remainder windows are newer 1-over-1 or glass block infill. Openings are all segmental arch with infill panels. The flat roof on the remainder is likely rolled tar paper. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): April 6, 1889; no permit #
- Type: 2 story brick dwelling
- Construction cost: \$4,800

Original owner (O)

- Jacob Mueller, listed as a salesman at a marble company (1930 census)

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown

Addition information

- 2 story rear addition on February 13, 1904 (#D-9906), \$1,000, J. Mueller (O), J. S. Stauder & Sons, 210 Temple Building (A), B. Stock, 1511 Carr (C).

Recorded alterations

- Historic
 - May 22, 1918, J. Mueller (O), C. Warnhoff (C/B), \$900.00, alter brick tenement
 - August 30, 1922, J. Mueller (O), C. Warnhoff (C/B), \$50.00, alter brick tenement.

- Recent
 - May 25, 1963 Ethel Howard (O), \$350.00, repair front porch, remove wood and install concrete slab, roof to remain.

Secondary buildings

- N/A; Mueller built a steel shed in 1914 and added to it in 1924 (since demolished).

Additional owners

- J. Mueller Jr. on 1905 plat.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #9) along with all of the relative property from Edward Gay in March of 1886.
- Hammett sold the lot to Jacob Mueller Jr. for \$1,200.00 on November 22, 1888. Mueller had the extant building constructed in the spring of 1889 at a cost of \$4,800 resulting in a total investment of \$6,000 by 1890.
- Original owners Jacob Jr. and Henrietta Mueller signed the Racially-Restrictive Covenant in January of 1923. A Jacob Mueller was still listed at 1525 Cora (1525A) in the 1931 directory.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1525 Cora (Lot 9) **RRC1922**

- 1919-1924 plat **Jacob Mueller Jr. (and Henrietta)**
- 1920 plat not available
- 1925-1931 plat **Jacob Mueller Jr.**
- Jacob Mueller & Wife sold to Hilda M. Straub on February 10, 1931 (recorded Feb. 16, 1931 in Page #38)
- Straub transferred by QC to George A. Bansbach on June 26, 1937 (recorded July 3, 1937 on Page #2)
- 1932-1938 plat George A. Bansbach
- Bansbach transferred by WD to Frederick H. Maher on April 27, 1939 (recorded April 28, 1939 on Page #1)
- Maher transferred by WD to Harriett R. Jones on April 28, 1939 (recorded June 1, 1939 on Page #40)
- Jones transferred by WD to Winifred Ball on Aug 24, 1942 (recorded Sept. 28, 1942 on Page #62)
- Ball transferred by WD to Ethel Howard on Sept 10, 1942 (recorded Sept. 28, 1942 on Page #63)
- 1939-1945 plat Ethel Howard
- 1946-1952 plat Ethel Howard
- 1953-1959 plat Ethel Howard (9-28-42).

Key Period Resident Summary

Original Owner

- Jacob Mueller; Henrietta Mueller
 - Nationality: Jacob-1st generation born in Missouri of Germany-born parents; Henrietta-Immigrant born in England of Germany-born parents.

1923 Owner

- Same as above; signed the **RRC1922**
 - Nationality: Same as above

Rented/Sold to African-American

- 1942 renter Norris Matlock born in Missouri of Missouri-born parents (mail carrier); Trevania (nee Carter) born in Missouri of Tennessee-born parents. *If proven, 1525 Cora would be the earliest transfer to an African-American dating to April 28, 1939 (at a residence which 1923 owner signed the covenant); unfortunately the identification of owner Harriett R. Jones will not be verifiable until research is conducted after the release of the 1940 Census in 2012.*

Resident History

(via genealogical and Census data as available)

Mueller Family

Born in Missouri of Germany-born parents in 1859, original owner and long-time resident Jacob Mueller married England-born German Henrietta in 1882; Henrietta immigrated to the U. S. in 1869.

The 1900 Census states that Jacob was a salesman at a marble company and that Henrietta (born in 1862) was a housewife. Daughters Ellenna (born 1884), Genevieve (born 1886), Theresa (born 1888), and Marie (born 1892) were all listed at school while daughter Victoria (age 1) and son William (age 6 and born 1893) were listed at home. All the children were born in Missouri.

The 1910 Census listed Jacob as an estimator for a marble company; wife Henrietta is listed as immigrating to the U. S. in 1882 (*the 1900 Census stated 1869*). Theresa (now identified as Tess) was working as a stenographer at an office while Marie, William and Victoria are at home with family addition, son Milton then age 9 (*however the 1930 Census states he was born in 1905*); oldest siblings Ellenna and Genevieve are out of the house.

The 1920 Census listed Jacob as the building owner who was then age 60 and working as a clerk for Pickle Marble Company. Wife Henrietta, and sons William (a clerk at National Bank) and Milton (at home) were also listed. A second head of house and renter, Ewing (*spelling illegible*) Dryden, was age 32 and born in Missouri of a West Virginia-born father and a Missouri-born mother. Dryden was

listed as a contractor. Wife Jana was age 34 and born in Missouri of a Germany-born father and a Missouri-born mother. Son Ewing Jr. was age 2.

The 1930 Census listed 70-year old Jacob as head of house and owner of a property then valued at \$5,000; he was still working as a salesman for a marble company. Wife Henrietta (now 67), sons William (a salesman of building materials) and Milton (a chauffeur for an oil company) lived with the family. A second head of house and renter, Duncan McPhee was a bond clerk for a steam railroad born in Missouri of a Scotland-born father and a Missouri-born (some sources indicate she was Irish-born) mother about 1885. He paid \$43.00 per month rent. His wife Ilean was born in Missouri and listed as a housewife. Daughters Edith (age 4) and Mary (age 9) were also listed.

The Mueller's lived in the dwelling from 1889 until transferring the property to Hilda M. Straub on February 10, 1931.

Subsequent Owners

Nothing is currently known about Hilda M. Straub and she appears to have rented the property as she is not listed in the city directory. One such renter (1932) Wesley H. Graham, was born in 1882 in Colorado and was listed as a bookkeeper. His wife Louise Graham was born in Minnesota and was listed as a housewife. Graham died a bookkeeper in 1935 while residing at 1316 Bayard Street. Ernest B. Brown, also residing at the address in 1932 may be the same man listed in the 1930 Census as a 25-year old street power worker for the city born in Missouri of Missouri-born parents; the wife of this man was 21-year old Della (born in Missouri of Missouri-born parents) who was married when she was 15-years old. A 4-year old son and a mother-in-law were also listed.

Myron L. Reichgerdt, renter in 1933-1935, was born in 1900 in Missouri and was listed as a plumber; wife Laverne was born in Illinois and was listed as a housewife.

Straub transferred the property to George A. Bansbach on June 26, 1937.

Again, it appears that the owner rented the property. One such renter (1937) was Rolland S. Staughton, who was born in 1887 in Illinois and was listed as a tuckpointer. His wife Mabel was born in Missouri and was listed as a housewife. The family had three sons and a daughter residing with them at nearby 4339 Evans Avenue previously in the 1930 Census.

Almost two years later after purchase, on April 27, 1939 Bansbach transferred the property to Frederick H. Maher. Maher transferred the property the following day to Harriett R. Jones. At this point it seems evident that Mayer may have purchased the property to "flip" it to Jones; although it is currently unknown it is highly probable that Jones was an African-American based on what is known about the Mayer family.⁷⁷

Frederick and wife Ouida E. Maher were heavily involved with transferring property in the area to African-Americans in the late 1930s (Frederick only) and early 1940s (as a couple when married in 1942) during the period when racially restrictive covenants were still enforced. In most cases the property was purchased one day by the Mayer's and "flipped" the very next day to African-American purchasers. The Maher's show up at a very early date in association with the transfer of nearby 1901 Cora, predating the adjacent Wagoner Place transactions by four years; in this case the Maher's flipped 1901 Cora to African-American Odessa M. Wright on November 25, 1939 after purchasing it four days previously. If proven, 1525 Cora would be the earliest transfer to an African-American dating to April 28, 1939 (at a residence which 1923 owner signed the covenant); unfortunately the identification of owner Harriett R. Jones will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

The property changed hands again (Winifred Ball via Harriet Jones in August of 1942) and then in September of 1942 it was transferred to Ethel Howard; Howard is not listed as living at the property until 1955 (while Allen Curry lived at 1525A). However, African-American Norris Cornelius Matlock and wife Trevania (nee Carter) rented the house while the covenant was still in effect from 1942 to at least 1952. Norris, a mail-carrier (born about 1899) and housewife Trevania (born in 1904) were born in Missouri and had one daughter, also named Trevania, born in 1925. The 1930 Census indicates that Norris previously lived with Trevania's family at 2704 Bernard Street with seven other siblings and their daughter Trevania.

Andrew Haley, a resident in 1942, was born in Texas of Texas-born parents and was listed as an "Ice Box Boy" at a hospital in the 1930 Census; wife Elizabeth was born in Missouri of Missouri-born parents and was listed as a cook at a hospital. The couple, then 74 and 73 respectively were previously rooming at 4170 Enright and paying \$30.00 per month rent in 1930.

City Directory 1930-1960

1930: Jacob Mueller (white German owner 1889 to 1931) at 1525 Cora, Duncan McPhee (white renter)

1931: Jacob Mueller at 1525A Cora, Duncan McPhee (white)

1932: Ernest B. Brown at 1525; Wesley H. Graham (white) at 1525A

1933: Myron L. Reichgerdt (white) at 1525; Ernest B. Brown at 1525A.

1935: Myron L. Reichgerdt at 1525; Carl Hixon at 1525A.

1936: Chester A Travers at 1525; Carl Hixon at 1525A

1937: Rolland S. Staughton (white) at 1525; **VACANT** at 1525A.

1938: Earl E. Scoggins at 1525; Walter D. Hardy at 1525A.

1939: **VACANT**

1940: Ira Henderson at 1525; Inez White at 1525A.

1941: George Brown at 1525; Inez White at 1525A.

1942: Norris Matlock (African-American renter) at 1525; Andrew Haley (African-American renter) at 1525A.

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Norris Matlock at 1525; L. R. Grant at 1525A.

1946: Norris Matlock at 1525; L. R. Grant at 1525A.

1952: Norris Matlock at 1525; Allen Curry at 1525A.

1956: Ethel Howard (owner from 1942) and Harrison Burger at 1525; Allen Curry at 1525A.

1958: Ethel Howard at 1525; Juanita E. Jones at 1525A. (Any relation to Harriett R. Jones, owner from 1939 is currently unknown)

1959: Ethel Howard at 1525; Juanita E. Jones at 1525A.

1960: Ethel Howard at 1525; Juanita E. Jones at 1525A.

1529 Cora Avenue (SLAS-CORA.1-02)

Resources

Contributing 2

Non-Contributing 0

Architectural Description

This 2.5-story red brick (painted on the primary) Late Victorian period residence was completed in 1889 and contains Renaissance details. The building sits above a limestone foundation likely of smooth-faced material at the primary and what appears to be parged coursed material on secondary elevations. The building has two bays at the primary elevation under a full width front shed roof porch at the first floor; the wood porch appears to be set on piers of either concrete or parged brick with a concrete stair. Metal railings are newer. A single picture window at the first floor left side of the building sits beneath a pair of 1-over-1 semi-circular arch windows on stone sills at the second floor. The right side of the building contains an entry with two separate entrances; doors are half-light with a single wide transom above. At the second floor is a 1-over-1 semi-circular arch window on a stone sill. A decorative corbelled brick cornice runs below the roofline along the primary and secondary elevations where it is slightly interrupted by a projecting bay; the corbelling changes slightly to a different pattern at the bay and around to the other side of the rear of the building. The building has an asphalt shingled hip roof with dormers; the rear bay and back of the building contain a flat shaped parapet roofline. Raised chimneys detail the roofline. The rear contains an open wood porch at the first and second floors. Only one window at the side elevation appears original or early and is an oversized 2-over-2; it likely corresponds to the location of the interior stair hall. There is a likely chance that the three primary elevation second floor windows could be original; inappropriate storm windows obscure the windows behind. The remainder windows appear to be newer 1-over-1 or wood infill. Openings in the remainder (except one) are all segmental arch with infill panels. The flat roof on the remainder is likely rolled tar paper. The building is in good condition and retains sufficient integrity.

A 1-story concrete block garage built in 1957 with an asphalt-shingle gable roof in average condition is located at the alley. Reached via a driveway from

the street, the entrance bay currently contains a wood door. Small windows and an entrance penetrate the structure. The structure is threatened by neglect.

Architectural Information

Construction History

- Construction date (month issued): 1889 (no corresponding permit)
- Type: unknown
- Construction cost: unknown

Original owner (O)

- Edward Nathan (*or Nathaus*), listed as an Insurance Agent at 305 Olive living at 1529 Cora in 1890 directory.

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown

Addition information

- N/A

Recorded alterations

- Historic
 - April 5, 1923, Chas. Rizzo (O), \$275.00, alter brick tenement
 - July 26, 1923, C. Rizzo (O), E. C. Seeley (B/C?) \$1,000, alter brick tenement.
- Recent
 - October 25, 1969, Corona Johnson (O), \$850.00, replace deck and steps at rear.

Secondary buildings

- April 8, 1919, C. Rizzo (O), \$190.00, 1 story frame shed (since demolished).
- March 29, 1957, Willa Cora (*spelling illegible*) Johnson (O), \$1,500, 1 story concrete block garage.

Additional owners

- Frederica Nathaus on 1905 plat.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #10) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the lot to Edward Nathan (*or Nathaus*) Jr. for \$1,200 on July 30, 1889. Nathan had the extant building constructed and likely moved in before the end of 1889 as the first directory listing for him at the address is 1890.
- The Nathan family transferred the property to Charles and Rosie (*or Rosa/Rose*) Rizzo. Charles and Rosie Rizzo signed the Racially-Restrictive Covenant in January of 1923.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1529 Cora (Lot 10) **RRC1922**

- 1919-1924 plat **Charles & Rosie Rizzo**
- 1920 plat not available
- 1925-1931 plat **Charles & Rosie Rizzo**
- 1932-1938 plat **Charles & Rosie Rizzo**
- Charles & Rosa Rizzo by WD to Willa Powe on July 12, 1940 (recorded July 13, 1940 on Page #25)
- Willa Powe by QC to Charles & Rosa Rizzo on July 16, 1940 (recorded July 18, 1940 on Page #3)
- Charles & Rosa Rizzo by QC to Willa Powe on July 16, 1940 (recorded July 18, 1940 on Page #4)
- 1939-1945 plat Willa Powe
- 1946-1952 plat Willa Powe
- 1953-1959 plat Willa Powe (7-18-40).

Key Period Resident Summary

Original Owner

- Edward Nathan (or Nathaus) Jr.
 - Nationality: Edward Nathan-Immigrant born in Germany of Germany-born parents; Frederica- 1st Generation born in Missouri of Germany-born parents (the 1910 Census indicates she was also born in Germany & immigrated to the U. S.)

1923 Owner

- Charles and Rosie (Rose) Rizzo; signed the **RRC1922**
 - Nationality: Charles-1st Generation born in Missouri of Italy-born parents; Rosie-1st Generation born in Missouri of Italy-born parents.

Rented/Sold to African-American

- 1940 owner Willa Powe (*place of birth and parents currently unknown*) (educator); *full identification of this resident will not be verifiable until research is conducted after release of the 1940 Census in 2012.*

Resident History

(via genealogical and Census data as available)

Original building owner

Edward Nathan, original owner of 1529 Cora, was an insurance agent born in Germany of Germany-born parents in 1828 according to the 1900 Census; he immigrated to the U. S. in 1850. His wife Frederica (married 1858) was born in Missouri of Germany-born parents in 1833. Son Edward (born 1861 and a milliner), daughter-in-law Emma (born 1874), grandson Frank (born 1898), sister-in-law Martha Baer (born 1847 and a milliner), and grandson William Mersman

(born 1877) were all born in Missouri. The 1920 Census indicated that both Edward and wife Frederica were born in Germany; they were listed with Martha and William (now a solicitor for an insurance company and new resident sister-in-law Christina Geustel (*spelling illegible*), a 68-year old milliner born in Germany of Germany-born parents. Frederica is shown as immigrating to the U. S. at some illegible date although the 1900 Census states she was born in Missouri.

Also according to the 1900 Census a second head of house at 1529a Cora, renter Frank Diedericks (*spelling illegible*) was a garment cutter born in England of England-born parents in 1864; he immigrated to the U. S. in 1873. Wife Mary was born in Missouri of Germany-born parents in 1866. Children born in Missouri included daughter Helen (born 1892 and in school) and son Albert (born in 1895).

Subsequent Owners

The building owner (and resident pre-1920 to 1940) Charlie Rizzo was listed in the 1920 Census as age 35 born in St. Louis Missouri in 1885 of Italy-born parents; although his profession is illegible it appears that he was a merchant of some kind. Wife Rosie (age 30) was born in Missouri of Italy-born parents. Sons Tony (age 8), Mick (age 10) and Gus (age 12) and daughter Annie (age 2) were all born in Missouri. The 1930 Census indicates that Charles was a proprietor of a fruit store and owner of a property valued at \$4,000; wife Rose, age 40 was listed as being married when she was 16 years old. Sons Mike (or Mick) and Tony live at home but work for their father in the store; new son Willie (*spelling illegible*) is age 8. Daughter Annie is now 12.

The 1920 Census included William Russo, a renter who was age 27 born in Missouri of Italy-born parents; wife Annie was age 20 and born the same. A daughter Augustine was 1-year old. William's profession is illegible but it appears that he was a merchant of some kind.

The 1930 Census also reported a second head of house named Peter Tenca (renter through 1932) who was born in Italy about 1885 of Italy-born parents; a cook at a hotel (he was also listed as a hotel clerk), Tenca paid \$35.00 per month rent to the Rizzo family. Wife Louise was born in Italy in 1885 of Italy-born parents; the couple married when they were 45 and 41 respectively. One daughter Irma (age 21) lived with them. Wife Louise's death certificate from 1935 states she died a widow of "Bentis Disease" and syphilis while residing at 4471 Gibson Street in St. Louis city.

Walter Aton, residing in 1933, may be the same man listed on the 1930 Census as being age 60 born in Illinois of a Kentucky-born father and a Louisiana-born mother.

Fred Stallings, renter from 1936 to 1938 was born in Indiana about 1880 and was listed as a metal inspector. Wife Ollie was born in Illinois about 1900 and was a housewife; the family had two sons and two daughters.

Rizzo Transfer

Despite the restriction they agreed to in 1923, the Rizzo's transferred the property to African-American woman Willa Powe by July 16, 1940. It is interesting to note that the property was first transferred from Rizzo to Powe by withdraw on July 12, 1940, then quitclaimed back to Rizzo four days later on July 16 only to be quitclaimed back to Powe that same day. Charles died in 1941; the death certificate lists the Rizzo residence then as 2612 Gurney Court.

Willa Powe, an educator at Vashon High School (1943 M-N Directory) owned the property in 1940 and lived at 1529 Cora from then to 1956. Powe was listed as a teacher at Vashon High School in the 1946 and 1954 MSD; an Olivette Powe (relationship currently unknown but likely a sister) was listed as a teacher at Stowe Teachers College in the 1935 MSD. Another teacher at the same school, Zephyr C. Lane, is listed at 1529 Cora in the 1943 M-N Directory. According to the Census information, Missouri-born Lane was a "Mulatto" teacher who boarded with a dentist in Oklahoma in 1920; the 1930 Census lists her as a teacher in Sedalia, Missouri (where she later died). Both the 1935 and 1946 MSD list Lane as a teacher at Vashon.

City Directory 1930-1960

1930: Charles Rizzo (white Italian owner) at 1529A; Peter M. Ter at 1529 (Tenca, Ter, Lanca) (white Italian renter)

1931: Charles Rizzo at 1529A; Peter M. Lanca at 1529 (S.A.A.)

1932: Charles Rizzo at 1529A; Peter Tenca at 1529 (S.A.A.)

1933: Charles Rizzo at 1529A; Walter Aton at 1529

1935: Charles Rizzo at 1529A; Mrs. Jessie Metzger at 1529

1936: Charles Rizzo at 1529A; Fred Stallings (white) at 1529

1937: Charles Rizzo at 1529A; Fred Stallings at 1529

1938: Charles Rizzo at 1529A; Fred Stallings at 1529

1939: Charles Rizzo at 1529A; John McGlassen at 1529

1940: Charles Rizzo at 1529A; John McGlassen at 1529

1941: Mrs. Dixie Clark at 1529A; Willa Powe (African-American owner) at 1529

1942: Henry M. Porter at 1529A; Willa Powe at 1529

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Willa Powe and Will Boles at 1529

1946: Will Boles at 1529A; Willa Powe at 1529

1952: Willa C. Powe at 1529

1956: Willa C. Powe at 1529

1958: Elton Johnson at 1529

1959: Elton Johnson at 1529

1960: Elton Johnson at 1529; Nellie Moore at 1529A

1703 Cora Avenue (SLAS-CORA.1-03)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2-story red brick vernacular style residence was completed circa 1890 with American vernacular inspiration. The building sits above a rusticated limestone foundation and has rusticated brick just above the foundation; similar brick accents the building at the second floor sill course and at the window heads. The building has two bays at the primary elevation: a wide flat head 3-over-1 window penetrates the left side of the building within a segmental arch at the first floor while a double window sits within a segmental head brick projection at the second floor; the right side of the building contains an asphalt shingle hip roof porch which leads to a newer entry with an original transom above and a single 1-over-1 window at the second floor sits within a segmental arch opening with in-fill panel. A decorative corbel cornice runs below the shaped parapet roofline; a crown of terra cotta sits above. The building has shaped parapet rooflines at the secondary elevations. Openings are all segmental arch with infill panels. The flat roof is likely rolled tar paper. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): Circa 1890 (no corresponding permit)
- Type: unknown
- Construction cost: unknown

Original owner (O)

- James Webb on 1889 deed

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- February 10, 1920, F. Placht (O), C. W. Warnhoff (B/C), \$325.00, 1 story frame shed since demolished. Charles W. Warnhoff was listed as a carpenter contractor in the 1921 city directory with an office nearby Cora at 4726 Easton.

Additional owners

- F. Schiller and T. J. Placht are on the subdivided lots on 1905 plat.

Historical Information

- Benjamin F. Hammett purchased this lot (future #11) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the lot to James Webb for \$1,500 in May of 1889. Webb likely subdivided the lot for speculation because he is first listed living in lot #12 next door at 1709 Cora in 1890 (since demolished). Webb purchased this corresponding lot (#12) from David Murphy (Murphy has no listings in the 1890, 1891, or 1892 city directories) for \$5,500; Murphy had purchased the property earlier in February of 1889 from Benjamin F. Hammett. It is highly likely that the building which formerly stood at 1709 Cora was one of the earliest buildings constructed on the street in 1888 and likely built by contractor Charles Newberry.
- Lot #11 was subdivided and two dwellings were constructed (1701 and 1703 Cora; 1701 Cora has since been demolished). Nothing else is known about 1703 Cora.
- The historic owner's Tony and Emilie Placht (or *Paht*) signed the Racially-Restrictive Covenant in January of 1923 (Placht has no listings in the 1890, 1891, or 1892 city directories).
- According to property transaction records later owner Joseph Provencher sold the property to Douglas and Mary Dawkins for \$100.00 on March 7, 1929.; by September 28, 1933 the Dawkins family transferred the property to John Sirenick for \$1.00.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1703 Cora (Lot 11n) **RRC1922**

- 1919-1924 plat **Tony Paht (or Placht) (and Emilie)**
- 1920 plat not available
- Joseph Provencher & wife sold 1703 to Douglas A. & Mary Dawkins on March 7, 1929 (recorded March 9, 1929 on Page #98)
- 1925-1931 plat Douglas & Mary Dawkins; Dawkins transferred by QD to John Sirenick on Sept 28, 1933 (recorded October 13, 1933 on Page #124)
- 1932-1938 plat John C. Sirenick Est., John J. Dowling Tr.
- 1939-1945 plat John C. Sirenick Est., John J. Dowling Tr.
- 1946-1952 plat Siscero (or Sicro) & Annie M. Brooks (10-5-50)
- 1953-1959 plat Siscero & Annie M. Brooks (10-5-50).

Key Period Resident Summary

Original Owner

- unknown, likely David Murphy
 - Nationality: unknown

1923 Owner

- Tony and Emilie Placht (or Paht), signed the **RRC1922**
 - Nationality: Anthony (Tony)-Immigrant born in Germany of Germany-born parents; Emilie-born in Missouri of Germany-born father and Missouri-born mother.

Rented/Sold to African-American

- 1941 renter Lillian Gay born in Missouri of Missouri-born parents (educator)

Resident History

(via genealogical and Census data as available)

No information was available via the 1900 Census. However, the 1910 Census states that Anthony J. Placht, 43-year old owner, head of house and proprietor of a music store was born in Germany of Germany-born parents; 39-year old wife Emilie was born in Missouri of Germany-born father and Missouri-born mother. A daughter named Margariete (age 10) and a son named Leroy (age 5) were listed; a 17-year old white female servant named Tusie (*spelling illegible*) Schneider (born in Austria of Austria-born parents) was also listed with the family. Anthony immigrated to the U. S. in 1868. The 1920 Census indicates that Anthony was still owner and head of house and still retained his store; Emilie (spelled Ameila), Margariete, and Leroy were still listed at home.

The 1930 Census states that Douglas Dawkins, 37-year old white head of house and owner of the property then valued at \$5,000 was born in Alabama of Alabama-born parents; the Census indicates that he did not work. Wife Mary was 29 born in Alabama of Alabama-born parents; the couple married when she was age 16. Two daughters (ages 9 and 7) and two sons (ages 11 and 2) in addition to three boarders (all born in Alabama of Alabama-born parents) lived in the house.

Cecil Aslin, a renter in 1936 was born in Missouri about 1906 and was listed as a mechanic at a machine shop. The 1930 Census lists Cecil as a son but the last names of either Preston (head) or Lena (wife) are not the same; the residence in 1930 was at 3810 Laclede Avenue. Three other lodgers are listed with the family; two were also mechanics while the last was a carpenter.

African-American educator Lillian W. Gay, listed in the 1943 M-N Directory at Simmons School lived at the address in 1941 and 1942. The Gay family rented the residence from then owner, the John C. Sirenick Estate (John J. Dowling Trustee). Lillian Gay, born in Missouri approximately 1911 had a sister (Florence Gay, born 1905 and head of house) and a brother (Albert Gay, born 1913) listed in the 1930 Census but no information is currently available relative to a husband. Lillian's mother, Amanda (nee Campbell) Butterworth appears to have been living with her at 1703 Cora in 1942; a death certificate for her mother issued on November 22, 1942 stated the usual residence as 1703 Cora.

City Directory 1930-1960

1930: Douglas A. Dawkins (white owner) at 1703
1931: Douglas A. Dawkins at 1703
1932: Douglas A. Dawkins at 1703
1933: Douglas A. Dawkins at 1703
1935: Douglas A. Dawkins at 1703
1936: Douglas A. Dawkins and Cecil Aslin (white renter) at 1703
1937: Thos. Kennedy at 1703
1938: Thos. Kennedy at 1703
1939: Thos. Kennedy at 1703
1940: Thos. Kennedy at 1703
1941: Lillian Gay (African-American renter) at 1703
1942: Lillian Gay at 1703
1943: Racially-Restrictive Covenant expires and is not extended.
1944: **VACANT**
1946: Jas. E. Peebles at 1703
1952: Siscro Brooks (owner) at 1703
1956: Siscro Brooks and Gus L. Hughes at 1703
1958: Siscro Brooks at 1703; NO RETURN at 1703A
1959: Siscro Brooks at 1703; Mrs. Helen Schuster at 1703A
1960: Siscro Brooks at 1703; Mrs. Helen Schuster at 1703A

1710 Cora Avenue (SLAS-CORA.1-04)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2-story red brick Revival period residence was completed in 1906 with both popular style and American vernacular detailing; projecting bays extend near the rear at the building sides. The building sits above a low limestone foundation of smooth-faced material at the primary and coursed material on secondary elevations. The building has two bays at the primary elevation which span the raised basement level through the second floor. Windows penetrate the right side of the building; single lights are located at the basement while 1-over-1 windows with flat heads sit on stone sills at the first and second floors. The left side of the building contains a raised brick porch with gable pediment head sitting on top of round columns which lead to an entry with two separate entrances; doors are half-light with transoms above. At the second floor is a 1-over-1 window with flat head which sits on stone sill. All of the primary elevation windows have decorative stone keystone and voussoir heads. A decorative cornice runs below the shaped parapet roofline; end caps are encased with either metal or stone. The building has a flat parapet roofline at the secondary elevations, projecting bays, and raised chimneys. Secondary window openings are either flat head or segmental arch with infill panels. The flat roof is likely rolled tar paper. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): May 28, 1906 (permit #E-7799)
- Type: 2 story brick flat (DR: 32.6' x 54')
- Construction cost: \$7,200

Original owner (O)

- Otto Pietschmann (clerk for H.F. Bente Cigar Company 1889-1891, Secretary of Enterprise China and Glass Company, 520 Franklin in 1892; resided at 1216 Franklin 1889-92). Also clerk for F. Lange.

Architect (A)

- Emil E. Hallenberg, 2244 S. Jefferson

Builder (B)/contractor (C)

- H. Vornholt, 5328 Easton (C)

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- Frame structures built by Pietschmann in 1906 and 1921 were demolished in 1954.

Additional owners

- O. Pietschmann on 1905 plat.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #3) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property to John Wittig (et. Al.) for \$1,000 in March of 1889.
- In 1906, then owner's Otto and Emma Pietschmann built the structure on site. It is of importance here to state that both the 1897 Whipple and the 1909 Sanborn show an identical building footprint; the primary façade however reflects more the classical/colonial revival preferences more typical after 1900. Although it is currently unknown a fire destroying an earlier house and leaving a firm foundation to construct a new structure upon seems a likely scenario.
- The original building owner's, the Pietschmann's signed the Racially-Restrictive Covenant in January of 1923.
- In 1923, residents LA and Elizabeth Krietemeyer lived at 1710A.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1710 Cora (Lot 3) **RRC1922**

- 1919-1924 plat **Otto & Emma Pietschmann**
- 1920 plat **Otto & Emma Pietschmann**

- 1925-1931 plat **Otto & Emma Pietschmann**
- 1932-1938 plat **Otto & Emma Pietschmann**
- 1939-1945 plat **Otto & Emma Pietschmann**
- 1946-1952 plat Viola & C. A. Telle (12-13-55)
- 1953-1959 plat not currently available.

Key Period Resident Summary

Original Owner

- Otto and Emma Pietschmann
 - Nationality: Otto- 1st Generation born in New York of Germany-born parents; Emma-1st Generation born in Missouri of Germany-born parents.

1923 Owner

- Same as Above; owners signed the **RRC1922**
 - Nationality: Same as Above

Rented/Sold to African-American

- Currently unknown; unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

No information relative to the 1900 Census was available. However, the 1910 Census shows owners Otto and Emma Pietschmann listed next door at 1714 Cora (since demolished). The Census indicates that Otto was then aged in the mid 50s and born in New York of Germany-born parents; he was listed as a proprietor of a china house. Wife Emma, age 44, was born in Missouri of Germany-born parents. Daughter Viola (then age 13) was also born in Missouri.

The 1910 Census also included a Ralph Eilers (*spelling illegible*) who was a 30-year old head of house (and likely a renter) born in Missouri of Germany-born father and Missouri-born mother; Ralph was listed as a clerk for a publisher. Wife Florence N. was 26-years old born in Missouri of England-born father and Missouri-born mother. Son Ralph A. (age 2) and daughter Florence J. (age 10 months) were born in Missouri. A white female servant named Sophia Parks was age 19 born in Missouri of Parents born in the United States; the Census indicates that she was a nurse for the family.

The 1920 Census lists owner and resident Otto Pietschmann, age 63, as a merchant in enterprise; wife Emma, age 54 was at home (at 1710 Cora) and daughter Viola (age 24) was also a merchant in enterprise likely working with her father in the China business. A second head of house, 58-year old Louis

Ruetemeyer was born in Missouri of Germany-born parents; Louis worked for the city health department. Wife Elizabeth was age 54 and born in Missouri of Germany-born parents.

A death certificate dated 1923 for a 72-year old Otilie Pietschmann (born in Buffalo, New York in 1851 of Germany-born parents) lists the informant as Otto Pietschmann; Otilie is listed at 2306 Russell Avenue in St. Louis city. It is highly likely that Otilie is Otto's sister.

Later residents

William C. McCormick (rent ended including 1930) was a carpenter and auto mechanic born in Minnesota in 1867. His wife Emma was born in St. Louis in 1874 and was a housewife. William's death certificate, dated January 26, 1940, last listed him at 4550 Newberry Terrace as an unemployed mechanic. Emma, who died on February 17, 1954 was listed at 342 Carrie Avenue and listed there with informant Olive Kuhlberg.

A death certificate dated 1918 indicates that 1931 resident Emma Albrecht was the wife of William, a laborer born in Germany of Germany-born parents; the family resided at 2928 Cass in 1918. Emma had three sons (two were shoe packers at a shoe factory) and two daughters (both machinists at a shoe factory). Emma relocated to 1710 Cora from 1931 to 1934.

Otto L. Becker (rented 1931-1933) was born in Indiana in 1879 and listed as a salesman at an Ice & Fuel Company; his wife Louise was born in 1883. Otto's father was born in Germany and his mother in New York. Becker, then an electrician, was listed at 867 Tuxedo in Webster Groves in 1934.

George E. Mayhew, renter from 1936 to 1941 and a "voicer" for a pipe organ company was listed in the 1930 Census as living on Labadie Avenue in St. Louis city with wife, sister and four children.

Joseph I. Lantz (rented 1940-1941) was a Missouri-born barber born in 1906. He and his wife Mabel (born in Missouri in 1902) had three sons and a daughter.

Memory Proctor, African-American resident in 1946 through 1960, was born in Tupelo, Mississippi in 1900 of Mississippi-born parents. Memory, a 20-year old presser at a pressing shop, was listed as the head of household living on Meran Alley with 19-year old wife Lena B. and 6-month old daughter Josephine (1920 Census). In that same alley lived over 50 other individuals including his father Steve (47 years old and a butcher at a market), his mother Mathie (38 years old and a laundress), with his brother Miles (or Myles) (age 15) a niece and a nephew of the Proctor's. Although Memory's parents could not read or write all of the children could. Memory moved to St. Louis at some point and was listed in the 1930 Census as the head of house at 4240 North Market Street (nearby Cora); 29-year old Memory was a chauffeur for a private family while 28-year old wife Lena also worked for a private family and 10-year old daughter Josephine. Brother Miles (or Myles), then a 24-year old chauffeur for a whole sale store, also

lived with them. The Proctor's also had five other family members living with them. Memory was listed at 1717 Cora in 1944 and 1945 and then at 1710 from 1946 through 1960. Brother Miles (or Myles) was listed at 1717 Cora in 1940 and 1941.

City Directory 1930-1960

1930: William C. McCormick (white renter) at 1710; 1710A **VACANT**

1931: Mrs. Emma Albrecht at 1710; 1710A Otto L. Becker (white renter)

1932: Mrs. Emma C. Albrecht at 1710; 1710A Otto L. Becker

1933: Mrs. Emma C. Albrecht at 1710; 1710A Otto L. Becker

1935: **VACANT**

1936: Isaac Jones at 1710; George E. Mayhew at 1710A

1937: Isaac Jones at 1710; George E. Mayhew at 1710A

1938: Isaac Jones at 1710; George E. Mayhew at 1710A

1939: Isaac Jones at 1710; George E. Mayhew at 1710A

1940: Joseph I. Lantz (white renter) at 1710; George E. Mayhew at 1710A

1941: Joseph I. Lantz at 1710; George E. Mayhew at 1710A

1942: Isaac Scott at 1710; Jas. Hughes at 1710A

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Isaac Scott at 1710; Jas. Hughes at 1710A

1946: Memory Proctor (African-American renter) at 1710; Jas. W. Hughes at 1710A (Memory Proctor also listed at 1717 Cora in 1944-1946)

1952: Memory Proctor at 1710; Jas. W. Hughes at 1710A

1956: Memory Proctor & William C. Clay at 1710; Jas. W. Hughes & George Colburn at 1710A

1958: Memory Proctor & William C. Clay at 1710; Jas. W. Hughes & George Colburn at 1710A

1959: Memory Proctor & William C. Clay at 1710; Jas. W. Hughes at 1710A

1960: Memory Proctor at 1710; Jas. W. Hughes at 1710A

1713 Cora Avenue (SLAS-CORA.1-05)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2.5-story red brick Late Victorian period residence was completed in 1891 with Queen Anne detailing. The building sits above a limestone foundation of smooth-faced and dressed material at the primary and coursed material on secondary elevations. The building has two bays at the primary elevation which span the raised basement level through the second floor. Windows penetrate the left side of the building; glass blocks are located at the basement while 1-over-1 windows with flat heads within segmental arch openings sit on stone sills at the first and second floors. A continuous stone sill course extends across both floors. The right side of the building contains an asphalt shingle hip roof porch which shelters a semi-circular arch recessed entry leading to an in filled opening

around a single door. At the second floor is a 1-over-1 window with flat head within a segmental arch opening which sits on a stone sill. The upper half-floor contains asphalt shingled intersecting gable roofs. A decorative brick cornice runs below the roofline at the primary. A flat parapet roof is at the rear. The building has projecting bays, raised chimneys, and original wood roof brackets and decorative elements. The rear contains an enclosed wood porch at the first floor. Openings are all segmental arch with infill panels. The flat roof on the rear is likely rolled tar paper. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): February 6, 1891; permit #8998
- Type: 2 story brick dwelling (DR: 23' x 42')
- Construction cost: \$4,500.

Original owner (O)

- Frank Appelgren, syrups (422 Wash)

Architect (A)

- unknown

Builder (B)/contractor (C)

- Stephen DeLille (C)

Addition information

- N/A

Recorded alterations

- Historic
 - September 16, 1929, brick addition for furnace, \$175.00, C. Membach (or Mannebach) (O)
 - April 21, 1955, alter 2 windows, \$2,500 (or \$25.00), John Bolar (O)
- Recent
 - March 7, 1963, repair existing frame porch, \$800.00, Bernice, Vivian & Glenda Bolar (O).

Secondary buildings

- N/A

Additional owners

- F. Appelgren on 1905 plat.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #13) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property to Frank and Matilda Appelgren for \$1,025.00 in June of 1889. The Appelgren's had the residence constructed in 1891.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1713 Cora (Lot 13)

- 1919-1924 plat Hildur (or Hilda) A. Mannebach
- 1920 plat not available
- 1925-1931 plat Hildur (or Hilda) A. Mannebach
- Hildur A. & C. C. Mannebach transferred by WD to John & Mary Bolar on Oct 21, 1936 (recorded Oct 22, 1936 on Page #130)
- 1932-1938 plat John & Mary Bolar
- 1939-1945 plat John & Mary Bolar
- 1946-1952 plat John & Mary Bolar
- 1953-1959 plat Bernice, Vivian & Glenda Bolar (PC122580) (5-21-58).

Key Period Resident Summary

Original Owner

- Frank and Matilda Appelgren
 - Nationality: Both Immigrants were Sweden-born of Sweden-born parents.

1923 Owner

- Charlie C. & Hildur Mannebach; owners did not sign the covenant
 - Nationality: Charles-1st Generation born in Missouri of Germany-born parents; Hildur 1st Generation born in Missouri of Sweden-born parents

Rented/Sold to African-American

- 1936 owners John Franklin born in Missouri of Missouri-born parents (retired postal clerk) and Mary Bolar born in Missouri of Missouri-born parents (housewife) with daughter Bernice (educator)

Resident History

(via genealogical and Census data as available)

Original owners

According to the 1900 Census original owner Frank Appelgren, head of house and employee at a syrup manufacturing company, was born in Sweden of Sweden-born parents in 1837; he immigrated to the U. S. in 1867. His wife (married 1873) Matilda was born in Sweden of Sweden-born parents in 1838. Daughter Hildur was born in Illinois in 1874.

The 1910 Census indicates that 36-year old daughter Hildur was a kindergarten teacher. Her father Frank died at age 77 in 1914 as a retired merchant still residing at 1713 Cora. By the 1920 Census, Hildur is listed at 1713 Cora with husband Charlie C. Mannebach (born in Missouri in 1874 of Germany-born parents), a general manager of a quarry (the 1930 Census indicates that Charlie

had achieved the position of company vice-president). Residing with the couple in 1920 was Hildur's mother Matilda; she died at 1713 Cora at age 82 in 1920. A death certificate for five-month old son John Mannebach dated 1916 appears to have been their only child. The 1923 owner, the Mannebach's did not sign the Racially-Restrictive Covenant. By 1930 the property was valued at \$5,000.

The Mannebach's transferred the property to the Bolar's, an African-American family on October 21, 1936 for \$10.00. John Franklin Bolar, a retired postal clerk as listed in the 1930 Census, was born in St. Louis in 1884; housewife Mary (nee Sutton) was born in St. Louis in 1888. Of their three daughters and one son, educator Bernice Bolar (born in 1911 and listed in the 1943 M-N Directory) appears to have resided at the address with her parents from 1937 through 1960; her mother died in 1952 followed by her father in 1958. The house passed to the daughters via probate but only Bernice is listed to 1960.

City Directory 1930-1960

1930: Chas. C. Mannebach (white German owner; wife Swedish)

1931: Chas. C. Mannebach

1932: Chas. C. Mannebach

1933: Chas. C. Mannebach

1935: Chas. C. Mannebach

1936: **VACANT**

1937: John F. Bolar (African-American owner from 1936)

1938: John F. Bolar

1939: John F. Bolar

1940: John F. Bolar

1941: John F. Bolar

1942: John F. Bolar

1943: Racially-Restrictive Covenant expires and is not extended.

1944: John F. Bolar

1946: John F. Bolar

1952: John F. Bolar

1956: John F. Bolar

1958: John F. Bolar

1959: Bernice Bolar (African-American daughter of owner from 1936)

1960: Bernice Bolar

1717 Cora Avenue (SLAS-CORA.1-06)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2.5-story brick Late Victorian period residence was completed in 1889 with subtle Queen Anne inspiration. The building sits above a limestone foundation

containing coursed fieldstone. The building has two bays at the primary elevation above a full length front porch; only the right side of the porch has a roof which sits above brick piers and is a gable with asphalt shingles while the remainder is open. The right side of the building contains a porch which leads to a slightly recessed entry; the door is newer with glass block infill surround. At the second floor is a 1-over-1 flat head window set within a semi-circular arch opening. Paired 1-over-1 flat head windows sit within wide segmental arches with infill panels at the left side of the building at the first and second floors. A gable end roof projects over the left side while the remainder of the roof is hip; roofs have asphalt shingles. A small window with balcony sits under the apex of the gable. A second, similar gable (with slate shingles on its face) faces the rear. The rear contains an enclosed wood porch at the first floor. Openings (except for in the roof gables and a side dormer) are all segmental arch with infill panels. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): March 16, 1889
- Type: 2 story brick dwelling (DR: N/A)
- Construction cost: \$2,500

Original owner (O)

- Charles C. Newberry, contractor (living at 4768 Cote Brillante in 1889)

Architect (A)

- N/A

Builder (B)/contractor (C)

- Charles C. Newberry (B/C; brother John may have acted as contractor)

Addition information

- N/A

Recorded alterations:

- Historic
 - February 26, 1945, alter brick dwelling, \$500.00, Blanche L. C. Tucker (O)
 - April 26, 1947, erect stone retaining wall, \$200.00, Blanche L. Tucker (O).

Secondary buildings

- N/A

Additional owners

- Eliz. Gillespy on 1905 plat.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #14) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property to Charles C. Newberry for \$1,170.00 in February 1889. Newberry built the house and sold the property to Samuel McDowell (Manager of Wheeler & Wilson Manufacturing Company, 908

Olive) for \$4,500.00 two months later in April 1889; McDowell last lived at 3336 Washington prior to 1889

- One year later in March of 1890 McDowell sold the property for \$5,000.00 to Alfred and Carrie Dawson family (Alfred was listed as a foreman in the 1891 city directory living at 1717 Cora)
- The 1923 owner, Mary H. and Ellery B. Pool did not sign the Racially-Restrictive Covenant; listed living at the address at that time was also Amos E. Goings.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1717 Cora (Lot 14)

- Mary H. Pool & B. Ellery, et al, transferred by WD to Christy G. Gillaspy on August 8, 1925 and recorded August 18, 1925 (Book 4297, Page 118)
- 1919-1924 plat Elizabeth Gillasby (or Gillaspy) et al
- 1920 plat not available
- Christy G. Gillaspy transferred by WD to Maggie M. Parsons on August 10, 1925 and recorded Aug 18, 1925 (Book 4297, Page 119)
- Maggie M. and William A. Parsons sold to William and Elsie Lowry on April 16, 1928 (recorded Apr 17, 1928 on Page #51)
- 1925-1931 plat William & Elsie Lowry
- 1932-1938 plat William & Elsie Lowry
- William & Elsie A Lowry by Trust to Marjorie McLachlan on Sept 26, 1939 (recorded Oct 4, 1939 on Page #22)
- 1939-1945 plat Marjorie McLachlan
- 1946-1952 plat Blanche L. O. Tucker
- 1953-1959 plat Blanche L. O. Tucker (10-31-44).

Key Period Resident Summary

Original Owner

- Charles C. Newberry then Samuel McDowell
 - Nationality: both currently unknown

1923 Owner

- The owners did not sign the covenant; only renter Amos E. Goings is listed at the address.
 - Nationality: currently unknown

Rented/Sold to African-American

- 1940 renter Myles Proctor born in Tupelo, Mississippi.

Resident History

(via genealogical and Census data as available)

The Dawson Tragedy

Alfred Dawson, 1891 owner and head of house working as a baker, was born in England of England-born parents in 1844; he immigrated to the U. S. in 1871. Wife Carrie was born in Louisiana of a Louisiana-born father and a Kentucky-born mother in 1854.

According to the June 21, 1900 edition of the *St. Louis Post-Dispatch*, nine-year resident Alfred Dawson, in an effort to save his wife from poverty, committed suicide at age 55 in June of that month to provide her with the insurance money which at the time was valued at \$200. A foreman of the Manewal-Lange Bakery Company for 16 years he had been unemployed for over a year; according to the wife as she is quoted in the newspaper they had "exhausted all of the money because they entertained lavishly and spent the money on luxuries." The last economic resource the family had were several boarders but when the streetcar strike occurred and cars stopped coming out towards Marcus.

Subsequent owners

The 1910 Census indicates that a Walter E. Smyth, 53-year old head of house working as a contractor for a house decorating company, was born in Arkansas of an Ireland-born father and a Pennsylvania-born mother. Wife Carrie L. was 48-years old born in Louisiana of a North Carolina-born father and a Kentucky-born mother. Listed with the couple was a 19-year old female boarder Elizabeth Oberly (born in Missouri of a Germany-born father and a Texas-born mother) who was listed as a stenographer for a paint store and 72-year old lodger and Maryland-native Peter S. Boultly, a collector.

The 1920 Census lists male renter and head of house 65-year old Christy Gillaspy, born in Missouri of a Kentucky-born father and a Virginia-born mother; Christy was a night chauffeur for the police department. Gillaspy was previously listed as a police sergeant in the 1891 city directory-then living at 3728 Cozens. Son E. (age 40) was a mechanic for the police department and daughters Mary (age 21) and Rilla (age 19) were not employed. Based on Census data, the children's (deceased?) mother was born in Missouri.

The Pool family, then owners of the property, sold it to Christy Gillaspy for \$10.00 on August 8, 1925; Gillaspy in turn sold the property for \$6,500 two days later on August 10 to Maggie M. Parsons (via a Warranty Deed). Parsons held the property until April 16, 1928 when she and her husband William sold it for \$100.00 to William and Elsie Lowry.

The 1930 Census lists 42-year old electrician, renter, and head of household Leo McCarthy who was a paying \$75 per month; he was born in Missouri of Missouri-born parents. His wife Mary, age 36 was born in Illinois of Pennsylvania-born parents. Sons Holland (or Howard) (age 16 and a draftsman at a steel foundry), R. (age 13), Leo Jr. (age 12), Dan (age 7) and Elmer (age 5) and daughter C.

(age 8) were listed with extended family, the Hayden's (three members). The McCarthy family rented in 1930 and 1931.

The Lowry family (1928 owners) retained the property until selling it to Marjorie McLachlan for \$3503.50 on September 26, 1939.

Miles (or Myles) Proctor, resident in 1940 and 1941, was born in Tupelo, Mississippi in 1905 of Mississippi-born parents. Miles lived with his family on Meran Alley including his father Steve (47 years old and a butcher at a market), his mother Mathie (38 years old and a laundress), and two cousins; brother Memory lived next door with his family (all 1920 Census). Although Miles's parents could not read or write all of the children could. Miles moved to St. Louis at some point currently unknown but was listed in the 1930 Census then a 24-year old chauffer for a whole sale store living with his brother and extended family at 4240 North Market Street (nearby Cora).

Across the street at 1710 Cora Miles' brother Memory Proctor, lived from 1946 through 1960; he was born in Tupelo, Mississippi in 1900 of Mississippi-born parents. Memory, then a 20-year old presser at a pressing shop, was listed as the head of household living on Meran Alley with 19-year old wife Lena B. and 6-month old daughter Josephine (1920 Census). In that same alley lived over 50 other individuals including his father Steve (47 years old and a butcher at a market), his mother Mathie (38 years old and a laundress), with his brother Miles (or Myles) (age 15) a niece and a nephew of the Proctor's. Memory moved to St. Louis at some point and was listed in the 1930 Census as the head of house at 4240 North Market Street (nearby Cora); 29-year old Memory was a chauffeur for a private family while 28-year old wife Lena also worked for a private family and 10-year old daughter Josephine. Brother Miles (or Myles), then a 24-year old chauffer for a whole sale store, also lived with them at that time. The Proctor's also had five other family members living with them. Memory was listed at 1717 Cora in 1944 and 1945 and then at 1710 from 1946 through 1960. Brother Miles (or Myles) was listed at 1717 Cora in 1940 and 1941.

City Directory 1930-1960

1930: Leo McCarthy (white renter)

1931: Leo McCarthy

1932: Samuel Benifato

1933: Ettore Piriotto

1935: **VACANT**

1936: Michael J. Connors

1937: Eugene R. Carter

1938: Eugene R. Carter

1939: Eugene R. Carter

1940: Myles Proctor (African-American renter)

1941: Myles Proctor

1942: Grace Thornton

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Memory Proctor (African-American)
1946: Memory Proctor (Memory Proctor also listed at 1710 Cora in 1946-1960)
1952: Mrs. Blanche O. Tucker (owner)
1956: Mrs. Blanche O. Tucker
1958: Mrs. Blanche O. Tucker
1959: Mrs. Blanche O. Tucker
1960: Mrs. Blanche O. Tucker

1718 Cora Avenue (SLAS-CORA.1-07)

Resources

Contributing 1 Non-Contributing 0

Architectural Description

This 2-story brick Late Victorian period residence was completed in 1895; a vernacular shaped parapet structure, it has details of the Romanesque and Classical periods. A 1-story brick addition was added to the rear in 1895. The building sits above a limestone foundation of coursed material. The building has two bays at the primary elevation. A single wide full arch window penetrates the right side of the building first floor while a similar window with lower arch is at the second; windows have stone sills bracketed with brick; decorative brick accents the window heads and the sill courses which span the building width. Although windows are covered with boards they appear to be divided into pairs with quarter-circle edges under the arches. The left side of the building contains an original or early wood ornamental porch with asphalt shingle hip roof which leads to an entry with what appears to be a sidelight and transom, which is boarded. At the second floor is a single semi-circular arch window opening with brick mold only. A decorative corbel cornice runs below the shaped parapet roofline. The building has flat parapet rooflines at the secondary elevations and raised chimneys. Additional openings are all segmental arch with infill. The flat roof is likely rolled tar paper. The building appears to be in good condition, although boarded up, and it retains sufficient integrity. It is endangered by neglect and abandonment. Of interest is that the basic detailing (window openings, corbelled cornice, brick arch details, primary foundation with stone sill course, and decorative press brick design and location) of the primary elevation is very similar to the building next door at 1722 Cora; both buildings were owned by the same family and both likely were designed by William Paul. It is highly likely that William Wedemeyer built both.

Architectural Information

Construction History

- Construction date (month issued): April 18, 1895
- Type: 2 story brick dwelling (DR: 22' x 46')
- Construction cost: \$2,400

Original owner (O)

- Bernard H. Schrautemeier (Salesman, Sligo iron Store Company). Schrautemeier recorded living at 1316 Sullivan in 1892 and at 1722 Cora in 1893.

Architect (A)

- N/A; *William Paul, architect and contractor (2831 Howard in 1892) designed 1722 Cora for Schrautemeier in 1892, Paul could have designed this building as well.*

Builder (B)/contractor (C)

- William Wedemeyer (C) (residing at 3819 Marine in 1895); Wedemeyer was later an architect (this property should be compared to his known work).

Addition information

- unknown

Recorded alterations

- unknown

Secondary buildings

- N/A

Additional owners

- M. Schrautemeier on 1905 plat.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #5) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property to Esther L. Brown for \$1,250.00 in May of 1889.
- Brown sold the south portion of the property (then subdivided and referred to as "south 5" and "north 5") to May Schrautemeier for \$875.00 in August of 1891; the north portion of lot 5 was sold to Bernard & Kate Funke for \$875.00 on the same day.
- The Schrautemeier's sold their portion of the lot to the Funke's for \$875.00 two months later in July of 1891. The following day in July of 1891 the Funke's sold the entire property back to the Schrautemeier's for \$1,750.00.
- The Schrautemeier's contracted William Wedemeyer in April of 1895 to construct a residence for them at 1718 Cora; three years previous the Schrautemeier's built a residence at 1722 Cora.
- Bernard H. and M. Schrautemeier both signed the Racially-Restrictive Covenant while residing at 1718 Cora in January of 1923; 50' property ownership on the signature page technically covers both 1718 and 1722 Cora. The Schrautemeier's were listed at 1718 Cora in the 1923 and 1925 city directories.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1718 Cora (Lot 5s) **RRC1922**

1919-1924 plat **Mary & Bernard Schrautmeier (or Schrantmeier)**

1920 plat Margaret Fortschneider (1-12-31)

1925-1931 plat John W. & Catharina Dependahl
1932-1938 plat Margaret Fortschneider
1939-1945 plat Neville & Kathleen McCombs
1946-1952 plat Neville & Kathleen McCombs
1953-1959 plat not currently available.

Key Period Resident Summary

Original Owner

- Bernard H. and Mary Schrautemeier
 - Nationality: Both-1st Generation born in Missouri (one verified in St. Louis) of Germany-born parents.

1923 Owner

- Same as Above; owner signed the **RRC1922**
 - Nationality: Same as Above

Rented/Sold to African-American

- 1939 owners Neville born in Kentucky of Kentucky-born father and Tennessee-born mother (mail clerk) & Kathleen McCombs born in Tennessee of Tennessee-born parents (housewife).

Resident History

(via genealogical and Census data as available)

Original and early owners

Bernard H. Schrautemeier was born in St. Louis in 1861 of Germany-born parents; his death certificate dated 1947 states that he died a retired salesman for the Rubelmann Lucas Company and had been residing at 1231 Bellevue Avenue in Richmond Heights, St. Louis County. His wife Mary (nee Funcke) was born in 1866 in Missouri of Germany-born parents. The 1910 Census lists the family with three sons and a daughter; daughters Fresse (*spelling illegible*) (Tessa?) (age 20 and listed working at a millinery store), Marie A. (age 10), and Marcella (*spelling illegible*) (age 2) are listed with son Eugene (age 17 then working in an office as a time keeper). Bernard was listed in 1910 as a salesman of iron ware. The 1920 Census lists the family living at 1718 Cora with Bernard as a 58-year old salesman, wife Mary age 54, with daughter Tessa working for a millinery company while Marie (age 19) and Marcella (age 12) were not working. (The March 10, 1915 *St. Louis Post-Dispatch*, page 4 stated that Bernard, with a good reputation, was running for the municipal primaries as a democratic candidate, that he was educated in parochial schools, and that he was a salesman for Sligo Iron Company for about 30 years.)

The 1900 Census includes Charles Thuener, renter and head of house, who was born in 1860 in Missouri of Germany-born parents; Charles worked for a planning mill. His wife Emma C. was born 1865 in Germany of Germany-born parents and immigrated to the U. S. in 1867. Children Emma (daughter born 1891), Bertha

(daughter born 1890), and Anna (daughter born 1893) were all born in Missouri and were at school. A white servant, Josephine Sommers (age 18) was born in Illinois of Germany-born parents.

Owner and head of house listed in the 1930 Census (1927 city directory also lists them) was John Dependahl, age 38 born in Ohio of Ohio-born parents; the property value was \$6,000. John was listed as a paper carrier for the newspaper (1930 census) and tavern owner (1950 death certificate). Wife Lousia was age 32 born in Missouri of Missouri-born parents. Sons John Jr. (age 9), Leonard (age 5), Richard (age 3) and daughter Victoria (age 10) lived at home. The Dependahl family owned the property until 1936.

The McCombs in 1939

The property changed hands and ultimately was transferred to African American owners Neville & Kathleen McCombs, who owned and occupied the residence in 1939 when the covenant was still in effect; Kathleen retained ownership through 1960. Neville McCombs was born in Kentucky about 1895 and was listed as a mail clerk in the 1930 Census. Neville married Kathleen (also Kathlyn) Ray; Kathleen was born in Shelbyville, Tennessee about 1903 and was listed as a housewife. The family had three daughters. A death certificate indicates that the youngest daughter Sylvia died when she was one year old in 1935 of an obstruction in her throat while living at 4245 Cook. John, Neville's father resided with the family and was a porter at a pool hall according to the 1930 Census. It is currently unknown who lived with the family at 1718 Cora in 1939.

City Directory 1930-1960

1930: John W. Dependahl (white owner)

1931: John W. Dependahl

1932: John W. Dependahl

1933: John W. Dependahl

1935: John W. Dependahl

1936: John W. Dependahl

1937: Edward J. Smith

1938: Edward J. Smith

1939: Neville McCombs (African American owner)

1940: Neville McCombs

1941: Neville McCombs

1942: Neville McCombs

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Neville McCombs

1946: Neville McCombs

1952: Mrs. Kath. McCombs (African American owner)

1956: Mrs. Kath. McCombs

1958: Mrs. Kath. McCombs

1959: Mrs. Kath. McCombs

1960: Mrs. Kath. McCombs

1722 Cora Avenue (SLAS-CORA.1-08)

Resources

Contributing 2 Non-Contributing 0

Architectural Description

This 3-story brick Late Victorian period residence was completed in 1892 with Second Empire and Romanesque inspiration; a two-story brick portion is at the rear. The building sits above a limestone foundation of dressed material at the primary and coursed material on secondary elevations. The building has two bays at the primary elevation which span the raised basement level through the third floor. Windows penetrate the right side of the building: wood panels close in windows located at the basement while a wide arch opening on a brick sill is at the first and second floors (the second floor may have a flat head. The left side of the building contains an arched recessed opening reached via a set of stone steps; although difficult to see the opening likely contains two separate entrances with transoms above. At the second floor is a single window opening on brick sill; the head is likely arched. The third floor is contained within a slate shingled Mansard roof with a single (with round head) and a double window dormer (with gable roof). All primary roof windows are boarded. A decorative cornice runs below the roofline and a crown sits above. The building has flat parapet rooflines at the secondary elevations and raised chimneys. Additional openings are all segmental arch with infill panels. The flat roof on the remainder is likely rolled tar paper. The building is in good condition despite its appearance and retains sufficient integrity. It is endangered by neglect and abandonment. Of interest is that the basic detailing (window openings, corbelled cornice, brick arch details, primary foundation with stone sill course, and decorative press brick design and location) of the primary elevation is very similar to the building next door at 1718 Cora; both buildings were owned by the same family and both likely were designed by William Paul. It is highly likely that William Wedemeyer built both.

A vinyl sided, asphalt shingle, gable roof wood-frame garage with metal door is located at the alley; a building permit suggests that the garage dates to 1925 and because it retains its original form (however cased with newer materials) has been determined to be contributing until future evidence disproves.

Architectural Information

Construction History

- Construction date (month issued): April 21, 1892
- Type: 2.5 story brick dwelling (DR: 23' x 55')
- Construction cost: \$4,000

Original owner (O)

- Bernard H. Schrautemeier (Salesman, Sligo iron Store Company). Schrautemeier recorded living at 1816 Sullivan in 1892 and at 1722 Cora in 1893. Schrautemeier also owned 1718 Cora Avenue (built 1895) through at least 1923.

Architect (A)

- William Paul, 2831 Howard

Builder (B)/contractor (C)

- William Paul (also C)

Addition information

- unknown

Recorded alterations

- unknown

Secondary buildings

- August 25, 1925, 1 story brick garage, \$490.00, V. Ventinigli (O)

Additional owners

- M. Schrautemeier on 1905 plat.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #5) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property to Esther L. Brown for \$1,250.00 in May of 1889.
- Brown sold the south portion of the property (then subdivided and referred to as "south 5" and "north 5") to May Schrautemeier for \$875.00 in August of 1891; the north portion of lot 5 was sold to Bernard & Kate Funke for \$875.00 on the same day.
- The Schrautemeier's sold their portion of the lot to the Funke's for \$875.00 two months later in July of 1891. The following day in July of 1891 the Funke's sold the entire property back to the Schrautemeier's for \$1,750.00.
- The Schrautemeier's contracted William Wedemeyer in April of 1895 to construct a residence for them at 1718 Cora; three years previous in 1892 the Schrautemeier's built the residence at 1722 Cora.
- Bernard H. and M. Schrautemeier both signed the Racially-Restrictive Covenant while residing at 1718 Cora in January of 1923; 50' property ownership on the signature page technically covers both 1718 and 1722 Cora.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1722 Cora (Lot 5n) **potential RRC1922 (more research is recommended)**

- 1919-1924 plat J. Ulrich & Katherine Frey (also in 1924 city directory) but owned by **Schrautmeier (or Schrantmeier)** originally. The 1923 city directory lists Edgar P. and Pauline Shutz at 1722 and Mrs. Emma Hughes with Mrs. Blanche Pattison at 1722A. The 1924 directory lists Shutz at 1722 and both the Alsmeyer and Frey families at 1722A.
- 1920 plat Elmer L. Hubbard (6-24-38)
- 1925-1931 plat Vincenzo & Emilia Ventimiglia. The 1925 directory lists Ventimiglia at 1722 and the Walker family at 1722A.
- 1932-1938 plat Elmer L. Hubbard
- 1939-1945 plat Elmer L. Hubbard

- 1946-1952 plat Reginald & Ada Berry (3-x-46?)
- 1953-1959 plat not currently available.

Key Period Resident Summary

Original Owner

- Bernard H. and Mary Schrautemeier
 - Nationality: Both-1st Generation born in Missouri (one verified in St. Louis) of Germany-born parents.

1923 Owner **potential RRC1922 (more research is recommended)**

- The 1923 owner has not been wholly verified and more research is recommended; a deed search yielded a dead end. Edgar and Pauline Shutz (siblings according to the 1920 Census) are listed in the 1923 city directory; the 1920 Census lists an Elizabeth Shutz (the mother). The 1921 city directory lists the Shutz family at 1722 and at 1722A the following: Ms. Emma Hughes in addition to A. E. and Blanche Pattison (spelled Patterson in the 1910 Census). Listed in the 1925 directory was Vincenzo and Emilia Ventimiglia.
 - Nationality: Elizabeth Shutz (Kentucky born of Germany-born parents); A. E. Pattison (Illinois-born insurance agent of Ohio-born parents) and wife Blanche Pattison (born in Missouri of England-born father and Missouri-born mother). Vincenzo Ventimiglia-Immigrant born in Italy of Italy-born parents; Emilia Ventimiglia-Immigrant born in Italy of Italy-born parents.

Rented/Sold to African-American

- 1940 owner Elmer L. Hubbard (born in Illinois of Illinois-born parents) (educator). 1940 renter Merrill K. Smith born in Missouri of Missouri-born parents; wife Eleanor born in Louisiana of Louisiana-born parents. And potentially Herbert N. Sharp (renter in 1939); unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

The 1900 Census includes a physician named Malcolm Parsons, head of house at 1722 Cora who was born in 1856 in Ohio of Pennsylvania-born parents; wife Viola was born 1852 in New York of New York-born parents. Daughter Nelly, a bookkeeper, was 22-years old and born in Illinois. The family had a white servant, 30-year old Margarett Kreima (*spelling uncertain*), who was born in Illinois of Germany-born parents.

The 1900 head of house at 1722a Cora was Anna Poettgen, then working at home, who was born in 1848 in Germany of Germany-born parents; she immigrated to the U. S. in 1880 with two daughters Fanni (born 1871) and Mary

(born 1874). The Census indicates that daughter Anna (born 1877), son Charles (born 1878) and son Frank (born 1881) were all born in Illinois. Both sons were clerks. No husband was listed.

The 1910 Census identifies David G. Hughes as the 60-year old head of house who was born in England of a Wales-born father and an England-born mother; David was listed as a house carpenter. Wife Emma L., then age 52, was born in Missouri of Germany-born parents. Daughters included Emma E. (age 22), Barb G. (age 19), and Hazel B. (age 16) were included with additional family members Arthur Patterson (son-in-law and telephone installer) and 25-year old daughter Blanche (Patterson) with their 12-year old daughter Mildred.

The 1920 Census identifies Elizabeth Shutz as a 59-year old head of house and renter born in Kentucky of Germany-born parents. Her son Edgar (age 28) an advertising man, and daughter Pauline (age 25) a stenographer, resided at 1722 Cora. Shutz was still listed in 1923 and 1924. An Illinois-born insurance agent of Ohio-born parents A. E. Pattison was listed as a renting second head of house with wife Blanche (born in Missouri of England-born father and Missouri-born mother), one daughter Mildred (age 14), and two in-laws (named Hughes). The 1910 Census lists the family name as Patterson. Of interest in the 1924 city directory it lists the Shutz's (1722), Charles and Matilda Alsmeyer (1722A) and John and Katherine Frey (1722A); in 1925 Vincent and Amelia Ventimiglia are listed at 1722 while William T. (a painter) and Ora C. Walker are at 1722A.

By 1930 former renter and now the owner (until 1937) of the property valued at \$5,000 was listed as 49-year old Vincenzo Ventimiglia who was born in Terrasini, Italy in 1880 of Italy-born parents; his profession was first a laborer and then an agent for an insurance company. Wife Emelia was age 45 born in Italy about 1885 of Italy-born parents. Daughters Rose (a 24-year old shoe worker in a factory) and Mary (age 19) and sons Vito (a 22-year old shoe worker in a factory) and Philip (age 12) lived at home. Based on information within his 1943 death certificate Vincenzo came to America when he was 19 years old. Both Vincenzo and Emelia spoke Italian; of interest, the neighbors at 1716 Cora (since demolished) also spoke Italian. At the time of Vincenzo's death in 1943 the family resided at 4617a St. Ferdinand.

Emil F. Richter, resident in 1935-1936 was born about 1890 in Missouri and was listed as a railroad clerk in the 1930 Census. Wife Mary C. was born in Missouri in 1893 (died 1931 at age 37) and was listed as a housewife. The 1930 Census indicates that the family had four sons, one daughter, and Mary's mother living with them. The 1932 residence of the family was at 5075 Wells Avenue. Seventeen year old son Emil was listed as a messenger boy for a telegraph company in the Census.

Herbert N. Sharp, resident in 1939 until 1944, may be the same person listed in the 1930 Census as being born in 1904 in Oklahoma of a Texas-born father and Tennessee-born mother. Sharp, a chauffer for a private family married Jane (or lone) who was born in 1907 in Arkansas of Arkansas-born parents. The

identification of this resident will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

African-American educator Elmer L. Hubbard, listed in the 1943 M-N Directory at Booker T. Washington Technical High School, owned the building and resided there from 1940 through 1944 during the end of the covenant period. Hubbard is listed in the 1946 MSD. The 1930 Census indicates that he was a roomer in Columbia City, Boone County, Missouri born in 1906 in Illinois of Illinois-born parents; he was listed as a teacher at public school. He appears to have roomed with brother Norman who was also a teacher; the brothers each paid \$12.00 per month rent in 1930. African-American renter Merrill K. Smith (1941-1945) was born in Missouri about 1901 of Missouri-born parents and was listed as a waiter at a club in the 1930 Census; wife Elenore was born in Louisiana about 1903 and was listed as a maid. The family had a son and daughter in addition to Elenore's sister and son living with them previous to the Cora address; it is unknown who resided with them on Cora.

City Directory 1930-1960

1930: Vincenzo Ventimiglia (white, Italian owner) at 1722; **VACANT** at 1722A
1931: Vincenzo Ventimiglia at 1722; Benj. Misura at 1722A
1932: Vincenzo Ventimiglia at 1722; Benj. Misura at 1722A
1933: Vincenzo Ventimiglia at 1722; Jos. Ventimiglia (potential brother) at 1722A
1935: Vincenzo Ventimiglia at 1722; Emil F. Richter (white renter) at 1722A
1936: Vincenzo Ventimiglia at 1722; Emil F. Richter at 1722A
1937: Vincenzo Ventimiglia at 1722; **VACANT** at 1722A
1938: **VACANT**
1939: Herbert N. Sharp (probable African-American renter) at 1722; Rufus Marshall at 1722A
1940: Herbert N. Sharp & Elmer L. Hubbard (African-American owner) at 1722; Merrill K. Smith (African-American renter) & Mrs. Annie Waples at 1722A
1941: Herbert N. Sharp & Elmer L. Hubbard at 1722; Merrill K. Smith (African-American renter) at 1722A
1942: Herbert N. Sharp & Elmer L. Hubbard at 1722; Merrill K. Smith at 1722A
1943: Racially-Restrictive Covenant expires and is not extended.
1944: Herbert N. Sharp & Elmer L. Hubbard at 1722; Merrill K. Smith at 1722A
1946: Reginald Perry (or Berry) (owner) at 1722; Merrill K. Smith at 1722A
1952: Reginald C. Berry (or Perry) at 1722; Mrs. Lillian Anderson at 1722A
1956: Reginald C. Berry (or Perry) at 1722; Mrs. Lillian Anderson at 1722A
1958: Reginald C. Berry (or Perry) at 1722; **NO RETURN** at 1722A
1959: Reginald C. Berry (or Perry) at 1722; **NO RETURN** at 1722A
1960: Reginald C. Berry (or Perry) at 1722; Mrs. Lonora Taylor at 1722A

1726 Cora Avenue (SLAS-CORA.1-09)

Resources

Contributing 1

Non-Contributing 1

Architectural Description

This 2.5-story brick Late Victorian period residence has Queen Anne inspiration and was completed in 1888; a 1.5-story brick addition with steep pitch roof was added to the rear, likely originally. The building sits above a limestone foundation of un-coursed material. The building has two bays at the primary elevation which span the raised basement level through the second floor. Windows penetrate the right side of the building: a single light is located at the raised basement while a tripartite bay of 1-over-1 windows with flat heads (likely set within a segmental arch opening) on a stone sill at the first floor. The second floor has paired 1-over-1 flat head windows set under a segmental arch with panel. The original window casing and plinth blocks are intact; the second floor's decorative wood in fill panel is extant (likely is the one at the first floor). The left side of the building contains a stoop which leads to a slightly recessed entry with transom above. At the second floor is a single 1-over-1 flat head window with similar arch and panel. A gable roof projects from the main hip roof at the right side; it contains a paired 2-over-2 window within a field of slate shingles. A decorative cornice runs below this gable. The building side contains a projecting bay with similar gable. Openings are all segmental arch and wither single or paired. The building is in good condition and retains sufficient integrity.

A one-story garage at the rear is newer.

Architectural Information

Construction History

- Construction date (month issued): March 10, 1888; permit #A-1808
- Type: 2 story brick dwelling (DR: N/A)
- Construction cost: \$4,500

Original owner (O)

- Benjamin F. Hammett, President of Hammett-Anderson-Wade Real Estate Company (resided at 3417 Morgan in 1888). Hammett listed as Director of the Mississippi Valley Trust Company in 1891. Hammett built house in 1888 and sold to Joseph Dryden in 1889. Dryden was a riverboat pilot between St. Louis and Cairo Illinois for 16 years by 1887; involved in a legal case of a sinking barge in 1887.

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown; likely Charles Newberry (C)

Addition information

- unknown

Recorded alterations

- unknown

Secondary buildings

- N/A

Additional owners

- C. M. T. Dryden on 1905 plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #6) along with all of the relative property from Edward Gay in March of 1886
- Hammett built the house in 1888 and sold the property to Clotilda and Joseph Dryden for \$5,000 in January 1889.
- The Dryden's both signed the Racially-Restrictive Covenant in January of 1923.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1726 Cora (Lot 6) **RRC1922**

- 1919-1924 plat **Clotilda M. J. (or T.) Dryden (and Joseph)**
- 1920 plat **Clotilda M. J. (or T.) Dryden (and Joseph)**
- 1925-1931 plat **Clotilda M. J. (or T.) Dryden (and Joseph)**
- 1932-1938 plat **Clotilda M. J. (or T.) Dryden (and Joseph)**
- 1939-1945 plat Fred R. & Lash
- 1946-1952 plat Fred R. & Viola Lash
- 1953-1959 plat not currently available.

Key Period Resident Summary

Original Owner

- Benjamin F. Hammett then Joseph and Clotilda Dryden
 - Nationality: Benjamin-unknown. Joseph Dryden-born in Kentucky of Kentucky-born parents (likely German ancestry); Clotilda Dryden-born in Missouri of father born in Maryland and immigrant mother born in Germany.

1923 Owner

- Joseph and Clotilda Dryden, signed the **RRC1922**
 - Nationality: Same as Above

Rented/Sold to African-American

- Currently unknown; *unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.*

Resident History

(via genealogical and Census data as available)

Original owner Joseph Dryden was born in Kentucky in 1848 of a father born in Ohio and a mother in Pennsylvania; he was listed as a steamboat captain (1900 Census). His wife (married 1880) Cotilda (or Clotilda) was born in Missouri in 1861 of a father born in Maryland and a mother in Germany; Cotilda was listed as the head of the family in the 1930 Census. There were 8 children (6 sons and 2 daughters), all born in Missouri, listed living with the family in the 1900 Census; the family had a 21-year old female African-American servant named Angeline Berry who was born in Missouri of Missouri-born parents. The 1910 Census indicates that Joseph Dryden's mother was also born in Ohio. Sons Clarence (age 24 and an engineer on a steamboat), Winton (age 14) and Charles (age 11) and daughters Isabelle (age 20) and Celeste (age 11 and likely the twin of Charles) are included in the household.

The 1920 Census reported that Joseph Dryden, age 70, was still a riverboat captain on a steam boat; wife Clotilda (now 58), daughters Isabelle (a public school teacher) and Celeste (a stenographer), and sons Winton (an engineer) and Charles (a shipping clerk) are also listed. Joseph died (a steamboat pilot) in 1929 at 1726 Cora.

The 1930 Census stated that Clotilda Dryden was the 60-year old head of house and owner of a property valued at \$4,000 and was listed with daughters Isabelle (a public school teacher) and Celeste (a stenographer for a steam railroad); son Charles a 35-year old dry goods salesman, his wife (42 years old born in Tennessee of Tennessee-born parents) a dry goods saleslady and 15-year old daughter lived in the house. The Dryden's retained ownership of and resided at their property through 1940, just two years before the expiration of the Covenant. Clotilda died while residing at 6170 Pershing Avenue in 1951, having been cared for almost a year at the Margaretta Nursing Home in St. Louis.

No additional information regarding other residents is currently available.

City Directory 1930-1960

1930: Joseph Dryden (white owner-died in 1929)

1931: Mrs. Clotilda Dryden (white German-American owner)

1932: Mrs. Clotilda Dryden

1933: Mrs. Clotilda Dryden

1935: Mrs. Clotilda Dryden

1936: Mrs. Clotilda Dryden

1937: Mrs. Clotilda Dryden

1938: Mrs. Clotilda Dryden

1939: Mrs. Clotilda Dryden

1940: Mrs. Clotilda Dryden

1941: William E. Cook

1942: William E. Cook

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Fred R. Lash (owner)

1946: Fred R. Lash

1952: Fred R. Lash

1956: Benj. F. Davis

1958: Robert L. Thompson

1959: Robert L. Thompson

1960: **VACANT**

1731 Cora Avenue (SLAS-CORA.1-10)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2.5-story brick Late Victorian period residence has Romanesque inspiration and was completed in 1889; a 1-story brick addition with flat roof was likely added to the rear in 1908. A building permit was issued for a 1-story concrete & glass conservatory; it is likely that either the structure was changed to brick in that period or shortly thereafter or was demolished later and replaced with a permanent brick structure. The building sits above a limestone foundation of smooth-faced, dressed material on the primary and un-coursed material on the secondary elevations. The building has two bays at the primary elevation which span the raised basement level through the second floor. A single light is located at the raised basement while a tripartite bay of a 1-over-1 window flanked by wedged stained-glass lights set within a wide near-circular window opening over a stone sill is at the first floor. The second floor is separated by an ornamental brick course and has paired 1-over-1 flat head windows with fixed lights above set under a flat stone head. Above, at the attic story is a brick-faced gable projection which contains a second pair of 2-light windows on a stone sill with stone headers; ornamental press brick accents the gable end. Additional press brick and stone (likely sandstone) accent the primary façade. The right side of the building contains a stone (or concrete) block porch which leads to a slightly recessed entry with transom above the door appears original. At its side is a hall window of 1-over-1 configuration. At the second floor is a single 1-over-1 flat head window with similar fixed light above. The main hip roof is accented with the gable projection and an eyebrow window; additional cross-gables penetrate the hip at the sides. An extended brick cornice with minimal ornament runs along the roofline. The building side contains a projecting bay with gable. Additional openings are segmental arch. The building is in excellent condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): June 3, 1889; permit #A-4693 or #A-4694

- Type: 2 story brick dwelling (DR: N/A)
- Construction cost: \$5,000 or \$3,500; likely the later.

Original owner (O)

- Ferdinand H. Blankenmeister, President of the St. Louis Glass & Queensware Company, 518 N. Main. Blankenmeister resided at 1803 Cora in 1890. Blankenmeister owned and built both 1731 and 1803 Cora.

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown

Addition information

- November 11, 1908 (#D-5826), 1 story concrete & glass conservatory, \$400.00, C. S. Bierscher (O), R. Thomson & Co. (B/C)

Recorded alterations

- Historic
 - Unknown
- Recent
 - April 15, 1971, repair car damage to exterior & interior, \$2,500, Clifford Wilson (O).

Secondary buildings

- N/A

Additional owners

- C. S. Biercher on 1905 plat.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #17) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property to C. W. (?) Blankenmeister for \$1,250.00 in April of 1889. Blankenmeister owned and built both 1731 and 1803 Cora. It is highly likely that the Blankenmeister's built the house for speculation in 1889 because they resided at 1803 Cora between 1890 and 1936.
- C. S. Bierscher, owner in 1908, added a 1-story concrete & glass conservatory to the building rear (may correspond to the 1-story brick addition extant today).
- Frank D. Jr. and Ameila Moordale, owners in 1923, both signed the signed the Racially-Restrictive Covenant in January of 1923. A death certificate dated 1925 indicates that Frank was born in England of England-born parents and was 50 years old and a printer at the time of death; wife Amelia remained at 1731 Cora after his death.
- On January 27, 1927 Frank transferred the property via quit claim to Ameila for \$1.00. Two years later Amelia transferred the property via warranty deed to John and Evelyn Lloyd for \$1.00 on January 16, 1929; the Lloyds sold the property for \$100.00 to D. B. and Maude Hughes on February 15, 1929.

- A later transaction also shows that Amelia Moordale's trust transferred the property to the Elenore Investment Company on October 9, 1931.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1731 Cora (Lot 17) **RRC1922**

- 1919-1924 plat **Frank Moordale (and Amelia)**
- 1920 plat not available
- **Frank D Moordale, Jr.** transferred by QC to Amelia W. Moordale on Jan 26, 1927 (recorded Jan 31, 1927 in Book 4589 Page 141)
- Decree Vesting Title in **Amelia W. Moordale** on June 30, 1927 (recorded July 28, 1927 on Page #27)
- **Amelia W. Moordale** transferred by WD to John W. & Evelyn Lloyd on Jan. 16, 1929 (recorded Feb 8, 1929 on Page #18)
- John W. Lloyd & wife transferred by WD to D. B. & Maude Hughes on Feb 15, 1929 (recorded March 4, 1929 on page #169)
- 1925-1931 plat D. B. & Mande Hughes
- D. B. & Maude Hughes transferred by WD to John P. Shanahan on December 1, 1930 (recorded December 1, 1930 on Page #47)
- John P. Shanahan & wife transferred by WD to Dalton W. Schirber on July 1, 1931 (recorded July 14, 1931 on Page #73)
- Amelia W. Moordale (widow) sold 1731 to Elenore Investment Company on October 9, 1931 (recorded October 14, 1931 in Page #24)
- 1932-1938 plat Elenore Investment Company
- Elenore Investment Company transferred by WD to Hemmelmann Spackler R. E. Company on Sept 26, 1939 (recorded Nov 13, 1939 on Page #55)
- Hemmelmann Spackler R. E. Company transferred by WD to Adele Garthoeffner on Nov 10, 1939 (recorded Nov 13, 1939 on Page #57)
- Adele Garthoeffner transferred by WD to George Grossman on Dec 1, 1939 (recorded Dec 5, 1939 on Page #20)
- George Grossman transferred by WD to George Schueler on September 4, 1941 (recorded September 8, 1941 on Page #10)
- 1939-1945 plat George Schueler (9-8-41)
- 1946-1952 plat Margaret S. Robinson
- 1953-1959 plat Wesley Sayles (8-27-57).

Key Period Resident Summary

Original Owner

- Ferdinand H. and Josephine Blankenmeister
 - Nationality: Ferdinand-Immigrant born in Germany of Germany-born parents; Josephine (nee Wulze)-1st generation born in St. Louis, Missouri of Germany-born parents.

1923 Owner

- Frank D. Jr. and Ameila Moordale, signed the **RRC1922**
 - Nationality: Frank-Immigrant born in England of England-born parents; Amelia is currently unknown.

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

Based on the 1900 Census, an A C. Bircher (Bierscher), female head of house was born in Missouri of Germany-born parents in 1844; a husband is not listed. Listed are son John (a bookkeeper born in 1879) and daughters Amelia (age 17), Saloma (age 22), and Lena E. (age 27) who were all born in Missouri. C.'s father Jacob Scheer, born in Germany of Germany-born parents in 1813, immigrated to the U. S. in 1837 and was listed as a wagon maker.

No information is currently available via the 1910 Census.

The 1920 Census states that renter Isadore Simon (*spelling illegible*), a 39-year old head of house was born in Romania and was listed as Jewish and born of Romania-born, Jewish parents; wife Fanny was also born of the same. Three sons included Joseph (age 15), Frank (age 13), and Albert (age 3 or 8). Joseph and Frank were born in Turkey while Albert was born in Missouri. It appears that Isadore obtained U. S. citizenship in 1907 while the remainder of the foreign-born family did so in 1910.

A second head of house in 1920, renter Ben Cohen was 62 years old born in Romania and was listed as Jewish and born of Romania-born, Jewish parents; his profession was a varnisher for a furniture company. Wife Leah, then age 54, was also born the same. Son Louis, age 29 was also born the same; Louis was a floorman for Butler Brothers Company (extant in downtown St. Louis). The son obtained U. S. citizenship in 1907 while his parents did so in 1910.

1930s ownership

Historic owner and resident Sallie Hughes (family resided at 1731 Cora through 1937) was born in Georgetown, Kentucky in 1864 of A Pennsylvania-born father and A Kentucky-born mother. Sallie is listed as an assembler for an automotive manufacturing company in the 1930 Census. The Census also indicates that she was the head of the household at 1731 Cora and while no husband is listed she sheltered at least five white boarders (from Arkansas and Wisconsin) in the residence (one last-named Pliskin and four Porter's). Ernest Pliskin was listed as a plasterer and Ellice Porter as a shop proprietor. According to Sallie's death certificate she had died while residing at 1524 Wagoner Place in 1942 (*residence extant and NRHP listed in the Wagoner Place Historic District and soon to be*

rehabilitated); the informant was Dellano B. Hughes (*relationship to Sallie currently unknown but maybe a brother*) who then resided at 1520 Marcus Avenue (since demolished).

Dellano B. Hughes (*potential brother of Sallie*) was born in Kentucky about 1892 and was listed as an insurance collector in the 1930 Census; wife Maude was born in Missouri about 1898 and was listed as a housewife. The family had a daughter (born 1921) and a son (born 1924) and lived in Ferguson in 1930. The Hughes's appeared to have sold the property to John P. Shanahan for \$100.00 on December 1, 1930 however Dellano was listed at 1731 Cora in 1936 and 1937. Shanahan sold the property to Dalton W. Schirber for \$100.00 on July 1, 1931.

By September of 1939 the property changed hands from the Elenore Investment Company to the Hemmelmann Spackler Real Estate Company for \$103.50 who in turn sold the property to Adele Garthoeffner for \$104.00 on November 10 of that year. By December 1, 1939 Garthoeffner sold to George Grossman for \$10.00 who later sold to George Schueler on September 4, 1941.

During this transition period, Clarence F. Kidwell, renter from 1938 to 1940, was born in Oregon about 1897 (father born in Canada and mother in Maine) and was listed as an auto mechanic; wife Berenise was born in Missouri about 1898 (parents born in Missouri) and was listed as a housewife. The family had two sons and two daughters. Listed at 2106 Vine Grove Avenue in St. Louis city in the 1930 Census, the family housed one boarder and an extended family including six members.

Margaret S. Robinson, renter than owner from 1941 through 1946 may be the same African-American woman born in Illinois in 1922 of Illinois-born mother and Missouri-born father (a janitor at an apartment building) listed in the 1930 Census at 4232 Ashland in St. Louis city. The identification of this resident will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

City Directory 1930-1960

1930: Mrs. Sallie Hughes (D. B. & Mande Hughes white owners)

1931: Mrs. Sallie Hughes

1932: **VACANT**

1933: **VACANT**

1935: **VACANT**

1936: Dellano B. Hughes (white resident; related to Sallie?)

1937: Dellano B. Hughes

1938: Clarence F. Kidwell (white renter)

1939: Clarence F. Kidwell

1940: Clarence F. Kidwell

1941: Margt. Robinson (renter than owner)

1942: Margt. Robinson

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Margt. Robinson
1946: Margt. Robinson
1952: Darol (Danl.) D. Malten
1956: Rev. Danl. D. Malten
1958: Rev. Danl. D. Malten
1959: Clifford Wilson
1960: Clifford Wilson

1803 Cora Avenue (SLAS-CORA.1-11)

Resources

Contributing 1

Non-Contributing 0

This building bears additional importance because it is one of the earliest to be owned by an African-American on the block during the enforced racially-restrictive covenant; it was owned by an original owner who refused to sign the restrictive covenant and then sold to African-American postal clerk Napoleon B. Word in 1936. His daughter, a public school teacher at L'Overture School, Dorothy D. Word also lived with them. The Word family transferred the house to African-American contractor William L. Calhoun in 1937.

Architectural Description

This 2.5-story red and yellow brick Late Victorian period residence has Queen Anne and subtle Renaissance inspiration and was completed in 1889; a 2-story brick addition with flat pitch roof was added to the rear, likely originally. The building sits above a limestone foundation of smooth-faced, dressed material at the primary and un-coursed material at the secondary elevations. The building has two bays at the primary elevation which span the raised basement level through the second floor. Windows penetrate the right side of the building; two glass block openings are located at the raised basement while a single wide picture window on a brick sill is located at the first and second floors. The left side of the building contains a asphalt-shingle hip roof porch set upon brick columns which leads to a double entry. At the second floor is a tripartite bay flat head window assembly. Each of the windows as well as the entrance is surrounded with yellow brick which forms a design around the openings; all of the windows and doors appear to be recent replacements. A gable roof projects from the main hip roof at the left side; it contains a tripartite window bay with slightly different surround. An eyebrow window projects at the right side. The building side contains a projecting bay with gable. Additional openings are flat head with segmental arch infill panel or simply flat head. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): June 3, 1889; permit #A-4693 or #A-4694

- Type: 2 story brick dwelling (DR: N/A)
- Construction cost: \$5,000 or \$3,500; likely the former because he lived here.

Original owner (O)

- Ferdinand H. Blankenmeister, President of the St. Louis Glass & Queensware Company, 518 N. Main. Blankenmeister resided at 1803 Cora in 1890. Blankenmeister owned and built both 1731 and 1803 Cora.

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown

Addition information

- N/A

Recorded alterations

- Historic
 - September 2, 1936, alter brick flat, \$300.00, N. B. Word (O)

Secondary buildings

- N/A

Additional owners

- Blankenmeister on 1905 plat
- Napoleon B. Word (African American) on 1936 building permit.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #18) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property to F. H. Blankenmeister for \$1,250.00 in April 1889. Blankenmeister contracted for two residences to be built at the lots corresponding to 1803 and 1731 Cora in June of 1889.
- The property at 1803 was retained in the Blankenmeister family until Arthur Blankenmeister and Clara Beckers, Executors of the estate of Josephine Blankenmeister (deceased), transferred the property to African-American Napoleon B. Word (a widow) on August 29, 1936 for \$3,000.
- The Racially-Restrictive covenant was in place which was to expire in 1943 (see earlier section); historic owner Blankenmeister refused to sign the original restriction in 1923 despite the overwhelming majority of his neighbors doing so.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1803 Cora (Lot 18)

- 1919-1924 plat Blankenmeister
- 1920 plat not available
- 1925-1931 plat Josephine Blankenmeister
- Josephine Blankenmeister's Trust transferred to Napoleon B. Word on August 29, 1936 (recorded August 29, 1936 on Page #30)

- Napoleon B. Word transferred by WD to William Cornelius Calhoun on June 16, 1937 (recorded June 17, 1937 on Page #114)
- 1932-1938 plat William & Cornelia Calhoun
- 1939-1945 plat William & Cornelia Calhoun
- 1946-1952 plat William & Cornelia Calhoun
- 1953-1959 plat William & Cornelia Calhoun (6-17-37).

Key Period Resident Summary

Original Owner

- Ferdinand H. and Josephine Blankenmeister
 - Nationality: Ferdinand-Immigrant born in Germany of Germany-born parents; Josephine (Wulze)-1st generation born in St. Louis, Missouri of Germany-born parents.

1923 Owner

- Same as above; owners did not sign the covenant.
 - Nationality: Same as Above

Rented/Sold to African-American

- 1936 owner Napoleon B. Word born in Aberdeen, Mississippi of father born the same and mother born in Snuth, Alabama (postal clerk for U. S. Government)

Resident History

(via genealogical and Census data as available)

The Blankenmeister's

Original and longtime owner Ferdinand Henry Blankenmeister was born in Germany of Germany-born parents in 1850 (1910 Census); his family immigrated to the U. S. in 1851. Wife Josephine was born in St. Louis of German parents in 1852; daughters Edith (born 1886) and Julia (born 1884) and son Edgar (born 1882) were all listed in school while son Oscar F. (born 1878) was a merchant. All of the children were born in Missouri. The 1910 Census lists Ferdinand as a proprietor of a company; wife Josephine was included. Son Oscar, then age 32 was listed as a merchant; daughter Julia was then age 26. The 1920 Census lists owner Ferdinand as an agent for a China company; wife Josephine was 67. No children were listed in the 1920 or 1930 Censuses.

Ferdinand Blankenmeister died while living at 1803 Cora in 1928. Josephine died at age 81 while living at 1803 Cora in 1934. The property was sold by the Blankenmeister trust to African-American man Napoleon B. Word on August 29, 1936 for \$3,000.00.

The Word Family

After purchasing the property in 1936, Napoleon Word renovated it and built a garage (since demolished). Word's intentions for the property are currently

unknown as he transferred it to African-American contractor William L. Calhoun the following year on June 16, 1937 for \$2.00. The 1930 through 1936 city directories list post-office clerk Napoleon B. and wife Emma J. Word (not listed in 1936) at 4535 Garfield, just 1 block east of Cora. A public school teacher (L'Overture School), his daughter Dorothy D. Word also lived with them. Wife Emma appears to have died prior to Napoleon purchasing the property at 1803 Cora in 1936; Napoleon later remarried a woman named Narcissa. The 1939 city directory lists the Word's at 4240 W. Page.

Napoleon B. Word was born in Aberdeen, Mississippi on November 20, 1875 and died in St. Louis on July 10, 1940 of "Carcinoma of Traverse Colon." Word was a postal clerk and last address of residency at death was 4026 St. Ferdinand Avenue. Nothing is currently known about his then wife Narcissa. The 1930 Census verifies Napoleon's birth date and place and lists him at 4535 Garfield Avenue with wife Emma and three daughters (ages 25 to 19); the youngest daughters Dorothy and Ruth were public school teachers.

Later Owners

City directories list the property as vacant in 1935 until 1938 when a William L. Calhoun is listed at 1803 Cora. William L. Calhoun was born in Greenville, South Carolina on November 25, 1891 and died while residing at 1803 Cora on Halloween night, October 31, 1950; an autopsy was requested according to the death certificate. Wife Cornella Calhoun (birth unknown) remained in the house until 1959; in 1960 Roy Anderson and Fred Phillips are listed at 1803 while Lillian Johnson is listed at 1803A.

Of interest, African-American resident John S. Cousins is listed in the 1943 M-N Directory as an educator at Vashon High School; the Cousin family resided in the building from 1940 through 1955. Cousins is included in the 1946 and 1954 MSD.

City Directory 1930-1960

1930: Mrs. Josephine Blankenmeister (white German owner; husband was German-born)

1931: Mrs. Josephine Blankenmeister

1932: Mrs. Josephine Blankenmeister

1933: Mrs. Josephine Blankenmeister

1935: **VACANT**

1936: **VACANT** (Napoleon Word- African-American owner)

1937: **VACANT**

1938: William L. Calhoun (African-American owner) at 1803; **VACANT** at 1803A

1939: William L. Calhoun at 1803; **VACANT** at 1803A

1940: William L. Calhoun at 1803; John S. Cousins (African-American renter) at 1803A

1941: William L. Calhoun at 1803; John S. Cousins at 1803A

1942: William L. Calhoun at 1803; John S. Cousins at 1803A

1943: Racially-Restrictive Covenant expires and is not extended.

1944: William L. Calhoun at 1803; Mrs. Minnie Cousins at 1803A

1946: William L. Calhoun at 1803; John S. Cousins at 1803A
1952: Mrs. Cornella Calhoun (African-American owner) at 1803; John S. Cousins at 1803A
1956: Mrs. Cornella Calhoun at 1803; Curtis M. Spears at 1803A
1958: Mrs. Cornella Calhoun at 1803; Felton Fletcher at 1803(A)
1959: Mrs. Cornella Calhoun at 1803; **VACANT** at 1803A
1960: Roy (Ray) Anderson & Fred Phillips at 1803; Lillian Johnson at 1803A

1809 Cora Avenue (SLAS-CORA.1-12)

Resources

Contributing 2

Non-Contributing 0

This building bears additional importance because it was owned by an important African-American, Dean and educator Harry S. Blackiston, Ph. D. in 1941, during the enforced racially-restrictive covenant in which the owner signed the covenant. Blackiston previously lived in Jefferson City, Missouri and was a teacher at Lincoln University. Blackiston was listed as a teacher at Stowe Teachers College in 1935; he remained a teacher until coupled with the position of Dean in 1946. Blackiston was the President of the People's Hospital (3447 Pine Street) and on the Board of Directors of the Urban League of St. Louis (3017 Delmar) as listed in the 1943 M-N Directory. Blackiston was listed as a teacher at Stowe Teachers College in the 1935 MSD and in the 1946 MSD as Dean and teacher. The Blackiston's are listed as owners and residing at the residence through 1970.

Architectural Description

This 2.5-story brick Late Victorian period residence was completed circa 1895. The building sits above a limestone foundation of coursed and un-coursed material; evidence suggests that the building originally had a full-width front porch which is since missing. The building has two bays at the primary elevation which span the raised basement level through the second floor. Windows penetrate the left side of the building: a single light is located at the raised basement while a wide single-light picture window over a stone sill with a flat head detailed with ornamental press brick is at the first floor. The second floor has a similar, yet smaller window. The right side of the building contains a newer wood stair which leads to an entry with transom above and single hall window adjacent; the door appears original or early. At the second floor is a single 1-over-1 flat head window. All of the window heads and entrance have ornamental press brick headers. The main hip roof is accented with oversized hip roof dormers which contain either paired or single windows; portions of the dormers retain their original slate however the main roof is now asphalt shingle. The roof overhangs slightly and contains bracketed details at the primary. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity despite the loss of the front porch (which may have been an historic change).

A 1-story concrete block garage with a shaped parapet roof built in 1950 is at the alley. Reached via a driveway from the street the structure contains several window openings an entrance.

Architectural Information

Construction History

- Construction date (month issued): circa 1895 (no corresponding building permit)
- Type: unknown
- Construction cost: unknown

Original owner (O)

- Charles Thuener purchased lot in 1892 from Kotthoff (who purchased it from Blankenmeister earlier in 1889) and most likely built the house in 1892. Thuener was listed nearby Cora at 4647 North Market in 1893 and 1894. Thuener may have been associated with Charles Thuener & Company Galvanized Iron (8-10 South Jefferson) until 1890. Thuener is listed as the Secretary of the Lohse Patent Door Company (Kingshighway and MO PAC Railway) in 1891; the first city directory to list Thuener at 1809 Cora was in 1896.

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- August 18, 1950 (#S-5768), 1-story concrete block garage, \$1,000, Harry S. Blackiston (O)

Additional owners

- E. F. Cowee on 1905 plat. Harry S. Blackiston (African American) purchased in July of 1941.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #19) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the 50' property to F. H. Blankenmeister for \$1,250.00 in July 1889. The 1889 property owners Ferdinand Henry and Josephine Blankenmeister had sold this parcel but retained property next door at 1803 Cora. The Blankenmeister's refused to sign the original restriction in 1923 despite the overwhelming majority of his neighbors doing so including the new owners of 1809 Cora.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1809 Cora (Lot 19) **RRC1922**

- 1919-1924 plat **Eugene Cowee (and Lucy)**
- 1920 plat not available
- 1925-1931 plat **Eugene Cowee (and Lucy)**
- Eugene F. Cowee & wife sold 1809 Cora to Easton's-Taylor Trust Company March 4, 1932 (recorded March 24, 1932 in Page #73)
- 1932-1938 plat Easton Taylor Trust Co.; Easton Taylor Trust Company transferred by WD to James F. Carroll on September 8, 1939 (recorded September 9, 1939 on Page #23)
- James F. Carroll transferred by WD to Harry S. & Portia S. Blackiston on July 2, 1941 (recorded July 2, 1941 on Page #107)
- 1939-1945 plat Harry S. & Portia S. Blackiston
- 1946-1952 plat Harry S. & Portia S. Blackiston
- 1953-1959 plat Harry S. & Portia S. Blackiston (7-2-41).

Key Period Resident Summary

Original Owner

- Charles Thuener
 - Nationality: Charles- 1st Generation born in Missouri of Germany-born parents; Emma- Immigrant born in Germany of Germany-born parents

1923 Owner

- Eugene F. and Lucy Cowee; signed the **RRC1922**
 - Nationality: Eugene-born in Wisconsin of an Ohio-born father and a Connecticut-born mother; Lucy-born in Wisconsin of a Connecticut-born father and an Indiana-born mother.

Rented/Sold to African-American

- 1941 owners Harry S., Ph. D. born in Pennsylvania of Delaware-born parents (Dean and educator) and Portia Blackiston born in Virginia of a New Jersey-born father and a North Carolina-born mother.

Resident History

(via genealogical and Census data as available)

Original and Early Owners

Property transactions show in November of 1889, land owner F. H. Blankenmeister sold the north part of lot 19 (future 1809 Cora) to Henry Kotthoff for \$1,400 (40' of lot); this transaction likely corresponds to physical lot 19 on the 1905 Plat map and the remaining 10' was retained with lot 18 on the same map. It appears that Kotthoff sold the portion of land for \$1,800.00 in November of 1892 to Charles Thuener. Thuener likely built the extant residence in 1895 because by 1896 he is listed in the city directories; in 1893 and 1894 Thuener is listed at 4647 North Market (since demolished), just north of Cora.

The 1900 Census indicates that Charles Thuener, head of house then listed at 1718 Cora, was born 1860 in St. Louis, Missouri of Germany-born parents and worked for a planning mill; wife Emma C. was born 1865 in Germany of Germany-born parents and immigrated to the U. S. in 1867. Children Emma (daughter born 1891), Bertha (daughter born 1890), and Anna (daughter born 1893) were all born in Missouri and were at school. A white servant, Josephine Sommers (age 18) was born in Illinois of Germany-born parents. The 1931 death certificate for Charles Thuener indicates that he was widowed and then died at age 71, an independent investment broker then living at 128 North Bemiston Avenue in Clayton, St. Louis County. The informant was listed as daughter Emma Miller.

Two decades prior to his death, Thuener sold the property to Lawrence Lynch for \$6,500 in September of 1910. Lynch transferred the property to Eugene F. Cowee in September of 1913. (The *St. Louis Post-Dispatch* [November 30, 1913, page 15B] announced this sale of the 8-room, modern, water-heated dwelling.) Eugene F. and Lucy Cowee, owners in 1923, both signed the Racially-Restrictive Covenant in January of 1923.

The 1920 Census states that Eugene Cowee, 39-year old renter and head of house, profession illegible, was born in Wisconsin of an Ohio-born father and a Connecticut-born mother in 1881; wife Lucy was born in Wisconsin of a Connecticut-born father and an Indiana-born mother in 1879. Sons Victor (age 14), Leo (age 12), and Donald (age 8) and daughter Ketha (spelling illegible) (age 13) were listed with a 22-year old boarder named Elizabeth (born in Missouri of Germany-born parents); Elizabeth was a stenographer for a millinery company. Eugene F. Cowee owned the property until 1932.

The 1930 Census for the property lists what appears to be a "C. J. Couau" and it is currently unknown if this is a relative of Cowee as it is definitely not any of his sons initials. This family lists the male head of house (property valued at \$8,000) as a hotel clerk in the Census; no wife is listed but a daughter named Dorothy Lears (born in 1922) and three boarders who worked at an auto manufacturing company were listed at the residence. Eugene died in 1948 while a salesman living at 4873 Page Avenue; Lucy A. Cowee, the informant, was listed at 5070a Waterman. The death certificate states that Eugene's parents were born in Wisconsin despite what the Census records show.

Resident in 1932, a Rose McIlvaney was born in St. Louis in 1871 and listed as a salesperson at a department store. Rose's husband Jeremiah was born in Waynesboro, Pennsylvania in 1866; a salesman in the oil industry, he died in 1919 while residing at 1349 North Kingshighway. The 1930 Census indicates that daughter Vera (born 1900, and a telephone operator) and a boarder lived with her. Rose lived at 1809 Cora in 1932 and died in 1953 while residing in the Ozark Nursing Home in Kirkwood, Missouri.

Hugh Donnelly, renter 1933-1938, was born in St. Louis in 1882 and was listed as a salesman at a cotton manufacturing company (1930 Census); his wife Effie was

born in Kentucky about 1891 and listed as a housewife. The family had two sons and two daughters before moving to 1809 Cora. The family had relocated to 1514 Wagoner Place (extant and NRHP listed as Wagoner Place Historic District) and Hugh died there in 1952.

The Blackiston Family

The property changed hands from Eugene F. Cowee to the Easton Taylor Trust Company (March of 1932) to James F. Carroll (for \$3,003.00 in September 1939) until finally being transferred to African-American Harry S. Blackiston, Ph. D. (and wife Portia) for \$103.85 in 1941. The Covenant was still in effect. Watson Curry (Jr.), an African-American man born in Arkansas in 1922 rented 1809 Cora in 1940-41; any relationship to the Allen Curry listed in 1952-56 at 1525 Cora is currently unknown. It appears that Watson's parents (his father Watson was a carpenter for the railroad born in Mississippi of Mississippi-born parents), three brothers and three sisters lived together at 4239 North Market (1930 Census) before Watson moved to 1809 Cora.

African American dean and educator Harry S. Blackiston, Ph. D. (and wife Portia) purchased the property from James F. Carroll for \$100.00 (and "other valuable considerations") on July 2, 1941. The deed included an additional hand typed notice stating "Subject also to restrictions and conditions of record." This is important because the restrictive covenant associated with the property was still active and enforceable.

Harry S. Blackiston was born in Pennsylvania of Delaware-born parents about 1898 and had three brothers and two sisters. The 1920 Census lists his father James as a minister and his mother a housewife; his oldest sister Myrtle (24 at the time) was a public school teacher. Young Harry (then age 22) was a student at a named school; younger brother Bert (then age 20) was a carpenter while the remaining siblings (ages 18, 13, and 10) appear to have remained at home.

Harry Blackiston was living in Jefferson City, Missouri and was listed as a teacher at a University in the 1930 Census; research has determined that he taught at Lincoln University, a school which was founded in 1866 by the men of the 62nd and 65th United States Colored Infantries and their white officers for the special benefit of freed African Americans.

His wife Portia was born in Virginia about 1899 and was listed as a housewife. The family had a daughter named Portia born in 1927. Blackiston was listed as a teacher at Stowe Teachers College in 1935; he remained a teacher until coupled with the position of Dean in 1946. Blackiston was the President of the People's Hospital (3447 Pine Street) and on the Board of Directors of the Urban League of St. Louis (3017 Delmar) as listed in the 1943 M-N Directory. Blackiston was listed as a teacher at Stowe Teachers College in the 1935 MSD and in the 1946 MSD as Dean and teacher. The Blackiston's are listed as owners and residing at the residence through 1970; a Mrs. Edna Glenn is listed in 1971. More research on Blackiston will be conducted by this researcher in the near future.

City Directory 1930-1960

1930: Eugene F. Cowee (white owner) at 1809; Benjamin Lears at 1809A
1931: Leo O. Cowee at 1809
1932: Leo O. Cowee at 1809; Mrs. Rose McIlvaney (white renter) at 1809A
1933: Hugh Donnelly (white renter) at 1809
1935: Hugh Donnelly at 1809
1936: Hugh Donnelly (manufacturer's agent) at 1809
1937: Donnelly Brothers Undertaking Company, Hugh Donnelly (manufacturer's agent) at 1809
1938: Donnelly Brothers Undertaking Company, Hugh Donnelly (manufacturer's agent) at 1809
1939: Emma Price at 1809
1940: Watson Curry (African-American renter) at 1809
1941: Watson Curry at 1809
1942: Harry S. Blackiston (1941 African-American owner) at 1809
1943: Racially-Restrictive Covenant expires and is not extended.
1944: Harry S. Blackiston at 1809 (Watson Curry moved to 1812 Cora-since demolished)
1946: Harry S. Blackiston at 1809
1952: Harry S. Blackiston at 1809
1956: Harry S. Blackiston at 1809
1958: Harry S. Blackiston at 1809
1959: Harry S. Blackiston at 1809
1960: Harry S. Blackiston at 1809

1813 Cora Avenue (SLAS-CORA.1-13)

Resources

Contributing 1

Non-Contributing 0

More research is recommended to determine individual significance relative to this building in association with the Hallister Kennedy family.

Architectural Description

This 2-story concrete stucco over frame Late Victorian period residence was completed circa 1890; lines were scored into the nearly 2-inch thick material to resemble stone block. It is currently unverified whether this building has some portion which dates to an 1879 building permit with later alteration and application of stucco around 1890. The building sits above what appears to be an early poured concrete foundation. The building has two bays at the primary elevation which span the raised basement level through the second floor. A projecting 2-story bay containing windows extends from the left side of the building; a single light is located at the raised basement while three bay windows with flat heads on stone or concrete sills are at the first and second floors. The right side of the building contains a porch stoop which leads to an entry bay. At the second floor is a paired flat head window bay. Although most of the windows are boarded they appear to be 1-over-1 and the entrance appears to

have a door flanked by sidelights. A small hip roof over the bay projection stems from the main hip roof at the left side. The original slate roof is in place, however in poor condition. A decorative cornice runs below this gable. The building side contains a projecting bay with similar gable. Openings are all flat head. The building is in average condition despite its appearance and retains sufficient integrity. The building is endangered by neglect and abandonment.

Architectural Information

Construction History

- Construction date (month issued): circa 1890 (no corresponding building permit)
- Type: unknown
- Construction cost: unknown

Original owner (O)

- Roman L. Biskup, a cutter with B. H. Brownell at 716 Olive in 1889.

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown

Addition information

- N/A

Recorded alterations

- Historic
 - January 6, 1906 (C-2880), repair frame dwelling, \$1,400.00, Hy. Reuth (O), Jos. McDonnell (B/C)

Secondary buildings

- 1900 shed, since demolished

Additional owners

- H. Reuth (or Renth) on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #20) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property to Chas. W. Schall for \$1,000 in July of 1889.
- Schall transferred the property to Roman L. Biskup for \$1,480 in February of 1890. Biskup lived at 3005 Montgomery in 1889 and at 1903 Washington in 1890. As Biskup was listed at the property in the 1891 city directory, it is likely that the building was constructed in 1890.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1813 Cora (Lot 20) **RRC1922**

- 1919-1924 plat **Henry Renth**
- 1920 plat not available

- 1925-1931 plat **Henry Renth**
- George & Oscar Schneider transferred by WD to Costante & Oliva Menghini on January 17, 1933 (recorded Jan 25, 1933 on Page #43)
- 1932-1938 plat Costante & Olivia Menghini
- Costante & Olivia Menghini transferred by WD to (sp) Norman Famelia and Hallester Kennedy on April 4, 1941 (recorded April 4, 1941 on Page #111)
- 1939-1945 plat Hollister Kennedy & Famelia Norman (Kennedy?)
- 1946-1952 plat Ishmael Marchbanks (10-3-49)
- 1953-1959 plat Ishmael & Hilda M. Marchbanks (8-17-53).

Key Period Resident Summary

Original Owner

- Roman L. Biskup
 - Nationality: Currently unknown

1923 Owner

- Henry Renth; owner signed the **RRC1922**
 - Nationality: 1st Generation born in Missouri of Germany-born parents.

Rented/Sold to African-American

- 1941 owners Hallester Kennedy born in Illinois of Tennessee-born parents (pullman, dairyman, and bail bondsman) and wife Famelia (registered nurse); birth of Famelia potentially in Arkansas but nothing is currently known about her family.

Resident History

(via genealogical and Census data as available)

Currently identified as the only frame structure standing on Cora, it was initially thought that a building permit dated August 11, 1879 for a two-story frame dwelling to cost \$120.00 for owner G. D. Anslyer corresponded to this building. However, based on the architectural style and general massing it is likely that this building was instead built in circa 1890. The early maps also indicate that no buildings would have been on site until after 1886.

Nothing has yet been found relative to the original owner Roman L. Biskup. Early owner Henry Renth (1905 plat) was born in St. Louis of Germany-born parents in 1858; the 1910 Census lists Henry as a 52-year old head of house and a secretary of a company. All born in Missouri of Germany-born parents, his sister Emma (age 49) and a brother William C. (age 36) are also listed. The 1920 Census lists owner Henry with siblings Emma (age 59) and William (age listed as 67). Renth signed the Racially-Restrictive Covenant in January of 1923.

The 1930 Census listed Henry Renth as head of house and owner of a property valued at \$6,000 who was then a foreman of a fur company; siblings are not

living there but boarder Henry Gibbons (born in England of England-born parents), a manager of the same company, was listed. According to the Census and his death certificate, Henry Renth was single and died as a bookkeeper at the Fouck Fur Company in St. Louis in 1933 at age 74.

Later Owners

The property changed hands from George & Oscar Schneider to Constant and Oliva Menghini for \$2,000.00 in January of 1933 (*the 1930 Census indicates that the Menghini family was then living in Brooklyn, New York; both born in Italy of Italy-born parents, the couple immigrated to the U. S. in 1920*). Little is currently known about Constant Menghini. According to the 1930 Census, Oliva (Rauzi) Menghini was born in 1904 in Italy and listed as a housewife. The family had one son Alfred who was born in Brooklyn in 1930 and died at age eight in 1938 of Hodgkin's Disease while residing at 1813 Cora. Oliva died in 1955 while residing at 1040 Childress Avenue.

Constant and Oliva Menghini transferred the property to African-American Hallester (Hallister) Kennedy (and wife Familia). The Kennedy's purchased the property from the Menghini's for \$100.00 (and "other valuable considerations" including \$3.30) on April 4, 1941. In the deed it is clearly stated "subject to conditions and restrictions of record, to all of which this conveyance is made subject." This is important because the restrictive covenant associated with the property was still active and enforceable.

Hallester Kennedy, once a waiter for Pullman, a dairyman, and a bail bondsman, was born in Illinois in 1908; his wife Familia was born in Arkansas in 1907 and was a nurse at Homer G. Phillips hospital in the nearby Ville neighborhood. The family had a son and a daughter. The 1930 Census indicates that Hallester and four other "lodgers" resided with a Henry McElroy (African-American car cleaner for the railroad) on Pine Street in St. Louis. A *St. Louis Post-Dispatch* obituary from October 23, 1990 (page 11A) stated that Hallester (81 years old) died on October 19 of that year of a heart attack. Hallester had graduated from the local Sumner High School and served in the Coast Guard during World War II. In 1939, he began working for the Pevely Dairy Company and was touted as "one of the first black drivers of a horse-drawn dairy wagon in the city;" Hallester lived at Cora during this period. Hallester left the dairy business in 1959 and pursued a career as a bail bondsman until his death. Hallester was an assistant program director at the Pine Street YMCA where he worked with neighborhood children.

As for wife Familia, in a 1999 interview she stated that the reason she came to St. Louis was to try to get into a nursing program, she explained "I just walked into my aunt's house in the 4200 Block of Easton Avenue, and she just pushed back until she found someplace for me to stay. I got a job with a private family where I worked until February, when I was admitted into the next class at City Hospital No. 2. City Hospital No. 2 became Homer G. Phillips Hospital."⁷⁸ After Homer G. Phillips opened in 1937 she became a psychiatric nurse and then a supervisor in the delivery room. When the Board of Education opened a new program for young adults at Simmons Grade School in 1950, Familia taught nursing there

(while living at 1813 Cora). After the schools became integrated in 1954 nursing was considered vocational education and the program moved to Hadley Tech; Familia proceeded to O'Fallon when that opened for vocational education then to teaching health education at the State Community College in East St. Louis. Familia died in 1998.

City Directory 1930-1960

1930: Henry Renth (white owner) at 1813
1931: Henry Renth at 1813
1932: Henry Renth at 1813
1933: Henry Renth at 1813
1935: Constant Menghini (white owner) at 1813
1936: Constant Menghini at 1813
1937: Constant Menghini at 1813
1938: Constant Menghini at 1813
1939: Constant Menghini at 1813
1940: Constant Menghini at 1813
1941: Constant Menghini at 1813
1942: Hallister Kennedy (African-American owner purchased in 1941) at 1813
1943: Racially-Restrictive Covenant expires and is not extended.
1944: Hallister Kennedy at 1813
1946: Hallister Kennedy at 1813
1952: Ishmael Marchbanks (owner), Philip Hicks, Jos. Russell at 1813
1956: Ishmael Marchbanks at 1813
1958: Ishmael Marchbanks at 1813
1959: Ishmael Marchbanks at 1813
1960: Ishmael Marchbanks at 1813; Mrs. Glaydys White at 1813A

1816 Cora Avenue (SLAS-CORA.1-14)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2-story brick Late Victorian period residence has Romanesque inspiration and was completed in 1888. The building sits above a limestone foundation of smooth-faced and polished material at the primary and both coursed and uncoursed material at the secondary elevations. The building has two bays at the primary elevation which span the raised basement level through the second floor. At the right side, a glass block opening is located at the raised basement while a tripartite bay of a 1-over-1 window flanked by wedged stained-glass lights set within a wide near-circular window opening over a bracketed stone sill is at the first floor. The second floor has an ornamental stone sill course (likely sandstone) with paired 1-over-1 flat head windows set under an ornamental stone label head. The left side of the building contains a stair which leads to a

recessed entry that has been partly closed in. At the second floor is a single 1-over-1 flat head window with similar detailing. Additional stone (likely sandstone) accents the primary façade; stone keystones are set above the first floor openings within an arch of brick. The roof is flat with a raised parapet of concrete block; it is likely that the roof was either damaged in a storm. A portion of the cornice (including guttering) is at the building side. It is highly likely that this building featured a roof similar to that of 1731 Cora; the buildings share many similarities on the primary façade and general footprint. The building side contains a projecting bay. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity despite the loss of its roof-which may have been historic.

Architectural Information

Construction History

- Construction date (month issued): August 16, 1888 (house likely built in 1889)
- Type: 2 story brick dwelling (DR: N/A)
- Construction cost: \$3,500

Original owner (O)

- Charles C. Newberry, carpenter residing nearby at 4768 Cote Brilliante.
- Christian Helbig (and wife Alvina), a clerk for James Clark and Company was the first resident in 1890.

Architect (A)

- N/A

Builder (B)/contractor (C)

- Charles C. Newberry (B/C; John C. Newberry may have acted as contractor)

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- 1960 frame shed, since demolished

Additional owners

- Alvina Helbig on 1905 Plat.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #4) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property to carpenter Charles Newberry for \$900 in May of 1889.
- Newberry sold the property to Christian Helbig for \$4,000 in August of 1889 and likely built the house in 1889 (rather than 1888 as suggested by the permit).

- The Helbig's hailed from Germany. Alvina (nee Gruenewald) Helbig, widow and owner in 1923, signed the Racially-Restrictive Covenant in January of that year.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1816 Cora (Lot 4) **RRC1922**

- 1919-1924 plat **Alvina Helbig** & Christian Helbig
- 1920 plat Josephine Gerst (3-7-32)
- 1925-1931 plat Josephine M. & Emily M. Helbig
- 1932-1938 plat Josephine Gerst
- 1939-1945 plat Josephine Gerst
- 1946-1952 plat LeRoy C. & Marcella Guyton
- 1953-1959 plat not currently available.

Key Period Resident Summary

Original Owner

- Christian and Alvina (nee Gruenewald) Helbig
 - Nationality: Both Immigrants born in Germany of German parents

1923 Owner

- Alvina Helbig; signed the **RRC1922**
 - Nationality: Same as Above Alvina

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.
- Verified only 1946 owner LeRoy C. Guyton.

Resident History

(via genealogical and Census data as available)

Early Owner

No information is currently available via the 1900 Census. However, the 1910 Census indicates that Alvina Helbig, owner and female head of house was age 65 born in Germany of Germany-born parents; it appears that she immigrated in 1848. Daughters Josephine (age 41 and a milliner) and Emily (age 21 and a public school teacher) are listed with mother Alvina. The 1920 Census lists Alvina then 75 living with daughters Josephine (still a milliner) and Mae (Emily-and still a teacher). By the 1930 Census, daughter Josephine, age 60 was listed as owner and head of house with a value of \$7,500; Josephine worked in a hat shop. Sister Emily was still a teacher at a public school.

According to research Emily Mai Helbig was born in St. Louis in 1881 and moved into 1816 Cora when she was eight years old; Emily's sister Josephine was born about 1870. Emily died in 1949 a school teacher living at 6820 Delmar in University City.

Later Owners

Roy E. Dennington, renter in 1938 was born in Arkansas (of Arkansas-born parents) about 1891 and listed as an auto laborer in the 1930 Census. His wife Madelyn was born in Tennessee (of a Virginia-born father and a Tennessee-born mother) about 1895 and listed as a housewife. The family had two sons and a daughter, all born in Arkansas. Son James died at age 21 in 1938 after a motorcycle accident on a public highway in Lemay, St. Louis County; the family lived at 1816a Cora at the time but not thereafter. This traumatic event is the last memory of the family at the residence.

Ansel P. Jones, listed in 1940 was listed in the 1930 Census as a 49-year old manager born in Illinois of a Germany-born father and a Virginia-born mother. Wife Olivia and three children were also listed.

Jas. (or Jos.) Ross, renter as early as 1941, may be the same African-American man listed in the 1930 Census as being born in 1920 in Missouri of Missouri-born parents. Head of that household at 4238 Ashland was female Viola Stanley (then 45 years old); her son Walter (then age 22) was listed as a musician in an orchestra. Joseph was listed as grand-son of Viola. The identification of this resident will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

LeRoy C. Guyton, owner in 1946 died at Homer G. Phillips Hospital while living at 1816 Cora at age 44 in 1949; born in 1904 he was a shipping clerk for Steele Company at the time of his death. His wife was Marcella and his father was Reverend J. C. Guyton.

City Directory 1930-1960

1930: Mrs. Emily M. Helbig (white German owner and daughter of Alvina) at 1816

1931: Mrs. Emily M. Helbig at 1816

1932: Mrs. Emily M. Helbig at 1816

1933: Louis Martin at 1816

1935: Louis Martin at 1816

1936: William Shipley at 1816

1937: Chas. L. Fisher at 1816

1938: Chas. L. Fisher at 1816; Roy E. Dennington (white renter) at 1816A

1939: Allen L. Gunn at 1816; **VACANT** at 1816A

1940: Ansel P. Jones at 1816; Theo E. Wilson at 1816A

1941: Jas. Ross at 1816

1942: Jas. Ross at 1816

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Jas. Ross at 1816

1946: LeRoy C. Guyton (African-American owner) at 1816
1952: Mrs. Marcella Guyton at 1816
1956: Mrs. Marcella Guyton at 1816
1958: Mrs. Marcella Guyton at 1816
1959: Mrs. Marcella Guyton at 1816
1960: Mrs. Marcella Guyton at 1816 (LeRoy Guyton appears on a 1960 building permit; potentially a son)

1819 Cora Avenue (SLAS-CORA.1-15)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2.5-story brick Late Victorian period residence was completed in 1889. The building sits above a limestone foundation of partly-exposed smooth-faced, polished material at the primary and un-coursed material at the secondary elevations. The building has two bays at the primary elevation which span above a full width front porch. Windows penetrate the left side of the building: at the first floor paired 1-over-1 light flat head windows on a bracketed stone sill are set within a wide segmental arch opening with decorative in fill panel; the second floor has similar windows set within a flat head opening. The right side of the building contains a stair and porch which leads to a recessed entry bay containing a door with transom above. At the second floor is a single 1-over-1 flat head window. A decorative stone (likely sandstone) band spans the second floor and forms label heads over the windows. An asphalt shingle hipped gable roof contains a paired 1-over-1 window within a field of siding. A decorative wood cornice runs below this gable. The building side contains a projecting bay with polygonal roof. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): July 22, 1889; permit #A-5110
- Type: 2 story brick dwelling (DR: N/A)
- Construction cost: \$3,000

Original owner (O)

- Phil E. Green, worked at David H. Stewart & Company at 613 Chestnut and resided on Jennings Station in 1889.

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown (Attributed to Charles A. McIntyre (C))

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- N/A

Additional owners

- Gertrude Murray on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #22) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property (66+' including lot 22 and the south part of 23) to Phillip E. Green for \$1,666.67 in June of 1889.
- Green sold 33+' of the property including the south part of 22 and 33+' of the property including the north part of lot 22 and the south part of lot 23 each for \$4,000 to Elizabeth Flori and Edward J. Schall respectively in November of 1889.
- Green built both 1819 and 1821 Cora in 1889, likely as speculation.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1819 Cora (Lot 22 or 22s)

- 1919-1924 plat Gertrude E. Murray
- 1920 plat not available
- 1925-1931 plat Gertrude E. Murray
- 1932-1938 plat Maurice Andrew Murray
- Violet M. Murray et al transferred by QC to Gertrude L. Murray on October 21, 1942
- Leonard M. Murray transferred by QC to Gertrude L. Murray on October 21, 1942
- Gertrude L. Murray transferred by WD to Lucille Johnson on September 14, 1942 (recorded Dec 30, 1942 on Page #79)
- 1939-1945 plat Lucille Johnson
- 1946-1952 plat Lucille Johnson
- 1953-1959 plat Wm. E. Johnson (PC101679).

Key Period Resident Summary

Original Owner

- Elizabeth Flori
 - Nationality: Born in St. Louis of a Germany-born father and a Pennsylvania-born mother.

1923 Owner

- Gertrude and Maurice Murray; owners did not sign the covenant.
 - Nationality: Gertrude (McNamara)-Immigrant born in Ireland of father born on Isle of Wight and mother born in Ireland; Maurice-1st Generation born in St. Louis, Missouri of Ireland-born parents.

Rented/Sold to African-American

- 1942 owners Lucille (born in Little Rock, Arkansas of parents both born in Okalona, Mississippi) (educator) and William Johnson (currently unknown).

Resident History

(via genealogical and Census data as available)

Original and Early Owners

The 1890 city directory lists clerk Charles P. Flori and Edward J. Schall, a buyer for Meyer Brothers Drug Company residing at 1819 Cora. Ten years later the 1900 city directory listed Flori at 1819 Cora as a telephone operator and at 1821 Cora was Schall.

The 1900 Census indicates that F. (or E.; *should be Elizabeth*) Flori, female head of house and a stenographer, was born in 1878 in Missouri of a Germany-born father and a Missouri-born mother. An aunt Theresa (born 1840 in Germany of Germany-born parents), sister Katie Altman (born in Missouri in 1867), a boarder named Lena (born 1863 in Missouri of Germany-born parents) who worked as a milliner, a meat market-working nephew named Elmer (Altman) (born 1886 in Missouri of Missouri-born parents), Katie's daughter Anna (born 1900) and son Stephen (born 1893) are also listed. A white female servant listed with the family, Theresa Funke, then age 75 (born 1824), was born in Germany of Germany-born parents and immigrated to the U. S. in 1860.

The death certificate for an Elizabeth Flori indicates that she died while living at 1819 Cora in 1900 at age 57 (born in 1842); no other family members or informants are listed. Elizabeth Flori was born in St. Louis of a Germany-born father and a Pennsylvania-born mother in 1842. A marriage certificate for her probable daughter or sister states that a Rebecca Carrie Flori married an Edward John Schall in October of 1881.

A death certificate for an Edward John Schall issued in 1922 states that the individual was born in 1860 in St. Louis of Germany-born parents; this Schall was then married to a Theresa A. in 1922 and was listed as a drug buyer at the time of death living at 6914 Washington Avenue in University City, St. Louis County. The connections of these individuals are not yet wholly verifiable although it is interesting that the 1890 Census lists both the Flori and Schall families in the same household.

Later Owners

The 1910 Census lists Maurice Murray, 43-year old head of house who was born in St. Louis, Missouri of "Irish English" (*as designated in the Census meaning Irish*)

born parents in 1866; Maurice was listed as a treasurer of a stove company. His wife Gertrude was then 39-years old and listed as born in England of "Irish English" (see above comment) born parents. Listed are daughters Gertrude (age 13), Violet (age 10), and Rose (age 3) and sons Maurice (age 8) and Leonard (age 5). The 1920 Census lists owner Maurice still as treasurer of a stove company; wife Gertrude, daughters Gertrude (a public school teacher), Violet, Rose, and new addition Mary M. (age 8), and sons Maurice and Leonard are also listed. No other children have jobs.

Gertrude (and Maurice) Murray, who appears as early as the 1905 ownership plat retained ownership until 1942; these owners did not sign the Racially-Restrictive Covenant in January of 1923. The 1930 Census lists Maurice as head of house and owner of a property valued at \$7,000 who was treasurer of a whole sale company; wife Gertrude was at home. The 1930 Census states that the parents of both individuals were born in the U. S. Daughters Gertie (Gertrude) a 30-year old teacher, Violet a stenographer for a medical company, Rose and Mary and son Maurice, an advertising clerk for a wholesale dry goods company are all listed.

Additional research has shown that Maurice was the Secretary of the Buck Stove & Range Company and that wife Gertrude E. was born on the Isle of Wight, Ireland in 1870; listed as a housewife, she died in 1933. Maurice died in 1941; husband and wife resided at 1819 Cora at the time of their deaths.

It is somewhat interesting that Gertrude sold the property when the Racially-Restrictive Covenant was close to expiring and that it was sold to an African-American family. Real estate records show that the property went via quitclaim from both Violet M. Murray et. al. and Leonard Murray to Gertrude Murray on October 21, 1942 and through Gertrude to Lucille Johnson for \$103.85 on September 14, 1942.

Lucille Johnson, African-American owner in 1942, was born in Little Rock, Arkansas in 1907 of parents both born in Okalona, Mississippi; her death certificate in 1946 states that she was 39 years old and was a teacher living at 1819 Cora. A husband named William was listed but nothing is currently known about him.

City Directory 1930-1960

1930: Maurice A. Murray (white Irish owner) at 1819

1931: Maurice A. Murray at 1819

1932: Maurice A. Murray at 1819

1933: Maurice A. Murray at 1819

1935: Maurice A. Murray at 1819

1936: Maurice A. Murray at 1819

1937: Maurice A. Murray at 1819

1938: Maurice A. Murray at 1819

1939: Maurice A. Murray at 1819

1940: Maurice A. Murray at 1819
1941: Maurice A. Murray at 1819
1942: Gertrude L. Murray (white daughter and owner) at 1819 (Lucille and William Johnson, African-American owners in 1942)

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Edw. Johnson (African-American owner) at 1819
1946: Wm. Johnson (owner) at 1819
1952: Wm. E. Johnson at 1819
1956: Wm. E. Johnson at 1819
1958: Wm. E. Johnson at 1819
1959: Wm. E. Johnson at 1819
1960: Saml. Dunn at 1819

1821 Cora Avenue (SLAS-CORA.1-16)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2.5-story brick Late Victorian period residence was completed in 1889. The building sits above a limestone foundation of partly-exposed smooth-faced, polished material at the primary and un-coursed material at the secondary elevations. The building has two bays at the primary elevation which span above a full width, asphalt shingle, hip roof front porch. Windows penetrate the left side of the building: at the first and second floor are paired 1-over-1 light flat head windows on stone sills. The right side of the building contains a stair and porch which leads to an entry bay containing a door with transom above and sidelight. At the second floor is a single 1-over-1 flat head window. A decorative stone (likely sandstone) band spans the second floor and forms label heads over the windows. An asphalt shingle hipped gable roof contains a multi-light window bay within a field of wood panels. A decorative wood cornice runs below this gable. The building side contains a projecting bay with polygonal roof. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): July 22, 1889 (#A-5112)
- Type: 2 story brick dwelling (DR: N/A)
- Construction cost: \$3,000

Original owner (O)

- Phil E. Green, worked at David H. Stewart & Company at 613 Chestnut and resided on Jennings Station in 1889.

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown (Attributed to Charles A. McIntyre (C))

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- 1925 addition to existing frame shed, all demolished 1946

Additional owners

- Aug. Hahn on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #N22, S23) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property (66+' including lot 22 and the south part of 23) to Phillip E. Green for \$1,666.67 in June of 1889. Green sold 33+' of the property including the south part of 22 and 33+' of the property including the north part of lot 22 and the south part of lot 23 each for \$4,000 to Elizabeth Flori and Edward J. Schall respectively in November of 1889.
- Green built both 1819 and 1821 Cora in 1889, likely as speculation.
- Historic owners August J. and Margaretha E. Hahn, and owners in 1923, signed the Racially-Restrictive Covenant in January of that year.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1821 Cora (Lot 22n-23s) **RRC1922**

- 1919-1924 plat **August & Margaretha Hahn**
- 1920 plat not available
- 1925-1931 plat **Margaretha Hahn** only
- 1932-1938 plat **Margaretha Hahn** only
- Margaret Hahn (widow of August J.) transferred by WD to Jacob Adams & Coronella Louvau on September 27, 1941 (recorded Sept 29, 1941 on Page #95)
- 1939-1945 plat Jacob & Coronello Louvan Adams
- 1946-1952 plat Jacob & Coronello Louvan Adams
- 1953-1959 plat Jacob & Coronello Louvan Adams (9-29-41).

Key Period Resident Summary

Original Owner

- Edward J. Schall and Theresa
 - Nationality: Edward-1st Generation born in Missouri of Germany-born parents; Theresa-born in Missouri of Germany-born father and Missouri-born mother.

1923 Owner

- August J. and Margaretha E. Hahn; owners signed the **RRC1922**
 - Nationality: August-Immigrant born in Germany of Germany-born parents; Margaretha-born in Illinois of Illinois-born mother and Germany-born father.

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

Original and Early Owners

The 1890 city directory lists clerk Charles P. Flori and Edward J. Schall, a buyer for Meyer Brothers Drug Company at 1819 Cora. Ten years later the 1900 city directory listed Flori at 1819 Cora as a telephone operator and at 1821 Cora was Schall.

Edward J. Schall, head of house and a buyer for a drug house (*a different meaning in 1900*), was born in Missouri of Germany-born parents in 1860. Wife Theresa was born in Missouri of a Germany-born father and a Missouri-born mother in 1870. Son Charles (age 17) and daughter Lillian (age 15) were born in Missouri and were at school. The family had a 21-year old white female servant named N. Klenke who was born in Illinois of a Germany-born father and a Pennsylvania-born mother. The 1910 Census listed Edward Schall in the same profession listed with wife Theresa. Although the children were then out of the house a 76-year old Germany-born (of Germany-born parents) aunt named Theresa and a 30-year old Missouri-born (of a Germany-born father and a Missouri-born mother) sister-in-law are listed with the couple.

A marriage certificate for likely next-door neighbor (1819 Cora), the probable daughter (or sister) of Elizabeth Flori states that a Rebecca Carrie Flori married an Edward John Schall in October of 1881.

A death certificate for an Edward John Schall issued in 1922 states that the individual was born in 1860 in St. Louis of Germany-born parents; this Schall was then married to a Theresa A. in 1922 and was listed as a drug buyer at the time of death living at 6914 Washington Avenue in University City, St. Louis County. The connections of these individuals are not yet wholly verifiable although it is interesting that the 1890 Census lists both the Flori and Schall families in the same household.

Subsequent owners

The 1920 Census lists August Hahn, 57-year old renter, head of house, and a clerk (potentially for the justice of the peace) who was born in Germany of Germany-

born parents in 1868; 57-year old wife Margaret was born in Missouri of a Germany-born father and a Missouri-born mother. Three sons included stenographer Herbert (age 28), polisher Gilbert (age 17) and Carl (age 10). The July 13, 1922 edition of the *St. Louis Post-Dispatch* (page 15) stated that August was running as a candidate under the Republican circuit; he was listed as a clerk of the Eighth District Justice Court since 1910 who was born in Germany and came to St. Louis with his parents in 1880. August also was reported to have run a barber shop on Easton Avenue for 23 years, was President of the 26th Ward Republican Club for the past 4 years, was former President of the Boss Barber's protective Association, and was the financial secretary of the Royal Arcanum for 27 years.

According to the 1930 Census, August was listed as a clerk at the 8th District Justice Court. This Census listed son Gilbert (born 1902) as a surveyor for the City of St. Louis and son Carl (born 1910) as a bookkeeper for a dairy company. A second head of house renting for \$24.00 per month was John W., a 22-year old automobile assembler born in Arkansas of Arkansas-born parents and wife Doris, age 19 born in Kansas of Kansas-born parents.

City Directory 1930-1960

1930: Mrs. Margaretha Hahn (white German-American owner) at 1821

1931: Mrs. Margaretha Hahn at 1821

1932: Mrs. Margaretha Hahn at 1821

1933: Mrs. Margaretha Hahn at 1821

1935: Mrs. Margaretha Hahn at 1821

1936: Mrs. Margaretha Hahn at 1821

1937: Mrs. Margaretha Hahn at 1821

1938: Mrs. Margaretha Hahn at 1821

1939: Mrs. Margaretha Hahn at 1821

1940: Mrs. Margaretha Hahn at 1821

1941: Mrs. Margaretha Hahn at 1821

1942: Jacob Adams (owner) at 1821

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Jacob Adams at 1821

1946: Jacob Adams at 1821

1952: Jacob Adams at 1821

1956: Jacob Adams at 1821

1958: Jacob Adams at 1821

1959: Jacob Adams at 1821

1960: Jacob Adams at 1821

1823 Cora Avenue (SLAS-CORA.1-17)

Resources

Contributing 1

Non-Contributing 0

This building bears additional importance because it was owned by an important African-American family in 1941, owner of the *St. Louis American* Nathaniel Sweets (and important wife Melba), during the enforced racially-restrictive covenant in which the owner signed the covenant. Nathaniel attended school in Jefferson City and graduated from Lincoln University in 1928; he served on Lincoln's alumni association and spoke out strongly against what he considered a substandard level of state appropriations for the University. Nathaniel moved to St. Louis around 1929 and started working for the *St. Louis American* as advertising and business manager. Nathaniel purchased the *St. Louis American* in 1933. Two years later in 1935, Nathaniel married teacher Melba Adrienne (nee Ficklin); Melba had to give up teaching when she married.

Nathaniel Sweets was Associate Editor of the Booker T. Washington Trading Stamp Association at inception in 1943 and he served on the original Advisory Board. A member of the impressive group of individuals who attended the initial meeting of the Association to lay out the framework, Sweets was on the Executive Committee of the St. Louis Branch of the National Association for the Advancement of Colored People (NAACP) as well as head of one of the three political organizations of the "March on Washington Committee

Nathaniel, working side-by-side with his wife Melba, was credited as fashioning the *St. Louis American* into a lively and leading voice for civil rights, fair housing and employment and black participation in politics on local and national levels

Mr. Sweets was active in many civic projects and fought for improved race relations in the city. While living at 1823 Cora, he was vice president of a citizen's committee for a \$16 million slum clearance bond issue in 1948 and in 1950 he editorialized in his newspaper against a proposal for a city charter that did not address civil-rights issues (the charter was defeated). Taking on writing, Melba was considered as the "Queen Mother of St. Louis Journalism" at the time of her death at age 90.

Architectural Description

This 2-story stone-faced brick Late Victorian period residence has Romanesque and Classical inspiration and was completed in 1897; white limestone veneer accents the primary while red brick constitutes the secondary elevations. The building sits above a limestone foundation of un-coursed material at the secondary and solid stone block at the primary elevation. The building has two bays at the primary elevation which span the raised basement level through the second floor. Windows penetrate the left side of the building: two glass block openings are located at the raised basement while semi-circular arch opening contains paired 1-over-1 windows set below a fixed semi-circular arch window above. The second floor has paired 1-over-1 flat head windows. The right side of

the building contains a stoop and porch with round columns and flat roof which leads to a double entry with transoms above. At the second floor is a single entrance which originally led to a porch above the first floor. A shaped parapet roof contains a decorative cornice. The window heads are accented by voussoirs. The building side contains a projecting bay. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity.

The shell of an earlier garage lied in ruin at the rear of the lot when the survey was first conducted in 2010; since then more has fallen and due to these conditions it has not been counted as either a contributing or a non-contributing resource. It is highly likely that it will continue to fall due to the excessive rainfall we have been receiving.

Architectural Information

Construction History

- Construction date (month issued): June 18, 1897
- Type: 2 story brick dwelling (DR: flat, 24' x 53.8')
- Construction cost: \$3,500

Original owner (O)

- O. Hewitt (then listed at 1908 Cora, since demolished)

Architect (A)

- unknown

Builder (B)/contractor (C)

- Chas. A. McIntyre (C), 4205 Warne

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- N/A

Additional owners

- Nelly Hewitt on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #23) along with all of the relative property from Edward Gay in March of 1886
- Hammett sold the property to Phillip E. Green for \$833.33 in August 1889. (See 1819 and 1821 Cora above for related property information and Phillip E. Green).
- Green or another party transferred the property to Orson Hewitt and by 1897 Hewitt, a carpenter, had commissioned the residence while residing at 1908 Cora (since demolished); he was listed at the 1823 Cora address by 1898.
- In May of 1902, Orson transferred the property to Nelly Hewitt for \$2,500. Orson Hewitt died at age 75 in 1907 at the residence.

- Mike and Frances Quattorochoi, owners in 1923, signed the Racially-Restrictive Covenant in January of that year.

Legal Ownership History

(via *St. Louis City Assessor Plats and deed information as available*)

1823 Cora (Lot 23 or 23n) **RRC1922**

- 1919-1924 plat **Mike & Francis Quattocchi (or Quattorochoi)**
- 1920 plat not available
- 1925-1931 plat **Mike & Francis Quattocchi (or Quattorochoi)**
- 1932-1938 plat **Mike & Francis Quattocchi (or Quattorochoi)**
- Frances Quattocchi (widow) transferred by WD to Genevieve M. Bernhardt on June 25, 1941 (recorded July 3, 1941 on Page #50)
- Genevieve M. Bernhardt transferred by QC to Nathaniel A. & Melba A. Sweets on June 30, 1941 recorded July 3, 1941 on Page #51
- 1939-1945 plat Nathaniel A. & Melba A. Sweets
- 1946-1952 plat Nathaniel A. & Melba A. Sweets
- 1953-1959 plat William E. Allen Jr. (8-5-57).

Key Period Resident Summary

Original Owner

- Orson Hewitt (and Laura)
 - Nationality: No information is currently available on Orson. Wife Laura Hewitt was born in Ohio of Pennsylvania-born parents.

1923 Owner

- Mike and Frances Quattorochoi, owners signed the **RRC1922**
 - Nationality: Mike-Immigrant born in Italy of Italy-born parents; Frances (Palmisano)-Immigrant born in Italy of Italy-born parents.

Rented/Sold to African-American

- 1941 owners Nathaniel A. (born in Missouri of Kentucky-born father and Virginia-born mother) (NAACP leader, journalist and owner of the *St. Louis American* newspaper among other things) and Melba A. (nee Ficklin) Sweets (born in Missouri of Tennessee-born father and Kentucky-born mother) (journalist)

Resident History

(via *genealogical and Census data as available*)

Early Owners

Little is currently known about the original owners except what appears in the 1910 Census below. However, the 1900 Census lists early owner, a Bessie Baker (spelling unsure), head of house at 1823 Cora who was born in England of England-born parents in 1872; she was listed as a dressmaker. Sister Josie (born in Missouri in 1876) was listed as a milliner. A George B. Swafford, head of house and teacher living at 1823a Cora was born in Iowa of an Indiana-born father

and an Ohio-born mother in 1850. Wife Mary C. was born in Ohio of a Pennsylvania-born father and an Ireland-born mother in 1849.

The 1910 Census lists a William Halpin, head of house who was born in Missouri of England-born parents; William appeared to be age 38 in 1910 and was working as a "distributor" for the post office. Wife Mary, age 48, was born in Illinois of England-born parents. The family had one 16-year old son named William. A second head of house named Laura Hewitt was 73-years old born in Ohio of Pennsylvania-born parents. Only a 49-year old daughter named Nelly, born in Illinois, is listed. Based on research, husband Orson died in 1907.

The 1920 Census lists Nellie Hewitt as the 59-year old owner and head of house with a daughter named Laura. A second head of house and a police officer, renter Charles Schuger was age 54 born in Missouri of a Germany-born father and an Ohio-born mother; 48-year old wife Annie was born in Missouri of Germany-born parents. The 1923 city directory also lists Nicholas and Cora Klein at 1823A.

The 1930 Census indicates that a Walter Schaffer, 51-year old head of house renting for \$40.00 per month, was born in Missouri of a Germany-born father and a U. S. born mother; Schaffer was a proprietor of a soda company. Wife Francis was age 52 born in Missouri of a Pennsylvania-born father and a Germany-born mother. Sons Walter Jr. a 27-year old bookkeeper and Emmett (age 14) and daughter Loretta a 28-year old stenographer lived at home.

Owners in 1930, Mike and Francis Quattocchi (although the last name appears to be Patentio) were owners of the property valued at \$4,000. Both born in Italy of Italy-born parents, they appeared to have immigrated to the U. S. in 1888. Michael Quattorochi was born in Italy in 1862 and was listed as a fruit dealer in the 1930 Census; wife Francesca (Frances) was also born in Italy in 1875. Michael died while residing at 1823 Cora in 1933. Genealogical Information (as available via the 1930 Census)

A Joseph Quartaro, renter as early as 1935 to 1937, was born in Italy about 1877 and was listed as a wood heeler at a shoe factory. Wife Josephine was born in Italy about 1885 and was listed as a housewife. The family had three sons and three daughters living on Maffitt Avenue prior to moving to Cora.

Widow Frances Quattocchi transferred the property by withdraw to Genevieve M. Bernhardt for \$4.85 on June 25, 1941 and she died on month later on July 28, 1941 while residing at 4947 St. Louis Avenue. Bernhardt quitclaimed the property five days after transfer from Quattorochi and potentially "flipped" the property to African-American couple Nathaniel A. and Melba A. Sweets for \$1.00 on June 30, 1941.

The Sweets'

Nathaniel Allen Sweets was born in Appleton City, Missouri in 1901 (some sources say 1905). The youngest of seventeen children, he was the son of Peter and

Hannah Sweets, who had been slaves in Kentucky.⁷⁹ Peter Sweets was a tobacco farmer and college promoter. Nathaniel attended school in Jefferson City and graduated from Lincoln University in that city in 1928; soon he would serve as Lincoln's alumni association and speak out strongly against what he considered a substandard level of state appropriations for the University. Nathaniel moved to St. Louis around 1929 (then living at 4116A West Belle Place) and started working for the *St. Louis American* (a weekly African-American newspaper) as advertising and business manager (was formally listed in the 1929 city directory as the Circulation manager for the St. Louis American Publishing Company). Nathaniel purchased the *St. Louis American* in 1933 when it was just five years old; at that date the directory listed him at 4354 Enright.

Two years later in 1935, Nathaniel married teacher Melba Adrienne (nee Ficklin). Melba had to give up teaching when she married Nathaniel because "teachers in those days were not allowed to marry;" elaborating a little, "married teachers had to give up their jobs to single people who were waiting for work."⁸⁰ Perhaps a blessing in disguise, her new life in writing acknowledged Melba as the "Queen Mother of St. Louis Journalism" at the time of her death.⁸¹ Melba was born in 1909 and had grown up in The Ville neighborhood; she attended Howard University in Washington (but did not graduate because she returned home during the Depression) and later earned a degree from the former Stowe Teachers College in St. Louis. Nathaniel and Melba had two sons and a daughter. Melba chronicled St. Louis' black community⁸² with the late Thelma Dickerson in a column entitled "We're Tellin," which listed events, weddings, and social news in St. Louis' black community and after 1937 wrote for the *St. Louis American*.

Nathaniel Sweets was Associate Editor of the Booker T. Washington Trading Stamp Association (discussed earlier beginning on page 51) at inception in 1943 and he served on the original Advisory Board. A member of the impressive group of individuals who attended the initial meeting of the Association to lay out the framework, Sweets was on the Executive Committee of the St. Louis Branch of the National Association for the Advancement of Colored People (NAACP) as well as head of one of the three political organizations of the "March on Washington Committee."⁸³

Nathaniel, working side-by-side with his wife Melba, was credited as fashioning the *St. Louis American* into a lively and leading voice for civil rights, fair housing and employment and black participation in politics on local and national levels...he held the title of publisher emeritus of the *American* at the time of his death."⁸⁴ Early on, the Sweets had an office in the same building as the Pullman porters and they conducted a campaign for them to get more pay and more respect. The only competitor to the *St. Louis American*, the *Argus*, at the same time carried articles favoring the Pullman Company. Mr. Sweets was active in many civic projects and fought for improved race relations in the city. While living at 1823 Cora, he was vice president of a citizen's committee for a \$16 million slum clearance bond issue in 1948 and in 1950 he editorialized in his newspaper against a proposal for a city charter that did not address civil-rights

issues (the charter was defeated).⁸⁵ Nathaniel also served on the old St. Louis Council on Human Relations and on the Police Retirement Board.

The Sweets sold the St. Louis American in 1981; Nathaniel died in 1988. Melba Sweets, at age 90, was featured in the "News Analysis" section of the *St. Louis Post Dispatch* in 1999.⁸⁶ In that article Sweets talked about her life experiences such as being a columnist for 50 years (she was the oldest black journalist in St. Louis in 1999), how she befriended famed poet Langston Hughes and acted as his editor, how she attended a speech and interviewed singer and activist Paul Robeson⁸⁷ in 1947 despite her husbands wishes (she lived at 1823 Cora at the time), how she accepted an invitation in the early 1960s from Fidel Castro to visit Cuba with other members of the National Newspaper Publishers Association despite a lack of support from the State Department, and how she taught the young Chuck Berry in third grade at the old Cottage Avenue School and summed them all up "I don't think I've done anything that special...but mine has been an interesting life."⁸⁸

Melba Sweets died at age 97 in 2006. As stated in the obituary, Melba was "a writer and editor, wife of former longtime owner and publisher of the *St. Louis American*, and mother of two journalists who had careers at the *St. Louis Post Dispatch*." Please see **Appendix 3** for an interview with Sweets from UMSL.

City Directory 1930-1960

1930: Michl. Quattorochi (white Italian owner) at 1823; Walter J. Schafer at 1823A
1931: Michl. Quattorochi at 1823; Walter J. Schafer at 1823A
1932: Michl. Quattorochi at 1823; Walter J. Schafer at 1823A
1933: Michl. Quattorochi at 1823; **VACANT** at 1823A
1935: Joseph Portero at 1823; **VACANT** at 1823A
1936: Jos. Quartaro at 1823; Saml. Mazzola at 1823A
1937: Jos. Quartaro at 1823; Saml. Mazzola at 1823A
1938: Saml. Mazzola and Mrs. Frances Quattrochi at 1823; Edw. Joyce at 1823A
1939: Saml. Mazzola and Mrs. Frances Quattrochi at 1823; Edw. Joyce at 1823A
1940: Saml. Mazzola at 1823
1941: Saml. Mazzola at 1823; **VACANT** at 1823A
1942: Arthur Taylor (additional research will be conducted relative to this person) at 1823; Nathaniel A. Sweet (1941 African American owner) at 1823A
1943: Racially-Restrictive Covenant expires and is not extended.
1944: Arthur Taylor at 1823; Nathaniel A. Sweet at 1823A
1946: Arthur D. Taylor at 1823; Nathaniel A. Sweet at 1823A
1952: Leo M. Bohanon at 1823; Nathaniel A. Sweet at 1823A
1956: Mrs. Marion C. Allen, Rev. William A. Woods at 1823; Chas. E. Peoples (a likely relative of a currently active neighborhood contractor working on the nearby Wagoner Place rehabilitations) at 1823A
1958: Mrs. Marion C. Allen (William E. Allen Jr. owner) at 1823; Chas. E. Peoples at 1823A
1959: Mrs. Marion C. Allen at 1823; Chas. E. Peoples at 1823A
1960: Mrs. Marion C. Allen at 1823; Chas. E. Peoples at 1823A

1825 Cora Avenue (SLAS-CORA.1-18)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2.5-story brick Late Victorian period residence has Romanesque inspiration and was completed in 1892; a 2.5-story brick addition with steeply pitched roof was added to the rear, likely originally. The building sits above a stone foundation (appears to be sandstone) at the primary and of un-coursed limestone at the secondary. The building has two bays at the primary elevation which span the raised basement level through the second floor. Windows penetrate the left side of the building: two single lights are located at the raised basement while a pair of 1-over-1 flat head windows is set within semi-circular arch openings with press brick accented heads at the first floor. The second floor has a pair of 1-over-1 flat head windows set within a press brick frame. The right side of the building contains a stair and porch which leads to an entry with semi-circular transom above; a 1-over-1 window flanks the door. At the second floor is a single 1-over-1 flat head window set within a press brick frame. A hip roof dormer projects from the main hip roof at the center; it contains a tripartite bay with a 1-over-1 window flanked by fixed single lights. A decorative cornice runs below the roofline and is reflected in the dormer cornice. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): March 2, 1892
- Type: 2 story brick dwelling (DR: 29' x 32')
- Construction cost: \$3,875 to \$3,900

Original owner (O)

- T. H. Karnatz; Frederick H. Karnatz, printer

Architect (A)

- Wessbecker & Hummel (Temple Building)

Builder (B)/contractor (C)

- Martin & Wepfler (likely Wipfler) (C), 4222A Easton

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- N/A

Additional owners

- E. T. Karnatz on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #24) along with all of the relative property from Edward Gay in March of 1886
- Hammett transferred the property to Andrew Carey (et. al.) for what appears to be \$0 in June 1889. Based on the width of the original lot frontage, 50 feet, the transaction included the physical lot 24 in addition to an adjacent lot which appears to have been subdivided between lots 24 and 25; the two smaller lots correspond to 1901 Cora.
- Although an actual transaction record is missing from the City of St. Louis Real Estate Abstract Books, Carey must have transferred lot 24 as well as a portion of the adjacent subdivided property to a John Reedy because a transaction in May of 1890 shows the north part of additional lot 24 being transferred by John Reedy to Henry H. Meyerpeter for \$1,100 (16'8").
- Reedy (et. al.) transferred the south part of lot 24 for \$1,100 to Fred H. Karnatz (33'4") in August of 1890.
- Meyerpeter transferred his portion of the lot to John and Josephine Pohl for what appears to be \$0 in October 1890 (16'8").
- The two additional smaller lots were combined together to form a building lot for 1901 Cora.
- Karnatz remained on physical lot 24 and built his residence there in 1892. A death certificate for Frederick Herman Karnatz dated 1922 stated he lived at 4106 Flora Boulevard in St. Louis city with wife Mary and was 93-years old, a retired engraver.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1825 Cora (Lot 24 or 24s) **RRC1922**

- 1919-1924 plat **Louis W. & Emma Tegeler**
- 1920 plat not available
- 1925-1931 plat **Louis W. & Emma Tegeler**
- Louis W. and Emma Tegeler transferred to Frank E. and Josephine Eichler by Warranty Deed on July 15, 1932 (recorded July 19, 1932 Page 106)
- Frank E. & Josephine Eichler transferred by WD to Joseph F. Cook on Sept 28, 1933 (recorded September 29, 1933 on page #4)
- 1932-1938 plat Joseph F. Cook
- 1939-1945 plat Joseph F. Cook
- 1946-1952 plat Joseph F. Cook
- 1953-1959 plat Joseph F. Cook (9-29-33).

Key Period Resident Summary

Original Owner

- Fred H. Karnatz
 - Nationality: Unknown

1923 owner

- Lewis W. and Emma Tegeler, owners signed the **RRC1922**
 - Nationality: Lewis-1st Generation born in Missouri of Germany-born parents; Emma (Haeffner) born in Missouri of Germany-born (or potentially Missouri-born) father and Missouri-born mother.

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

Original and Early Owners

The 1900 Census indicates that Frederick Karnatz, head of house and then not working was born in 1830 in Germany of Germany-born parents; he immigrated to the U. S. in 1860. Wife Mary (Bruner) was born 1840 in New York of Germany-born parents. Daughter Emelie (born 1866 in Missouri) was listed as a stenographer. Daughter Otilie (or Attilie) Lange (born 1869 in Illinois) and husband Edward L. Lange (born 1866 in Missouri), a dealer in business, were listed. Daughter Augusta Horitz (born 1873 in Missouri) was also a stenographer; no husband is listed for her.

The 1910 Census lists Frederick as the family head; his wife's name is spelled Marie. Daughter Emelie was listed as a stenographer for a lawyers office. Edward L. Lange was listed as a superintendent. Daughter Otilie, now 42-years old is listed as not working. A grandson named Raymond (age 6) and a granddaughter named Doris (age 6) are also listed. The 1920 Census lists Frederick Karnatz as the owner and head but now listed as retired. Wife Mary and 59-year old daughter Emelie (spelled Amelia), Edward and Otilie (Karnatz) Lange and their children Raymond and Doris are listed.

Historic Owners

Lewis W. and Emma Tegeler, owners in 1923, signed the Racially-Restrictive Covenant in January of that year; the Tegeler family retained ownership through July of 1932 when the property was transferred to Frank E. and Josephine Eichler for \$2,002.00 and then to Joseph Cook for \$10.00 in September of 1933 (Bernard Cook lived there until 1959). (Although any connection is currently unknown, a 1971 structure located on the campus of St. Louis University [SLU] known as Tegeler Hall [named for Jerome F. Tegeler, a 1929 SLU graduate and a member of the Board of Trustees] is the home for the School of Social Service at SLU.)

Lewis (or Louis) Tegeler was born in Missouri about 1875 and was listed as a carpenter in the 1930 Census; wife Emma (Haeffner) was born in Morrison, Missouri in 1879 and was listed as a housewife. A son, grandson, daughter-in-law, and a nephew are listed with them on Cora. When Emma died in 1947 her address was 3715 St. Anne's Lane in Pine Lawn, St. Louis County. Son Granville

died in 1959 and was listed as a painter living at 3517 Calvert Avenue in Overland, Missouri.

The 1930 Census lists Louis Tageler (Tegeler), head of house and owner of a property value at \$5,000 who was age 55 born in Missouri of Germany-born parents; he was listed as a building contractor. Wife Emma was also listed. The second head of house, son Granville (age 24) and a carpenter is listed with wife Stella (age 20), son William and Nephew Roy.

City Directory 1930-1960

1930: Lewis W. Tegeler (white German owner)

1931: Lewis W. Tegeler

1932: Lewis W. Tegeler, Granville G. Tegeler (son)

1933: Lewis W. Tegeler, Granville G. Tegeler

1935: Bernard J. Cook (Joseph Cook listed as owner)

1936: Bernard J. Cook

1937: Bernard J. Cook

1938: Bernard J. Cook

1939: Bernard J. Cook

1940: Bernard J. Cook

1941: Bernard J. Cook

1942: Bernard J. Cook

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Bernard J. Cook

1946: Bernard J. Cook

1952: Bernard J. Cook

1956: Bernard J. Cook

1958: Bernard J. Cook

1959: Bernard J. Cook

1960: Willie Bonner

1824-26 Cora Avenue (SLAS_CORA.1-19)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2-story red and brown brick Late 19th & 20th Century period multi-family residence has Revival and Renaissance inspiration and was completed in 1909. The building sits above a coursed limestone foundation with some portions of polished stone at the primary. The raised basement to the bottom of the first floor windows is of a darker red-brown brick. The symmetrical building has three bays at the primary elevation which span the raised basement level through the second floor. A double entrance is located within the center bay of the building; reached by steps and set recessed under a semi-circular arch brick opening are paired entrances with transoms (two transoms are boarded). At either side of

the entrances are pairs of 1-over-1 flat head windows on a stone sill course. The second floor contains six such windows on individual stone sills. Bricks form voussoirs over each opening. A corbelled brick cornice under a metal gutter spans the primary and returns at either side of the building. The flat parapet roof is only interrupted by chimney projections. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): February 9, 1909; permit #F-8842
- Type: 2 story brick flat (DR: double 2 story, 37x54, gravel roof, iron girders, stove heat)
- Construction cost: \$6,000

Original owner (O)

- William Ghisenkamp (or Glusenkamp), 2224 Clarence

Architect (A)

- G. Becker, 2904 Hailey

Builder (B)/contractor (C)

- Herman Schulte, 1517 N. 23rd (C)

Addition information

- N/A

Recorded alterations:

- Historic
 - April 27, 1954, repair rear porches and stairs, \$327.00, William Ridley (O).
- Recent
 - January 30 and March 14, 1969, make repairs, erect chain link fence, convert 4 family to 2 family, \$3,000 each permit, Pulaski Savings & Loan (O)
 - August 10 and 25, 1977, occupy two dwelling units as government subsidy, St. Louis Housing Authority (O).

Secondary buildings

- 2 frame coal sheds by Herman Schulte (C) in 1909 and one frame shed in 1931 (H. L. Howard, owner), all since demolished.

Additional owners

- H. Glusenkamp on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #6) along with all of the relative property from Edward Gay in March of 1886
- Hammett transferred the property to John P. Hannon for \$1,300 in October 1889. Little is currently known about the property.
- The building owners in 1923, Harry L. and Kate Howard did not sign the Racially-Restrictive Covenant in January of that year. Although the Howard's appear not to have lived in the building, a potential relative

Joseph E. Howard lived at 1824A from 1933 to 1935. A death certificate for Harry Lee Howard dated 1931 stated he was a tavern operator who had then lived at 4953a Page with wife Kate; Howard died at age 80 and was born in 1866 in St. Louis of Ireland-born father and an unknown mother.

- The Howard's retained ownership through 1945 or 1955 when William & Willie Ridley purchased the property in either 1946 or 1956. William Ridley was listed at 1826 in 1952 and through 1959 when 1826 was listed as vacant.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1824-26 Cora (Lot 6) **RRC1922**

- 1919-1924 plat **Harry L. Howard (and Kate)**
- 1920 plat **Harry L. Howard (and Kate)**
- 1925-1931 plat **Harry L. Howard (and Kate)**
- 1932-1938 plat **Harry L. Howard (and Kate)**
- 1939-1945 plat **Harry L. Howard (and Kate)**
- 1946-1952 plat William & Willie Ridley (10-19-56?)
- 1953-1959 plat not currently available.

Key Period Resident Summary

Original Owner

- William Ghisenkamp (or Glusenkamp)
 - Nationality: Unknown

1923 owner

- Harry L. and Kate Howard, owners did not sign the covenant
 - Nationality: Harry: born in St. Louis of Ireland-born father and unknown mother; nothing currently known about Kate.

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

Early Residents

Little is known about the original residents of the property however the early city directories list certain family members. For instance, the 1891 city directory lists a Christian G. and Henry L. (a grocer) Glusenkamp residing at 2823 North 12th Street; the 1893 city directory lists a Henry Glusenkamp, a clerk at A. Boremann residing at 1316 Palm.

No 1890 city directories list William and the 1900 Census has yielded no information. However, the 1910 Census indicates that 1824 Cora housed a William A. Kettles (*spelling illegible*), 34-year old first head of house and a dry goods salesman who was born in Missouri of Scotland-born parents; his 35-year old wife Marie K. was born in Missouri of Switzerland-born parents. A second head of house, Edward J. Purcell was age 33 born in Illinois of a Pennsylvania-born father and a Wisconsin-born mother; Edward was listed as a steam fitter for a power company. Wife Anna, then age 36 born in Missouri of Ireland-born parents and 4-year old son Virgil were also listed.

Included in the 1910 Census at 1826 Cora was George B. Mueller, 31-year old first head of house and a salesman at a paper company who was born in Missouri of a Germany-born father and an Illinois-born mother. Wife Frannie (*spelling illegible*) age 34 was born in Germany of Germany-born parents; she immigrated to the U. S. in 1882. Listed with the couple are son Lloyd (age 3) and daughter Virginia (age 8 months). A second head of house, George B. Stone was a 30-year old butcher born in Missouri of Germany-born father and a Missouri-born mother; 32-year old wife Bertha was born in Germany of Germany-born parents.

The 1920 Census lists renter and female head of house Matilda Van Samen (*spelling illegible*) who was born in Missouri of a Switzerland-born father and a Germany-born mother; son Paul was age 26 and a stock manager at a cloak company. A second head of house, 40-year old Robert E. McCoy (*spelling illegible*) was born in Tennessee of Tennessee-born parents and was listed as working for a brass company; wife Kaye, age 30, was born in Illinois of an England-born father and a Utah-born mother. The 1923 city directory includes the Glusenkamp family (1826), the Meier's (1826A), the Nolkemper's (1824) and the McCoy's (1824A).

The 1930 Census lists address 1924 Cora as containing an Oscar E. Lewis, first head of house renting at \$35 per month who was 31 years old born in Missouri of Kansas-born parents and was listed as a foreman for an electric company (renter in 1930 and 1931). At age 21 he married Mable (age 29 in 1930) who was born in Kansas of Kansas-born parents. Everett S. Lewis is listed 1930-1933. George E. Pierce (or Poerce), (rented in 1930) second head of house renting at \$35 per month was 64 years old born in England of England-born parents and was listed as a shoe worker at a shoe manufacturing company. At age 23 he married Catherine (age 65 in 1930) who was born in France of France-born parents

The same 1930 Census lists address 1926 Cora as containing John P. Criswell (renter from 1930-1933), first head of house renting at \$35 per month who was 54 years old born in Missouri of Missouri-born parents and was listed as a police officer for the city. At age 45 he married Bisthe (or Bertha [nee Strecher] age 49 in 1930) who was born in Missouri of Germany-born parents. Perhaps one of the most horrifying stories of a resident on Cora, John murdered his 68-year old wife Bertha (gun shot wound to the head) on June 7, 1948 in their home at 5415

Wabada Avenue. John, age 73, then committed suicide (gun shot wound to the head).

E. S. Lewes, second head of house renting at \$35 per month was 51 years old born in Missouri of Missouri -born parents and was listed as a city street inspector. At age 25 he married Maryell (*spelling illegible*) (age 52 in 1930) who was born in Illinois of Germany-born parents.

George Boone, renter in 1932 was born in Illinois about 1902 and was a chauffeur for City Car. Wife Mary was born in Missouri about 1906 worked in a tobacco factory. A boarder named Carl Lugar (born 1907), an oil sander for a motor company, was listed with them. The Boone's appear to have paid \$40.00 a month in rent on Cora.

Ernest A. Viveros, renter in 1937 was the son of Frank (born in Mexico of Mexico-born father and Arkansas-born mother) and Ophelia (born in Arkansas of Arkansas-born father and Mexico-born mother). Ernest was listed as a 18-year old press operator for a steel foundry. The Viveros family lived at 1820 Cora (since demolished) with two other families in 1930.

The 1947 and 1948 city directories list Mrs. Florence Shea at 1826 Cora.

City Directory 1930-1960

1930: Oscar E. Lewis (white renter) at 1824, Geo E. Pearce (white renter) at 1824A; Everett S. Lewis at 1826, John P. Criswell (white renter) at 1826A

1931: Oscar E. Lewis at 1824, **VACANT** at 1824A; Everett S. Lewis at 1826, John P. Criswell at 1826A

1932: Geo. Boone (white renter) at 1824, **VACANT** at 1824A; Everett S. Lewis at 1826, John P. Criswell at 1826A

1933: Ernest G. Schneiter at 1824, Jos. E. Howard at 1824A; Everett S. Lewis at 1826, John P. Criswell at 1826A

1935: Ernest G. Schneiter at 1824, Jos. E. Howard at 1824A; Herbert F. Johnson at 1826, **VACANT** at 1826A

1936: Jos. A. Bommarito at 1824, **VACANT** at 1824A; Jas. Harn at 1826, **VACANT** at 1826A

1937: Ernest A. Viveros at 1824, Mrs. Byrdie Kersten at 1824A; Jas. Harn (Hearn) at 1826, Arth. E. Broadhurst at 1826A

1938: Ernest A. Viveros at 1824, Mrs. Byrdie Kersten at 1824A; Jas. Harn (Hearn) at 1826, Arth. E. Broadhurst at 1826A

1939: Ernest A. Viveros at 1824, Mrs. Byrdie Kersten at 1824A; Jas. Hearn at 1826, Chas. L. Fisher at 1826A

1940: Ernest A. Viveros at 1824, Mrs. Byrdie Kersten at 1824A; Jas. Hearn at 1826, Chas. L. Fisher at 1826A

1941: Ernest A. Viveros at 1824, **VACANT** at 1824A; Jas. Hearn at 1826, Chas. L. Fisher at 1826A

1942: John Sower at 1824, Jos. Vemari at 1824A; Jas. Hearn at 1826, Anton Segora at 1826A

1943: Racially-Restrictive Covenant expires and is not extended.

1944: John Sower at 1824, Chas. Votruba at 1824A; Jas. Hearn at 1826, Frank D. Sgrel at 1826A

1946: Anthony P. Heisserer at 1824, Chas. Votruba at 1824A; Mrs. Florence M. Shea at 1826, Christian A. Shaw at 1826A

1952: Mrs. Lela Brumfield (nurse) at 1824, Callie B. Watson (nurse) at 1824A and Mrs. Alice Ferguson at rear 1824; William Ridley at 1826, Jas. Finney at 1826A and Juanita Butler at rear 1826. William Ridley took out building permit H-9403 on April 27, 1954 to repair the rear porches and stairs.

1956: Thelma Alhertie at 1824, Callie B. Watson (nurse) at 1824A; William Ridley at 1826, Jas. Finney at 1826A

1958: Thelma Alhertie (Albertie) at 1824, Callie B. Watson (nurse) at 1824A; William Ridley at 1826, Jas. Finney at 1826A

1959: Mrs. Lovie Young at 1824, Mrs. Harriet Fletcher at 1824A; William Ridley at 1826, Jas. Finney at 1826A

1960: Mrs. Lovie Young at 1824, Mrs. Harriet Fletcher at 1824A; **VACANT** at 1826, Jas. Finney at 1826A

1901 Cora Avenue (SLAS-CORA.1-20)

Resources

Contributing 1

Non-Contributing 0

This building bears additional importance because it was owned by an important African-American in 1939, Odessa Wright, during the enforced racially-restrictive covenant in which the owner signed the covenant. Owner Odessa M. Wright was born in Kansas City, Missouri in 1908 and was listed as a school teacher in the 1930 Census. Odessa was a graduate of the first class at Stowe Teacher's College in 1929 (with a Bachelor's Degree in education) and had earned her Master's Degree (in history) from the University of Iowa in 1931. Odessa began teaching in St. Louis Public Schools in 1932 as a substitute at Stowe Teachers College; her 44-year career would last until 1976. Odessa served for many years on the NAACP's education committee, helping oversee the interdistrict busing program between the city and St. Louis County

Sold to Odessa by Frederick and wife Ouida E. Maher, a family who were heavily involved with transferring property in the area in the late 1930s (Frederick only) and early 1940s (as a couple when married in 1942) during the period of racially-restrictive covenants; in many cases property was purchased by the Maher's one day and "flipped" the following day to African-American purchasers.

Architectural Description

This 2.5-story brick Late Victorian period residence has Romanesque inspiration and was completed circa 1891. The building sits above a limestone foundation of coursed material at the primary and un-coursed at the secondary. The building has two bays at the primary elevation which span the raised basement

level through the second floor. Windows penetrate the left side of the building: two single lights are located at the raised basement while a tripartite bay of 1-over-1 windows with flat heads with fixed tripartite lights above set within a brick segmental arch opening on a bracketed stone sill is at the first floor. The second floor has paired 1-over-1 flat head windows set within a low segmental arch; windows set behind the curved brickmold appear to also be curved. The original window casing may be intact. The right side of the building contains a newer wood porch which leads to an entry bay with low segmental arch head transom above; the transom appears to retain its original multi-lights. At the second floor is a single 1-over-1 flat head window set within a similar arch. A small hip roof dormer projects from the main asphalt shingle hip roof. Decorative brick accents the building face at sill courses and window heads. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): circa 1891 (no corresponding building permit)
- Type: unknown; a permit states 2 story brick police station.
- Construction cost: unknown

Original owner (O)

- John and Josephine Pohl

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- Frame coal shed by Henry Henze (O) in September of 1901, since demolished.

Additional owners

- H. Henze appears on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #half of 24 and 25) along with all of the relative property from Edward Gay in March of 1886;
- Hammett transferred the property to Andrew Carey (et. al.) for what appears to be \$0 in June 1889. Based on the width of the original lot frontage, 50 feet, the initial transaction included the physical lot 24 in addition to an adjacent lot which appears to have been subdivided between lots 24 and 25; the two smaller lots correspond to 1901 Cora.

- Although an actual transaction record is missing from the City of St. Louis Real Estate Abstract Books, Carey must have transferred lot 24 as well as a portion of the adjacent subdivided property to a John Reedy in both city blocks including 4474 and 4473 because a transaction in May of 1890 shows the north part of additional lot 24 being transferred by John Reedy to Henry H. Meyerpeter for \$1,100 (16'8").
- On the adjacent city block (4473) Reedy transferred 16'8" of the south part of lot 25 to Meyerpeter for what appears to be \$0 in May of 1890.
- Reedy (et. al.) transferred the south part of lot 24 for \$1,100 to Fred H. Karnatz (33'4") in August of 1890.
- Meyerpeter transferred his portion of the lot to John and Josephine Pohl for what appears to be \$0 in October 1890 (16''8"); the remainder 16'8" to the immediate north (or south portion of lot 25) was transferred at the same time.
- At that point, 1890, the two smaller lots were combined together to form a building lot for 1901 Cora.
- Karnatz remained on physical lot 24 and built his residence there in 1892.
- John and Josephine Pohl are listed at 1901 Cora in 1892; the Pohl's likely built the residence in 1891.
- H. Henze appears on the 1905 Plat.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1901 Cora (Lot 24n-25s) **RRC1922**

- 1919-1924 plat **Carlos L. Henze (and May)**
- 1920 plat not available
- 1925-1931 plat **May Henze**
- 1932-1938 plat **May Henze**
- **Carlos Henze** transferred by WD to Farmington (Book 4073 Page 481);
- Farmington transferred by WD to **May Henze** (Book 4073 Page 481)
- **May** (widow) **Henze** transferred by TD to Eleanor Robey on May 12, 1933 (recorded June 7, 1933 on Page #36)
- Robin R. & Marie Markey transferred by QC to Eleanor Robey on June 10, 1933 (recorded June 30, 1933 on Page #57)
- Eleanor Robey transferred by QC to Fred W. and Ida E. Dieckmann on May 12, 1933 (recorded Nov 7, 1933 on Page #40)
- Fred W. and Ida E. Dieckmann transferred by QC to **May Henze** on May 17, 1934 (recorded Nov 13, 1934 on Page #123)
- **May Henze** transferred by Trust to Home Owners Loan Corporation on June 24, 1939 (recorded June 27, 1939 on Page #45)
- Home Owners Loan Corporation transferred by WD to Frederick H. Maher on November 21, 1939 (recorded Nov 24, 1939 in Book #90)
- Frederick H. Maher transferred by WD to Odessa M. Wright on November 25, 1939 (recorded Dec 1, 1939 in Book #58)
- 1939-1945 plat Odessa M. Wright
- 1946-1952 plat Odessa M. Wright
- 1953-1959 plat Ethel George (8-31-56).

Key Period Resident Summary

Original Owner

- John and Josephine Pohl
 - Nationality: Currently unknown (likely German descent)

1923 owner

- Carlos L. and May Henze, owners signed the **RRC1922**
 - Nationality: Carlos-born in St. Louis, Missouri of Philadelphia, Pennsylvania-born father and Ohio-born mother; May (nee Werner)- born in Missouri of Germany-born father and Missouri-born mother.

Rented/Sold to African-American

- 1939 owner Odessa M. Wright born in Missouri of Missouri-born parents (potential that her mother was born in Tennessee) (leader, educator among other things).

Resident History

(via genealogical and Census data as available)

Early residents

John Pohl was a longtime policeman who moved to this then new district from 4575 Lucky (and previously from 4001 North Broadway) in 1890. Confusion regarding his home and police station buildings is the result of a building permit issued on September 23, 1890 that specifies a two-story brick police station to be built at the northwest corner of Garfield and Cora Avenue for \$3,500. This corner is the exact location of 1901 Cora however the structure does not resemble a traditional police station; perhaps the police board built Pohl's residence? A police station, the first in the district, was constructed around the same time on Easton at Deer Street on city block 3776 nearby Cora.

The 1900 Census indicates a Harry (or Henry) Henze, head of house and merchant who was born in 1849 in Pennsylvania of Germany-born parents. Wife Amand(a) was born in 1850 in Ohio of Ohio-born parents. Sons Charles H. (age 26) a carpenter, Willis (age 23) and Carlos (age 23) both commission clerks, Harry (age 15) and Edward (age 13) both at school and a 51-year old laundry-working boarder born in New York named John Willson were listed. The 1910 Census again lists Henry Henze (age 60) and sons Charles (a carpenter) and Harry (a clerk) at the address. The 1920 Census states that Henry Henze was a 69-year old owner and widow. Listed in the house are son Carlos (age 42), daughter-in-law May (age 37), grandson Harry (age 10), and granddaughters Marian (age 9) and Elva (age 6). Carlos appears to have died in 1924.

Carlos L. and May Henze, owners in 1923, signed the Racially-Restrictive Covenant in January of that year. Carlos was born in St. Louis in 1877. Henry and Amanda Henze and May and Carlos Henze are listed at the address in 1923. Henze is again listed in the building in 1937 and 1938 when a Harry W. (son of May) appears.

Longtime resident (renter) Lewis Tollman was listed until 1939. Tollman was born in Illinois of Illinois-born parents about 1883; wife Roxie was born in White Hall, Illinois in 1882 and was listed as a housewife in the 1930 Census. Based on research, Roxie died in 1925 and Lewis (also Louis) married May Henze (May's husband Carlos died at 1901 Cora in 1924) and lived at 1901 Cora for a period with May's three children. According to the marriage certificate the new couple married on Christmas Eve of 1926. Lewis died at the Veterans Administrative Hospital at Jefferson Barracks during a 41-day stay in 1953; Lewis had been living at 4571A Chouteau with wife Mada (potentially the same as May) and working in the laundry business at the time of his death.

The 1924 death certificate for 47-year old Carlos L. Henze states that he was born in St. Louis in 1877 of Henry Henze (born in Philadelphia, Pennsylvania) and Amanda (nee Moon) who was born in Ohio. Wife May Henze (nee Warner) and Carlos were listed at 1901 Cora in 1924. On August 10, 1925 the property listed under Carlos Henze transferred through an entity named "Farmington" to May Henze. By May 12, 1933, May Henze (strangely listed as a widow) transferred the property to Eleanor Robey for \$2,000.00. That same day Eleanor transferred the property to Fred and Ida Dieckmann for \$100.00. A year later on May 17, 1934 the Dieckmann's transferred the property back to May Henze for \$100.00. On June 24, 1939 the property was transferred to the Home Owners Loan Company from Henze via a trust for \$2,200.00. The Home Owners Loan Company sold the property to Frederick Maher for \$3,500 on November 21, 1939.

The 1930 Census lists Lewis Tollman as head of house and owner of a property valued at \$5,000 who was age 47 born in Illinois of Illinois-born parents; he was a chauffeur for a laundry company. Wife May was age 47; May's children (from Carlos Henze marriage), son Harry (age 20 court runner) and daughters Marian (age 19 telephone operator) and Elva (age 17 at home) were also listed.

Odessa M. Wright

On November 25, 1939, owner Frederick H. Maher immediately sold the property to African-American woman Odessa M. Wright for \$3250.00 (the real estate transaction data shows it was \$100.50). At this point it seems evident that Mayer may have purchased the property to "flip" it to Odessa (see deed information below). Of note on the deed was a typed statement "subject to restrictions, conditions, easements, building lines, and reservations of record" which indirectly references the racially-restrictive covenant. Of interest within the property transfer is the name Frederick H. Maher. Frederick and wife Ouida E. Maher were heavily involved with transferring property in the area in the late 1930s (Frederick only) and early 1940s (as a couple when married in 1942) during the period of racially-restrictive covenants; in many cases property was purchased by the Maher's one day and "flipped" the following day to African-American purchasers. The Maher's show up at a very early date in association with the transfer of 1901 Cora, predating the adjacent Wagoner Place transactions by four years; the Maher's flipped 1901 Cora to African-American Odessa M. Wright on November 25, 1939 after purchasing it four days previously. The Maher's also flipped 1525 Cora in April of 1939.

Owner Odessa M. Wright was born in Kansas City, Missouri in 1908 and was listed as a school teacher in the 1930 Census; her father was a mail clerk and she had three siblings. Odessa began teaching in St. Louis Public Schools in 1932 as a substitute at Stowe Teachers College; her 44-year career would last until 1976. At the time when schools were segregated she stated in a newspaper interview "as long as I taught history, I always taught black history with it."⁸⁹ Odessa claimed her inspiration came from her English teacher at Sumner High School, Herman Dreer; she graduated from Sumner in 1926. Odessa was a graduate of the first class at Stowe Teacher's College in 1929 (with a Bachelor's Degree in education) and had earned her Master's Degree (in history) from the University of Iowa in 1931. Stated Harris-Stowe State College President Henry Givens in 2001, "she wasn't just a leader in St. Louis, she was a leader nationwide...I would rate her as one of the top graduates of the old Stowe Teachers College."⁹⁰ Odessa also studied at Washington University, St. Louis University, and the Wharton School of Finance at the University of Pennsylvania in Philadelphia.

Odessa is listed in the 1943 M-N Directory as an educator at Vashon High School; the 1946 MSD includes her as a teacher at Vashon. She also taught at Wheatley School, Dunbar Elementary, Washington Tech, Hadley Tech, and Sumner High. For many years she had taught seven days a week: five days in the public schools; on Saturday mornings she taught black history class to 7th and 8th grade students at the old Poro College (founded by Annie Malone), on Saturday afternoons she tutored students in her home free of charge; and on Sundays she taught Sunday school at St. James AME Church.⁹¹

Odessa served for many years on the NAACP's education committee, helping oversee the interdistrict busing program between the city and St. Louis County.⁹² Additional commitments included lecturer at universities, past president of the National Association of College Women (now the National Association of University Women), former officer of the Missouri Retired Teachers Association, past state coordinator of the AARP's voter education effort, a former board member at the Heritage House Corporation, and a volunteer with many other organizations. In 1970, she was appointed by then President Richard Nixon as a delegate to the White House Conference on Education.⁹³

Odessa married Rowan Farrell in 1947; they later divorced. She lived at 1901 Cora from 1939 to at least 1952; Gilbert Jackson and Arthur Wiggins are listed at the address in 1953 while Rowan and Odessa Farrel are listed at 3347 Aubert Avenue. Odessa Farrell is listed as a teacher at B. T. Washington Technical High School in the 1954 MSD. Odessa died at age 93 in 2001.

Virgil H. Lucas, who occupied the residence for a brief time in 1942 likely as a boarder, was born in Louisville, Kentucky about 1908; Virgil was listed as an attorney in the 1930 Census. He and his wife Luella had two sons and a daughter. According to Virgil's obituary in 1990, he was a retired St. Louis lawyer and magistrate judge who received both his bachelor's and law degrees from Howard University in Washington.⁹⁴ Lucas taught criminal law at Lincoln University's law school in Jefferson City and he practiced law in St. Louis from

1935 until 1948 when he moved to California to study at the University of California at Los Angeles. Lucas returned to St. Louis in 1956 and in the 1958 primary he won the Republican nomination for state representative in the 17th District in north St. Louis; he lost the race in the November election.⁹⁵ According to the source in 1962 Lucas became the first black ever nominated to a city-wide office, that of prosecuting attorney but was defeated in the election; Lucas ran unsuccessfully in 1967 for the St. Louis Board of Aldermen from the 26th Ward and for circuit attorney the following year. Lucas was elected a magistrate judge in 1974 and retired in 1978. Lucas's associations included: 1960s president of the Republican Educational Organization, former president and board member of the Mound City Bar Association, former legal counsel and board member for the NAACP and for the Urban League of Metropolitan St. Louis, and a board member of the Union Sarah Economic Development Corporation.

City Directory 1930-1960

1930: Lewis A. Tollman (white owner; married May Henze)
1931: Lewis A. Tollman
1932: Lewis A. Tollman
1933: Lewis A. Tollman
1935: Lewis A. Tollman
1936: Lewis A. Tollman
1937: Lewis A. Tollman, Harry W. Henze (son of May and Carlos)
1938: Lewis A. Tollman, Harry W. Henze
1939: Lewis A. Tollman
1940: Odessa M. Wright (1939 African-American owner)
1941: Odessa M. Wright
1942: Odessa M. Wright, Virgil H. Lucas (African-American renter) at 1901A
1943: Racially-Restrictive Covenant expires and is not extended.
1944: Odessa M. Wright, **VACANT** at 1901A
1946: Odessa M. Wright, **VACANT** at 1901A
1952: R.T. Farrell (Odessa's husband Rowan)
1956: Gilbert Jackson, Arth. Wiggins (potential present or family line pastor of church in Wagoner Place)
1958: Jimmie Scott
1959: Jimmie Scott
1960: Mrs. Landers Ward

1907 Cora Avenue (SLAS-CORA.1-21)

Resources

Contributing 1 Non-Contributing 0

Architectural Description

This 2.5-story brick Late Victorian period residence was completed in 1888. The building sits above a limestone foundation of partly-exposed smooth-faced, polished material at the primary and un-coursed material at the secondary

elevations. The building has two bays at the primary elevation which span above a full width front porch. Windows penetrate the left side of the building: at the first floor paired 1-over-1 light flat head windows on a stone sill are set within a wide segmental arch opening with in fill panel (all obscured by the porch roof); the second floor has similar windows set within a similar opening. The right side of the building contains a stair and porch which leads to a recessed entry bay containing a door with transom above. A pediment roof partly covers the porch. At the second floor is a single 1-over-1 flat head window set within a segmental arch. Decorative press brick accents the window heads. An asphalt shingle hipped gable roof contains paired multi-light windows within a field of either slate or metal siding. A decorative wood cornice runs below this gable. The building side contains a projecting bay with polygonal roof; a corbelled brick cornice adds additional detail. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): March 16, 1888; permit #A-1811
- Type: 2 story brick dwelling (DR: N/A)
- Construction cost: \$4,50

Original owner (O)

Benjamin F. Hammett, President of Hammett-Anderson-Wade Real Estate Company (resided at 3417 Morgan in 1888). Hammett listed as Director of the Mississippi Valley Trust Company in 1891. Hammett built house in 1888 and sold to John McCanne by August of that year.

Architect (A)

- unknown

Builder (B)/contractor (C)

- unknown; likely Charles Newberry (C); (Attributed to Charles A. McIntyre (C))

Addition information

- N/A

Recorded alterations

- Recent
 - November 4, 1960, erect 1 story frame enclosed porch at rear, \$1,000, Edgar Moore et. al. (O)

Secondary buildings

- N/A

Additional owners

- R. D. Lonergan on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #26) along with all of the relative property from Edward Gay in March of 1886

- Hammett built the residence and transferred the property (including 86' on lots 26 and 27) to John McCanne for \$5,500 in August 1888.
- McCanne sold lot 27 (36') to George E. and Emil E. Henner for \$1,440.00 in December of 1890. McCanne then sold his remaining property (including the house) to W. L. Heath for \$5,000 in July of 1891.
- John Q. McCanne is listed at 1907 Cora in the 1889 city directory which states that he was the treasurer of Riverside Publishing Company at 702 Olive.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1907 Cora (Lot 26) **RRC1922**

- 1919-1924 plat Robt. P. & **Emma Lonergan** (or **Loneryan**) (a Norman and Ethel Lonergan are also listed at address but not on lot)
- 1920 plat not available
- Robert Lonergan transferred by QC to Wm E. Beckermann on October 25, 1927 (recorded November 3, 1927 on Page #144)
- Wm. E. Beckerman transferred by WD To Robert P., Emma, and Ethel Londrger (Lonergan) on October 25, 1927 (recorded November 3, 1927 on Page #145)
- 1925-1931 plat Robt. P. & **Emma Lonergan** (or **Loneryan**) and now Ethel A. Lonergan on lot
- 1932-1938 plat Robt. P. & **Emma Lonergan** (or **Loneryan**) and now Ethel A. Lonergan on lot—1/2 interest to each party
- Robert C. & Emma A. Lonergan transferred by QC to Ethel A. Lonergan on December 22, 1939 (recorded December 28, 1939 in Book #39)
- 1939-1945 plat **Emma Lonergan** (or **Loneryan**) and Ethel A. Lonergan
- 1946-1952 plat James H. & Margarite Green (9-12-47)
- 1953-1959 plat Ghalson & Irene Moore (1-15-54).

Key Period Resident Summary

Original Owner

- Webster L. Heath (wife Fanny)
 - Nationality: Webster- born in Muncie, Indiana of parents born the same; Fanny (Plank)-nothing is currently known

1923 Owner

- Emma C. Loneryan (or Lonergan) signed the **RRC1922**; husband Robert did not.
 - Nationality: Emma-Missouri-born of Pennsylvania-born father and New York-born mother; Robert-1st Generation born in Ohio of Ireland-born parents.

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

Original and Early Owners

The 1892 city directory lists Webster L. Heath (a cond.) at 1907 Cora. The 1900 Census indicates that Webster Heath, head of house and railroad conductor was born in 1861 in Muncie, Indiana of Indiana-born parents; wife Fannie Plank Heath was born in 1864 in Iowa of Ohio-born parents. Daughter Laura (age 12) and sons Frederick (age 10) and Chauncy (age 8) were at school while son Russell (age 5) was at home. A death certificate for Webster Lafayette Heath dated 1937 states that he was a retired service supervisor for the Frisco Railroad and living at 221 Baker Avenue in Webster Groves, St. Louis County at the time of his death.

The Longeran family soon purchased the residence and lived there the longest. The 1910 Census lists Robert Lonergan, then a 55-year old owner and head of house as born in Ohio of Pennsylvania-born parents (the 1930 Census lists the parents as Ireland-born); Robert was listed as a contractor (plasterer). Wife Emma (age 49) was born in Missouri of New York-born parents. Daughter Ethel (age 29) a public school teacher and sons Norman (age 26) a journeyman (plumber) and Irvin (age 21) a bank teller were listed. The 1920 Census lists Robert as a 64-year old owner and contractor (*plasterer?*) born in Ohio; the census indicates that his parents were both born in Ireland. Wife Emma was age 60; 38-year old daughter and public school teacher Ethel and her son Walter (age 10) were also listed.

The 1930 Census lists Robert Lonergan, owner and head of house of a property valued at \$5,000 as a 75-year old plasterer; wife Emma was age 70. Daughter Ethel (age 48) was a public school teacher and son Walter (age 20) was a bookkeeper at a brokerage company. The census indicates that Robert's parents were born in Ireland.

Co-owner Emma C. Lonergan (or *Loneryan*) signed the Racially-Restrictive Covenant in January of 1923. It is of interest that only she and not her husband Robert signed the covenant. Robert's daughter Ethel and husband Norman R. are listed at 1907 Cora in the 1923 city directory. Ethel Lonergan was a teacher at Columbia School in 1923 (*Columbia School is standing at St. Louis Avenue and Glasgow, east of Grand*). Robert and Emma quitclaimed the property to daughter Ethel in December of 1939.

Robert, a retired merchant, died at 1907 Cora in 1946. The Lonergan heirs sold the property to James and Margarite Green in 1947. Nothing more is currently known.

City Directory 1930-1960

1930: Robert P. Longeran (Lonergan) (white Irish owner)

1931: Robert P. Longeran

1932: Robert P. Longeran

1933: Robert P. Longeran

1935: Robert P. Longeran

1936: Robert P. Longeran

1937: Robert P. Longeran

1938: Robert P. Longeran

1939: Robert P. Longeran

1940: Robert P. Longeran

1941: Robert P. Longeran, Anna Calvert (nurse)

1942: Robert P. Longeran

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Ethel A. Longeran (daughter of Robert)

1946: Robert Longeran

1952: Hudlin Green (James H. & Margarite Green owners)

1956: Gholston Moore (owner)

1958: Gholston Moore

1959: Gholston Moore

1960: Gholston Moore

1913 (AKA 1911) Cora Avenue (SLAS-CORA.1-22)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2.5-story brick Late Victorian period residence was completed circa 1891; a 2-story brick addition with low pitch roof was added to the rear, likely a historic enclosure of an original wood porch. The building sits above a limestone foundation of coursed and un-coursed material. The building has two bays at the primary elevation. Windows penetrate the left side of the building; a wide opening at both the first and second floors contain a tripartite bay of 2-over-1 windows with flat heads flanking a fixed light over brick sills; the second floor appears to have originally been a segmental arch opening which has since been bricked in, potentially historically. The original second floor head is a wide brick voussoir which can also be seen at the right side window. The right side of the building contains a flat head porch on brick piers which leads to a slightly recessed entry with transom and sidelights. At the second floor is a single 1-over-1 flat head window with similar arch. A hip roof and a gable roof dormer projects from the main hip roof at the primary; both contain 1-over-1 windows. A

decorative corbelled cornice appears to runs below the full roofline. The building side contains a projecting bay with hip roof and an enclosed second floor porch. Additional openings are either flat head or segmental arch. The building is in average condition despite its appearance and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): circa 1891 (no corresponding building permit)
- Type: unknown
- Construction cost: unknown but likely around \$4,000-\$5,000.

Original owner (O)

- George E. and Emil E. Henner (Architects and Superintendents) built the house and sold to Henry and Maggie Orpen in 1891.

Architect (A)

- George E. Henner

Builder (B)/contractor (C)

- Emil E. Henner (C) and Henner Brothers carpenters (B)

Addition information

- Recent
 - June and August 1962, erect addition to present building, Mildred and Joe Cook (O), \$3,500. Unknown if actually built or since demolished (likely rear enclosed portion or 2nd floor south wall addition).

Recorded alterations

- unknown

Secondary buildings

- 1-story frame shed built October 18, 1922, by owner F. Ostrath, since demolished.

Additional owners

- D. Black (Block) Jr. on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #27) along with all of the relative property from Edward Gay in March of 1886
- Hammett transferred the property (along with lot 26 totaling 86 front feet) to John D. McCanne for \$5,500 in August of 1888
- Hammett built the house on lot 26 at 1907 Cora and sold it and the adjoining lot to McCanne in that year. McCanne sold lot 27 (36') to George E. and Emil E. Henner for \$1,440.00 in December of 1890.
- The Henner's owned Henner Brothers, Architects and Superintendents (room 71, 904 Olive) and likely built the house in 1891
- Contractor Emil, carpenters Frederick and Julius, George (architect) and Sophie (widow of Frederick) Henner all resided at 2522 Taylor in 1890-91.

- Emil E. Henner sold the property to Henry and Maggie Orpen for \$7,750.00 in August of 1891.
- In 1890-91, Henry Orpen's profession is listed as short-hand at 520 Olive; at that time the Orpens lived at 3222 ½ Franklin. By 1892, Henry is listed as the Manager at Henner Brothers and living at 1913 Cora.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1913 and 1911 Cora (Lot 27) **RRC1922**

- 1919-1924 plat **Frank & Eva Oustrach (or Owstrach)**
- 1920 plat not available
- 1925-1931 plat **Frank & Eva Oustrach (or Owstrach); Frank & Eva Owstrach** transferred by TD to Raymond W. Giesecking on June 23, 1933 (recorded June 26, 1933 on Page #100)
- Raymond W. Giesecking transferred by QC to Caroline M. Ehlhardt on June 23, 1933 (recorded July 14, 1933 on Page #34)
- Elizabeth B. & Benjamin Metzger & Jennette Ehlhardt transferred by WD to Lon Brownfield on September 20, 1934 (recorded October 11, 1934 on Page #129)
- Lon Brownfield transferred by WD to Arthur A. & Veronica Hollman on March 2, 1935 (recorded March 7, 1935 on Page #24)
- Arthur A. & Veronica Hollman transferred by WD to Lon Brownfield on March 14, 1935 (recorded March 18, 1935 on Page #64)
- Lon Brownfield transferred by WD to Ruth Held on April 30, 1936 (recorded September 16, 1936 on Page #57)
- Ruth Held transferred by WD to Joseph A. Brown on September 4, 1936 (recorded September 16, 1936 on Page #58)
- Lon Brownfield transferred by Trust to Ruth Held on March 11, 1938 (recorded March 14, 1938 on Page #108)
- Ruth Held transferred by WD to Mary Moroney on March 23, 1938 (recorded March 29, 1938 on Page #82)
- Mary and James Moroney transferred by WD to Henrietta D. Laurent on March 23, 1938 (recorded March 29, 1938 on Page #127)
- Henrietta D. & Edward F. Laurent transferred by WD to Adele Hirsch on May 5, 1938 (recorded July 8, 1938 on Page #21 (or #2))
- 1932-1938 plat Adele Hirsch
- Adele Hirsch transferred by WD to Edward & Vesta Wilson on September 1, 1938 (recorded September 9, 1938 on Page #111)
- 1939-1945 plat Edward & Vesta Wilson
- 1946-1952 plat Joe & Mildred Cook (5-7-46)
- 1953-1959 plat Joe & Mildred Cook (5-7-46).

Key Period Resident Summary

Original Owner:

- Henry and Maggie Orpen
 - Nationality: Unknown

1923 owner

- Frank and Eva Owstrach (Ostrath), signed the **RRC1922**
 - Nationality: Frank and Eva-Immigrants born in Russia of Russia-born parents.

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.
- William Beteet (potential African-American renter) in 1941 or Eunice Parks (potential African-American renter in 1942)

Resident History

(via genealogical and Census data as available)

Early owners

The 1900 Census lists an Irven S. Warwood, a 28-year old (born 1872) head of house renting at 1911 Cora who was born in Canada of a father born in England and a mother in New York; Irven was a buyer for a shoe store. Wife Stella was born in New York in 1872 of a father born in Vermont and a mother in New York.

The 1910 Census lists a renter named Robert Downing, 28-year old head of house who was born in Missouri of Missouri-born parents; his profession was an electrician for a light company. Wife Essie, age 26 was also born in Missouri of Missouri-born parents. Daughter Genevieve (age 4) and 50-year old mother-in-law Eva Admire were listed. A property record shows that then owner Austin P. Oliver transferred the property to David Block (Black) Jr. for \$2,000 in April of 1911 although a D. Black (Block) Jr. is listed on an earlier 1905 Plat map.

No information is currently available relative to the 1920 Census. However, Frank and Eva Owstrach (Ostrath), owners in 1923, signed the Racially-Restrictive Covenant in January of that year. A death certificate for a Frank Owstrach living at 4849a Easton Avenue (near Cora) at the time of his death in 1948 suggests that he was a paperhanger born in Russia of Russia-born parents at age 69; his wife is listed as Sarah. It is currently unknown if this is the same person but it is highly likely. The 1923 city directory lists Frank and Eva Owstreth at 1911 and Herman and Hermione Meyer at 1913.

Subsequent owners

The 1930 Census indicates that a Leslie Brike, male head of house renting at 1911 for \$35.00 per month was listed as a 30-year old public service chauffeur born in Missouri of Missouri-born parents; wife Clara was age 28 born in Missouri of Missouri-born parents. Two-year old daughter Betty Jane and two-month old son Ralph were also listed. The head of house and owner of the building (a property valued at \$8,000) listed at 1913 was Frank Oustrach (or Owstrach), a 54-year old Russia-born (of Russia-born parents) decorator contractor; wife Eva was also 54 born in born Russia of Russia-born parents. Both immigrated to the U. S. in 1908.

Leslie F. Ficke, resident until 1931 was born in Missouri in 1898 and was listed as a Public Service chauffeur in the 1930 Census; wife Clara was born in Missouri and listed as a housewife. The family had a son born while living at the residence and a daughter. Leslie died in 1933 of food poisoning while residing at 4237 Cozens Street in St. Louis city.

Clarence Mattson, 1931 resident, was born in Missouri of Swedish parents about 1903 and was listed in auto repair; wife Bessie was born in Missouri of local parents about 1908 and was listed as a housewife. The family had one daughter.

The Owstrach family transferred the property to Raymond W. Giesecking for \$2,002.00 on June 23, 1933; Giesecking that same day transferred to Caroline M. Eklhardt for \$1.00. The Eklhardt family (likely Caroline died) sold the property to Lon Brownfield for \$104.00 in September of 1934; Brownfield then sold to Arthur and Veronica Hollman for \$10.50 on March 2, 1935. Two weeks later the Hollman's transferred back to Brownfield, reason unknown. By April of 1936, Brownfield sold to Ruth Held who by September had sold to Joseph A. Brown.

Three additional transactions in March of 1938 involved Brownfield, Held, Mary and James Moroney and Henrietta Laurent; ultimately Laurent ended up with the property because by May of 1938 she had sold it to Adele Hirsch for \$100.00. Hirsch passed the property to Edward and Vesta Wilson for \$100.50 in September of the same year.

Eunice Parks, resident from 1942 to 1944 may be the same African-American girl listed in the 1930 Census as an 11-year old girl born in Illinois of a Tennessee-born father and an Illinois-born mother. Father Arthur was a laborer at an electric company while mother Carrie (?) was a picker at a nut factory. The identification of this resident will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

William Beteet, resident 1941 to at least 1946 (verify up to 1952) and currently lacking verification, may be a relative of an African-American named Walter in the 1930 Census. Walter, a 32 year-old man born in Alabama of Alabama-born parents was listed as a laborer and was the brother-in-law of head of house Jesse Wilson renting at 4220a West Belle Place in 1930. The identification of this resident will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

City Directory 1930-1960

1930: Leslie F. Ficke (white renter) at 1911, **VACANT** at 1911A; Frank Owstrach (white Russian owner) at 1913, **VACANT** at 1913A

1931: Clarence Mattson (white renter) at 1911; Frank Owstrach at 1913

1932: Mrs. Mattie Vincent at 1911; Frank Owstrach at 1913

1933: Mrs. Mattie Vincent at 1911; Frank Owstrach at 1913

1935: Mrs. Mattie Vincent at 1911; Herbert Skillington at 1913

1936: Mrs. Mattie Vincent at 1911, Richard J. Davis at 1911A

1937: Joe Palazzolo at 1911, Richard J. Davis at 1911A
1938: **VACANT** at 1911, Mrs. Isabelle Bassett and Richard J. Davis (tuck pointing contractor) at 1911A
1939: Robert E. Meeks at 1911, **VACANT** at 1911A
1940: **VACANT** at 1911, Wm. M. Gibbs at 1911A, Mrs. Laura Brandon at 1911B
1941: Clarence Stoval at 1911, Wm. Beteet at 1911A, **VACANT** at 1911B
1942: Eunice Parks at 1911, Wm. Beteet at 1911A, Esco Holly at 1911B
1943: Racially-Restrictive Covenant expires and is not extended.
1944: Eunice Parks at 1911, Wm. Beteet at 1911A, Esco Holly at 1911B
1946: Gladys P. Holland 1911, Jewell L. Beteet at 1911A, Gladys P. Holland at 1911B
1952: Hanna McKinney 1911, Jos. Cook (owner) at 1911A
1956: Hanna McKinney 1911, Jos. Cook at 1911A
1958: Hanna McKinney 1911, Jos. Cook at 1911A
1959: Jos. Isaac at 1911, Jos. Cook at 1911A
1960: Marie Richardson at 1911, Jos. Cook at 1911A

1916 Cora Avenue (SLAS-CORA.1-23)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2-story brick Late Victorian and Late 19th & Early 20th Century American Movement period residence was completed in 1888; a 2-story frame addition with flat roof was added to the rear in 1925. The building sits above a limestone foundation of un-coursed material. The building has two bays at the primary elevation behind a full width 2-story brick porch. Paired 1-over-1 and multi-light flat head windows penetrate the first and second floors at the right side and are set within wide segmental arch openings. The left side contains an entrance at both the first and second floors; the first floor has a stone veneer surround while the second has a small bracketed pediment roof. The building has a flat roof with a covered parapet; it is unknown if the original roof was hipped or otherwise. A decorative cornice runs below the roofline at the building sides. The building side contains a projecting bay. Additional openings are either segmental arch or flat head. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): September 18, 1888
- Type: 2 story brick dwelling (DR: N/A)
- Construction cost: \$3,500

Original owner (O)

- Benjamin F. Hammett, President of Hammett-Anderson-Wade Real Estate Company (resided at 3417 Morgan in 1888). Hammett listed as Director of

the Mississippi Valley Trust Company in 1891. Hammett built house in 1888 and sold to Hamlin Russell in 1889.

Architect (A)

- unknown

Builder (B)/contractor (C)

- likely Charles Newberry (C)

Addition information

- May 1, 1925 (#C-8707), addition to brick tenement, \$2,800, L. E. Haub (O), W. J. Price and Sons (B + A) at 1162 Aubert.

Recorded alterations

- Historic
 - June 14, 1945 (#R-112), alter 2 story brick dwelling, \$250, John Green (O)
 - June 10, 1947 (#R-6869), repair 2 ½ story brick dwelling, \$2,600, Gladys M. Green (O)
 - October 19, 1953 (#H-7020), alter 3 story brick 3 family dwelling, \$3,500, Richard and Gladys Green (O)
 - June 24, 1954 (#H-10200), alter 3 story brick tenement, \$200, Gladys and Delores Green (O)
- Recent
 - December 11, 1970 (#F-2661), remove fire damaged portion of 3rd floor per inspection, \$1,300, Fleming Heard (O).

Secondary buildings

- 1 story frame shed built in March of 1910 by owner Bertha Haut (Haub), since demolished.

Additional owners

- Bertha Haub (Haut) on 1905 Plat

Historical Information

Property History

Benjamin F. Hammett purchased this lot (future #11) along with all of the relative property from Edward Gay in March of 1886

- Hammett built the residence in 1888 and transferred the property to Hamlin Russell for \$4,000 in August of 1889. Hamlin Russell was listed as the "R.R. Editor of the Republic" living at 1916 Cora in the 1890 city directory.
- The owners in 1923, the Haub's, did not sign the Racially-Restrictive Covenant in January of that year. In May of 1925, owner L. E. Haub received a building permit to construct the two-story rear addition.
- Of interest in the 1930 Census record it states that the Haub's property value was \$10,000 and that they took on 9 roomers in addition to their 28-year old son and 83-year old uncle.
- The 1930 Census indicates that historic owner Louis E. Haub was born in 1870 in Indiana of an England-born father and a Vermont-born mother; Louis was listed as a postman. Wife Bertha was born in 1876 in Missouri of an England-born father and a Germany-born mother.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1916 Cora (Lot 11)

- 1919-1924 plat Louis E. & Bertha Haub
- 1920 plat Louis E. & Bertha Haub
- 1925-1931 plat Louis E. & Bertha Haub
- 1932-1938 plat Louis E. & Bertha Haub
- 1939-1945 plat Gladys M. & Dolores Green
- 1946-1952 plat Gladys M. & Dolores Green
- 1953-1959 plat not currently available.

Key Period Resident Summary

Original Owner

- Hamlin Russell
 - Nationality: Currently unknown

1923 Owner

- Louis E. & Bertha Haub, did not sign the covenant.
 - Nationality: Louis-born in Indiana of England-born father and Vermont-born mother; Bertha-born in Missouri of England-born father and Germany-born mother. The 1920 census indicates that both Louis and Bertha had England-born parents.

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

Early Owners

The 1890 city directory lists "R.R." (*likely Railroad*) Editor of the Republic newspaper, Hamlin Russell living at 1916 Cora. Ten years later, the 1900 Census lists 32-year old Benjamin Lydick, head of house and a postal clerk who was born in Illinois in 1868 of Pennsylvania-born parents; wife Lillian, age 32 was born in Georgia of a Georgia-born father and a South Carolina-born mother. Step daughters Ilma (age 14) and Alice (age 13) Fauler were listed in school. Also included at the residence was 2-year old son Benjamin.

The 1910 Census lists Archibald Boyd, owner and head of house who was 57-years old born in Missouri of England-born parents. Boyd was a respected actor of his time (*the Census elaborates "Theatre Star"*). Wife Louella, age 52 was born in Illinois of a Connecticut-born father and a New York-born mother. Daughter Louella (age 23), Lida (*spelling illegible*) (age 17) and Arni (*spelling illegible*) (age 14) were listed at home. The Census may be incorrect as to where Boyd lived at

the time because city directories (1893 through 1914) list him at 1926 Cora Avenue (since demolished). In addition, the *St. Louis Post-Dispatch* announced his arrival, then strictly for vacation purposes, in its June 17, 1894 edition where it exclaimed "he and his family are domiciled at 1926 Cora ...Mr. Boyd will begin next season with an engagement at Albany, New York in his play 'The Old Homestead.'" According to research Archibald had a son also named Archibald, sources refer to both of them as either "Archie" or Archibald; the father was the actor and the son a clerk for the L. M. Rumsey Manufacturing Company. By 1901 the son was listed at 1429A Arlington Avenue.

The 1920 Census indicates that Louis Haub, head of house and owner, was a 49-year old letter carrier; wife Bertha was 44. Children Leroy (age 21 mechanic), Elmer (age 13) and Evelyn (age 15) and a 65-year old white roomer named Elizabeth Hofmeister are listed. The census indicates that both Louis and Bertha had England-born parents. The 1930 Census again lists Louis Haub, head of house and owner of a property then valued at \$10,000 who was age 60 born in Indiana of an England-born father and a Vermont-born mother; his profession was a mail postman. Wife Bertha was age 54 born in Missouri of an England-born father and a Germany-born mother. A 28-year old son Elmer (a salesman) and an 83-year old retired uncle lived with the family. Also listed were nine boarders/roomers representing five separate white, U. S. born families.

City Directory 1930-1960

1930: Louis E. Haub (white owner)

1931: Louis E. Haub

1932: Louis E. Haub

1933: Louis E. Haub

1935: Louis E. Haub

1936: Mrs. Bertha Haub (owner)

1937: Mrs. Bertha Haub

1938: Mrs. Bertha Haub

1939: Mrs. Bertha Haub

1940: Mrs. Bertha Haub

1941: Mrs. Bertha Haub

1942: Mrs. Bertha Haub

1943: Racially-Restrictive Covenant expires and is not extended.

1944: **VACANT** at 1916, Richard B. Green at 1916A (Gladys M. & Dolores Green owners)

1946: Ethel Hunter at 1916, Richard B. Green at 1916A

1952: Ethel Hunter at 1916, Richard B. Green at 1916A

1956: Willie Johnson Jr. at 1916, Willie Sykes at rear; Theolus Graves at 1916A, Mrs. Lucille Sykes at 1916B

1958: Wm. Everett at 1916, Mrs. Frances Johnson at rear; Theolus Graves at 1916A, Mrs. Lucille Sykes at 1916B

1959: Wm. Everett at 1916, Mrs. Frances Johnson at rear; Theolus Graves at 1916A, Mrs. Lucille Sykes at 1916B

1960: Wm. Everett at 1916, Mrs. Lucille Augustine at rear; Theolus Graves at 1916A, Mrs. Lucille Sykes at 1916B

1917 Cora Avenue (SLAS-CORA.1-24)

Resources

Contributing 1 Non-Contributing 0

Architectural Description

This 2.5-story stone veneer and brick Late Victorian period residence was completed in 1888. The building sits above a limestone foundation of partly-exposed smooth-faced, polished material at the primary and un-coursed material at the secondary elevations. The building has two bays at the primary elevation which span above a full width, 2-story front porch. Windows penetrate the left side of the building: at the first floor paired 1-over-1 light flat head windows on a stone sill are set within a wide opening; the second floor has similar windows set within a flat head opening. The right side of the building contains a stair and covered porch which leads to an entry bay containing a door with transom above. At the second floor is a second entrance which appears to be early if not original. An asphalt shingle hipped gable roof contains a paired 1-over-1 window within a field of metal siding. A simple wood cornice runs below the roofline. The building side contains a projecting bay with polygonal roof. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity. It is likely that the stone veneer was added in a historic period as was the change of the porch to be 2-story.

Architectural Information

Construction History

- Construction date (month issued): March 16, 1888; permit #A-1810
- Type: 2 story brick dwelling (DR: N/A)
- Construction cost: \$4,500

Original owner (O)

- Benjamin F. Hammett, President of Hammett-Anderson-Wade Real Estate Company (resided at 3417 Morgan in 1888). Hammett listed as Director of the Mississippi Valley Trust Company in 1891. Hammett built the house in 1888 and sold its property along with the adjacent lot to Jesse J. Haley in 1889.

Architect (A)

- unknown

Builder (B)/contractor (C)

- likely Charles Newberry (C)
- Attributed to Charles A. McIntyre (C)

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- October 14, 1946, 1 story frame shed, \$200, Roosevelt Sharkey (O) demolished by same on August 14, 1959 to build 1 story concrete block garage for \$1,500 (#CC-11273), since demolished.

Additional owners

- Eliz. Bolger on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #28) along with all of the relative property from Edward Gay in March of 1886
- Hammett built the residence in 1888 and transferred the property (including 90' on both lots 28 and 29) to Jesse J. Haley for \$5,500 in December of 1889.
- Haley sold lot 29 (50') to Orin Putnam for \$1,500 in March of 1890 and sold lot 28 (40') to Flora A. Simms for \$4,300 the following month in April of 1890.
- Haley, an editor, is listed at 1917 Cora in the 1890 city directory.
- Flora and salesman (at Penny & Gentles) David M. Simms are listed at 1917 Cora in 1891.
- Eliz. Bolger is listed as owner on the 1905 Plat map.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1917 Cora (Lot 28) **RRC1922**

- 1919-1924 plat **Elizabeth M. Bolger**
- 1920 plat not available
- 1925-1931 plat **Elizabeth M. Bolger**
- 1932-1938 plat Lawrence Bolger et al
- John Robert & Ora Bolger transferred by WD to Henry M. & Gladys L. Porter on June 10, 1943 (recorded June 24, 1943 on Page #88)
- 1939-1945 plat Henry M. & Gladys L. Porter
- 1946-1952 plat Roosevelt & Janie R. Sharkey (9-20-46 and 9-19-49)
- 1953-1959 plat Roosevelt & Janie R. Sharkey (9-20-46 and 9-19-49).

Key Period Resident Summary

Original Owner

- Flora and David M. Simms
 - Nationality: Currently Unknown

1923 Owner

- Lawrence B. and Elizabeth Bolger; only Elizabeth signed the **RRC1922**
 - Nationality: Lawrence-1st Generation born in Missouri of Ireland-born parents; Elizabeth (Horan)-1st Generation born in Connecticut of Ireland-born parents.

Rented/Sold to African-American

- 1943 owners Henry M. (porter for manufacturing company) & Gladys L. Porter

Resident History

(via genealogical and Census data as available)

Longtime historic owner, Lawrence B. Bolger was born in St. Louis of Irish parents in 1861 and was a blacksmith; wife Elizabeth (nee Horan), also of Irish parents, was born in Connecticut in 1864. Although other research indicates that his name was Lawrence B. Bolger, the 1900 Census lists the owner and head of house name as Larthin. Lawrence's profession states "horseshoer." Wife Elizabeth was born in Connecticut of Irish parents in 1864. Twin daughters Marie and Alice (born 1894) and son John (born 1896) are listed. The 1910 Census lists Lawrence as a 50-year old owner and head of house who was still listed as a horseshoer; all three children are still listed although the wife is not.

The 1920 Census strangely lists Lawrence Bolger as a 54-year old head of house and owner; wife Elizabeth (age 53), and children John (age 23 office worker), Alice (age 22 bookkeeper), and Marie (age 22 bookkeeper) are also listed. Elizabeth Bolger signed the Racially-Restrictive Covenant in January of 1923; her husband did not. By 1930, the Census reported that two nieces (of Irish parents) lived with them. In the Census Lawrence Bolger was listed as a retired 65-year old head of house and owner of a property valued at \$4,000; wife was recorded as age 62. Nieces Catherine (age 44) and Lillian (age 42) Hovan, born in Missouri of Irish-born parents are listed with the family.

Elizabeth died at age 67 in 1933 and Lawrence died at age 78 in 1939 both while living at 1917 Cora. The Bolger heirs transferred the property to African-American couple Henry M. & Gladys L. Porter in June of 1943, after the covenant was expired.

Porter Family

Historic owner in 1943, Henry Porter was born in Marshall, Missouri in 1890. The family previously lived at 4274a Cote Brilliante in 1917; in 1917 Henry worked as a porter for Eisenstadt Manufacturing Company in St. Louis city.

City Directory 1930-1960

1930: Lawrence B. Bolger (white Irish owner)

1931: Lawrence B. Bolger

1932: Lawrence B. Bolger

1933: Lawrence B. Bolger

1935: Lawrence B. Bolger

1936: Lawrence B. Bolger

1937: Lawrence B. Bolger

1938: Lawrence B. Bolger

1939: Lawrence B. Bolger

1940: Allen M. Bolger (Alice?)
1941: Alice M. Bolger (daughter of white Irish owner)
1942: Alice M. Bolger
1943: Racially-Restrictive Covenant expires and is not extended.
1944: Henry M. Porter (African-American owner in 1943)
1946: Henry M. Porter
1952: Roosevelt Sharkey (owner), Russell C. Hayden at 1917A
1956: Roosevelt Sharkey at 1917, Russell C. Hayden at 1917A
1958: Roosevelt Sharkey at 1917, **VACANT** at 1917A
1959: Roosevelt Sharkey at 1917, **NO RETURN** at 1917A
1960: Roosevelt Sharkey at 1917, Eva L. Feras at 1917A

1919 Cora Avenue (SLAS-CORA.1-25)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2-story brick Late Victorian period residence has simple vernacular details and was completed in 1894; a covered porch at the rear is likely originally. The building sits above a limestone foundation of coursed and un-coursed material. The building has two bays at the primary elevation. A wide 1-over-1 flat head window with flat head set within a segmental arch opening on a stone sill is at the first floor left side; a similar, yet paired window is at the second however it projects slightly from the elevation and is supported by brick corbelling. The right side contains an entrance reached by steps and an asphalt shingle porch on brick piers; the door contains a transom above. Above at the second floor is a smaller 1-over-1 flat head window with flat head set within a segmental arch opening. A decorative corbelled cornice runs below the flat parapet roofline. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): January 18, 1894
- Type: 2 story brick dwelling (DR: 22' x 34')
- Construction cost: \$2,000

Original owner (O)

- Kate M. O'Brien, teacher (4137 Lincoln)

Architect (A)

- Jas. H. O'Brien (A), 4137 Lincoln

Builder (B)/contractor (C)

- Jas. H. O'Brien (C), 4137 Lincoln

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- Two 1 story frame sheds built in August and October of 1914 by owner J. H. Underwood and an addition to one in November of 1921 by owner L. Vivian, since demolished.

Additional owners

- Wm. Heet on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #29) along with all of the relative property from Edward Gay in March of 1886
- Hammett built a residence in 1888 on the adjacent lot 28 and transferred that property (including 90' on both lots 28 and 29) to Jesse J. Haley for \$5,500 in December of 1889.
- Haley sold lot 29 (50') to Orin Putnam for \$1,500 in March of 1890.
- Putnam appears to have subdivided lot 29 as he sold 25' of the south portion of the lot to Anna M. Conrad for \$875.00 in December of 1890.
- Anna Conrad (widow Frederick) was listed at 1446 Madison in 1890 and is not listed in the directories between 1891 and 1896. Anna Conrad sold the property to Kate M. O'Brien for \$950 in January of 1894.
- An 1894 building permit thought to be associated with the O'Brien residence at either 1508 or 1518 Cora, since demolished, has been found to correspond to this property.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1919 Cora (Lot 29s) **RRC1922**

- 1919-1924 plat **Louis Viviani (and Fannie?)**
- 1920 plat not available
- Felicia Viviani (wid) et al transferred by WD to Joseph & Rose Kadziszak on May 28, 1924 (recorded June 12, 1924 in BK 4032 Page #484)
- 1925-1931 plat Joseph Kadziszak
- Joseph Kadziszak & wife transferred by WD to Virgil B. Black on July 20, 1926 (recorded July 20, 1926 in Book 4502 Page 77)
- Virgil B. Black transferred by WD to Robert P. & Irene Cox on September 1, 1926 (recorded September 2, 1926 Book 4538 Page 33)
- Robert P. and Irene Cox transferred to West St. Louis Investment Company on January 19, 1929 (recorded January 22, 1929 on Page #98)
- West St. Louis Investment Company transferred to Joseph Kadziszak on July 30, 1929 (recorded July 31, 1929 on Page #53)
- Joseph Kadziszak transferred to Andrew & Clara Donny on July 13, 1931 (recorded July 13, 1931 on Page #75)
- 1932-1938 plat Andrew & Clara Donny

- Andrew & Clara Donny transferred by WD to Anthony Bommarito on March 4, 1940 (recorded March 18, 1940 on Page #84)
- Anthony Bommarito transferred by WD to James Arthur and Leona May Jackson on March 6, 1940 (recorded March 18, 1940 on Page #85)
- 1939-1945 plat James Arthur & Lena May Jackson
- 1946-1952 plat James Arthur & Lena May Jackson
- 1953-1959 plat James Arthur & Lena May Jackson (3-11-40).

Key Period Resident Summary

Original Owner

- Kate M. O'Brien
 - Nationality: Currently Unknown, likely Irish descent

1923 Owner

- L. and Fannie Viviani, owners signed the **RRC1922**
 - Nationality: Louis- Born in Italy of Italy-born parents; died in 1923

Rented/Sold to African-American

- 1940 owner James (Arthur) (born in Mississippi of a Georgia-born mother and an unknown father) and Lena (or Leona) May (born in Mississippi of Mississippi-born parents) Jackson.

Resident History

(via genealogical and Census data as available)

Original and Early Owners

In 1894 a Kate O'Brien is listed as a teacher living at 1529 Carr while a second Kate is listed at 4207A Cook; the 1896 directory includes the same addresses. At 1919 Cora in the 1896 directory is Benjamin H. Heet, the Vice President of the George Pickel Granite Crushing Company at 2015 Gratiot Street. Likely brother Oscar E., a bookkeeper for the Kelley-Goodfellow Shoe Company is listed at 1919 Cora. Previously, the 1894 directory lists the men at 2237 Mullanphy. In 1896 and 1897 an Edward J. O'Brien, President of the U. S. Oil and Manufacturing Company (514 S. 3rd Street) was listed at 1518 Cora (since demolished).

The 1900 Census lists Bernard Heat, owner and head of house, who was born in Missouri in 1861 of a Germany-born father and a Missouri-born mother; his profession was a store clerk. Wife Theresa was born in Missouri in 1862 of Germany-born parents. Daughter Theresa (born 1891 and in school) and son Eugene (born 1899) were listed. A nephew and a bookkeeper at a shoe store named Oscar Waltenback (born 1876) was also listed. A white female servant named Luzzi (*spelling illegible*) Deuchman (born 1875) was born in Illinois of Illinois-born parents was also included. The 1910 Census lists Theresa Heet, age 59, alone.

Resident of 1919 Cora, Benjamin Heet ran on the Democratic ticket in the 1897 School Board election (*St. Louis Post-Dispatch*, May 2, 1897, page 5). According

to the May 9, 1897 edition, Heet was listed as a "Candidate not Eligible" to run due to a discrepancy whether he had owed back taxes. According to the story, Benjamin Heet did not appear on the assessor books of the city although taxes were paid under the business name; Benard Heet does appear and taxes were paid two years previous and not 1897. Both men were one in the same and listed at 1919 Cora; this information helps to clarify the confusion regarding the property owner name.

A Rose E. Savage transferred the north half of lot 29 (25') to Edward Savage for \$1.00 in August of 1906; Savage then transferred the property to Thomas F. Shea for \$875.00 in January of 1907. Shea transferred the property to Rosa Wipfler for \$1,000 in May of 1908; the Wipfler's built the building on north lot 29 in 1908. By April of 1910, Bernard (or Benjamin) (and wife) Heet transferred the subject property to William H. Heet for \$3,750.

The 1920 Census indicates that James Underwood, owner and head of house was a 41-year old teacher born in England of England-born parents; wife Kate was age 46 born in England of England-born parents. Children Frederic (age 18), Eva (age 16), Georgina (age 18) and Effie (age 12) were also listed.

Subsequent Owners

Louis and Fannie (*formal name Felecia*) Viviani, owners of 1919 Cora in 1923, signed the Racially-Restrictive Covenant in January of that year; a Felecia Vivian is listed at the address in 1924. Based on the death certificate of Louis he died at age 56 in 1923 (born 1867), just a month after signing the Covenant while living at 1919 Cora; his wife is named as Felecia (Fannie was likely a nickname). Born in Italy of Italy-born parents, Louis was a plasterer working independently. An H. Viviani (potentially a son or brother) living at the residence was the informant of death.

According to property records Viviani sold the property on May 24, 1924 to Joseph and Rose Kadziszak for \$103.50. The house changed hands from the Kadziszak's to Virgil B. Black for \$100.00 on July 20, 1926 and from Black to Robert and Irene Cox for \$100.00 on September 1, 1926. The Cox family transferred the property to the West St. Louis Investment Company for \$10.00 on January 19, 1929. Strangely enough Joseph Kadziszak purchased the building on July 30, 1929 from the West St. Louis Investment Company for \$50.00. Kadziszak then sold the property for \$100.00 to Andrew and Clara Donny on July 13, 1931. Owner from 1931 to 1940, Andrew Donny was an Immigrant born in Yugoslavia in 1889 and was listed on his 1951 death certificate as a marble polisher for the Shaw Marble Company in St. Louis. His wife Clara and he lived at 438 South Dade Avenue in Ferguson, St. Louis County in 1951.

During this period, the 1930 Census states that Jake Womack, head of house renting at \$40.00 per month was a 35-year old laborer born in Missouri of Missouri-born parents; wife Anna was age 46 born in Missouri of Missouri-born parents. Clifford Turman, renter in 1935, was born in Missouri about 1907 and was listed as a bookkeeper at a meat packing company (1930 Census). Nothing else is

known except that he had three sisters and a brother and that his father was a chef for the railroad.

The owners, the Donney family sold the property to Anthony Bommarito for \$103.00 on March 4, 1940 who thence flipped the property to African-American couple James Arthur and Leona May Jackson two days later on March 6 for \$100.00 (via a Warranty Deed).

James Arthur & Lena (*Leona*) May Jackson, owners in 1940 may be the same African-Americans listed in the 1930 Census then living on Cote Brilliante. James (Arthur), a custodian at a high school, was born in Mississippi of a Georgia-born mother and an unknown father in 1898. Wife Lena (or Leona) was born in Mississippi of Mississippi-born parents in 1897. Son James (age 3) and daughter Lovie May (age 1) are also listed on Cote Brilliante. The identification of this resident will not be verifiable until research is conducted after the release of the 1940 Census in 2012. In the 1943 M-N Directory an Arthur Jackson, an African-American employee at Dumas School, was listed at the address from 1941 through 1960.

City Directory 1930-1960

1930: Mrs. Mary Nowack (renter)

1931: Mrs. Mary Nowack

1932: Anna Nowack

1933: Anna Nowack

1935: Clifford Turman (white renter)

1936: Dyer Hannes

1937: Andrew Donny (white Yugoslavian owner)

1938: Andrew Donny, Thos. Clasnowski

1939: Andrew Donny

1940: **VACANT**

1941: Arth. Jackson (African-American owner)

1942: Arth. Jackson

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Arth. Jackson

1946: Arth. Jackson

1952: Arth. Jackson

1956: Arth. Jackson

1958: Arth. Jackson

1959: Arth. Jackson

1960: Arth. Jackson

1921 Cora Avenue (SLAS-CORA.1-26)

Resources

Contributing 1

Non-Contributing 0

Architectural Description

This 2-story brick Late Victorian period residence has simple Classical details and was completed in 1908; porches at the rear are likely originally. The building sits above a limestone foundation of coursed and un-coursed material; the primary elevation has a low exposed smooth-faced block. The building has two bays at the primary elevation. A paired 1-over-1 flat head window on a stone sill course is at the first floor left side; a similar window is at the second. The right side contains an entrance reached by steps and a flat roof porch on brick piers with Corinthian capitals; the double entrance contains transoms above. Above at the second floor is an additional entrance set under an awning for access to the porch area. A simple corbelled cornice runs below the flat parapet roofline and a metal gutter; both terminate at a return at the building sides. Additional openings are segmental arch and flat head. The building is in good condition and retains sufficient integrity.

Architectural Information

Construction History

- Construction date (month issued): May 18, 1908; permit #F-5771
- Type: 2 story brick flats (DR: 22' x 48', gravel roof, iron girders, furnace heat)
- Construction cost: \$3,600

Original owner (O)

- R. Wipfler, 5240 Paullan. R. Wipfler was the Vice President of the Wipfler Building and Construction Company located at 4534 McMillan Avenue; brothers Martin (President) and August (Secretary) also worked for the company. A Rose C. Wipfler is listed as a bookkeeper for the Harris-Koher Diamond Importing Company and the Wipfler Building and Construction Company.

Architect (A)

- J. Donovan, 5240 Paullan (A)

Builder (B)/contractor (C)

- Wipfler Building and Construction Company, 5240 Paullan (C/B); city directories also list 4534 McMillan Avenue and 4427 Delor Street.

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- A 1 story frame garage built by owner R. Wipfler in May 1908, since demolished.

Additional owners

- E. J. Binole on 1905 Plat.

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #29) along with all of the relative property from Edward Gay in March of 1886
- Hammett built a residence in 1888 on the adjacent lot 28 and transferred that property (including 90' on both lots 28 and 29) to Jesse J. Haley for \$5,500 in December of 1889.
- Haley sold lot 29 (50') to Orin Putnam for \$1,500 in March of 1890.
- Putnam appears to have subdivided lot 29 as he sold 25' of the south portion of the lot to Anna M. Conrad for \$875.00 in December of 1890.
- Anna Conrad (widow Frederick) was listed at 1446 Madison in 1890 and is not listed in the directories between 1891 and 1896. Anna Conrad sold the property to Kate M. O'Brien for \$950 in January of 1894.
- An 1894 building permit thought to be associated with the O'Brien residence at either 1508 or 1518 Cora, since demolished, has been found to correspond to 1919 Cora.
- A Rose E. Savage transferred the north half of lot 29 (25') to Edward Savage for \$1.00 in August of 1906
- Savage then transferred the property to Thomas F. Shea for \$875.00 in January of 1907.
- Shea transferred the property to Rosa Wipfler for \$1,000 in May of 1908; the Wipfler's built the building on the north portion of lot 29 in 1908.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1921 Cora (Lot 29n) **RRC1922**

- 1919-1924 plat **Richard & Marie Pfeifer**
- 1920 plat not available
- 1925-1931 plat Gustav C. & Meta Woelfer
- 1932-1938 plat Gustav C. & Meta Woelfer
- Meta Woelfer transferred by WD to Rose Ziegelmeyer on August 22, 1940 (recorded August 23, 1940 on Page #17)
- Rose Ziegelmeyer transferred by WD to Audie(a), Evelyn H. & (C.) Lolita Roberts on March 22, 1941 (recorded March 24, 1941 on Page #38)
- 1939-1945 plat Audia H. Roberts et al
- 1946-1952 plat Audia H. Roberts et al
- 1953-1959 plat Audia H. Roberts & Evelyn H. Roberts (2-18-52).

Key Period Resident Summary

- Original Owner: Rosa Wipfler
 - Nationality: An immigrant born in Baden, Switzerland; origin of husband currently unknown.

1923 owner

- Richard and Marie Pfeifer, owners signed the **RRC1922**
 - Nationality: Currently Unknown

Rented/Sold to African-American

- 1941 owner Audie Roberts (educator among other things); Evelyn and Lolita Roberts (educators)

Resident History

(via genealogical and Census data as available)

Original and Early Owners

According to city directories, R. Wipfler was the Vice President of the Wipfler Building and Construction Company located at 4534 McMillan Avenue; brothers Martin (President) and August (Secretary) also worked for the company. A Rose C. Wipfler is listed as a bookkeeper for the Harris-Koher Diamond Importing Company and the Wipfler Building and Construction Company. Three different addresses are listed as business and personal and it is assumed that the Wipflers' intended on renting the property from the beginning. According to the 1941 death certificate of Rose (or Rosa) Wipfler she was born in Baden, Switzerland in 1865; husband Otto and her lived at 5306 Staley in Lakewood, St. Louis County. Rose had apparently suffered from senility and was struck by an automobile while walking on a public highway in Affton, St. Louis County.

Richard and Marie Pfeifer, owners of 1921 Cora in 1923, signed the Racially-Restrictive Covenant in January of that year. City directories list them at 1921 Cora in 1921 with Carl and Eva Mustaine at 1922A; in 1920, Richard, a cook was listed at 4515A Lucky Street (nearby Cora) and a second Richard, a butcher at 4337 St. Louis Avenue. Also in the 1923 directory is Mrs. Anna Mehring living at 1921A.

Residents based on the 1930 Census

Frank T. Bayer, renter in 1931-1932, was born in St. Joseph, Missouri in 1881 and listed as a laborer at a meat packing company; wife Anna was born in Missouri about 1882 and was listed as a housewife. The family had five daughters and one son and had paid \$25.00 per month rent on Cora. Frank died a stock man while living at 1902 Cora (since demolished) in 1940.

Geo McGrath, renter in 1932 was born in St. Louis in 1879 of Irish parents and was listed as a laborer; his death certificate indicates that he died while living at 1921 Cora. His wife Antonia (Haas) was born in St. Louis in 1882 and died while living at 5653 Sunbury in Country Club Hills, St. Louis County in 1953. The family had one son George Jr. who was born in 1910 and was listed as a chauffer for a shoe company in the Census.

Morris Jacoby, renter in 1933 was born in Missouri of German-born parents about 1882 and was listed as working for an electric company; wife Minnie (Ausieker) was born in Hoyleton, Illinois also of German-born parents in 1891 was listed as a housewife. The family had one daughter. Minnie died at age 45 in 1936 of pneumonia while living at 3501 Clarence Street in St. Louis.

Edgar Tesson, renter in 1933 was born in St. Louis in 1903 and was listed as a chauffeur for Merchants Ice Company; he died of pneumonia and other complications at age 36 in 1939 while residing at 1524 Wagoner Place. Wife Mary was born in Illinois in 1904 and was listed as a can labeler at a grocery company. The family paid \$26 per month rent on Cora.

William H. Pettker, renter from 1937 to 1941 was born of German parents in St. Louis in 1882 and was listed as a salesman of food products; at the time of his death in 1946 he was a retired bread salesman living with his wife Cora (born in 1883) at 3100 Whittier Avenue. A son (also a salesman of food products), a daughter-in-law and a grand-daughter were listed living with them in the 1930 Census. Meta Woelfer (*likely Wipfler family*) sold the property to Rose Ziegelmeier for \$11.10 on August 22, 1940. By March 22, 1941 the Ziegelmeier family sold to Audia, Evelyn, and Lolita Roberts for \$100.00.

The Roberts

African-American educators Evelyn H. Roberts (Banneker School) and a Lolita Roberts (Carr-Lane School) both listed in the 1943 M-N Directory likely are the sisters or of "Audie" Roberts listed at the address from 1942 through 1956. Evelyn is listed as a teacher at Vashon High School in the 1954 MSD and a Lucy (*name may be formal or nickname for Lolita*) is listed at Vashon but in the 1946 MSD. Mrs. Audia (Audie) Roberts was born in 1920 and was listed on the Executive Committee of the St. Louis Branch of the National Association for the Advancement of Colored People (NAACP) in the 1943 M-N Directory. She had lived at 4644 Lee in St. Louis city in 1993.

City Directory 1930-1960

1930: Thos Ryan at 1921, Otto L. Becker at 1921A

1931: Thos Ryan at 1921, Frank T. Bayer (white renter) at 1921A

1932: Geo McGrath (white renter) at 1921, Frank T. Bayer at 1921A

1933: Morris Jacoby (white German renter) at 1921, Edgar Tesson (white renter) at 1921A

1935: William Stanfill at 1921, Edgar Wetherby at 1921A

1936: William Stanfill at 1921, Horace E. Harper at 1921A

1937: William H. Pettker (white German renter) at 1921, **VACANT** at 1921A

1938: William H. Pettker (Pottker) at 1921, David F. McCabe at 1921A

1939: William H. Pettker at 1921, David F. McCabe at 1921A

1940: William H. Pettker at 1921, Harley Lightlo at 1921A

1941: William H. Pettker at 1921, **VACANT** at 1921A

1942: John P. Burch at 1921, Audie Roberts (African-American owner in 1941) at 1921A

1943: Racially-Restrictive Covenant expires and is not extended.

1944: John P. Burch at 1921, Audie Roberts at 1921A

1946: William J. Abernathy at 1921, Audie H. Roberts at 1921A

1952: John A. Harden at 1921, Mrs. Audie H. Roberts at 1921A

1956: Wesley Black at 1921, Mrs. Audie H. Roberts at 1921A

1958: John A. Harden at 1921, Wrase Gilleylen at 1921A

1959: John A. Harden at 1921, Wrase Gilleylen at 1921A
1960: John A. Harden at 1921, Albert M. Crocker at 1921A

1922 Cora Avenue (SLAS-CORA.1-27)

Resources

Contributing 1 Non-Contributing 0

Architectural Description

This 2.5-story brick Late Victorian period residence was completed in 1890. The building sits above a limestone foundation of partly-exposed chiseled-faced, rusticated material at the primary and un-coursed material at the secondary elevations. The building has two bays at the primary elevation. Windows penetrate the left side of the building: at the first floor paired 1-over-1 light flat head windows on a bracketed stone sill are set within a wide segmental arch opening with decorative in fill panel; the second floor has similar windows. The right side of the building contains a stair and porch with gable roof set upon brick piers which leads to an entry bay containing a door with sidelight and transom above. At the second floor is a single 1-over-1 flat head window set in a segmental arch. Decorative brick accents the window heads. An asphalt shingle hipped gable roof contains a paired 1-over-1 window within a field of slate; of interest is an original "6-pointed star" design within the slate pattern. A decorative wood cornice runs below the roofline. Additional openings are segmental arch and flat head. The building is in good condition and retains sufficient integrity.

A 1-story wood frame garage with wood siding and asphalt shingle gable roof sits at the alley; constructed in 1955 it was likely reached via the alley however the rear access appears to have been filled in.

Architectural Information

Construction History

- Construction date (month issued): December 26, 1890
- Type: (3) 2 story brick dwellings (DR: each 27' x 41', 10 rooms)
- Construction cost: \$3,000 (3 buildings were built for \$9,000)

Original owner (O)

- Wilson (or William) Kaye, contractor, 824 Chestnut

Architect (A)

- unknown

Builder (B)/contractor (C)

- W. Kaye (C)

Addition information

- unknown

Recorded alterations:

- Historic
 - March 25, 1941 (#J-6268), alter brick dwelling, \$100, C. Matthews (O)
- Recent
 - June 20, 1974 (#H-1207), remove bulge from brick wall, Emma Matthews (O)

Secondary buildings

- April 14, 1955 (#W-5569), 1 story frame garage, \$500, E. Matthews (O)

Additional owners

L. D. Breen on 1905 Plat

Historical Information

Property History

- Benjamin F. Hammett purchased this lot (future #12-13) along with all of the relative property from Edward Gay in March of 1886
- Hammett transferred the property (100' front feet) to John P. Hermann Jr. for \$100 in July of 1889. It appears that by August of that year Hermann transferred all of the property to Chas. Straub for \$0.
- On December 1, 1890 Straub transferred all of the property to Wilson Kaye for \$4,000.
- On December 26, 1890 Kaye was issued a permit to construct three two-story brick dwellings at a total cost of \$9,000 (\$3,000 each) spanning 1918-22-26 Cora; only 1922 Cora remains today. Kaye was a contractor and was listed as living across the street at 1927 Cora in 1892, since demolished.
- Kaye sold the north part of lot 13 (33') to Lauella Boyd for \$5,950 in June of 1891; L. Boyd appears on the 1905 Plat map. (Wife of actor Archibald Boyd).
- Kaye sold the south portion of lot 12 (33') to Margaret Morrison for \$7,000 in July 1892
- Dortha Tarple is listed on the 1905 Plat.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

1922 Cora (Lot 12n-13s)

- 1919-1924 plat Mary Brien (Green or O'Brien?)
- 1920 plat Henry & Lucia Princivalli (7-16-37)
- 1925-1931 plat Thomas & Katie Walsh
- 1932-1938 plat Thomas & Katie Walsh
- 1939-1945 plat Emma & Curtis Matthews et al
- 1946-1952 plat Emma & Curtis Matthews et al
- 1953-1959 plat not currently available.

Key Period Resident Summary

Original Owner

- Wilson Kaye
 - Nationality: Likely England-born immigrant.

1923 Owner

- Mrs. Mary Breen; owner did not sign the covenant.
 - Nationality: Mary Breen-born in Ireland of Ireland-born parents.

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

A death certificate for original owner Wilson Kaye states that he was born in England in 1857 and died in 1906 at age 49; the death certificate indicates that Kaye was in an insane asylum at the time and that he was buried in New York. No information is currently available via the 1900 Census.

The 1910 Census lists a John Green (*Breen?*), a 58-year old teamster and head of house was born in Ireland of Ireland-born parents; wife Bridget, age 44 was also born in Ireland of Ireland-born parents. Sons John and Frank (ages 23 and 17) both dry goods salesmen and Louis (age 21) a clerk at an express office and daughter May (Bamber), age 25 are listed; May was listed as being married two years but no husband is included. The 1920 census lists a Mary Green (the 1923 city directory says Mary Breen), a 68-year old widow and property owner born in Ireland of Ireland-born parents was a real estate agent. Sons Louis (age 41 post office clerk) and Frank (age 39 telegraph worker), both single, were born in Missouri. Divorced daughter May Bamber was age 44 with also listed with daughter Edna (age 18). The Breen's, owners of 1922 Cora in 1923 did not sign the Racially-Restrictive Covenant in January of that year although each adjoining neighbor did so.

The 1930 Census lists Thomas Walsh, head of house and owner of a property valued at \$5,000 who was born in Ireland of Ireland-born parents in 1874; immigrating to the U. S. in 1875 he was listed in 1930 as a 56-year old laborer for the street department in the census. Wife Kate was age 56 born in Missouri of Missouri-born parents in 1874. The family had one 28-year old son named Edward born 1902. The census also indicates that the Small family (from Missouri) rented for \$45.00 per month. Also listed was Edward Teacher (born in England of England-born father and Germany-born mother) who had immigrated to the U. S. in 1907; his Iowa-born wife Grace and four roomers representing three separate families were also listed.

Henry & Lucia Princivalli, 1937 Italy-born owners were listed in the 1930 Census then living on Montgomery Street in St. Louis City with a second Italy-born family. Henry (immigrated to the U. S. in 1907) was listed as a 37-year old laborer at a packing house; the family had two sons and three daughters. Wife Lucy was age 16 when she married 24-year old Henry.

City Directory 1930-1960

1930: Thos. Walsh (white Irish owner)

1931: Thos. Walsh

1932: Thos. Walsh

1933: Thos. Walsh

1935: Thos. Walsh

1936: Thos. Walsh

1937: Thos. Walsh

1938: Jos. Nuccio

1939: Henry Princivalli

1940: Henry Princivalli

1941: Curtis Matthews

1942: Curtis Matthews

1943: Racially-Restrictive Covenant expires and is not extended.

1944: Curtis Matthews

1946: Mrs. Irene C. Floyd at 1922, Curtis Matthews at 1922A

1952: Mrs. Mary Williamson at 1922, Curtis Matthews at 1922A

1956: Mary C. Williamson at 1922, Curtis Matthews at 1922A

1958: **NO RETURN** at 1922, Mrs. Emma Matthews at 1922A

1959: Mrs. Emma Matthews

1960: Mrs. Emma Matthews

Additional buildings identified:

4596 Aldine Avenue (former Lucky Street) (SLAS-CORA.1-28)

Resources

Contributing 1

Non-Contributing 1

Architectural Description

This 1-story brick and stone veneer Late 19th & Early 20th Century American Movement period residence was completed in 1914. The building sits above a limestone foundation of un-coursed material; stone veneer is applied to the primary elevation. The building has four bays at the primary elevation. A stair and porch with a shed roof set on stone-veneered piers is flanked by a single 1-over-1 flat head window to the right and two similar to the left. A course of soldier brick spans the full width of the façade over the window heads. The building has a flat roof with slightly shaped parapet; end caps accent the sides while a simple cornice spans in-between. Additional openings are segmental arch and flat head. The building is in good condition and retains sufficient integrity.

A massive, one-story asphalt shingle gable roof garage with multiple bays was built recently and is non-contributing.

Architectural Information

Construction History

- Construction date (month issued): March 16, 1914, permit #I-482
- Type: 1-story brick dwelling
- Construction cost: \$2,650

Original owner (O)

- Chas. Sennewald

Architect (A)

- unknown

Builder (B)/contractor (C)

- Fischer & Hamilton

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- Modern period garage replaced a one-story \$1,000 brick shop (March 16, 1914; #I-483) and a frame shed (1915).

Additional owners

- see below

Historical Information

Property History

Benjamin F. Hammett purchased this lot (future #6) along with all of the relative property from Edward Gay in March of 1886.

More research is recommended.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

4596 Aldine (Lots 7-9)

1919-1924 plat Ameila Sonnewald

1920 plat Ara A. Wilkins (8-31-38)

1925-1931 plat Amelia M. Sennewald (or Sonnewald)

1932-1938 plat Wilkins (Ara?)

1939-1945 plat Wilkins (Ara?)

1946-1952 plat John & Vivian Neal

1953-1959 plat not currently available.

Key Period Resident Summary

Original Owner

- Charles and Amelia Sennewald

- Nationality: Charles- 1st Generation born in Missouri of Germany-born parents; Amelia- born in Missouri of Germany-born father and Missouri-born mother.

1923 Owners

- Charles and Elizabeth Sennewald; owners did not sign the covenant.
 - Nationality: Currently Unknown.

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

No information is currently available via the 1900 or 1910 Censuses. The 1920 Census lists Charles Sennewald, age 36 and owner who was born in Missouri of Germany-born parents; he appeared to be a printer. Wife Amelia, age 34, was born in Missouri of Germany-born father and Missouri-born mother. Daughters Frances (age 11), Eugenia (age 9) and sons Charles (age 6) and Lawrence (age 3) were all born in Missouri. Mother-in-law Elizabeth Letschge (*spelling illegible*), age 65 and born in Missouri of Germany-born parents lived with the family.

The 1930 Census lists Charles Sennewald, head of house and owner of a property valued at \$6,700 who was listed as a shop proprietor (Printer). Wife Amelia, sons Charles (age 17), Lawrence (age 14), William (age 9) and newborn Raymond and daughter Eugenia (age 20 and a nurse at a hospital) were all listed at home. Of interest is that the census indicates that Francis was a 21-year old son (as opposed to the 1920 Census which indicates that he was a she) who worked as a stenographer for an automobile company. Mother-in-law Elizabeth Letschge (*spelling illegible*) is still listed.

City Directory 1930-1960 (key dates)

1920: Charles and Elizabeth Sennewald

1930: Charles Sennewald

1940: Mrs. Ara Wilkins

1943: Racially-Restrictive Covenant expires and is not extended.

1952: John C. Neal

1960: Norman Herman

4513-15 (AKA 4517-19) Dr. Martin Luther King Drive (former Easton) (SLAS-CORA.1-29)

Resources

Contributing 1

Non-Contributing 1

Architectural Description

This 2-story red brick Late Victorian period commercial and residential building was completed in 1891. The building sits on a limestone foundation which is not exposed. The building has two storefront bays at the primary elevation which have been altered from the original; building permits are inconclusive and it is currently unknown when the changes occurred. A third entrance within the middle of the façade likely leads to the residential units on the second floor. The storefront transoms and signage area has been covered with metal siding. The second floor primary contains a center bay with paired 1-over-1 windows with what appears to be a filled-in fixed light above. At either side are paired 1-over-1 flat head windows set within semi-circular arch openings with what appears to be a filled-in fixed light below. An ornamental press brick cornice accents the flat parapet. The Cora-facing elevation contains multiple window and door openings. A shaped parapet roof spans the remainder. Additional openings are segmental arch. The building is in good condition and retains sufficient integrity despite the storefront alterations which may be historic.

A 1-story concrete block and brick garage with an asphalt shingle hip roof built at unknown periods is presently considered non-contributing due to its condition and lack of integrity.

Architectural Information

Construction History

- Construction date (month issued): February 18, 1891
- Type: Unspecified (residential and commercial)
- Construction cost: \$3,000

Original owner (O)

- F. A. Warnhoff

Architect (A)

- Currently unknown (*Daily Record searched and stopped*)

Builder (B)/contractor (C)

- Currently unknown (*Daily Record searched and stopped*)

Addition information

- N/A

Recorded alterations

- unknown

Secondary buildings

- Unknown historic and recent dates on rear outbuildings

Additional owners

- F. A. Warnhoff on 1905 Plat

Historical Information

Property History

Benjamin F. Hammett purchased this lot (future #6) along with all of the relative property from Edward Gay in March of 1886.

More research is recommended.

Legal Ownership History

(via St. Louis City Assessor Plats and deed information as available)

4513-15 (AKA 4517-19) Easton [now Dr. Martin Luther King Drive] or 1500 Cora (Lot 1) **RRC1922**

- 1919-1924 plat **Frank A. Warnhoff (or Wornhoff) (and Annie)**
- 1920 plat Catherine Portia
- 1925-1931 plat Catherine Portia
- 1932-1938 plat Catherine Portia (or Parhia)
- 1939-1945 plat Joseph & LuLu Webster
- 1946-1952 plat Joseph & LuLu Webster
- 1953-1959 plat not currently available.

Key Period Resident Summary

Original Owner

- F. A. Warnhoff
 - Nationality: Currently Unknown, likely German descent.

1923 Owner

- Frank A. Warnhoff (or Wornhoff) (and Annie), owners signed the **RRC1922**
 - Nationality: Frank currently Unknown, likely German descent; Annie was German Immigrant.

Rented/Sold to African-American

- Unfortunately the identification of the race of the owner/renter will not be verifiable until research is conducted after the release of the 1940 Census in 2012.

Resident History

(via genealogical and Census data as available)

Original and early owner, Frank A. Warnhoff was born in Templeton, Connecticut in 1854. Based on his death certificate from 1939 he was a retired hardware merchant born of German parents; Frank died while living at 4928 Neosho Street. His wife Annie (or Anna) (Haag) was born in Germany of Germany-born parents in 1854; she died in 1930 while the couple lived at 3946 Page

The 1900 Census lists renter's the Lindsay family at 4515 (Ireland-born male head working for the street department and England-born wife) with 2 children; the Maloney family at 4517a (Ireland-born male head working as a blacksmith and

Ireland-born wife) with 3 children; the Mallell family at 4517 (Missouri-born female head working as seamstress of Georgia-born father and Illinois-born mother) with 4 children; the Casey family at 4519 (Missouri-born female head working at home of Germany-born parents) with mother and daughter in house.

According to the 1910 Census, Jerome Millington, 79-year old head of house at 4515 (or 4615?) (born in Missouri of New York-born father and France-born mother) was listed as a steamboat captain; wife Mallie (born in Missouri of North Carolina-born father and South Carolina-born mother) was age 72. Daughter Viola Phillipe (age 40), son Hugh (age 31 and a bookkeeper for the railroad), and son Roy (age 19 and an apprentice to a house painter) lived at the address. Henry Warson, 28-year old head of house at 4519 (or 4619?) was born in Illinois of parents of unknown origin and was listed as a proprietor of a saloon; it is likely that the saloon was located on the 1st floor of the subject building.

No further data is available from either the 1920 or 1930 Censuses.

City Directory 1930-1960, (key dates)

1920: 4513 Easton Market, 4513A Albert Good, 4515A J. M. Laughlin and Henry Morris, 4517 Singer Sewing Machine Company, 4517A Otis and Julia Vanarsdale, 4517B R. C. Woodall

1923: 4513 Sophir Brothers Wall Paper, 4513A Alfred J. and Julia Good, 4515 Fred A. Schumm Meats, 4515A William and Irene Kuhlmann, 4517 Harry and Ida Kowarsky Dry Goods, 4519 P. J. Farrington and Son Furniture Company, 4519A J. E. and Barbara Farrington.

1930: 4513-15 George J. Endler Variety Store, 4513-15A Mrs. Gladys Carretto, 4513-15B **Vacant**, 4515 **Vacant**, 4515B **Vacant**, 4515A Harold Sansom

1940: 4513-19 Mrs. Catherine W. Paxhia Liquors, 4513A **Vacant**, 4519A Mrs. Catherine W. Paxhia.

1943: Racially-Restrictive Covenant expires and is not extended.

1952: 4513A Willie Wyatt, 4513-15 Kramer Upholstery Company, 4513 ½ Homer R. Johnson Psychologist, 4515 ½ Mrs. Rachel Cole Beauty Shop

1960: 4513-19 Joe's Corner Tavern, 4519 Joseph D. Webster

List of Appendixes

Appendix 1

Historic Owner Information: By Plat Year Range page 183

Appendix 2

Historic Owner Information: By City Block page 195

Appendix 3

ORAL HISTORY T-023 page 201

INTERVIEW WITH NATHANIEL SWEETS

INTERVIEWED BY DR. RICHARD RESH

BLACK COMMUNITY LEADERS PROJECT

JULY 20, 1970

WESTERN HISTORICAL MANUSCRIPT COLLECTION

UNIVERSITY OF MISSOURI-ST. LOUIS

222 THOMAS JEFFERSON LIBRARY

UNIVERSITY OF MISSOURI-ST. LOUIS

1 UNIVERSITY BLVD.

ST. LOUIS, MISSOURI 63121

(Sweets was owner & resident of 1823 Cora from 1941 through 1952)

Appendix 4

St. Louis Historic Context: Education page 213

<http://stlouis.missouri.org/government/heritage/history/education.htm>

Appendix 1

Historic Owner Information: By Plat Year Range

NOTE: The following information was obtained via historic period St. Louis City Assessor Plats per city block arranged by a period of dates and owners names assigned to building lots. The first set of lots which follows the date range corresponds to standing buildings only. In cases where the Racially-Restrictive Covenant was signed in 1922 and a building is extant, the address includes a bold "RRC1922" behind it with the name of the person who signed in bold. If a second non-bold name is included it is the individual who appears on the assessor plats; where only one last name is bold that person both signed the RRC1922 and was listed on the assessor plat. If a second name is bold and in italics it is an additional family member who signed the RRC1922.

Additional lots where buildings have since been demolished, each where the historic owner signed the Racially-Restrictive Covenant in 1922, are included herein at the end of this section for documentation purposes to understand the social and racial climate of the street within the historic period.

By plat year range and city block

Assessor Plats 1919-1924

City block 5638 – standing buildings

Lot 9 (1525 Cora) **RRC1922: Jacob Mueller Jr. (and Henrietta)**

Lot 10 (1529 Cora) **RRC1922: Charles & Rosie Rizzo**

Lot 11n (1703 Cora) **RRC1922: Tony Paht (or Placht) (and Emilie)**

Lot 13 (1713 Cora): Hildur (or Hilda) A. Mannebach

Lot 14 (1717 Cora): Elizabeth Gillasby et al

Lot 17 (1731 Cora) **RRC1922: Frank Moordale (and Amelia)**

Lot 18 (1803 Cora): Blankenmeister

Lot 19 (1809 Cora) **RRC1922: Eugene Cowee (and Lucy)**

Lot 20 (1813 Cora) **RRC1922: Henry Renth**

Lot 22 or 22s (1819 Cora): Gertrude E. Murray

Lot 22n-23s (1821 Cora) **RRC1922: August & Margarete Hahn**

Lot 23 or 23n (1823 Cora) **RRC1922: Mike & Francis Quattocchi (or Quattorocho)**

Lot 24 or 24s (1825 Cora) **RRC1922: Louis W. & Emma Tegeler**

Lot 24n-25s (1901 Cora) **RRC1922: Carlos L. Henze (and May)**

Lot 26 (1907 Cora) **RRC1922: Robt. P. & Emma Lonergan (or Loneryan);** a Norman and Ethel Lonergan are also listed at address.

Lot 27 (1913 and 1911 Cora) **RRC1922: Frank & Eva Oustrach (or Owstrach)**

Lot 28 (1917 Cora) **RRC1922: Elizabeth M. Bolger**

Lot 29s (1919 Cora) **RRC1922: Louis Viviani (and Fannie?)**

Lot 29n (1921 Cora) **RRC1922: Richard & Marie Pfeifer**

City block 5638 – buildings demolished

Lots 1-6 and "A" (4601-17 Easton [now Dr. Martin Luther King Drive] and 1511 Cora) **RRC1922: Sarah Anna Meyer et al**

Lot 7 (1515-17 Cora) **RRC1922: Joseph Kern (or Klein) (and Louise)**

Lot 8 (1521 Cora) **RRC1922: Albert & Dora Fischer**

Lot 11s (1701 Cora) **RRC1922: William Schiller (and Pauline)**
Lot 12 (1709 Cora) **RRC1922: Frank & Anne Mueller**
Lot 16 (1727 Cora) **RRC1922: Elizabeth Adruan (or Adrian) and E. Renk (and Elizabeth Renk)**
Lot 21 (1817 Cora) **RRC1922: Aloysius & Anna Gent (or Gerst)**
Lot 25 (1903 Cora) **RRC1922: George & Matilda Johnston**

City block 3723 – standing buildings

Lot 1 (4513-19 Easton [now Dr. Martin Luther King Drive] or 1500 Cora) **RRC1922: Frank A. Warnhoff (or Wornhoff) (and Annie)**
Lots 7-9 (4596 Aldine): Ameila Sonnewald

City block 3721 – standing buildings

Lot 3 (1710 Cora) **RRC1922: Otto & Emma Pietschmann**
Lot 5s (1718 Cora) **RRC1922: Mary & Bernard Schrautmeier (or Schrantmeier)**
Lot 5n (1722 Cora) **potential RRC1922: J. Ulrich & Katherine Frey; owned by Schrautmeier (or Schrantmeier) originally.**
Lot 6 (1726 Cora) **RRC1922: Clotilda M. J. (or T.) Dryden (and Joseph)**

City block 3721 – buildings demolished

Lot 1 (1700-06 Cora) **RRC1922: L. & Jadniya Krasuski; Anthony & Antonia Staniszewski**
Lot 2 (1708 Cora) **RRC1922: John Rockenstein (and Hannah)**
Lot 4 (1716 Cora) **RRC1922: Annie Bucher (and John)**

City block 3720 – standing buildings

Lot 4 (1816 Cora) **RRC1922: Alvina Helbig; Christian Helbig**
Lot 6 (1824-26 Cora) **RRC1922: Harry L. Howard (and Kate)**

City block 3720 – buildings demolished

Lots 1 and 2 (1800-04 and 1808 Cora and 4597-99 Cote Brilliante) **RRC1922: Edmund & Laura F. Aurein; Laura F. Amrein (or Aurein)**
Lot 3 (1812 Cora) **RRC1922: Theodore Mertens (and Elisabeth)**
Lot 5 (1820 Cora) **RRC1922: John P. & Adele (or Adelaide) Crowley**

City block 3719 – standing buildings

Lot 11 (1916 Cora): Louis E. & Bertha Haub
Lot 12n-13s (1922 Cora): Mary Brien (or O'Brien?)

City block 3719 – buildings demolished

Lot 12 (1918 Cora) **RRC1922: Ms. G. W. Tarpley; Dorthea C. Tarpley et al**
Lot 13 (1926 Cora) **RRC1922: Harry L. & Kate Howard**

Assessor Plats 1920

NOTE: It is currently unknown if the 1920 plat was a base plat which was updated in the 1930s; where applicable a potential date is assigned where identified (xx-xx-xx).

City block 5638 – NOT AVAILABLE

City block 3723 – standing buildings

Lot 1 (4513-19 Easton [now Dr. Martin Luther King Drive] or 1500 Cora) **RRC1922: Frank A. Warnhoff (or Wornhoff) (and Annie)**; Catherine Portia
Lots 7-9 (4596 Aldine): Ara A. Wilkins (8-31-38)

City block 3721 – standing buildings

Lot 3 (1710 Cora) **RRC1922: Otto & Emma Pietschmann**
Lot 5s (1718 Cora) **RRC1922: Mary & Bernard Schrautmeier (or Schrantmeier)**; Margaret Fortschneider (1-12-31)
Lot 5n (1722 Cora) potential **RRC1922: Elmer L. Hubbard** (6-24-38); owned by **Schrautmeier (or Schrantmeier)** originally.
Lot 6 (1726 Cora) **Clotilda M. J. (or T.) Dryden (and Joseph)**

City block 3721 – buildings demolished

Lot 1 (1700-06 Cora) **RRC1922: L. & Jadniya Krasuski**; Elenore Investment Company (9-10-31)
Lot 2 (1708 Cora) **RRC1922: John Rockenstein (and Hannah)**; Grace Saraniti (8-13-28)
Lot 4 (1716 Cora) **RRC1922: Annie Bucher (and John)**; John & Emma Cain (5-31-38)

City block 3720 – standing buildings

Lot 4 (1816 Cora) **RRC1922: Alvina Helbig**; Josephine Gerst (3-7-32)
Lot 6 (1824-26 Cora) **RRC1922: Harry L. Howard (and Kate)**

City block 3720 – buildings demolished

Lots 1 and 2 (1800-04 and 1808 Cora and 4597-99 Cote Brilliante) **RRC1922: Laura F. Amrein (and Edmund)**, Mary A. Amrein on lot 2 (10-26-31)
Lot 3 (1812 Cora) **RRC1922: Theodore Mertens (and Elisabeth)**; Alice Getz (3-12-34)
Lot 5 (1820 Cora) **RRC1922: John P. & Adele (or Adelaide) Crowley**; Carrie L. Phelps (3-7-33)

City block 3719 – standing buildings

Lot 11 (1916 Cora): Louis E. & Bertha Haub
Lot 12n-13s (1922 Cora): Henry & Lucia Princivalli (7-16-37)

City block 3719 – buildings demolished

Lot 12 (1918 Cora) **RRC1922: Ms. G. W. Tarpley**; Blanche S. Cohen (7-3-35)
Lot 13 (1926 Cora) **RRC1922: Harry L. & Kate Howard**; John W. & Katherine Frey (12-9-27)

Assessor Plats 1925-1931

City block 5638 – standing buildings

Lot 9 (1525 Cora) **RRC1922: Jacob Mueller Jr. (and Henrietta)**

Lot 10 (1529 Cora) **RRC1922: Charles & Rosie (Rosa) Rizzo**

Lot 11n (1703 Cora) **RRC1922: Tony Paht (or Placht) (and Emilie)**; Douglas & Mary Dawkins

Lot 13 (1713 Cora): Hildur (or Hilda) A. Mannebach

Lot 14 (1717 Cora): William & Elsie Lowry

Lot 17 (1731 Cora) **RRC1922: Frank Moordale (and Amelia)**; D. B. & Mande Hughes

Lot 18 (1803 Cora): Josephine Blankenmeister

Lot 19 (1809 Cora) **RRC1922: Eugene Cowee (and Lucy)**

Lot 20 (1813 Cora) **RRC1922: Henry Renth**

Lot 22 or 22s (1819 Cora): Gertrude E. Murray

Lot 22n-23s (1821 Cora) **RRC1922: August & Margarethe Hahn; (Margaretha only)**

Lot 23 or 23n (1823 Cora) **RRC1922: Mike & Francis Quattocchi (or Quattorochi)**

Lot 24 or 24s (1825 Cora) **RRC1922: Louis W. & Emma Tegeler**

Lot 24n-25s (1901 Cora) **RRC1922: May Henze**

Lot 26 (1907 Cora) **RRC1922: Robt. P. & Emma Lonergan (or Loneryan)**; also Ethel A. Lonergan on lot

Lot 27 (1913 and 1911 Cora) **RRC1922: Frank & Eva Oustrach (or Owstrach)**

Lot 28 (1917 Cora) **RRC1922: Elizabeth M. Bolger**

Lot 29s (1919 Cora) **RRC1922: Louis Viviani (and Fannie?)**; Joseph Kadziszak

Lot 29n (1921 Cora) **RRC1922: Richard & Marie Pfeifer**; Gustav C. & Meta Woelfer

City block 5638 – buildings demolished

Lots 1-6 and "A" (4601-17 Easton [now Dr. Martin Luther King Drive] and 1511 Cora) **RRC1922: Sarah Anna Meyer et al**

Lot 7 (1515-17 Cora) **RRC1922: Joseph Kern (or Klein) (and Louise)**; Joseph Klein Est.

Lot 8 (1521 Cora) **RRC1922: Albert & Dora Fischer**; Frank & Emily Tokash

Lot 11s (1701 Cora) **RRC1922: William Schiller (and Pauline)**; George S. & Bertha Curran

Lot 12 (1709 Cora) **RRC1922: Frank & Anne Mueller**

Lot 16 (1727 Cora) **RRC1922: E. Renk (and Elizabeth Renk)**; Joseph Zeni

Lot 21 (1817 Cora) **RRC1922: Aloysius & Anna Gent (or Gerst)**

Lot 25 (1903 Cora) **RRC1922: George & Matilda Johnston**; John Donaldson

City block 3723 – standing buildings

Lot 1 (4513-19 Easton [now Dr. Martin Luther King Drive] or 1500 Cora) **RRC1922: Frank A. Warnhoff (or Wornhoff) (and Annie)**; Catherine Portia

Lots 7-9 (4596 Aldine): Amelia M. Sennewald

City block 3721 – standing buildings

Lot 3 (1710 Cora) **RRC1922: Otto & Emma Pietschmann**

Lot 5s (1718 Cora) **RRC1922: Mary & Bernard Schrautmeier (or Schrantmeier)**; John W. & Catharina Dependahl

Lot 5n (1722 Cora) potential **RRC1922**: Vincenzo & Emilia Ventimiglia; owned by **Schrautmeier (or Schrantmeier)** originally.

Lot 6 (1726 Cora) **RRC1922**: **Cloilda M. J. (or T.) Dryden (and Joseph)**

City block 3721 – buildings demolished

Lot 1 (1700-06 Cora) **RRC1922**: **L. & Jadniya Krasuski**; Joseph & Rosaria Ciaramitaro

Lot 2 (1708 Cora) **RRC1922**: **John Rockenstein (and Hannah)**; Grace Saraniti

Lot 4 (1716 Cora) **RRC1922**: **Annie Bucher (and John)** (by sur.)

City block 3720 – standing buildings

Lot 4 (1816 Cora) **RRC1922**: **Alvina Helbig**; Josephine M. & Emily M. Helbig

Lot 6 (1824-26 Cora) **RRC1922**: **Harry L. Howard (and Kate)**

City block 3720 – buildings demolished

Lots 1 and 2 (1800-04 and 1808 Cora and 4597-99 Cote Brilliante) **RRC1922**: **Laura F. Amrein (and Edmund)**; Laura on both lots

Lot 3 (1812 Cora) **RRC1922**: **Theodore Mertens (and Elisabeth)**

Lot 5 (1820 Cora) **RRC1922**: **John P. & Adele (or Adelaide) Crowley**; Morton J. Day

City block 3719 – standing buildings

Lot 11 (1916 Cora): Louis E. & Bertha Haub

Lot 12n-13s (1922 Cora): Thomas & Katie Walsh

City block 3719 – buildings demolished

Lot 12 (1918 Cora) **RRC1922**: **Ms. G. W. Tarpley**; Dorothis C. Tarpley

Lot 13 (1926 Cora) **RRC1922**: **Harry L. & Kate Howard**; John W. & Katherine Frey

Assessor Plats 1932-1938

City block 5638 – standing buildings

Lot 9 (1525 Cora) **RRC1922**: **Jacob Mueller Jr. (and Henrietta)**; George A. Bansbach

Lot 10 (1529 Cora) **RRC1922**: **Charles & Rosie (Rosa) Rizzo**

Lot 11n (1703 Cora) **RRC1922**: **Tony Paht (or Placht) (and Emilie)**; John C. Sirenick Est., John J. Dowling Tr.

Lot 13 (1713 Cora): John & Mary Bolar

Lot 14 (1717 Cora): William & Elsie Lowry

Lot 17 (1731 Cora) **RRC1922**: **Frank Moordale (and Amelia)**; Elenore Investment Company

Lot 18 (1803 Cora): William & Cornelia Calhoun

Lot 19 (1809 Cora) **RRC1922**: **Eugene Cowee (and Lucy)**; Easton Taylor Trust Co.

Lot 20 (1813 Cora) **RRC1922**: **Henry Renth**; Constante & Olivia Menghini

Lot 22 or 22s (1819 Cora): Maurice Andrew Murray

Lot 22n-23s (1821 Cora) **RRC1922**: **August & Margarethe Hahn; (Margaretha only)**

Lot 23 or 23n (1823 Cora) **RRC1922**: **Mike & Francis Quattocchi (or Quattorochi)**

Lot 24 or 24s (1825 Cora) **RRC1922**: **Louis W. & Emma Tegeler**; Joseph F. Cook

Lot 24n-25s (1901 Cora) **RRC1922**: **May Henze**

Lot 26 (1907 Cora) **RRC1922: Robt. P. & Emma Lonergan (or Loneryan)**; also Ethel A. Lonergan on lot—1/2 interest to each party

Lot 27 (1913 and 1911 Cora) **RRC1922: Frank & Eva Oustrach (or Owstrach)**; Adele Hirsch

Lot 28 (1917 Cora) **RRC1922: Elizabeth M. Bolger**; Lawrence Bolger et al

Lot 29s (1919 Cora) **RRC1922: Louis Viviani (and Fannie?)**; Andrew & Clara Donny

Lot 29n (1921 Cora) **RRC1922: Richard & Marie Pfeifer**; Gustav C. & Meta Woelfer

City block 5638 – buildings demolished

Lots 1-6 and "A" (4601-17 Easton [now Dr. Martin Luther King Drive] and 1511 Cora) **RRC1922: Sarah Anna Meyer** et al

Lot 7 (1515-17 Cora) **RRC1922: Joseph Kern (or Klein) (and Louise)**; Joseph Klein Est.

Lot 8 (1521 Cora) **RRC1922: Albert & Dora Fischer**; William Baggerman

Lot 11s (1701 Cora) **RRC1922: William Schiller (and Pauline)**; Jacob F. & Louise T. Hellrung

Lot 12 (1709 Cora) **RRC1922: Frank & Anne Mueller**

Lot 16 (1727 Cora) **RRC1922: E. Renk (and Elizabeth Renk)**; Joseph Zeni

Lot 21 (1817 Cora) **RRC1922: Aloysius & Anna Gent (or Gerst)**

Lot 25 (1903 Cora) **RRC1922: George & Matilda Johnston**; Luella & Laura A. Snodgrass

City block 3723 – standing buildings

Lot 1 (4513-19 Easton [now Dr. Martin Luther King Drive] or 1500 Cora) **RRC1922: Frank A. Warnhoff (or Wornhoff) (and Annie)**; Catherine Portia (or Parhia)

Lots 7-9 (4596 Aldine): Wilkins

City block 3721 – standing buildings

Lot 3 (1710 Cora) **RRC1922: Otto & Emma Pietschmann**

Lot 5s (1718 Cora) **RRC1922: Mary & Bernard Schrautmeier (or Schrantmeier)**; Margaret Fortschneider

Lot 5n (1722 Cora) potential **RRC1922: Elmer L. Hubbard**; owned by **Schrautmeier (or Schrantmeier)** originally.

Lot 6 (1726 Cora) **RRC1922: Clotilda M. J. (or T.) Dryden (and Joseph)**

City block 3721 – buildings demolished

Lot 1 (1700-06 Cora) **RRC1922: L. & Jadniya Krasuski**; Elenore Investment Co.

Lot 2 (1708 Cora) **RRC1922: John Rockenstein (and Hannah)**; Grace Saraniti

Lot 4 (1716 Cora) **RRC1922: Annie Bucher (and John)**; John & Emma Cain

City block 3720 – standing buildings

Lot 4 (1816 Cora) **RRC1922: Alvina Helbig**; Josephine Gerst

Lot 6 (1824-26 Cora) **RRC1922: Harry L. Howard (and Kate)**

City block 3720 – buildings demolished

Lots 1 and 2 (1800-04 and 1808 Cora and 4597-99 Cote Brilliante) **RRC1922: Laura F. Amrein (and Edmund)**; Laura on 1 and Mary on 2.

Lot 3 (1812 Cora) **RRC1922: Theodore Mertens (and Elisabeth)**; Alice Getz

Lot 5 (1820 Cora) **RRC1922: John P. & Adele (or Adelaide) Crowley;** Carrie L. Phelps

City block 3719 – standing buildings

Lot 11 (1916 Cora): Louis E. & Bertha Haub

Lot 12n-13s (1922 Cora): Henry & Lucia Princivalli

City block 3719 – buildings demolished

Lot 12 (1918 Cora) **RRC1922: Ms. G. W. Tarpley;** Blanche S. Cohn

Lot 13 (1926 Cora) **RRC1922: Harry L. & Kate Howard;** John W. & Katherine Frey

Assessor Plats 1939-1945

City block 5638 – standing buildings

Lot 9 (1525 Cora) **RRC1922: Jacob Mueller Jr. (and Henrietta);** Ethel Howard

Lot 10 (1529 Cora) **RRC1922: Charles & Rosie (Rosa) Rizzo;** Willa Powe

Lot 11n (1703 Cora) **RRC1922: Tony Paht (or Placht) (and Emilie);** John C. Sirenick Est., John J. Dowling Tr.

Lot 13 (1713 Cora): John & Mary Bolar

Lot 14 (1717 Cora): Marjorie McLachlan

Lot 17 (1731 Cora) **RRC1922: Frank Moordale (and Amelia);** George Schueler (9-8-41)

Lot 18 (1803 Cora): William & Cornelia Calhoun

Lot 19 (1809 Cora) **RRC1922: Eugene Cowee (and Lucy);** Harry S. & Portia S. Blackiston

Lot 20 (1813 Cora) **RRC1922: Henry Renth;** Hollister Kennedy & Famelia Norman (Kennedy?)

Lot 22 or 22s (1819 Cora): Lucille Johnson

Lot 22n-23s (1821 Cora) **RRC1922: August & Margarete Hahn;** Jacob & Coronello Louvan Adams

Lot 23 or 23n (1823 Cora) **RRC1922: Mike & Francis Quattocchi (or Quattorochi);** Nathaniel A. & Melba A. Sweets

Lot 24 or 24s (1825 Cora) **RRC1922: Louis W. & Emma Tegeler;** Joseph F. Cook

Lot 24n-25s (1901 Cora) **RRC1922: May Henze;** Odessa M. Wright

Lot 26 (1907 Cora) **RRC1922: Emma Lonergan (or Loneryan);** Ethel A. Lonergan

Lot 27 (1913 and 1911 Cora) **RRC1922: Frank & Eva Oustrach (or Owstrach);** Edward & Vesta Wilson

Lot 28 (1917 Cora) **RRC1922: Elizabeth M. Bolger;** Henry M. & Gladys L. Porter

Lot 29s (1919 Cora) **RRC1922: Louis Viviani (and Fannie?);** James Arthur & Lena May Jackson

Lot 29n (1921 Cora) **RRC1922: Richard & Marie Pfeifer;** Audia H. Roberts et al

City block 5638 – buildings demolished

Lots 1-6 and "A" (4601-17 Easton [now Dr. Martin Luther King Drive] and 1511 Cora) **RRC1922: Sarah Anna Meyer et al;** Ameila Meyer et al

Lot 7 (1515-17 Cora) **RRC1922: Joseph Kern (or Klein) (and Louise);** Mae S. Kramer (5-8-42)

Lot 8 (1521 Cora) **RRC1922: Albert & Dora Fischer;** Annie Brasher

Lot 11s (1701 Cora) **RRC1922: William Schiller (and Pauline)**; Jacob F. & Louise T. Hellrung
Lot 12 (1709 Cora) **RRC1922: Frank & Anne Mueller**; Philius & Rose Eldridge
Lot 16 (1727 Cora) **RRC1922: E. Renk (and Elizabeth Renk)**; John W. & Bessie M. Mason
Lot 21 (1817 Cora) **RRC1922: Aloysius & Anna Gent (or Gerst)**; Gilmore L. & Esther A. Jenkins
Lot 25 (1903 Cora) **RRC1922: George & Matilda Johnston**; Orena Taylor

City block 3723 – standing buildings

Lot 1 (4513-19 Easton [now Dr. Martin Luther King Drive] or 1500 Cora) **RRC1922: Frank A. Warnhoff (or Wornhoff) (and Annie)**; Joseph & LuLu Webster
Lots 7-9 (4596 Aldine); Wilkins

City block 3721 – standing buildings

Lot 3 (1710 Cora) **RRC1922: Otto & Emma Pietschmann**
Lot 5s (1718 Cora) **RRC1922: Mary & Bernard Schrautmeier (or Schrantmeier)**; Neville & Kathleen McCombs
Lot 5n (1722 Cora) potential **RRC1922: Elmer L. Hubbard**; owned by **Schrautmeier (or Schrantmeier)** originally.
Lot 6 (1726 Cora) **RRC1922: Clotilda M. J. (or T.) Dryden (and Joseph)**; Fred (or Fred R. & Vicka) Lash

City block 3721 – buildings demolished

Lot 1 (1700-06 Cora) **RRC1922: L. & Jadniya Krasuski**; Emma Risch
Lot 2 (1708 Cora) **RRC1922: John Rockenstein (and Hannah)**; Francis & Virginia Andrews
Lot 4 (1716 Cora) **RRC1922: Annie Bucher (and John)**; Robert & Leola Attyberry

City block 3720 – standing buildings

Lot 4 (1816 Cora) **RRC1922: Alvina Helbig**; Josephine Gerst
Lot 6 (1824-26 Cora) **RRC1922: Harry L. Howard (and Kate)**

City block 3720 – buildings demolished

Lots 1 and 2 (1800-04 and 1808 Cora and 4597-99 Cote Brilliante) **RRC1922: Laura F. Amrein (and Edmund)**; Laura on 1 and Mary on ½ + of 2.
Lot 3 (1812 Cora) **RRC1922: Theodore Mertens (and Elisabeth)**; James E. & Annie Easter
Lot 5 (1820 Cora) **RRC1922: John P. & Adele (or Adelaide) Crowley**; Fred & Ella Henke

City block 3719 – standing buildings

Lot 11 (1916 Cora); Gladys M. & Dolores Green
Lot 12n-13s (1922 Cora); Emma & Curtis Matthews et al

City block 3719 – buildings demolished

Lot 12 (1918 Cora) **RRC1922: Ms. G. W. Tarpley**; J. Alice Porter
Lot 13 (1926 Cora) **RRC1922: Harry L. & Kate Howard**; Ann L. Albright et al

Assessor Plats 1946-1952

City block 5638 – standing buildings

- Lot 9 (1525 Cora) **RRC1922: Jacob Mueller Jr. (and Henrietta)**; Ethel Howard
Lot 10 (1529 Cora) **RRC1922: Charles & Rosie (Rosa) Rizzo**; Willa Powe
Lot 11n (1703 Cora) **RRC1922: Tony Paht (or Placht) (and Emilie)**; Siscero & Annie M. Brooks (10-5-50)
Lot 13 (1713 Cora): John & Mary Bolar
Lot 14 (1717 Cora): Blanche L. O. Tucker
Lot 17 (1731 Cora) **RRC1922: Frank Moordale (and Amelia)**; Margaret S. Robinson
Lot 18 (1803 Cora): William & Cornelia Calhoun
Lot 19 (1809 Cora) **RRC1922: Eugene Cowee (and Lucy)**; Harry S. & Portia S. Blackiston
Lot 20 (1813 Cora) **RRC1922: Henry Renth**; Ishmael Marchbanks (10-3-49)
Lot 22 or 22s (1819 Cora): Wm E. Johnson (PC101679)
Lot 22n-23s (1821 Cora) **RRC1922: August & Margarete Hahn**; Jacob & Coronello Louvan Adams
Lot 23 or 23n (1823 Cora) **RRC1922: Mike & Francis Quattocchi (or Quattorochi)**; Nathaniel A. & Melba A. Sweets
Lot 24 or 24s (1825 Cora) **RRC1922: Louis W. & Emma Tegeler**; Joseph F. Cook
Lot 24n-25s (1901 Cora) **RRC1922: May Henze**; Odessa M. Wright
Lot 26 (1907 Cora) **RRC1922: Emma Lonergan (or Loneryan)**; James H. & Margarite Green (9-12-47)
Lot 27 (1913 and 1911 Cora) **RRC1922: Frank & Eva Oustrach (or Owstrach)**; Joe & Mildred Cook (5-7-46)
Lot 28 (1917 Cora) **RRC1922: Elizabeth M. Bolger**; Roosevelt & Janie R. Sharkey (9-20-46 and 9-19-49)
Lot 29s (1919 Cora) **RRC1922: Louis Viviani (and Fannie?)**; James Arthur & Lena May Jackson
Lot 29n (1921 Cora) **RRC1922: Richard & Marie Pfeifer**; Audia H. Roberts et al

City block 5638 – buildings demolished

- Lots 1-6 and "A" (4601-17 Easton [now Dr. Martin Luther King Drive] and 1511 Cora) **RRC1922: Sarah Anna Meyer et al; Ameila Meyer et al**
Lot 7 (1515-17 Cora) **RRC1922: Joseph Kern (or Klein) (and Louise)**; McEmery & Ella Hudson (1-21-48)
Lot 8 (1521 Cora) **RRC1922: Albert & Dora Fischer**; Jasper M. & Madeline C. Pettigrew (2-27-48)
Lot 11s (1701 Cora) **RRC1922: William Schiller (and Pauline)**; Louis & Anna Foster (or Foster Louis) (7-24-51)
Lot 12 (1709 Cora) **RRC1922: Frank & Anne Mueller**; Phillip S. & Rose Eldridge
Lot 16 (1727 Cora) **RRC1922: E. Renk (and Elizabeth Renk)**; John W. & Bessie M. Mason
Lot 21 (1817 Cora) **RRC1922: Aloysius & Anna Gent (or Gerst)**; Gilmore L. & Esther A. Jenkins
Lot 25 (1903 Cora) **RRC1922: George & Matilda Johnston**; Orena Taylor

City block 3723 – standing buildings

Lot 1 (4513-19 Easton [now Dr. Martin Luther King Drive] or 1500 Cora) **RRC1922: Frank A. Warnhoff (or Wornhoff) (and Annie)**; Joseph & LuLu Webster
Lots 7-9 (4596 Aldine): John & Vivian Neal

City block 3721 – standing buildings

Lot 3 (1710 Cora) **RRC1922: Otto & Emma Pietschmann**; Viola & C. A. Telle (12-13-55)

Lot 5s (1718 Cora) **RRC1922: Mary & Bernard Schrautmeier (or Schrantmeier)**; Neville & Kathleen McCombs

Lot 5n (1722 Cora) potential **RRC1922: Reginald & Ada Berry (3-x-46?)**; owned by **Schrautmeier (or Schrantmeier)** originally.

Lot 6 (1726 Cora) **RRC1922: Clotilda M. J. (or T.) Dryden (and Joseph)**; Fred R. & Viola Lash

City block 3721 – buildings demolished

Lot 1 (1700-06 Cora) **RRC1922: L. & Jadniya Krasuski**; Emma Risch

Lot 2 (1708 Cora) **RRC1922: John Rockenstein (and Hannah)**; Virginia Andrews et al (2-19-48?)

Lot 4 (1716 Cora) **RRC1922: Annie Bucher (and John)**; Robert & Leola Attyberry

City block 3720 – standing buildings

Lot 4 (1816 Cora) **RRC1922: Alvina Helbig**; LeRoy C. & Marcella Guyton

Lot 6 (1824-26 Cora) **RRC1922: Harry L. Howard (and Kate)**; William & Willie Ridley (10-19-56?)

City block 3720 – buildings demolished

Lots 1 and 2 (1800-04 and 1808 Cora and 4597-99 Cote Brillante) **RRC1922: Laura F. Amrein (and Edmund)**; Mary Amrein on 1 and Osee E. & Callie C. Gallion on ½ of 2 with probate court notes on the other ½ of 2.

Lot 3 (1812 Cora) **RRC1922: Theodore Mertens (and Elisabeth)**; James E. & Annie Easter

Lot 5 (1820 Cora) **RRC1922: John P. & Adele (or Adelaide) Crowley**; Frederick N. Weathers (11-23-51)

City block 3719 – standing buildings

Lot 11 (1916 Cora): Gladys M. & Dolores Green

Lot 12n-13s (1922 Cora): Emma & Curtis Matthews et al

City block 3719 – buildings demolished

Lot 12 (1918 Cora) **RRC1922: Ms. G. W. Tarpley**; James Shackelford (5-21-47)

Lot 13 (1926 Cora) **RRC1922: Harry L. & Kate Howard**; Earneace & Althea L. Atkins (10-16-50)

Assessor Plats 1953-1959

City block 5638 – standing buildings

Lot 9 (1525 Cora) **RRC1922: Jacob Mueller Jr. (and Henrietta)**; Ethel Howard (9-28-42)

Lot 10 (1529 Cora) **RRC1922: Charles & Rosie (Rosa) Rizzo**; Willa Powe (7-18-40)

Lot 11n (1703 Cora) **RRC1922: Tony Paht (or Placht) (and Emilie)**; Siscero & Annie M. Brooks (10-5-50)

Lot 13 (1713 Cora): Bernice, Vivian & Glenda Bolar (PC122580) (5-21-58)

Lot 14 (1717 Cora): Blanche L. O. Tucker (10-31-44)

Lot 17 (1731 Cora) **RRC1922: Frank Moordale (and Amelia)**; Wesley Sayles (8-27-57)

Lot 18 (1803 Cora): William & Cornelia Calhoun (6-17-37)

Lot 19 (1809 Cora) **RRC1922: Eugene Cowee (and Lucy)**; Harry S. & Portia S. Blackiston (7-2-41)

Lot 20 (1813 Cora) **RRC1922: Henry Renth**; Ishmael & Hilda M. Marchbanks (8-17-53)

Lot 22 or 22s (1819 Cora): Wm E. Johnson (PC101679) (5-6-53)

Lot 22n-23s (1821 Cora) **RRC1922: August & Margarete Hahn**; Jacob & Coronello Louvan Adams (9-29-41)

Lot 23 or 23n (1823 Cora) **RRC1922: Mike & Francis Quattocchi (or Quattorochi)**; William E. Allen Jr. (8-5-57)

Lot 24 or 24s (1825 Cora) **RRC1922: Louis W. & Emma Tegeler**; Joseph F. Cook (9-29-53? or 33?)

Lot 24n-25s (1901 Cora) **RRC1922: May Henze**; Ethel George (8-31-56)

Lot 26 (1907 Cora) **RRC1922: Emma Lonergan (or Loneryan)**; Ghalson & Irene Moore (1-15-54)

Lot 27 (1913 and 1911 Cora) **RRC1922: Frank & Eva Oustrach (or Owstrach)**; Joe & Mildred Cook (5-7-46)

Lot 28 (1917 Cora) **RRC1922: Elizabeth M. Bolger**; Roosevelt & Janie R. Sharkey (9-20-46 and 9-19-49)

Lot 29s (1919 Cora) **RRC1922: Louis Viviani (and Fannie?)**; James Arthur & Lena May Jackson (3-11-40)

Lot 29n (1921 Cora) **RRC1922: Richard & Marie Pfeifer**; Audia H. Roberts & Evelyn H. Roberts (2-18-52)

City block 5638 – buildings demolished

Lots 1-6 and "A" (4601-17 Easton [now Dr. Martin Luther King Drive] and 1511 Cora) **RRC1922: Sarah Anna Meyer et al; Ameila Meyer et al** (12-8-42)

Lot 7 (1515-17 Cora) **RRC1922: Joseph Kern (or Klein) (and Louise)**; McEmery & Ella Hudson (1-29-48)

Lot 8 (1521 Cora) **RRC1922: Albert & Dora Fischer**; Andrew J. & Kate A. Thomas (6-25-58)

Lot 11s (1701 Cora) **RRC1922: William Schiller (and Pauline)**; Henry & Sadie Comer (1-8-54)

Lot 12 (1709 Cora) **RRC1922: Frank & Anne Mueller**; Phillip S. & Rose Eldridge (1-24-42)

Lot 16 (1727 Cora) **RRC1922: E. Renk (and Elizabeth Renk)**; John W. & Bessie M. Mason (9-9-41)

Lot 21 (1817 Cora) **RRC1922: Aloysius & Anna Gent (or Gerst)**; Gilmore L. & Esther A. Jenkins (5-7-42)

Lot 25 (1903 Cora) **RRC1922: George & Matilda Johnston**; Orena Taylor (6-29-43)

No other city blocks currently available for 1953-1959

Appendix 2

Historic Owner Information: By City Block

NOTE: The following information was obtained via historic period St. Louis City Assessor Plats per city block arranged by a period of years with owners names assigned to building lots. The first set of lots which follows the date range corresponds to standing buildings only. In cases where the 1922 Racially-Restrictive Covenant was signed in 1922 and a building is extant, the address includes a bold "**RRC1922**" behind it with the name of the person who signed in bold. If a second non-bold name is included it is the individual who appears on the assessor plats; where only one last name is bold that person both signed the **RRC1922** and was listed on the assessor plat. If a second name is bold and in italics it is an additional family member who signed the **RRC1922**.

Additional lots where buildings have since been demolished, each where the historic owner signed the Racially-Restrictive Covenant in 1922, are included at the end of this section for documentation purposes to understand the social and racial climate of the street within the historic period.

This information was re-organized by address below based on data collected in Appendix 1.

City block 5638 – standing buildings

1525 Cora (Lot 9) **RRC1922**: 1919-1924 plat **Jacob Mueller Jr. (and Henrietta)**; 1920 plat not available; 1925-1931 plat **Jacob Mueller Jr.**; 1932-1938 plat George A. Bansbach; 1939-1945 plat Ethel Howard; 1946-1952 plat Ethel Howard; 1953-1959 plat Ethel Howard (9-28-42).

1529 Cora (Lot 10) **RRC1922**: 1919-1924 plat **Charles & Rosie Rizzo**; 1920 plat not available; 1925-1931 plat **Charles & Rosie Rizzo**; 1932-1938 plat **Charles & Rosie Rizzo**; 1939-1945 plat Willa Powe; 1946-1952 plat Willa Powe; 1953-1959 plat Willa Powe (7-18-40).

1703 Cora (Lot 11n) **RRC1922**: 1919-1924 plat **Tony Paht (or Placht) (and Emilie)**; 1920 plat not available; 1925-1931 plat Douglas & Mary Dawkins; 1932-1938 plat John C. Sirenick Est., John J. Dowling Tr.; 1939-1945 plat John C. Sirenick Est., John J. Dowling Tr.; 1946-1952 plat Siscero & Annie M. Brooks (10-5-50); 1953-1959 plat Siscero & Annie M. Brooks (10-5-50).

1713 Cora (Lot 13): 1919-1924 plat Hildur (or Hilda) A. Mannebach; 1920 plat not available; 1925-1931 plat Hildur (or Hilda) A. Mannebach; 1932-1938 plat John & Mary Bolar; 1939-1945 plat John & Mary Bolar; 1946-1952 plat John & Mary Bolar; 1953-1959 plat Bernice, Vivian & Glenda Bolar (PC122580) (5-21-58).

1717 Cora (Lot 14): 1919-1924 plat Elizabeth Gillasby et al; 1920 plat not available; 1925-1931 plat William & Elsie Lowry; 1932-1938 plat William & Elsie Lowry; 1939-1945 plat Marjorie McLachlan; 1946-1952 plat Blanche L. O. Tucker; 1953-1959 plat Blanche L. O. Tucker (10-31-44).

1731 Cora (Lot 17) **RRC1922**: 1919-1924 plat **Frank Moordale (and Amelia)**; 1920 plat not available; 1925-1931 plat D. B. & Mande Hughes; 1932-1938 plat Elenore Investment Company; 1939-1945 plat George Schueler (9-8-41); 1946-1952 plat Margaret S. Robinson; 1953-1959 plat Wesley Sayles (8-27-57).

1803 Cora (Lot 18): 1919-1924 plat Blankenmeister; 1920 plat not available; 1925-1931 plat Josephine Blankenmeister; 1932-1938 plat William & Cornelia Calhoun; 1939-1945 plat William & Cornelia Calhoun; 1946-1952 plat William & Cornelia Calhoun; 1953-1959 plat William & Cornelia Calhoun (6-17-37).

1809 Cora (Lot 19) **RRC1922**: 1919-1924 plat **Eugene Cowee (and Lucy)** ; 1920 plat not available; 1925-1931 plat **Eugene Cowee (and Lucy)**; 1932-1938 plat Easton Taylor Trust Co.; 1939-1945 plat Harry S. & Portia S. Blackiston; 1946-1952 plat Harry S. & Portia S. Blackiston; 1953-1959 plat Harry S. & Portia S. Blackiston (7-2-41).

1813 Cora (Lot 20) **RRC1922**: 1919-1924 plat **Henry Renth**; 1920 plat not available; 1925-1931 plat **Henry Renth**; 1932-1938 plat Constante & Olivia Menghini; 1939-1945 plat Hollister Kennedy & Famelia Norman (Kennedy?); 1946-1952 plat Ishmael Marchbanks (10-3-49); 1953-1959 plat Ishmael & Hilda M. Marchbanks (8-17-53).

1819 Cora (Lot 22 or 22s): 1919-1924 plat Gertrude E. Murray; 1920 plat not available; 1925-1931 plat Gertrude E. Murray; 1932-1938 plat Maurice Andrew Murray; 1939-1945 plat; 1946-1952 plat Lucille Johnson; 1953-1959 plat Wm E. Johnson (PC101679).

1821 Cora (Lot 22n-23s) **RRC1922**: 1919-1924 plat **August & Margarete Hahn**; 1920 plat not available; 1925-1931 plat **Margaretha Hahn** only; 1932-1938 plat **Margaretha Hahn** only; 1939-1945 plat Jacob & Coronello Louvan Adams; 1946-1952 plat Jacob & Coronello Louvan Adams; 1953-1959 plat Jacob & Coronello Louvan Adams (9-29-41).

1823 Cora (Lot 23 or 23n) **RRC1922**: 1919-1924 plat **Mike & Francis Quattocchi (or Quattorochoi)**; 1920 plat not available; 1925-1931 plat **Mike & Francis Quattocchi (or Quattorochoi)**; 1932-1938 plat **Mike & Francis Quattocchi (or Quattorochoi)**; 1939-1945 plat Nathaniel A. & Melba A. Sweets; 1946-1952 plat Nathaniel A. & Melba A. Sweets; 1953-1959 plat William E. Allen Jr. (8-5-57).

1825 Cora (Lot 24 or 24s) **RRC1922**: 1919-1924 plat **Louis W. & Emma Tegeler**; 1920 plat not available; 1925-1931 plat **Louis W. & Emma Tegeler**; 1932-1938 plat Joseph F. Cook; 1939-1945 plat Joseph F. Cook; 1946-1952 plat Joseph F. Cook; 1953-1959 plat Joseph F. Cook (9-29-33).

1901 Cora (Lot 24n-25s) **RRC1922**: 1919-1924 plat **Carlos L. Henze (and May)**; 1920 plat not available; 1925-1931 plat **May Henze**; 1932-1938 plat **May Henze**; 1939-1945 plat Odessa M. Wright; 1946-1952 plat Odessa M. Wright; 1953-1959 plat Ethel George (8-31-56).

1907 Cora (Lot 26) **RRC1922**: 1919-1924 plat Robt. P. & **Emma Lonergan (or Loneryan)** (*a Norman and Ethel Lonergan are also listed at address but not on*

lot); 1920 plat not available; 1925-1931 plat Robt. P. & **Emma Lonergan** (or **Loneryan**) and now Ethel A. Lonergan on lot; 1932-1938 plat Robt. P. & **Emma Lonergan** (or **Loneryan**) and now Ethel A. Lonergan on lot—1/2 interest to each party; 1939-1945 plat **Emma Lonergan** (or **Loneryan**) and Ethel A. Lonergan; 1946-1952 plat James H. & Margarite Green (9-12-47); 1953-1959 plat Ghalson & Irene Moore (1-15-54).

1913 and 1911 Cora (Lot 27) **RRC1922**: 1919-1924 plat **Frank & Eva Oustrach** (or **Owstrach**); 1920 plat not available; 1925-1931 plat **Frank & Eva Oustrach** (or **Owstrach**); 1932-1938 plat Adele Hirsch; 1939-1945 plat Edward & Vesta Wilson; 1946-1952 plat Joe & Mildred Cook (5-7-46); 1953-1959 plat Joe & Mildred Cook (5-7-46).

1917 Cora (Lot 28) **RRC1922**: 1919-1924 plat **Elizabeth M. Bolger**; 1920 plat not available; 1925-1931 plat **Elizabeth M. Bolger**; 1932-1938 plat Lawrence Bolger et al; 1939-1945 plat Henry M. & Gladys L. Porter; 1946-1952 plat Roosevelt & Janie R. Sharkey (9-20-46 and 9-19-49); 1953-1959 plat Roosevelt & Janie R. Sharkey (9-20-46 and 9-19-49).

1919 Cora (Lot 29s) **RRC1922**: 1919-1924 plat **Louis Viviani (and Fannie?)** 1920 plat not available; 1925-1931 plat Joseph Kadziszak; 1932-1938 plat Andrew & Clara Donny; 1939-1945 plat James Arthur & Lena May Jackson; 1946-1952 plat James Arthur & Lena May Jackson; 1953-1959 plat James Arthur & Lena May Jackson (3-11-40).

1921 Cora (Lot 29n) **RRC1922**: 1919-1924 plat **Richard & Marie Pfeifer**; 1920 plat not available; 1925-1931 plat Gustav C. & Meta Woelfer; 1932-1938 plat Gustav C. & Meta Woelfer; 1939-1945 plat Audia H. Roberts et al; 1946-1952 plat Audia H. Roberts et al; 1953-1959 plat Audia H. Roberts & Evelyn H. Roberts (2-18-52).

City block 3723 – standing buildings

4513-19 Easton [now Dr. Martin Luther King Drive] or 1500 Cora (Lot 1) **RRC1922**: 1919-1924 plat **Frank A. Warnhoff (or Wornhoff) (and Annie)**; 1920 plat Catherine Portia; 1925-1931 plat Catherine Portia; 1932-1938 plat Catherine Portia (or Parhia); 1939-1945 plat Joseph & LuLu Webster; 1946-1952 plat Joseph & LuLu Webster; 1953-1959 plat not currently available.

4596 Aldine (Lots 7-9): 1919-1924 plat Ameila Sonnewald; 1920 plat Ara A. Wilkins (8-31-38); 1925-1931 plat Amelia M. Sennewald (or Sonnewald); 1932-1938 plat Wilkins (Ara?); 1939-1945 plat Wilkins (Ara?); 1946-1952 plat John & Vivian Neal; 1953-1959 plat not currently available.

City block 3721 – standing buildings

1710 Cora (Lot 3) **RRC1922**: 1919-1924 plat **Otto & Emma Pietschmann**; 1920 plat **Otto & Emma Pietschmann**; 1925-1931 plat **Otto & Emma Pietschmann**; 1932-1938

plat **Otto & Emma Pietschmann**; 1939-1945 plat **Otto & Emma Pietschmann**; 1946-1952 plat Viola & C. A. Telle (12-13-55); 1953-1959 plat not currently available.

1718 Cora (Lot 5s) **RRC1922**: 1919-1924 plat **Mary & Bernard Schrautmeier (or Schrantmeier)**; 1920 plat Margaret Fortschneider (1-12-31); 1925-1931 plat John W. & Catharina Dependahl; 1932-1938 plat Margaret Fortschneider; 1939-1945 plat Neville & Kathleen McCombs; 1946-1952 plat Neville & Kathleen McCombs; 1953-1959 plat not currently available.

1722 Cora (Lot 5n) potential **RRC1922**: 1919-1924 plat J. Ulrich & Katherine Frey but owned by **Schrautmeier (or Schrantmeier)** originally; 1920 plat Elmer L. Hubbard (6-24-38); 1925-1931 plat Vincenzo & Emilia Ventimiglia; 1932-1938 plat Elmer L. Hubbard; 1939-1945 plat Elmer L. Hubbard; 1946-1952 plat Reginald & Ada Berry (3-x-46?); 1953-1959 plat not currently available.

1726 Cora (Lot 6) **RRC1922**: 1919-1924 plat **Clotilda M. J. (or T.) Dryden (and Joseph)**; 1920 plat **Clotilda M. J. (or T.) Dryden (and Joseph)**; 1925-1931 plat **Clotilda M. J. (or T.) Dryden (and Joseph)**; 1932-1938 plat **Clotilda M. J. (or T.) Dryden (and Joseph)**; 1939-1945 plat Fred R. & Lash; 1946-1952 plat Fred R. & Viola Lash; 1953-1959 plat not currently available.

City block 3720 – standing buildings

1816 Cora (Lot 4) **RRC1922**: 1919-1924 plat **Alvina Helbig** & Christian Helbig; 1920 plat Josephine Gerst (3-7-32); 1925-1931 plat Josephine M. & Emily M. Helbig; 1932-1938 plat Josephine Gerst; 1939-1945 plat Josephine Gerst; 1946-1952 plat LeRoy C. & Marcella Guyton; 1953-1959 plat not currently available.

1824-26 Cora (Lot 6) **RRC1922**: 1919-1924 plat **Harry L. Howard (and Kate)**; 1920 plat **Harry L. Howard (and Kate)**; 1925-1931 plat **Harry L. Howard (and Kate)**; 1932-1938 plat **Harry L. Howard (and Kate)**; 1939-1945 plat **Harry L. Howard (and Kate)**; 1946-1952 plat William & Willie Ridley (10-19-56?); 1953-1959 plat not currently available.

City block 3719 – standing buildings

1916 Cora (Lot 11): 1919-1924 plat Louis E. & Bertha Haub; 1920 plat Louis E. & Bertha Haub; 1925-1931 plat Louis E. & Bertha Haub; 1932-1938 plat Louis E. & Bertha Haub; 1939-1945 plat Gladys M. & Dolores Green; 1946-1952 plat Gladys M. & Dolores Green; 1953-1959 plat not currently available.

1922 Cora (Lot 12n-13s): 1919-1924 plat Mary Brien (or O'Brien?); 1920 plat Henry & Lucia Princivalli (7-16-37); 1925-1931 plat Thomas & Katie Walsh; 1932-1938 plat Thomas & Katie Walsh; 1939-1945 plat Emma & Curtis Matthews et al; 1946-1952 plat Emma & Curtis Matthews et al; 1953-1959 plat not currently available.

Demolished Buildings associated with RRC1922 (bold where owner signed the RRC1922)

NOTE: Only buildings where the owner(s) signed the RRC1922 are included below.

City block 5638

4601-17 Easton (now Dr. Martin Luther King Drive) and 1511 Cora (Lots 1-6 and "A"): 1919-1924 plat **Sarah Anna Meyer** et al; 1920 plat not available; 1925-1931 plat **Sarah Anna Meyer** et al; 1932-1938 plat **Sarah Anna Meyer** et al; 1939-1945 plat Ameila Meyer et al; 1946-1952 plat Ameila Meyer et al; 1953-1959 plat Ameila Meyer et al (12-8-42).

1515-17 Cora (Lot 7): 1919-1924 plat **Joseph Kern (or Klein) (and Louise)**; 1920 plat not available; 1925-1931 plat Joseph Klein Est.; 1932-1938 plat Joseph Klein Est.; 1939-1945 plat Mae S. Kramer (5-8-42); 1946-1952 plat McEmery & Ella Hudson (1-21-48); 1953-1959 plat McEmery & Ella Hudson (1-29-48).

1521 Cora (Lot 8): 1919-1924 plat **Albert & Dora Fischer**; 1920 plat not available; 1925-1931 plat Frank & Emily Tokash; 1932-1938 plat William Baggerman; 1939-1945 plat Annie Brasher; 1946-1952 plat Jasper M. & Madeline C. Pettigrew (2-27-48); 1953-1959 plat Andrew J. & Kate A. Thomas (6-25-58).

1701 Cora (Lot 11s): 1919-1924 plat **William Schiller (and Pauline)**; 1920 plat not available; 1925-1931 plat George S. & Bertha Curran; 1932-1938 plat Jacob F. & Louise T. Hellrung; 1939-1945 plat Jacob F. & Louise T. Hellrung; 1946-1952 plat Louis & Anna Foster (or Foster Louis) (7-24-51); 1953-1959 plat Henry & Sadie Comer (1-8-54).

1709 Cora (Lot 12): 1919-1924 plat **Frank & Anne Mueller**; 1920 plat not available; 1925-1931 plat **Frank & Anne Mueller**; 1932-1938 plat **Frank & Anne Mueller**; 1939-1945 plat Philius & Rose Eldridge; 1946-1952 plat Phillip S. & Rose Eldridge; 1953-1959 plat Phillip S. & Rose Eldridge (1-24-42).

1727 Cora (Lot 16): 1919-1924 plat Elizabeth Adruan (or Adrian) and **E. Renk (and Elizabeth Renk)**; 1920 plat not available; 1925-1931 plat Joseph Zeni; 1932-1938 plat Joseph Zeni; 1939-1945 plat John W. & Bessie M. Mason; 1946-1952 plat John W. & Bessie M. Mason; 1953-1959 plat John W. & Bessie M. Mason (9-9-41).

1817 Cora (Lot 21): 1919-1924 plat **Aloysius & Anna Gent (or Gerst)**; 1920 plat not available; 1925-1931 plat **Aloysius & Anna Gent (or Gerst)**; 1932-1938 plat **Aloysius & Anna Gent (or Gerst)**; 1939-1945 plat Gilmore L. & Esther A. Jenkins; 1946-1952 plat Gilmore L. & Esther A. Jenkins; 1953-1959 plat

1903 Cora (Lot 25): 1919-1924 plat **George & Matilda Johnston**; 1920 plat not available; 1925-1931 plat John Donaldson; 1932-1938 plat Luella & Laura A. Snodgrass; 1939-1945 plat Orena Taylor; 1946-1952 plat Orena Taylor; 1953-1959 plat Gilmore L. & Esther A. Jenkins (5-7-42).

City block 3721

1700-06 Cora (Lot 1): 1919-1924 plat **L. & Jadniya Krasuski**; Anthony & Antonia Staniszewski; 1920 plat Elenore Investment Company (9-10-31); 1925-1931 plat Joseph & Rosaria Ciaramitaro; 1932-1938 plat Elenore Investment Co.; 1939-1945 plat Emma Risch; 1946-1952 plat Emma Risch; 1953-1959 plat not currently available.

1708 Cora (Lot 2): 1919-1924 plat **John Rockenstein (and Hannah)**; 1920 plat Grace Saraniti (8-13-28); 1925-1931 plat Grace Saraniti; 1932-1938 plat Grace Saraniti; 1939-1945 plat Francis & Virginia Andrews; 1946-1952 plat Virginia Andrews et al (2-19-48?); 1953-1959 plat not currently available.

1716 Cora (Lot 4): 1919-1924 plat **Annie Bucher (and John)**; 1920 plat John & Emma Cain (5-31-38); 1925-1931 plat **Annie Bucher (and John)** (by sur.); 1932-1938 plat John & Emma Cain; 1939-1945 plat Robert & Leola Attyberry; 1946-1952 plat Robert & Leola Attyberry; 1953-1959 plat not currently available.

City block 3720

1800-04 and 1808 Cora and 4597-99 Cote Brilliante (Lots 1 and 2): 1919-1924 plat **Edmund & Laura F. Aurein** (or Amrein); 1920 plat Mary A. Amrein on lot 2 (10-26-31); 1925-1931 plat **Laura F. Aurein** (or Amrein) on both lots; 1932-1938 plat **Laura** on 1 and Mary on 2.; 1939-1945 plat **Laura** on 1 and Mary on ½ + of 2.; 1946-1952 plat Mary Amrein on 1 and Osee E. & Callie C. Gallion on ½ of 2 with probate court notes on the other ½ of 2; 1953-1959 plat not currently available.

1812 Cora (Lot 3): 1919-1924 plat **Theodore Mertens (and Elisabeth)**; 1920 plat Alice Getz (3-12-34); 1925-1931 plat **Theodore Mertens (and Elisabeth)**; 1932-1938 plat Alice Getz; 1939-1945 plat James E. & Annie Easter; 1946-1952 plat James E. & Annie Easter; 1953-1959 plat not currently available.

1820 Cora (Lot 5): 1919-1924 plat **John P. & Adele (or Adelaide) Crowley**; 1920 plat Carrie L. Phelps (3-7-33); 1925-1931 plat Morton J. Day; 1932-1938 plat Carrie L. Phelps; 1939-1945 plat Fred & Ella Henke; 1946-1952 plat Frederick N. Weathers (11-23-51); 1953-1959 plat not currently available.

City block 3719

1918 Cora (Lot 12): 1919-1924 plat **Ms. G. W. Tarpley**; Dorthea C. Tarpley et al; 1920 plat Blanche S. Cohen (7-3-35); 1925-1931 plat Dorothea C. Tarpley; 1932-1938 plat Blanche S. Cohn; 1939-1945 plat J. Alice Porter; 1946-1952 plat James Shackelford (5-21-47); 1953-1959 plat not currently available.

1926 Cora (Lot 13): 1919-1924 plat **Harry L. & Kate Howard**; 1920 plat John W. & Katherine Frey (12-9-27); 1925-1931 plat John W. & Katherine Frey; 1932-1938 plat John W. & Katherine Frey; 1939-1945 plat Ann L. Albright et al; 1946-1952 plat Earneace & Althea L. Atkins (10-16-50); 1953-1959 plat not currently available.

Appendix 3

(Sweets was owner & resident of 1823 Cora from 1941 through 1952)

ORAL HISTORY T-023

INTERVIEW WITH NATHANIEL SWEETS

INTERVIEWED BY DR. RICHARD RESH

BLACK COMMUNITY LEADERS PROJECT

JULY 20, 1970

WESTERN HISTORICAL MANUSCRIPT COLLECTION

UNIVERSITY OF MISSOURI-ST. LOUIS

222 THOMAS JEFFERSON LIBRARY

UNIVERSITY OF MISSOURI-ST. LOUIS

1 UNIVERSITY BLVD.

ST. LOUIS, MISSOURI 63121

RESH: Mr. Sweets, could you tell us something about your early life, where you were born, something about your family?

SWEETS: I'm a Missouri boy, I'm the youngest of seventeen children. My father is a farmer from Virginia and my mother is from Kentucky. We found our, my grandparents found there way to Missouri way back in the 80's after having served in the Civil War. And I grew up here, at Lincoln University, Jefferson City, Missouri. I attended grade school there, attended high school there. Was away at school up at Minnesota for a while but I came back to Lincoln University and finished college where I played football, worked on magazines and promoted often times financial deals to outfit the football team there when we didn't have any money. The school was a poor school and it was certainly richly endowed with political maneuver from the politicians of the state of Missouri who were neither knowledgeable, white or black, but felt that they could use Lincoln University as a tool to benefit themselves in the purchasing of ground and many other activities. But I watched all of that from a child into manhood and I always was disheartened and disgusted t think that people way back in Governor Sam Baker's time and Hyde's time and many others would use an institution as a political football to pay off their political obligations. And one of the most amazing things, when I was about sixteen years old, I worked around the capital and many of the legislators in the early twenties, I learned to know all of the Senators and politicians around there. And I learned them talking about deal of buying a plot of ground for an athletic field, and the man who had the ground wanted about, I think he wanted sixteen thousand dollars for it, and I heard one of the politicians say, "Oh, no, no, no, no, we must get twenty-seven thousand for it, I got to get a part, I got to be in on that." And that thing disgusted me and hurt me, that was way back in twenty-two, I was quite a youngster. Well, I went on and watched those things grow. I went away, as I said, I got a scholarship to go to law school after I finished college in 1928. I had been out of school for quite some time, I took a trip around the world, twice as a waiter, and a butler and a busboy. And I had quite an experience and the one that I most vividly

remember was in Scotland, Edinburgh. And my visit out to the Sandy Mac Donald Whiskey Company, that was one the things that will long be remembered in my travels because it was so beautiful. It was just, and to see, I had never been a drinking kid, never did drink even when I was in college, but to go out and see that place. And I got to make the trip through a friend of mine that I was working on the dining car with, who's home was in Scotland. And I, well, that was a very beautiful thing for me. Later on, I worked in Yellowstone National Park, that's where I got the message to come to St. Louis and work the newspaper. I realized that my knowledge was very limited as far as newspaper work was concerned because we had no background of journalism back in '28 and '29. Very little, we had the Argus, I knew of Freedom Journal, the first paper that was ever published by, in 1827, I knew of John Russworn, I knew Robert S. Abbott who used to stand with rags around his feet on the comers in Chicago selling The Defender which grew to be the greatest nationally known paper in the country. I knew of the beginning the of the Pittsburg Courier and of course of the St. Louis Argus, I was at school with one of the Mitchell's, Orvell Mitchell. Well, I found my way here on August 15, 1928, got: here Sunday morning, a beautiful';, hot morning and I was quite a tennis player and I went to the YMCA and changed my clothes and went right straight to the tennis court, I found my way out there near Annie Malone's beautiful Poro College at that time. And the next morning I was walking around and I went to the courts I have ever known. Just so many things were happening during that time that I felt that there was so much to be done here in St. Louis. And in my .visit that morning I met a friend of my father, Joe Holland, the late Joe Holland who used to work, who was a former attorney general and was later on editor or associate editor for the Post-Dispatch. And I went by the Post-Dispatch which was then on Twelfth Street and had a chat with him shortly after I'd been here. And at that time I met Mr. Pulitzer, O.K. Bovard and Joe Holland, Joe Holland took me up to see Mr. Pulitzer. He says, "Come in". We went in and something they told me was very unusual, he got up out of his seat to shake hands with the young fellow who was coming to work for a Negro paper just about six months old. He says "Well," he says, ""I want to tell you, are you gonna stay with the news weekly?" I said, "Yep, I'm gonna cast my lot here." He says, "That's fine. You'll never have anything in your lifetime, but you may get married here and grow up and have a family. If you do, dedicate your life to trying to educate that family and instill into them the desire to the thing that you desire, to work with the newspaper." He walked over to the window and looked over Olive Street, Chestnut, and all around. He said. "See all those big buildings over there?" I said, "Yes, I do." "They weren't erected by the people who are in there now, it was the people before them who had a desire to do something for their children. And instill in them that they have a job in the community to do and elevate the business that you're in that some day they'll come along and take over and their children and their children and that's how the Post-Dispatch has gained its momentum in the community." Jesus, I didn't forget those words. I talked with him for fifteen minutes and where we left, O.K. Bovard said, "Why, I've never seen him talk that long with the dignitaries who have come to St. Louis." Joe Holland, said "Boy, you have made a great impression on Mr. P." Alright, we all went down the steps. A few weeks later O.K. Bovard called me and invited me out to dinner. Now that was another thing

unusual in 1929 to the thirties. Because St. Louis just wasn't geared to that time of leadership. And I said, "Well," I was, I felt very much enthused after having that experience with the distinguished man like Mr. Pulitzer. Well, we went on working and as I'd go around I'd look at different things and observing certain things, and the first thing, being in a small town like Jefferson City, we did attend shows and go to things of that sort and sometimes it was on a segregated basis, but being in a small town like that you wouldn't, you know, you didn't pay so much attention to it. Lo and behold as I went to the shows in the Negro area, all I could see was a white operators, ushers, ticket sellers and everything else, I thought, "My God, how's a thing like this ever happen?" So I made a very serious survey of all of the shows in Negro areas and there was some twenty to twenty-five of them. And I came back and I said to Mr. Young who was the editor of the paper and who is a judge now, but we're still together, because our fathers. He said, "Well," he said, "That's the way it is." I said, "Well, get a lot of money from them," which in '29 or '30. fifteen or twenty dollars a week from , fifteen or twenty shows, that was over three hundred dollars a week. Well, you know what a fabulous income that was and the Depression was just beginning to open up to break. We wrote an editorial about these jobs must be given and we must train Negroes to take over these jobs. We had one of them working out here up on North, what was it, he was working out here at one of the shows, they had just one Negro now. And all of these shows. And Poro College had a little theatre out there and naturally they had Negro operators. So I came back and wrote an editorial about the condition in the shows and they did not hire Negroes and how in the world, how are we gonna progress, what are we gonna do, get money into the community where we live to support our families. By God, the next week they withdrew all of the advertising after we wrote the editorial. And taking around three hundred to three hundred and forty dollars a week out of a little newspaper just starting during the Depression, you can imagine what we experienced.

RESH: That's almost a crippling blow.

SWEETS: It was a crippling blow. A serious one. And in the meantime there was, A. Phillip Randolph was having fight to establish the union activities, the Brotherhood of Sleeping Car Porters. I don't recall the gentleman's name, but there was some wealthy man who was opposed to it, letting Negroes join the union and establishing the union of the Brotherhood of Sleeping Car Porters. And they got hold of many of the Negro papers, and I won't name them, but they got hold of some of them, and accepted a fabulous sum of money to fight against the union. They walked in our office one morning and laid down a stack of money that high. Said, "We want your services. We don't want the Brotherhood of Sleeping Car Porters to organize. It would be detrimental to the railroads and we will go along with your paper, we'll sponsor it, we will subsidize it until you get on your feet if you'll go along with us. " I'll never forget Young's expression, I'm a younger cat, much younger than he was, he said, "What do you mean? You mean to tell me that we'll sell out the entire Negro race and the Brotherhood of Sleeping Car Porters over the word of Mr. Pullman when he says forever keep the Negroes on the Pullman cars? And the history and the

background of the Negro porters in this country can't, can never be submerged. And if you're talking about, I don't care, so and so. how much money you have, we're not for sale. "He said, "Come here. Sweets. You look at this man who had the audacity to come in here and offer us money to fight against the organization of the Brotherhood of Sleeping Car Porters." I said, "Well, "I never heard of anything like that. Why, I think that's ridiculous. And here we're out here fighting, we just lost a nice sum of money from the, against the theatres in the city of St. Louis." And that is true, that was an awful blow to us. I remember many mornings we'd come down to our office after that happened to us and our doors were locked. And we had to find money somewhere, thank God to my dear old mother, she did make it possible for me to have enough money at the first of every month. She advanced loans. "Well, what are we gonna do?" Young said, "We're gonna fight that much harder." He said, "We'll keep on lighting." He said, "Now the next move we gonna make is these stores in this community who were not employing clerks. And we're gonna spread the message, don't spend your money where you can't work". It had little effect. Said, "The next thing we'll hit the dairies. They're delivering milk to all of the community here, the black community," we called them Negroes then, which I prefer now. "There is not a single Negro milk driver on all those hundreds and hundreds of wagons." We got the pictures and the copies of the paper and they're buying them out. We worked on St. Louis Dairy with the help of Joy Stanton who is now a successful businessman in New York. But he could not stay with us because there was no money, but I was dedicated to it and when one of the owners asked me I said I would stick with it. Finally we broke the ice of the St. Louis Dairy, we got milk drivers on. And the funny thing about it, after most of the Negroes got at the Dairy they wouldn't even subscribe to the paper, they didn't support the paper. They didn't subscribe to it, very little,. But the Brotherhood of Sleeping Car Porters, A. Phillip Randolph, McNeal, and Mr. Bradley, they stuck with us. Wherever they could spend a dime with us they did, and often times lifted us out of a very, very bad situation.

RESH: Could you tell us how you came to know A. Phillip Randolph? When you first met him.

SWEETS: Well, I had heard of him by running on the road. I was often times a dining car waiter or a club waiter and I had heard of him but didn't know about this particular incident of organizing the Brotherhood of Sleeping Car Porters. I didn't know too much about that. I learned about that after I came here through my partner, N.B. Young. Well, I thought that was an opportunity to do something. That was an opportunity to give my services to an organization that was some day gonna lift the Negroes from their

RESH : Had you ever been familiar with Randolph's publication. The Messenger? Had you read that?

SWEETS: Well, I had read of it , but I wasn't too familiar with it. Youngsters are like that, you know, we were like that. Personally we were more interested in football

and baseball and the hitting averages and things of that sort. And I was quite a football enthusiast. I started going to games, big time games right every fall after our playing season was over at Lincoln University, I'd go around everywhere to football games. I, one of the most interesting things, I have to mention this, about athletics. I ran off once and went down to Southern California with Notre Dame, I had learned to know Harry Stuhldreher, Jim Crowley, Elmer Layden, Don Miller, and all the boys on there. I was on a special car that took them down to play in a Rose Bowl in 1923 before I really came here and I followed my interests in athletics from then on. But I worked really hard with the Brotherhood of Sleeping Car Porters and establishing them, and getting jobs for Negroes. And eventually "don't spend your money where you can't work" caught on. Then we got a young fellow named Frank Jones, Joe C. Cochran and a bunch of young people here to start a picket line, draw a picket line around those places that won't give us any of these jobs where you could walk in there at any day, time of day, and find Negroes just like that buying, spending their money, but they couldn't work. Well, we finally got that thing opened up.

RESH: That was an extraordinary gesture, you know, because today one takes those tactics for granted, but then, that was very daring.

SWEETS: No, we were serious, we meant business. So we had a certain very, well they got, they began to get jobs and began to open up and a lot of them began to move out of the, out of the area. Kroger at that time became very liberal with us. Much more liberal than what they had ever been before. Tokenism, and that's really the truth about some of our papers today are supporting these downtown stores who give just token advertising to some of the Negro papers, but I don't, I'm not for tokenism. I think that we are worthy of more than that. And I don't think that I should accept those things that say, "well, here, you're a good boy and I'm gonna give you something because you are a good boy." Now, with a little old ad about that size or something. I want to be in the main stream of all of this sort of thing. Well, now, coming back to the "don't spend your money where you can't work." Kroger kicked in, then we finally, got Piggly-Wiggly was in the area and they started giving us some tokenism, but at the original, go back to the original thing, our theatres, they all got scared and next thing you know we couldn't train enough Negroes boys and girls and ticket sellers and one thing to go into these stores. Some of them are still operating here and Negroes are their operators as you know.

RESH: Where there any Negro theatres at that time, movie theatres? Owned by, there was one, the Washington?

SWEETS: Well, the Booker Washington, it was a theatre and a play, stage play. It had these troupes that would go, they were going through here. Owned by Charley Turpin. And naturally most all of his help were Negroes. And the old Booker Washington Theatre. And so they played here a while with stock companies and they finally closed down and it left all the others just like that, they were white operators. But Mrs. Malone of Poro College, she had a, she

opened up a theatre as I mentioned before and her operators were naturally all colored. But she wasn't able to get the kind of pictures that they wanted to see at that time. Because the, I won't mention the nationality, but there was a certain element as you well know who have control of the motion picture industry. So we moved ahead after many years of experience. Then we got on another dairy company. And we went at them, it was stated by one of the owners, "I'll never hire Negroes as long as the cow gives white milk." We , that was a headline in one of our papers. Less than three weeks later when he lost a few hundred accounts the first week then losing more the next week and the drivers were going back, the white drivers were going back, said, "They won't buy our milk, they throw it in our face." Well, he jumped in like that. Then we move into another area with another dairy and we got along beautifully with them. We had no more troubles. And the program of "Don't spend your money where you can't work" continued to spread like wild fire. RESH: When did this begin, could you give us some rough dates?

SWEETS: Yes, 1929. 1929 when we started the program. And a similar program was started in Chicago, what was that. The Whip. Joe Bibb, and I think Joe was a classmate of my friend N. B. Young, who was here at the time, up at Yale they finished in the same class. And it became very effective and it spread to many southern cities but it didn't have as much effect as it had in the northern cities or up north, or up-south rather, like Chicago and St. Louis. I used to kid them that, the only difference between Alabama and Georgia and Missouri is that one's up-South and one's down-South. So we were up-South. And to became very effective. Well, in 1932 I was just wondering what we could do to get some revenue into the St. Louis American. We gave the first educational Cooking School and Home Show sponsored by Laclede Gas Company. And, gentlemen, they have been with us every year since. They have hired many of our recommendations, many of our girls who have worked in our Educational Home Show. Laclede Gas Company has been to me perhaps one of the leading utilities in the city of St. Louis in helping our boys and girls into good jobs. Now, coming along behind them was Union Electric, under the leadership of Wesley McAfee. We'd have a Gas Home Show in the spring and an Electric Home Show in the fall. Well, more people cooked with gas then than they did with electricity and they started reneging some what on participating in those shows. And Laclede Gas said immediately, "Well, we'll take all of it." They said, "Come to us spring and fall. we'll be glad to take it." So after some concern from Union Electric that they didn't meet the occasion, well. Bob Otto down at Laclede Gas Company said. "Well, we'll take all the shows." He said, "Don't worry about it. It's doing us a great deal of good and we're getting more publicity then we ever had before." I'll remind you now that they had never been advertising in Negro newspapers before, but when I went to them I sold them a bill of goods of what it would mean to the housewife to have an Educational Home Show where we could educate or bring people into your gas cooking school and they could be benefited, it would lift them up, they would know what to buy, where to buy, what even cuts of meat and things of that sort. Well, it worked very successfully and today one of the biggest things that you have in the city of St. Louis is the St. Louis American's Educational Home Show and Cooking School. We have

thousands and thousands of people there for two afternoons and two nights. We invite the high schools to come in and take part in our programs and they do it.

RESH: Was this program aimed quite specifically at southern migrants who had come up here? People who were having an urban experience really for the first time?

SWEETS: Well, yes and no. Because you take all the people that were out here they were from down there at one time or another. And we were educating a lot of the people here, the local people here were the same because they hadn't had any identity with things of that sort. Well, when that was taking hold in 1932 and '33, I was sending a lot of boys back to Lincoln University to go to school, we couldn't get into the University of Missouri. And Lloyd Gaines, was one boy that I paid his way up to Jefferson City. I sent him up there to play football. But Lloyd got up there and chickened out and didn't play football. But he did stay and finish and was a very good student. Cecil Blue, one of the few teachers left up at Lincoln University now, taught Lloyd. And he graduated and came back here and was sitting in my office one day and I said, "Lloyd, you know what you should do? You should go up to the University and make an application to go to the Law School there." He said, "Well, I'll believe I will. But I can't get in its needless for me to go over there." I said, "Well, you go ahead. And I'll go too, I'll make an application to enter," which is on the record over there, "the School of Journalism." They accepted me, when I got over there and they found out I was a Negro and I was talking with the registrar about coming over there, I guess I, maybe I didn't talk like a Negro as they usually say that we talk differently. When I got over there, the registrar saw me, he said, "You must be at the wrong place." We fought about Lloyd went there and, incidentally, the Gaines case had its conception right in our little office. N. B. Young who was a law graduate of Yale University, Charlie Houston, and Thurgood Marshall and all of worked with us untiringly.

RESH: Oh. Thurgood Marshall worked with it?

SWEETS: Oh, yes, Thurgood Marshall tried some of the cases, some to the Gaines cases. And he did a lot of the, he was the N.A.A.C.P. lawyer at that time.

RESH: Oh, I see, you're right, you're right.

SWEETS: And we fought it out and then, of course, you know. . . .

RESH: Mr. Redmond was with this

SWEETS: Sidney Redmond, S. B. John Davis, N. B. Young, and George Vaughn, this just goes on and on because everybody was so interested in the thing "that they offered, they rendered service and came with their desire to help in the case. They'd do research and sit by the, at the bar and go and look for everything that would help in the case. Well, you know what happened to that. Gaines was in

my opinion from all the investigation that I can make, Gaines was paid to leave Missouri after the United States Supreme Court had rendered its decision and we were right in the middle of it from the time it started up until now. Then in 1940, I think it was '40 or '41. When the Supreme Court handed down their decision, Lincoln University as, I was telling you about, the politicians controlling the school, they said, "We're gonna set up an equal school for the Negroes in Missouri, equal to that of the University of Missouri." I said, "How on earth can that be? It can't be separate and equal." We fought it and we lost good advertising contracts from many people who were graduates of the University of Missouri and heads of large companies. They said, "Well that smart-aleck St. Louis American, we'll cut them off." And, gentlemen, I'm telling you some of them did cut us off. And the late Barak Mattingly, National Committeeman from Missouri, helped engineer through the political influence on the presidents of Lincoln University to go to work and set up a Law School here in St. Louis at Poro College, set up a School of Journalism at Lincoln University to Missouri's School of Journalism. We started the program, "Poro Jim Crow Law School must go." It's in the clippings of our files of our paper. We fought it and fought it and fought it. We got nothing but criticism. And one young lawyer here, David Grant, stood with us, was arrested along with us and taken up to the police station **(Sweets was owner and resident of 1823 Cora 1941 through 1952)**

RESH: On what charge?

SWEETS: Disturbing the peace in front of the law school. Out here at 4200 St. Ferdinand. Well, neither one of us gave a care because those things are not, people, thinking people didn't cater to that sort of stuff and the police department got scared and wouldn't place any charges against us and turned us loose. Well, we moved on and on and on and the decision of the United States Supreme Court began to take its effect in various places throughout the state of Missouri. And one of the first little southeast towns to integrate the high schools was down on, I believe it was Fredericktown, Missouri. Where the members of the Board of Curators at Lincoln University were the most influential people in segregating the schools and building the, spending hundreds of thousands of dollars and millions of dollars to promote the Jim Crow Law School out here and set up the School of Journalism over at the University of Missouri. Unfortunately, many, the last man, Scruggs, condoned it and tried to live with it. The next man was a man who recently went out of Lincoln University, Dawson. Dawson just defended the right for those schools to exist like nobody's business. I have gone over there many days, fought, fussed with him and asked him to destroy those schools. They would not do it. Because I had a child, a little girl who later went to Antioch, Washington University, to the University of England in Leises. And I felt that my child should have an' opportunity to be equal to any and exposed to the same type of education as any other American born citizen. And I wasn't compromising with anything less than that. We stuck by our guns, we fought discrimination in the courts, not appointing Negroes as Circuit Judges, as circuit clerks, and things of that sort. Finally the thing has come to pass. Donnelly, former governor of the state of Missouri had the courage to appoint a Negro to

the circuit bench. No one else has had that courage since them. I feel that we, it will come about. Hearnest had the courage to appoint Benny Goins as the License Collector, which has become the finest license collectors this city has ever had. And the most disgraceful and un-American thing that could ever happen for the white people to go against him in August and in November. I don't say that he's impervious, but I will say he's educated perhaps better than any they've ever had there. He's done a more sincere job than anyone who has ever there. Well, I have seen them, change over the period of 1928 to 1970 and especially the great changes of 1941 and '42. I happened to establish the Human Relations Council down in the rectory of All Saints. Christ Church Cathedral. Stanley, Bishop Scarlett and myself, just three of us got together and sowed the seeds for what you have now. you have the Human Relations Council in the state of Missouri. **(Sweets was owner and resident of 1823 Cora at the time)**

RESH: Was this the inter-racial committee appointed by, set up by Mayor Kaufmann?

SWEETS: It was set up really by Mayor Becker and after he got killed was carried on by Al Kaufmann. Al had the courage to come on with it. A lot of people wanted to destroy it. But I'm one of the three. We have moved ahead in the area of Negroes in the city government, we have been placed on the City Courts bench, we have an assistant to the circuit clerk of the City of St. Louis, we have members on the school board, the first one who's a member of the board goes back, I believe, to the early 1940's when they appointed the first Negro who became a member of the Board of Education. And people began to realize that we were just human beings after all. Hoping for the same things, wanting the same things, and trying to fight and get them on a basis of equality. And I hate this thing of anybody being put there because of his political activities. It is wrong. And when you inject politics into the educational opportunities of all people, whether it's the University of Missouri or Kansas State or anywhere else, it's an untimely, un-American act. And those are the things that must be stamped out. We have got to do it. The American has stood for advancement on a good clean equal basis. We will continue to fight for those things. We'll fight for people to gain and win offices. Sometimes you may say, "This man, well, he's not educated, he's not this that and the other." But if he is a good man. like the old man out in Kansas who had the Emporium Gazette

RESH: Oh, yeah, William Allan White.

SWEETS: William Alien White. Sure he didn't have all the high falutin' education that many of the editors had throughout the country. But what did he have? He had common sense and a desire to do the thing that was right. That's why he succeeded. I have seen politicians here who were not highly educated, but how dedicated they were to the advancement of the city. And that's what we got to have. If we ever had a, I don't know too much about what's going to happen in the political realm, but I know that Stuart Symington has meant more to the people at this stage of the game in the state of Missouri than any Senator we

have ever had. He's been honest and courageous. And many times, many contracts would have been taken away from McDonnell out here had it not been for Symington being able to, which would have thrown a crisis almost on the employment of the people here in the city of St. Louis. You know, you can't dispel thousands of people off a job today and not hurt the economy of this community. The greatest act that he's ever done when he went into the Air Force and into the Army and said, "We got to do away with segregation." Little Harry Truman, our late President Harry Truman, a lot of people didn't like him, I knew him from infancy, from my childhood. He said this one thing, "If we are going to make progress in the armed forces of our country, it cannot be a segregated Army." He said, "I've been in the segregated Army," he was a Certain, Captain Truman. I remember when he used to go down to Nevada, Missouri, down to Camp Clark the camp that was given by old Champ Clark and his son Bennett Clark. Now, when you find a man like that, who does not have a Ph. D., does not have an M.A. from Harvard or Princeton or Yale or what have you, but he had courage and stood by his guns. I talked to my son a few minutes before you came in here and before I left home, he said, "Daddy," he said, "I have a very fine outfit," he said, "and the young white fellows love me to death." He said, "I'll only have trouble with some of our own." Now in Texas, Fort Hood, if they can come together on a common basis and have a realization of a democracy, that in true democracy, that must come if we are to have a better America. And we're moving. And that's what we have represented, that's what we stand for, that's what we'll continue to work and fight for. It doesn't make any difference. And, gentlemen. I'll tell you this., they can't buy us out, we'll never sell out. We're gonna continue to march on in honesty with humility and I hope some wisdom and I know it will be with dignity. That's what we got to do. That's what we have represented, I think these two things here, will outline, I'm gonna let you have it, our stand and our years of progress even into music, and I might tell you this. I'm speaking to a group of history students from the University of Missouri as a result of this paper in the next few days.. Michigan, University of Michigan, yes; University of Wisconsin, yes; Yale University, yes; Amherst, yes; Brown University, yes; University of Texas where I was last July, yes; University of California at Berkeley, yes; Southern Cal, yes; this little paper here is taking its toll in the classes of history and sociology in many of those universities and why is it done? Because we have been honest on our dealings with those. With what is to be with our people.

RESH: Mr. Sweets, I know you have just a moment more, could you tell us a little, very briefly, about this Circle Clerks movement?

SWEETS: The Circle Clerks movement? Oh, yes, that came in with our program "don't spend your money where you can't work." That was one of the, an organization of young people that we stood on the background and urged them. Helped them with money, what little we could get together. And it was one of the fine young people's organizations, the finest that I've ever known of in the city of St. Louis. Most all of the people have gone, many of them have passed on.

RESH: Basically what was the purpose of this?

SWEETS: Of this Colored Clerks Circle? Jobs. Primarily jobs. They would go in to businesses, say, "Ninety percent of your trade is Negroes. You don't have a single Negro on this counter, you don't have a single Negro here. Now why not go along and give us a chance to earn a livelihood like everybody else is?" The drug stores in the community, all the clerks were white, no Negro pharmacists. That was their job, they was their program, that we will follow-up the program set out by the St. Louis American, "Don't spend your money where you can't work." The only difference in what is now and that, was a intelligent approach to jobs. Now the approach of the young militant Negro and the young militant white now. "By God, we're going in and take over. We're gonna do it. You are going to do this or else." Which in my opinion, you can't. Violence has never conquered anything. Every organization in history who has attempted to rule by the spilling of blood and overthrow has ended, I know Hitler tried it. Mussolini tried it. I know over in Japan, they tried it. They bombed Pearl Harbor. They said, "We are going to destroy, we're going to rule with an iron hand. Violence is our creed." But they haven't won yet. They're not gonna win in America. If you think they are, the little fellows up in Chicago the other day, you look at television last night. They were going to rule the police department. They killed two officers. Over in Kansas City I guess it was. I came back from the funeral of one of my students, Leon Jordon, when I taught school, I taught school for a short while. My God, what has happened? When they walked in I happened to be with an official, couple of the detectives of police here, I went down where they were interviewing him Friday morning. One of the little fellows when they brought him in, he was about eighteen years old, he broke down and started crying, "I didn't do it." "Didn't do what son, nobody said anything?" "I didn't do it, so and so fired the shot." The trouble with the youngsters today, they don't have guidance. Their leadership, they're void of leadership. Now the fellows that blew out my windows in there, and the fellows that shot through my glass up there, the fellows who broke in and stole all my machinery, things of that sort, that violent attempt to run me out of business, I got a letter after I condemned them for their attitude towards this "whitey," "pig," all of that sort of thing, we wrote a blistering story about it. And their conduct before the mayor's office, in front of the mayor's office.. What happened? They tried to tear me asunder. That's not the answer, that's not the way. And they'll find out.

RESH: Mr. Sweets, we want to thank you very much and certainly when the history of the St. Louis Negro community will be written, and we hope it will be written very shortly, in and accurate, documented! fashion, the role of you and the St. Louis American and your colleagues like Judge Young will certainly have a prominent role. And the role of A. Phillip Randolph will be a significant one and the black history, the Negro history of the United States is being recaptured I think, very slowly and systematically, but I think it's going to be very important that people, young people, white and black, know about those that fought the good fight in earlier years because so many people today it seems date the

movement from their own joining of the organization, whatever the organization might be. But there's a very long involved history in all this.

SWEETS: Well, we have been blessed with some good men in our organization, Benny Rodgers, a boy who grew up here, is one of the stalwarts who came from this,, and a beautiful leader among the people of the city of St. Louis. A very interesting character. And we have so many of them, there's just many young fellows who have seen the light of building a better America. And if I want everything that you have, or that you want, then I've got to contribute something, I've got to be a part of the movement. I can't stand back and wait for you to do something and to come in on the tail end and say, "Well, yes, I want it too." I want to earn it by the right of toil. That's the only way we want it and that's the only way that, in my opinion, we're gonna get it. When the ship goes down, we're got to make a contribution.

RESH: The ship won't go down I don't think, Mr. Sweets, as long as there are people like you who are willing to

SWEETS: Let us pray.

RESH: Thank you very much again.

SWEETS: Thank you very much. It was nice to be with you.

Appendix 4

St. Louis Historic Context: Education

<http://stlouis.missouri.org/government/heritage/history/education.htm>

Created by the City of St. Louis CDA/SLDC

Last Modified Sunday, June 30, 1996

What happens inside the classroom is only a small part of education. What, where, and how students learn is a function of the organization of the school system, prevailing theories about learning, local political pressures, and, of course, financial realities. The history of education in St. Louis is little different than that of most American cities, in that it forms another framework through which to view the community's past.

ECOLEES DES ST. LOUIS

Earliest attempts at public education followed closely behind the founding of the village. Jean Baptiste Truteau's fee schools for boys and Madame Marie Rigauche's for girls served the social elite of St. Louis. But the Lancastrian, or monitorial, school model seemed the most viable. A monitorial school had one or two large rooms with students sitting on benches. Teachers started each day by calling several "monitors," who were pupils themselves, to their desk to learn the lesson for the day. They, in turn, taught a group of young scholars. One or two teachers could oversee several hundred pupils. The first such each-one-teach-one format school opened in St. Louis in 1815, based on the efforts of Thomas Riddick. His lobbying in Washington for a land grant for public schools compelled Congress to create a special school district in St. Louis in 1817, which set aside land for schools upon statehood.

PUBLIC EDUCATION

Even after the founding of the first St. Louis school board in 1833 and first elementary schools five years later, St. Louis pupils attended monitorial-style schools. Funding came from the city earmarking five percent of the income it derived from its common lands, providing the lion's share of school dollars. Just after the Civil War, three of every four dollars the public schools received came from property taxes.

St. Louis opened its first high school in 1855, among the first coeducational high schools in the United States. When completed at 15th and Olive, one pundit hailed it as the "most lavish schoolhouse west of New York." And with good reason: the school cost some \$50,000 to build. Within five years, 301 young scholars attended.

Gilded Age Americans came to realize that education was more than just the proverbial Three R's. School is also a place where youngsters learn discipline, life skills, and values as well as the mechanics of reading, writing, and arithmetic. Working under such thinking, William Torrey Harris built St. Louis Public Schools into a national model during the 1870s, combining systematic teaching methods, strong discipline, and basic proficiencies. Susan Blow proposed to Harris that St.

Louis Public Schools try the new "kindergarten" concept, an experiment in teaching young children needed skills before they start going to school all day. He authorized Blow to create the city's first kindergarten in 1875; at the century's end, nearly 200,000 St. Louis children attended them. So effective was the system Harris built that St. Louis won five grand prizes at the 1900 Paris Exposition for work created by local elementary and high school students.

Traditional views about school design suggested that almost any room could be transformed into a classroom. Early schools were rented spaces, after all. As recently as the late 1860s, the system leased rooms for African-American schools. By the turn of the century educational thinking held that the construction, design, and floor plan reflected the priorities of the school and its effectiveness as a place for learning.

St. Louis architect William B. Ittner was a national leader in designing school buildings. He combined ideas from other fields to create a new type of educational facility. He used ideas from urban planning to design interiors with better traffic flow and movement. He designed schools around the functions they needed to serve and the jobs that had to be done, letting the design emanate from them. Today's public school buildings designed by William Ittner, such as Soldan or Mullanphy, remain some of the finest early twentieth-century architecture in St. Louis.

As St. Louis grew with an influx of foreigners at the turn of the century, so too did its student population. These new arrivals placed further demands on the system because of language barriers. As late as 1881, 20,000 St. Louis teachers still used German in daily lessons; English became the only language used in public schools by legal mandate in 1887.

The other demand on the system that led to physical plant growth was compulsory education, signed into law in Missouri in 1905 by Governor (and former St. Louis attorney) Joseph Folk. Requiring that children go to school came from an impetus beyond the intrinsic value of an educated population. Progressive reformers during this period sought to end child labor in factories. Child labor laws prohibiting hiring workers below a certain age created a new problem, though: what to do with all those youngsters all day while parents worked. Requiring them to go to school addressed that need. At the same time, though, it also put an added burden on public school systems.

St. Louis public education is both heir and victim to its history. It holds the legacy of innovation and excellence in teaching, and possesses some of William Ittner's finest architectural work. The shoulders of William Torrey Harris and Susan Blow are there to stand upon. At the same time, it is also a victim of past politics. Its tax base has receded since the city is hemmed in by the 1876 Home Rule Charter, with highest property values-and taxes-outside the city system. Yet the demands on the system are greater than ever. Court-mandated desegregation is but the tip of the educational iceberg. Schooling requires quality teachers, new technology, and modern tools-all of which take money. Yet the ghost of 1876 remains.

PRIVATE SCHOOLS

Parallel to the public school system are private and parochial ones. Of course, private schooling for which parents paid was the only available education through the first third of the 1800s. But even as tax-supported public schools grew in quantity and popularity, private schools continued to thrive. In their own ways they address specific concerns, needs, or priorities.

The largest such group are those affiliated with religious denominations. The Catholic Church has a long history in St. Louis education. Fr. Augustin Paris organized a school for black Catholic girls in 1845 at 3rd and Poplar, most of whom were daughters of free blacks, but closed the following year under the pressures of the controversy over educating African-Americans. The Christian Brothers opened a school in 1849 in the new three-story addition on the north side of the Cathedral (now the Old Cathedral) as well.

The biggest of them, and the largest school system in Missouri, is the Archdiocese of St. Louis, established in 1886. Much of the growth of Catholic schools stemmed from the immigrant experience. Many preferred to send their children to parochial schools, where they would be taught in the Catholic faith and their native tongue rather than what they perceived as Protestant schools. The Archdiocese centralized administration of some seventy Catholic elementary schools enrolling 22,000 students.

STUDENTS WITH SPECIAL NEEDS

St. Louis has also offered schools responding to physical special needs as well. St. Joseph School for the Deaf opened in the 1840s. The Missouri School for the Blind opened in 1851; the state of Missouri took over its operation four years later. In 1860, it was the first school in the United States to adopt the new and revolutionary way for the visually impaired to read: the Braille system. Developed by Louis Braille, it is a system of raised dots representing letters, similar to the way Morse code uses dots and dashes on a telegraph. The Charles Turner Open Air School for Handicapped Children (now Turner Middle Branch) opened in 1925 for African-American children who were handicapped or tubercular. Although the first of its type for African-Americans in the United States, the school at 4235 Kennerly was phased out in the 1960-61 academic year.

SEGREGATED SCHOOLS

Schools were segregated by race. Churches operated the first schools for African-American children until 1847, when Missouri law forbade teaching African-Americans to read and write. First Baptist Church pastor John Berry Meachum responded by opening the "Freedom School" on a barge in the Mississippi River, which was federally owned, and thus beyond the reach of state law.

Plessy v. Ferguson, the 1896 Supreme Court decision, gave legal foundation to segregated schools. Giving the power of law to the separate-but-equal doctrine, school systems nationally kept black and white children apart. The problem was that separate wasn't equal. In its landmark Brown v. Board of Education of

Topeka decision in 1954, the court reversed itself, saying that separate education was, by definition, unequal. Amidst a rising tide of social awareness about racial equality, Catholic schools in St. Louis had already figured this out, desegregating the Archdiocese system in 1948. The Brown decision did bring about one immediate change in St. Louis education. Stowe Teachers College evolved out of the Sumner High School program to train black school teachers since 1890. St. Louis Public Schools also ran a white counterpart dating to 1857, later named for former superintendent William Torrey Harris. The two merged in 1955, forming Harris-Stowe Teachers College. Harris-Stowe moved into the former Vashon High School building on Laclede Avenue in 1963, and became part of the state university system in 1979, as Harris-Stowe State College. Ironically, the other two major institutions of higher learning had already integrated their student bodies: St. Louis University in 1944 and Washington University ten years later.

But Brown v. Topeka Board didn't fully address the issue of de facto segregation brought on by housing patterns. Blacks were relegated to their own city neighborhoods, where their children attended neighborhood schools. When housing is segregated, so too are the schools. Funding, and therefore educational quality, receded during the 1950s and 1960s as well. What had once been one of the best public school systems in the United States had plummeted. Black students especially suffered as public schools declined in a core city with a disproportionately high African-American population. Three in four students in the St. Louis Public Schools were black in 1980, while more than two in five white youngsters attended school outside the system. Public education in St. Louis came under court supervision in 1980, with the goal of desegregating St. Louis Public Schools.

HIGHER EDUCATION

Like the schools, church-driven colleges came first. Private institutions followed, with government-supported colleges arriving most recently. They followed the population westward, and even paralleled the broader racial policies.

In 1818, Bishop Louis William Duborg opened St. Louis Academy. It elevated to "St. Louis College" in two years, and already had a two-story building for the 65 students using Duborg's personal library of 8,000 volumes for its printed materials. St. Mary's of the Barrens Seminary opened in 1822, so St. Louis College closed its duplicative program, but a handful of priests still taught other classes. The College closed in 1826, since clerical demands on faculty members left too little time to teach. The Society of Jesus reopened it two years later, chartering St. Louis University in 1832. First graduates received diplomas two years later.

Within a generation, other institutions for higher learning followed. The Missouri Synod-Lutheran Church opened its Concordia Seminary in 1849 as the first co-educational college in the state. Four years later, abolitionist Unitarian minister William Greenleaf Eliot created Eliot Seminary. With support of such prominent local figures as Wayman Crow, Hudson Bridge, and John Howe, it became Washington University in 1857, named for its street address.

Universities expanded beyond Grand in the 1880s along with the city. St. Louis University moved in 1888 to Grand and Lindell from its 9th and Washington quarters. St. Francis Xavier Church, known popularly as College Church, opened there ten years later. Meantime, Washington University continued its plans to move beyond the city limits.

Washington University erected Brookings Hall in 1901, and Ridgeley Hall as the library the next year. But it remained in its Washington Avenue home for two more years. The new university site and buildings were part of the Louisiana Purchase Exposition administration, so it waited until the fair closed to relocate. The University's main campus expanded west, away from the city limits.

Such was not the case with St. Louis University. Hemmed in, the core of the city had enveloped the once-suburban location, and the institution was fast running out of room. Territory became available in the late 1950s, though, when urban renewal razed the Mill Creek Valley area, to the south and east of campus. SLU purchased 22.5 acres in 1962 for future buildings. With Midtown on the skids, SLU president Fr. Paul Reinert founded the Midtown Forum in 1972 to attract businesses and low-income housing back to the region. Further development spun from Grand Center, formed in 1987, to bring fine arts and performing arts organizations to the area between Powell Hall and the SLU campus.

College enrollment was growing rapidly by the early 1960s, and skyrocketed as the "baby boomers" came to college age. Local response focused on St. Louis County. St. Louis Community College campuses opened at Florissant Valley and Meramac, as well as Forest Park Community College at the intersection of U S Route 40 and Kingshighway. The University of Missouri formed a new branch of its system in 1963 in north St. Louis County, UM-St. Louis.

Created by the City of St. Louis CDA/SLDC

Last Modified Sunday, June 30, 1996

Sources:

John Wright, *Discovering African American St. Louis: A Guide to Historic Sites* (St. Louis: Missouri Historical Society Press, 1994); pp. 60, 75, 81

Carolyn Hewes Toft, *The Ville: The Ethnic Heritage of an Urban Neighborhood* (St. Louis: Washington University, 1975); pp. 12-15

Annie Turnbo Malone; *Missouri Women in History*; Missouri Historical Society Review (July 1973).

Ivan C. James Papers; Collection 144

Historic Property Inventory Forms

An historic property inventory form has been filled out for every primary building in the survey area, regardless if the resource was 50 years old or older. Ancillary buildings (as applicable) were added to the inventory sheet of the primary building corresponding. Additional buildings, currently including two (2) resources, are also included.

Maps

Maps have been identified by type and title, inventory code number (as available), location, name of quad (as applicable), year, and source. Maps include:

Exhibit 1A: 2011 Site Plan – Cora Survey (Survey Area)

- Shows the initial and the expanded survey areas

Exhibit 1B: 2011 Site Plan – Cora Survey (Contributing Resources)

- Shows the Contributing, Non- Contributing, and individually significant properties.

Exhibit 1C: 2011 Site Plan – Cora Survey (Building Data)

- Shows the Architects, Builders, Contractors, Dates, Footprints

NOTE: *Exhibit 1A-C includes the primary building footprints with porches added in dotted lines.*

Exhibit 2: 1875 Compton & Dry

Exhibit 3: 1878 Pitzman Atlas

Exhibit 4: 1886 Hopkins Atlas

Exhibit 5: 1886 Subdivision Plat

Exhibit 6: 1897 Whipple Insurance Map

Exhibit 7: Juehne West End Plats

Exhibit 8: 1905 Plat Map

Exhibit 9: 1909 Sanborn Fire Insurance Map

Exhibit 10: 1951 Sanborn Fire Insurance Map

Exhibit 11: 1965 Sanborn Fire Insurance Map

Exhibit 12: 1995 Sanborn Fire Insurance Map

Exhibit 13: 1997 Sanborn Fire Insurance Map

Exhibit 14: Demolition Map (Based on 1951 Sanborn)

- Shows new construction between 1909 and 1951
- Shows new construction between 1951 (1952) and 1965
- Shows demolitions between 1951 and 1965
- Shows demolitions between 1965 and 1997
- Shows demolitions after 1997

Exhibit 15: Racially Restrictive Covenants

- Shows those who signed the covenants in 1923

Exhibit 16: Historic Census – Non-White Population Percentages

- Shows data from 1940 through the 1960 Censuses as plotted by RHEDA staff per city block in the Ville and Cora.

Photographs

One (1) 5"x7" digital black & white photograph that meets the National Register photographic policy standards in the recently issued "National Register Photo Policy Factsheet" and streetscape photographs are included. A site plan showing the photo locations is also provided.

All of the photographs were documented by HPS Matthew S. Bivens between March of 2010 and March of 2011. Please see attached information and photographs.

Conclusion

The HPS has determined that the survey conducted on Cora coupled with the archival research have proven that the development and evolution of Cora as a residential street is intrinsic to understanding the African-American experience in St. Louis, especially as it deals with the struggle for racial integration and equality as well as the fight for better housing and safer neighborhoods. New contexts and themes were also discovered during the course of the project which are helping to shed light on this relatively unknown area just outside of the traditional core of African-American culture in St. Louis, The Ville. The information discovered in conjunction with Cora has also been found to apply to adjacent streets and it is highly likely that much of this larger area played an equally important role heretofore not wholly known. The HPS recommends further research and study of the area including Cora and adjoining streets, located outside of, but in proximity to, The Ville.

ENDNOTES

- ¹ Camille N. Dry and Richard J. Compton. Pictorial St. Louis - The Great Metropolis of the Mississippi Valley: A Topographical Survey Drawn in Perspective A.D. 1875." Plates 103 and 104, 1875.
- ² Pitzman's New Atlas of the City and County of St. Louis, A. B. Holcombe & Company, Philadelphia, PA., 1878, Plate 20.
- ³ Hopkins Atlas. Volume 7, plates 28, 39, 1883, 1886, 1887.
- ⁴ The original document lists March of 1866 however no evidence has been found that the land was originally surveyed in 1866 and then recorded 20 years later in 1886.
- ⁵ *St. Louis Post-Dispatch*. April 15, 1888, page 24.
- ⁶ *St. Louis Post-Dispatch*. July 14, 1888, page 5.
- ⁷ *St. Louis Post-Dispatch*. July 21, 1888, page 2.
- ⁸ *St. Louis Post-Dispatch*. March 25, 1889, page 3.
- ⁹ *St. Louis Post-Dispatch*. February 9, 1890, page 15.
- ¹⁰ *St. Louis Post-Dispatch*. October 25, 1891, page 22.
- ¹¹ Whipple's Insurance Maps of St. Louis, Missouri, A. Whipple, printer, St. Louis, 1898, volume 7, plates 26, 27, 1897.
- ¹² Charles Juehne. West End District of the City of St. Louis in Plats. St. Louis, Juehne, 1899. Book 1, plates 13, 14.
- ¹³ Atlas of the City of St. Louis. St. Louis Plat and Record Company, volume 6, plate 534.
- ¹⁴ Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, volume 7, plates 5 and 17, 1909.
- ¹⁵ **Note on building resource numbering system:** In order to avoid any confusion in cases where primary structures have multiple adjoining portions, numbering for the sake of this survey for each interconnected structure will be counted as one (1) whole resource. Structures will be identified as either dwellings, residences, flats, or stores as represented on each historic map; these uses change over time and this has been documented in each section relative to the historic development of the survey area.
- ¹⁶ Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, volume 7, plates 5 and 17, 1951.
- ¹⁷ Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, volume 7, plates 5 and 17, 1965.
- ¹⁸ Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, volume 7, plates 5 and 17, 1995.
- ¹⁹ Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, volume 7, plates 5 and 17, 1997.
- ²⁰ *St. Louis Post-Dispatch*. "Real Estate News." October 30, 1893, page 6.
- ²¹ *St. Louis Post-Dispatch*. "Candidates are Heard." March 21, 1913, page 23. The cemetery still exists today.
- ²² *St. Louis Post-Dispatch*. "Negroes Debarred from Buying Lots." February 11, 1904, page 7.
- ²³ *St. Louis Post-Dispatch*. "Negroes Debarred from Buying Lots." February 11, 1904, page 7. Residents included Frank P. Furlong, Dr. J. G. Parrish and his wife Mrs. Etelka Imboden-Parrish, J. W. McLain and others. The article included a description of the sale of 4531 Garfield which sparked the sudden interest: John E. McWorter "a negro letter carrier" purchased the property from former city assessor A. H. Frederick for \$3,250; members of the Garfield Avenue Improvement Association were "indignant when informed that a negro family was to reside among them." A committee of 9 headed by Frank P. Furlong offered McWorter \$3,500 for the property whereas McWorter countered with \$4,000; the article explained that the 9 were to hold a meeting that evening to decide whether to accept McWorter's price. On this date they determined that "hereafter under no conditions would they sell to negroes." It is currently unknown if the group paid McWorter. (John E. McWorter was listed at 4531 Garfield in 1905 and 1906 as a carrier).

- ²⁴ *St. Louis Post-Dispatch*. "Combat Negro Invasion." March 28, 1905, page 14.
- ²⁵ *St. Louis Post-Dispatch*. "Combat Negro Invasion." March 28, 1905, page 14. At least 35 property owners met at the office of Dr. Peter T. Cunningham at 3133 Pine Street to form the organization where Cunningham was made permanent chairman. *A full list of those present is included.* A few investment and realty companies in addition to the "Emergency Home and Hospital Association" were present.
- ²⁶ *St. Louis Post-Dispatch*. "Negro School Site Depends on Park Vote...Associations Fighting Negro Invasion Urge Support of Charter Amendment." November 1, 1908, page 4S.
- ²⁷ *St. Louis Post-Dispatch*. "Exclusive and More Exclusive." October 16, 1909, page 6.
- ²⁸ *St. Louis Post-Dispatch*. "Churches Organize to Stem Tide of Negro Invasion." December 7, 1909, page 11. Churches listed included The Church of the Visitation, The Church of the Holy Ghost, the St. James Episcopal Church, St. Matthew's, St. Ann's and St. Peter's Evangelical churches and Salem M. E. Church. The article stated that "The St. James Church has been compelled by the influx of negroes to take steps to move, and the pastor, the Rev. Dr. Edmund Duckworth, has sold his home near the church to a negro." In a follow-up story two days later on December 9, 1909, the *St. Louis Post-Dispatch* announced that the St. James (Episcopal) Church at Goode and Cote Brilliante Avenues was to move its ornate church built 15 years previous by E. C. Simmons stone by stone to the lot of the Church of the Redeemer at Euclid Avenue and Washington Boulevard. The article concluded that the arrangement for merging the two churches was determined because each possessed what the other needed: The Church of the Redeemer owned a lot in a desirable situation with no church and St. James congregation owned a \$50,000 church structure in a neighborhood which has become objectionable.
- ²⁹ *St. Louis Post-Dispatch*. "First Presbyterian Church, East St. Louis, Will Move to Escape Negro Invasion." July 10, 1910, page A9.
- ³⁰ *St. Louis Post-Dispatch*. "Churches Consolidate to Escape Negro Invasion" and "Suggests Use of Shotguns to Stop Negroes' Invasion." December 9, 1909, page 4.
- ³¹ *St. Louis Post-Dispatch*. "Negro's Invasion Rouses Cote Brilliante Residents." March 10, 1910, page 6. Property owners listed were John Faust, Henry Grone, Charles Bossalier, and John Madden.
- ³² *St. Louis Post-Dispatch*. "Whites Begin War to Drive Negroes From Their Block." May 6, 1912, page 9.
- ³³ *St. Louis Post-Dispatch*. "Race Segregation Committee Named." May 17, 1912, page 22. The segregation committee consisted of A. O. Rule, chairman; Oreon E. Scott, Charles F. Vogel, John McMenemy and James D. Healy.
- ³⁴ *St. Louis Post-Dispatch*. "Segregation Bill is no Hardship, Realty Men Claim." December 8, 1912, page 15B.
- ³⁵ *St. Louis Post-Dispatch*. "Special Election to Segregate City Negroes Planned." May 17, 1913, page 2.
- ³⁶ *St. Louis Post-Dispatch*. "Chouteau Place in Fight to Halt Negro Invasion." December 2, 1914, page 8.
- ³⁷ *St. Louis Post-Dispatch*. May 11, 1915, page 6.
- ³⁸ *St. Louis Post-Dispatch*. "Central Civic Council to Push 19 Movements." October 10, 1915, page 16B. The article identifies all 19 programs in addition to the improvement associations.
- ³⁹ *St. Louis Post-Dispatch*. "Recall Election is to be Asked for 14 Alderman." January 20, 1916, page 4. Alderman recalled were those of the even-numbered wards as the odd-numbered ward Aldermen would go out of office in April.
- ⁴⁰ *St. Louis Post-Dispatch*. Letters From the People section. "The Purpose of Segregation." February 5, 1916, page 4.
- ⁴¹ *St. Louis Post-Dispatch*. "Segregation and Rents." February 10, 1916, page 14.
- ⁴² *St. Louis Post-Dispatch*. "Is Segregation Constitutional?" February 19, 1916, page 6.
- ⁴³ *St. Louis Post-Dispatch*. "Un-American; Unconstitutional." February 19, 1916, page 6.

⁴⁴ *St. Louis Post-Dispatch*. "Segregation and Real Estate." February 19, 1916, page 6.

⁴⁵ *St. Louis Post-Dispatch*. "Look!" February 20, 1916, page A6.

⁴⁶ *St. Louis Post-Dispatch*. "How Segregation Law in Baltimore Operates After Being Annulled 3 Times." February 22, 1916, page 4.

⁴⁷ *St. Louis Post-Dispatch*. "Letters Sent to post-Dispatch on Segregation Issue." February 27, 1916, page 2B.

⁴⁸ *St. Louis Post-Dispatch*. "Predicts Adoption of a Segregation Law in All Cities." February 27, 1916, page A7.

⁴⁹ *St. Louis Post-Dispatch*. "70,000 Expected to Vote Today on Segregation." February 29, 1916, page 1.

⁵⁰ *St. Louis Post-Dispatch*. "Segregation to be Fought in Courts: Won by 34,000." March 1, 1916, page 1.

⁵¹ *St. Louis Post-Dispatch*. "The Segregation Victory." March 1, 1916, page 12.

⁵² *St. Louis Post-Dispatch*. March 2, 1916, page 3.

⁵³ *St. Louis Post-Dispatch*. "Letters From the People." March 9, 1916, page 14.

⁵⁴ The Wagoner Place indenture was recorded in the St. Louis Assessor's Office in Book 3841, starting on Page 386; it is dated December 8, 1922 and pertains to St. Louis City Blocks 4472, 4473, 4474, 4475, 4476 and 5638 of Wagoner Place (now Dick Gregory Place) with said expiration dated December 8, 1942: (*the first portion of text is illegible*)...and whereas it is to the mutual benefit and advantage of all of the parties of the first part to preserve the character of said neighborhood as a desirable place of residence for persons of the Caucasian race used to maintain the values of their respective properties and to that end they desire to restrict the use and disposition of their several said parcels of land for the benefit of all parties of the first part, their heirs, successors and assigns in the manner hereinafter set forth, and Whereas the St. Louis Real Estate Exchange, a corporation of which said Trustees are respectively the President, Treasurer, and Secretary is organized to promote the interests of the property owners of the City of St. Louis and is therefore in thorough sympathy with said purpose, and desires to cooperate in the establishment of said restrictions, and whereas it is the desire and intention of the parties of the first and second parts to also provide for the enforcement of said restrictions now therefore in consideration of the promises and of the sum of one dollar (\$1.00) to parties of the first part in hand paid by the parties of the second part the receipt whereof is hereby acknowledged the parties of the first part do covenant and agree to -- with each other for themselves, their heirs, successors, and assigns, and for and upon behalf of all persons who may hereafter derive title to or otherwise, hold through them, their heirs or assigns any of the parcels of land herein above described and with parties of the second part and their successors in trust as fellows to wit Each of the parties of the first part covenants and agrees and does hereby create, establish and attach to his, her, or its lands herein above described, or his, her or its interest therein, the following restrictions upon the use, occupation and enjoyment, sale, alienation (voluntary or by operation of law) encumbrance and descent of said lands, or any part thereof, or any interest therein, and does agree that neither he, she or it, or his, her or its heirs, successors, or assigns, owner or owners, grantor or granters, or their heirs, successors or assigns or any of these shall or will at any time within the period hereinafter mentioned First, Erect, maintain, operate or permit to be erected, maintained or operated any slaughter house, junk shop, or rag picking establishment on any of the parcels of land belonging to the parties of the first part and herein above described. Second, Sell, convey, lease or rent to a negro or negroes or deliver possession to or permit to be occupied by a negro or negroes (no matter how the right to occupancy or title shall be attempted to be acquired) any of the said parcels of land belonging to parties of the first part and hereinabove described or any part thereof or any interest therein the forgoing restrictions and each of them shall remain and be in force and affect for a period of twenty (20) years from the date hereof, unless sooner terminated by writing...(*the remainder is illegible*).

⁵⁵ Due to the fact that this first portion is mostly illegible it has not been able to be verified; however the wording is very similar to the covenant as written in Book 3841, Page 386. The text thereafter is more clearly seen.

⁵⁶ The names included the following (which have been transcribed as written on the indenture itself): Sarah Meyer by Dora Meyer with power of attorney, Otto Pietschmann, Mrs. Otto Pietschmann, Clothilda M. J. Dryden, Jos. Dryden, John Bucher, Annie Bucher, L. Krasuski, Jasniga Krasuski, Theo. W. Mertens, Elisabeth Mertens, Mrs. Alvina Helbig with power of attorney, John P. Crowley, Adelaide Crowley, John Rockenstein, Hannah Rockenstein, Edmund Aurein, Laura F. Aurein, Frank A. Wornhoff, Annie Wornhoff, Jacob Mueller Jr., Henrietta Mueller, G. D. Johnston, Mrs. G. D. Johnston, Mrs. R. P. Lonergan, Mrs. G. W. Tarpley, Anna Lange, B. H. Schrantemeier 1718 Cora Ave, Mrs. Schrantemeier 1718 Cora Ave, James P. Blake Trustee, Bernard F. Dickmann Trustee, O.J. McCawley Trustee.

Included in the document was the actual signature date of each resident:

On the dates set after their names, respectively before me personally appeared the following named persons: Aug. J. Hahn on Jan 7th, 1923, and Margaretha E. Hahn, his wife, who signs as Mrs. M. Hahn, on January 11th, 1923; Albert F. Fischer on January 9th, 1923, and Dora Fischer, his wife, on January 12th, 1923; Frank Owstrach on January 9th, 1923 and Eva Owstrach, his wife, January 11th, 1923; W. Schiller and Pauline Schiller, his wife, who signs as Mrs. W. Schiller, both on January 12, 1923; Richard Pfeifer on January 9th, 1923 and Marie Pfeifer his wife on January 11th, 1923; H.L. Howard and Kate Howard, his wife who signs as Mrs. H. Howard both on January 12th, 1923; Elizabeth M. Bolger on January 12th, 1923; L.W. Tegeler and Emma Tegeler, his wife who signs as Mrs. L. Tegeler, both on January 11th, 1923; M. Quattorochi and Frances Quattorochi, his wife, who signs with her mark, both on January 11th, 1923; Joseph Klein and Louise Klein, his wife, both on Jan 11th, 1923; Frank Mueller and Anne Mueller, his wife, both on Jan 12, 1923; Chas Rizzo and Rose Rizzo, his wife, both on Jan. 12th 1923; E. Renk and Elizabeth Renk, his wife, who signs as Mrs. E. Renk, both on Jan 12th, 1923; Frank D. Moordale Jr. and Amelia Moordale, his wife, who signs as Mrs. Frank Moordale Jr., both on Jan 12th, 1923; Henry Reuth, single, on Jan 12th, 1923; Aloysius J. Gerst and Anna Gerst, his wife, who signs as Mrs. A. J. Gerst, both on Jan 12, 1923; L. Viviani and Fannie Viviani, his wife, who signs as Mrs. L. Viviani, both on Jan 12th, 1923; Carlos L. Henze and May Henze, his wife, who signs as Mrs. C. L. Henze, the former on Jan 12th and the latter on Jan 15th 1923; Sarah Meyer et al by Dora Meyer, with power of attorney, on Jan 13, 1923; Otto Pietschmann and Emma Pietschmann, his wife, who signs as Mrs. O. Pietschmann, both on Jan 13th, 1923; Clotilda M. J. Dryden and Jos Dryden, her husband, both on Jan 13th, 1923; John Bucher and Annie Bucher, his wife, both on Jan 15th, 1923; L. Krasuski and Jadniya Krasuski, his wife, both on Jan 15th, 1923; Theodore Mertens and Elisabeth Mertens, his wife, both on Jan 15, 1923; Mrs. Alvina Helbig by Mrs. Alvina Helbig, single, with power of attorney on Jan 15th, 1923; John P. Crowley and Adelaide Crowley, his wife, both on Jan 15th, 1923; John Rockenstein and Hannah Rockenstein, his wife, both on Jan 15th, 1923; Edmund Aurein and Laura F. Aurein, his wife, both on Jan 16th, 1923; Frank A. Wornhoff and Annie Wornhoff, his wife, both on Jan 19th, 1923; Jacob Mueller Jr. and Henrietta Mueller, his wife, both on Jan 19th, 1923; Geo. D. Johnston and Mathilda A., his wife, who signs as Mrs. G. D. Johnson, both on Jan 19th, 1923; Emma C. Loneryan who signs as Mrs. R. P. Loneryan on Jan 19th, 1923; Mrs. G. W. Tarpley and Anna Lange, both single, both signatures on Jan 19th, 1923; May Schrantmeier and B. H. Schrantmeier, his wife, both on Jan 22nd, 1923; Tony Placht and Emilie Placht, his wife, the former on Jan 25th, 1923 and the latter on Jan 26th, 1923; Eugene F. Cower and Lucy, his wife, who signed Mrs. E. F. Cower, both on Jan 29th, 1923; O. J. McCowley, Trustee, Pres St. Louis Real Estate Exchange, Bernard Dickmann, Trustee, Secretary St. Louis Real Estate Exchange, and James P. Blake, Trustee, Treasurer St. Louis Real Estate Exchange, all signed on

February 14th, 1923. All of the said persons being to me personally known to be the persons described in and who executed the within and forgoing instrument of writing. My commission expires Nov 1st, 1926. W. R. Cosgrove, Notary Public in and for the City of St. Louis, State of Missouri. Filed and recorded July 18th, 1923 at 9:21 a.m., William L. Tanner, Recorder

⁵⁷ Hopkins Atlas. Volume 7, plates 28, 39, 1883, 1886, 1887.

⁵⁸ The original document lists March of 1866 however no evidence has been found that the land was originally surveyed in 1866 and then recorded 20 years later in 1886.

⁵⁹ *St. Louis Post-Dispatch*. April 15, 1888, page 24.

⁶⁰ *St. Louis Post-Dispatch*. July 14, 1888, page 5.

⁶¹ *St. Louis Post-Dispatch*. July 21, 1888, page 2.

⁶² *St. Louis Post-Dispatch*. March 25, 1889, page 3.

⁶³ *St. Louis Post-Dispatch*. February 9, 1890, page 15.

⁶⁴ *St. Louis Post-Dispatch*. October 25, 1891, page 22.

⁶⁵ Whipple's Insurance Maps of St. Louis, Missouri, A. Whipple, printer, St. Louis, 1898, volume 7, plates 26, 27, 1897.

⁶⁶ Charles Juehne. West End District of the City of St. Louis in Plats. St. Louis, Juehne, 1899. Book 1, plates 13, 14.

⁶⁷ Atlas of the City of St. Louis. St. Louis Plat and Record Company, volume 6, plate 534.

⁶⁸ Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, volume 7, plates 5 and 17, 1909.

⁶⁹ **Note on building resource numbering system:** In order to avoid any confusion in cases where primary structures have multiple adjoining portions, numbering for the sake of this survey for each interconnected structure will be counted as one (1) whole resource. Structures will be identified as either dwellings, residences, flats, or stores as represented on each historic map; these uses change over time and this has been documented in each section relative to the historic development of the survey area.

⁷⁰ Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, volume 7, plates 5 and 17, 1951.

⁷¹ Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, volume 7, plates 5 and 17, 1965.

⁷² Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, volume 7, plates 5 and 17, 1995.

⁷³ Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, volume 7, plates 5 and 17, 1997.

⁷⁴ "Metropolitan St. Louis Negro Directory: A Classified Publication of Biographies, Business, Professional, Religious, Social, Fraternal, Welfare, Industrial, and Labor Organizations." St. Louis: Booker T. Washington Trading Stamp Association, 1943.

⁷⁵ "Metropolitan St. Louis Negro Directory: A Classified Publication of Biographies, Business, Professional, Religious, Social, Fraternal, Welfare, Industrial, and Labor Organizations." St. Louis: Booker T. Washington Trading Stamp Association, 1943, page 3.

⁷⁶ "Metropolitan St. Louis Negro Directory: A Classified Publication of Biographies, Business, Professional, Religious, Social, Fraternal, Welfare, Industrial, and Labor Organizations." St. Louis: Booker T. Washington Trading Stamp Association, 1943, page 5.

⁷⁷ The subject of Frederick H. and Ouida (nee Crouch) Maher is of interest as the couple have been documented in association with several property transfers in both Cora Place (now Cora Avenue) and the nearby Wagoner Place (now Dick Gregory Place); it is obvious that Frederick was already and that the married couple were active real estate speculators throughout this area of the city. First Frederick, then the couple after 1942, bought and sold property, generally purchasing it one day and flipping it the following day, transferring it to African-Americans on the streets and during the period in which racially-restrictive covenants were being utilized. Property associated with the Maher's

currently includes 4649 Garfield (Wagoner Place, 1945, sold to white), 1524 Dick Gregory Place (Wagoner Place, 1943, sold to African-American), 1800 Dick Gregory Place (Wagoner Place, 1943, sold to African-American), 1904 Dick Gregory Place (Wagoner Place, 1944, sold to African-American), 1918-20 Dick Gregory Place (Wagoner Place, 1943, sold to African-American), and Frederick only at 1525 Cora (1939, likely sold to African-American) and at 1901 Cora (1939, sold to African-American). Research is currently being conducted on the couple in conjunction with research for the Cora survey. The following information is quite interesting. An "application for license to marry for Frederick H. Maher (then residing at 2209 Humbert Street in Alton, Madison County, Illinois) and Ouida Crouch (then residing at 1104a Hodiament in St. Louis city) was issued on June 10, 1942 (Number 583). A death certificate for a Henry C. Crouch (then at City Hospital but usual residence at 5219 Cota Brilliante) (wife Jesse) issued in March of 1945 includes Ouida Maher as informant; an earlier death certificate for Jesse Crouch (then residing at 6046 Maple Avenue with husband Henry C. and probable daughter Ouida Crouch) issued in February 1941 also lists Ouida as the informant. It is highly likely that Ouida was the daughter of Jesse (born 1876 in Hematite, Missouri) and Henry (born 1876 in Hog Point, Missouri and an "assorter" at Fulton Bag Company) Crouch and that this Ouida was one in the same whom married Frederick Maher in 1942. Property transfers after this date include both Maher's.

⁷⁸ "Lift Every Voice and Sing: St. Louis African Americans in the Twentieth Century." The Curators of the University of Missouri. Columbia, Missouri: The University of Missouri Press, 1999. Page 33.

⁷⁹ *St. Louis Post-Dispatch*. October 12, 1988, page 4B.

⁸⁰ "Lift Every Voice and Sing: St. Louis African Americans in the Twentieth Century." The Curators of the University of Missouri. Columbia, Missouri: The University of Missouri Press, 1999. Page 79.

⁸¹ *St. Louis Post-Dispatch*. February 28, 1999. News Analysis. And "Melba Sweets queen mother of St. Louis journalism dies at 97." Free Online Library. <http://www.thefreelibrary.com/Melba+Sweets+queen+mother+of+St.+Louis+journalism> Accessed 5-1-2000

⁸² *St. Louis Post-Dispatch*. November 5, 2006, page M4.

⁸³ "Metropolitan St. Louis Negro Directory: A Classified Publication of Biographies, Business, Professional, Religious, Social, Fraternal, Welfare, Industrial, and Labor Organizations." St. Louis: Booker T. Washington Trading Stamp Association, 1943, page 19. The March on Washington Movement described in the 1943 directory was "an all Negro Movement, but it is not anti-white."

⁸⁴ *St. Louis Post-Dispatch*. October 12, 1988, page 4B.

⁸⁵ *St. Louis Post-Dispatch*. October 12, 1988, page 4B.

⁸⁶ *St. Louis Post-Dispatch*. February 28, 1999. News Analysis.

⁸⁷ *St. Louis Post-Dispatch*. February 28, 1999. News Analysis. Paul Robeson, in the late 1940s during a time that dissent was scarcely tolerated in the United States, openly questioned why blacks should fight in the army of a government that tolerated racism. Because of his outspokenness, he was accused by the House Un-American Activities Committee of being a communist. Melba's husband Nathaniel was worried that his wife would be harassed by FBI agents and insisted that she not attend the speech or interview him. As to her decision, Melba spent hours interviewing Paul and stated "I never regretted it."

⁸⁸ *St. Louis Post-Dispatch*. February 28, 1999. News Analysis.

⁸⁹ *St. Louis Post-Dispatch*. February 20, 2000. Pages C1 and C8.

⁹⁰ *St. Louis Post-Dispatch*. December 13, 2001. Page C8.

⁹¹ *St. Louis Post-Dispatch*. February 20, 2000. Pages C1 and C8.

⁹² *St. Louis Post-Dispatch*. February 20, 2000. Pages C1 and C8.

⁹³ *St. Louis Post-Dispatch*. December 13, 2001. Page C8.

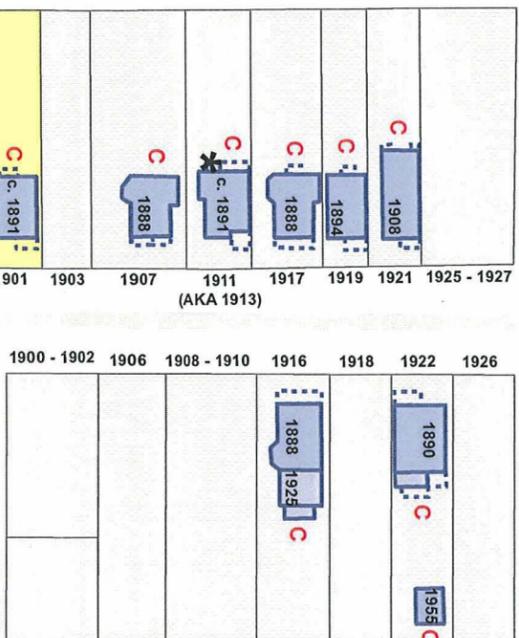
⁹⁴ *St. Louis Post-Dispatch*. April 13, 1990. Page 4C.

⁹⁵ *St. Louis Post-Dispatch*. April 13, 1990. Page 4C.

Exhibit 1B - 2011 Site Plan - Cora Survey



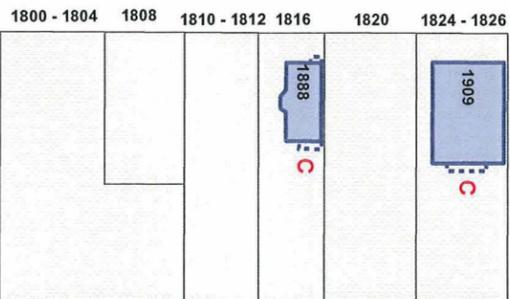
NORTH MARKET



GARFIELD

1657 - 5657

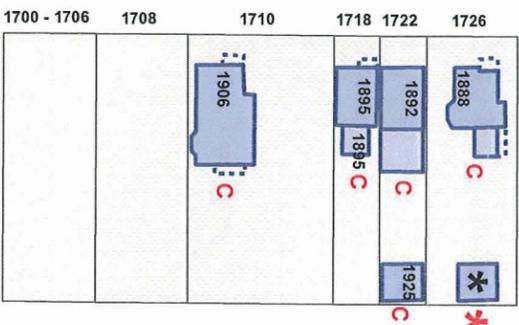
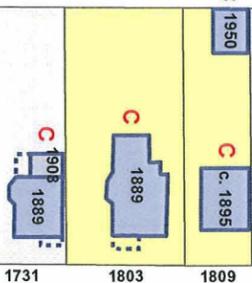
CORA



COTE BRILLIANTE

DICK GREGORY

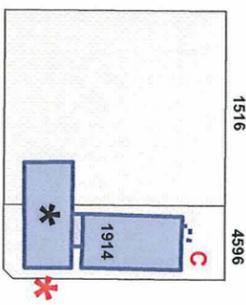
COTE BRILLIANTE



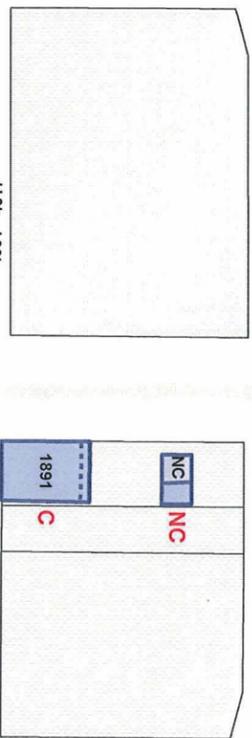
ALDINE



ALDINE



DR MARTIN LUTHER KING



Individually Significant Properties

C = Contributing Resource
 NC = Non-Contributing Resource
 * = Non-Contributing Resource (New Construction)



Exhibit 1C - 2011 Site Plan - Cora Survey



NORTH MARKET

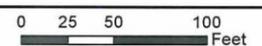
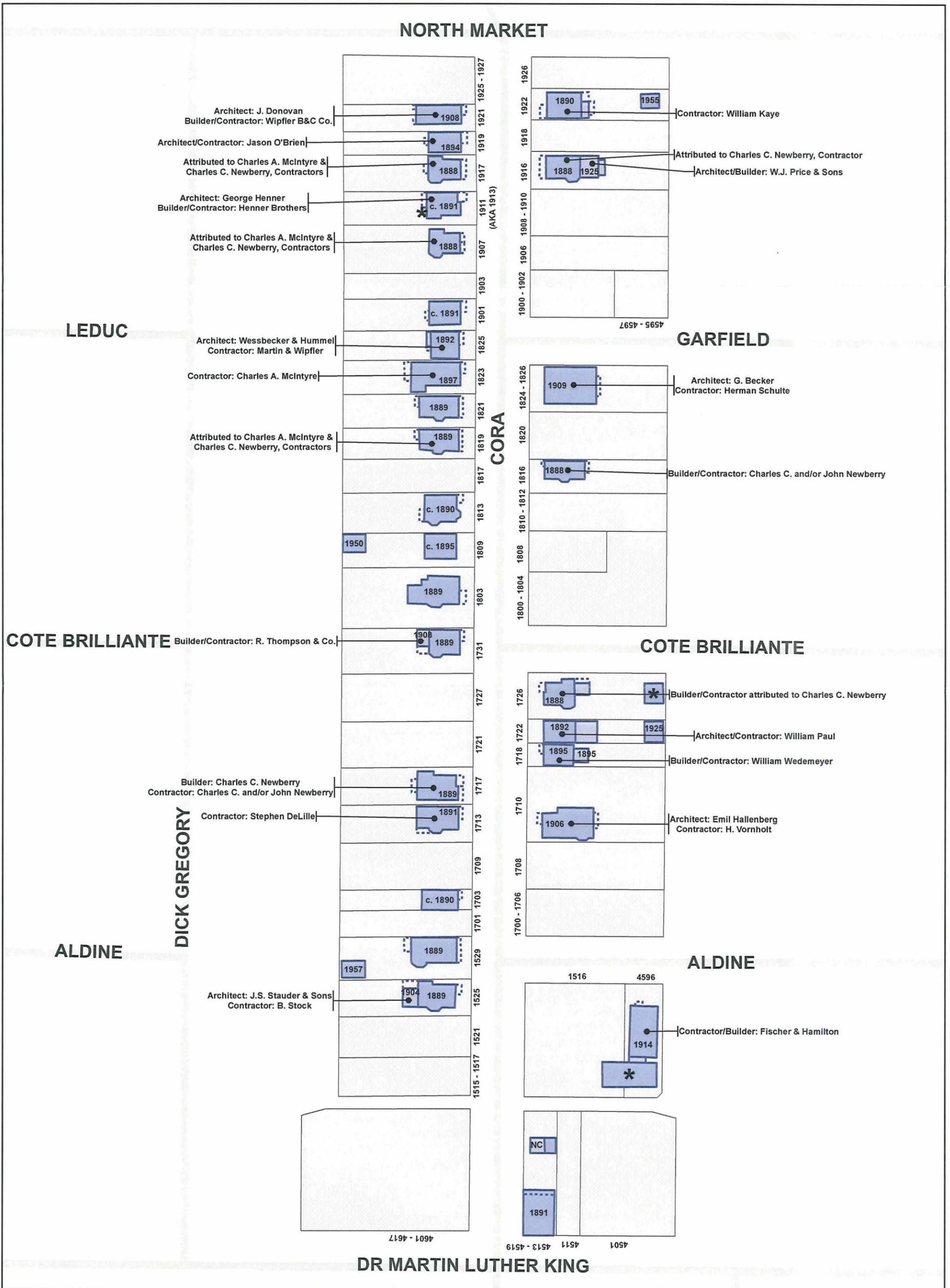


Exhibit 2

Plate 104.

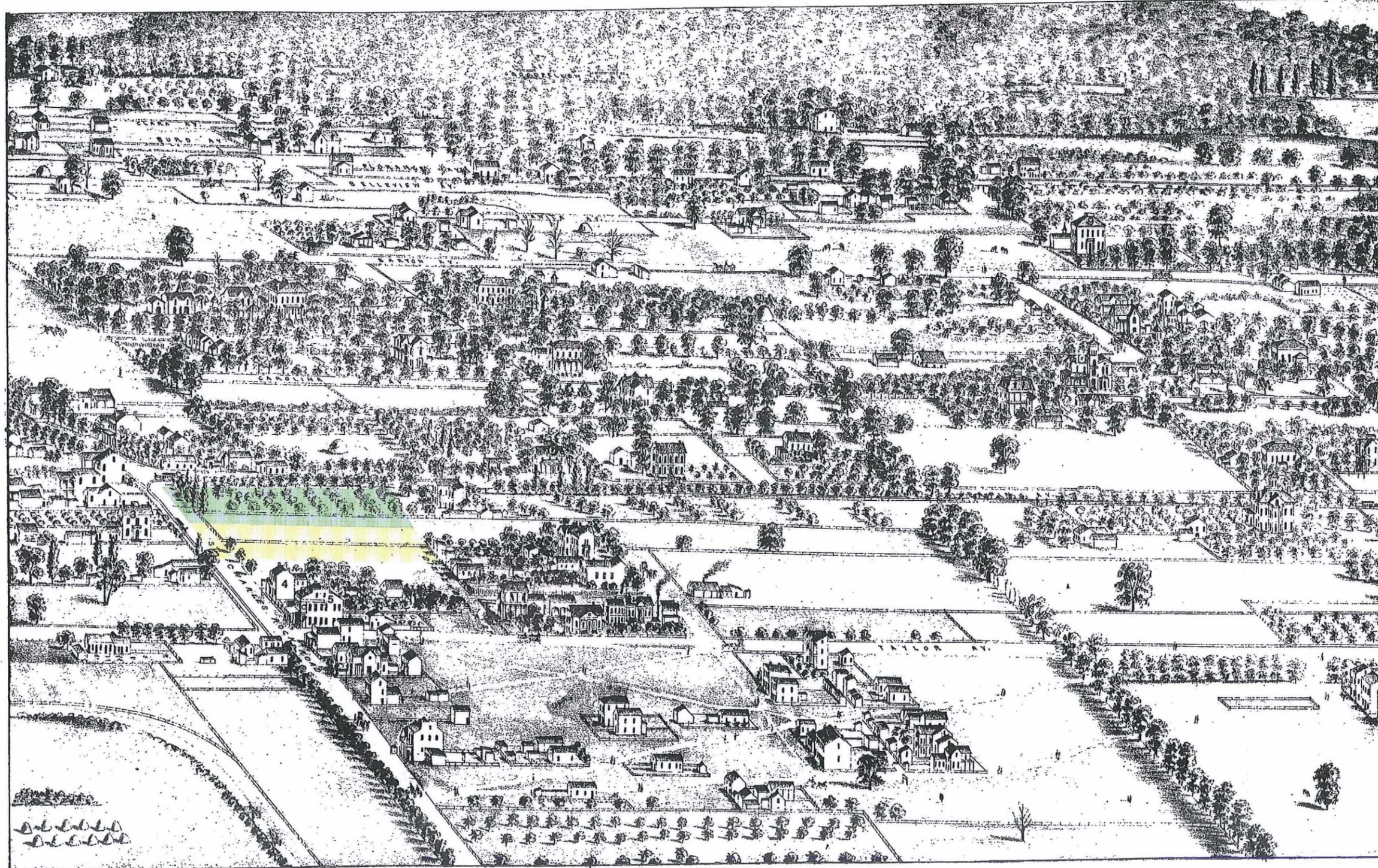
1875 Compton and Dry

Source:

Dry, Camille N. &
Compton, Richard J.
Pictorial St. Louis. 1875.

Plate 104

-  Cora Survey Area
-  Wagoner Place Historic District



No. 1. George H. Rea.
No. 2. Papin's Store.

No. 3. George H. Little.
No. 4. Four Mile House.

No. 5. H. E. Rodman.
No. 6. P. M. Papin.

No. 7. A. L. Hyland.
No. 8. E. U. Hugunin.

No. 9. Norton Newcomb.
No. 10. Samuel Cupples.
No. 11. P. J. Kennedy.

Exhibit developed
April 28, 2010 by:

RHCDA
Regional Housing and Community Development Alliance

RHCDA does not guarantee the
accuracy of this map.

Exhibit 3

1878 Pitzman Atlas

Source:

Pitzman,
Julius. Pitzman's New
Atlas of Saint Louis, MO.
Philadelphia, PA: A.B.
Holcombe & Co., 1878.

Plate 20

 Cora Survey Area



Exhibit developed
April 28, 2010 by:



RHCD does not guarantee the
accuracy of this map.

Exhibit 4

1886 Hopkins Atlas

Source:

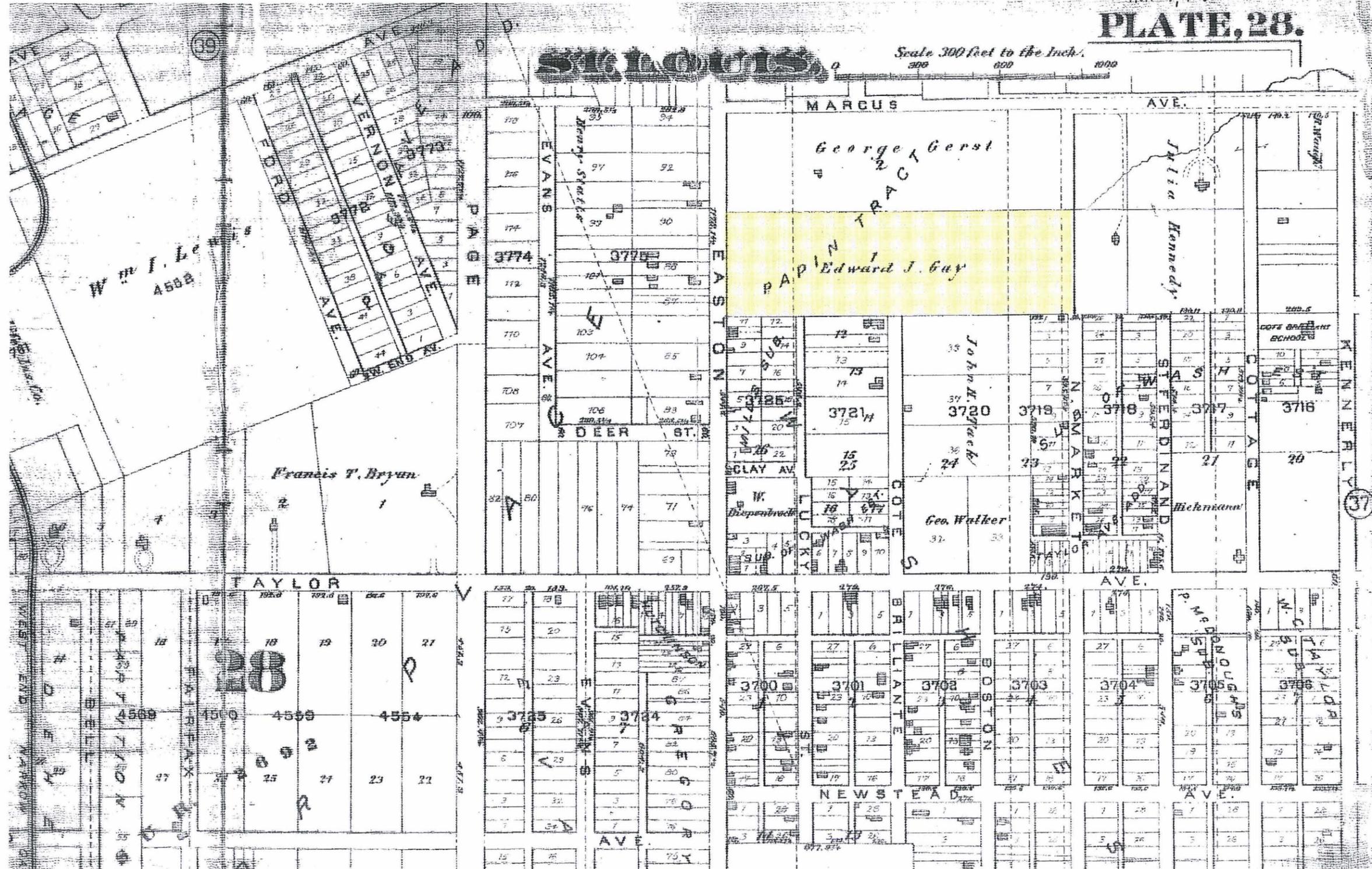
Hopkins Atlas. 1886.

Volume 7, Plates 28 & 39

PLATE, 28.

Scale 300 feet to the Inch.
0 200 400 600 800 1000

ST. LOUIS,



 Cora Survey Area



Exhibit developed
April 28, 2010 by:

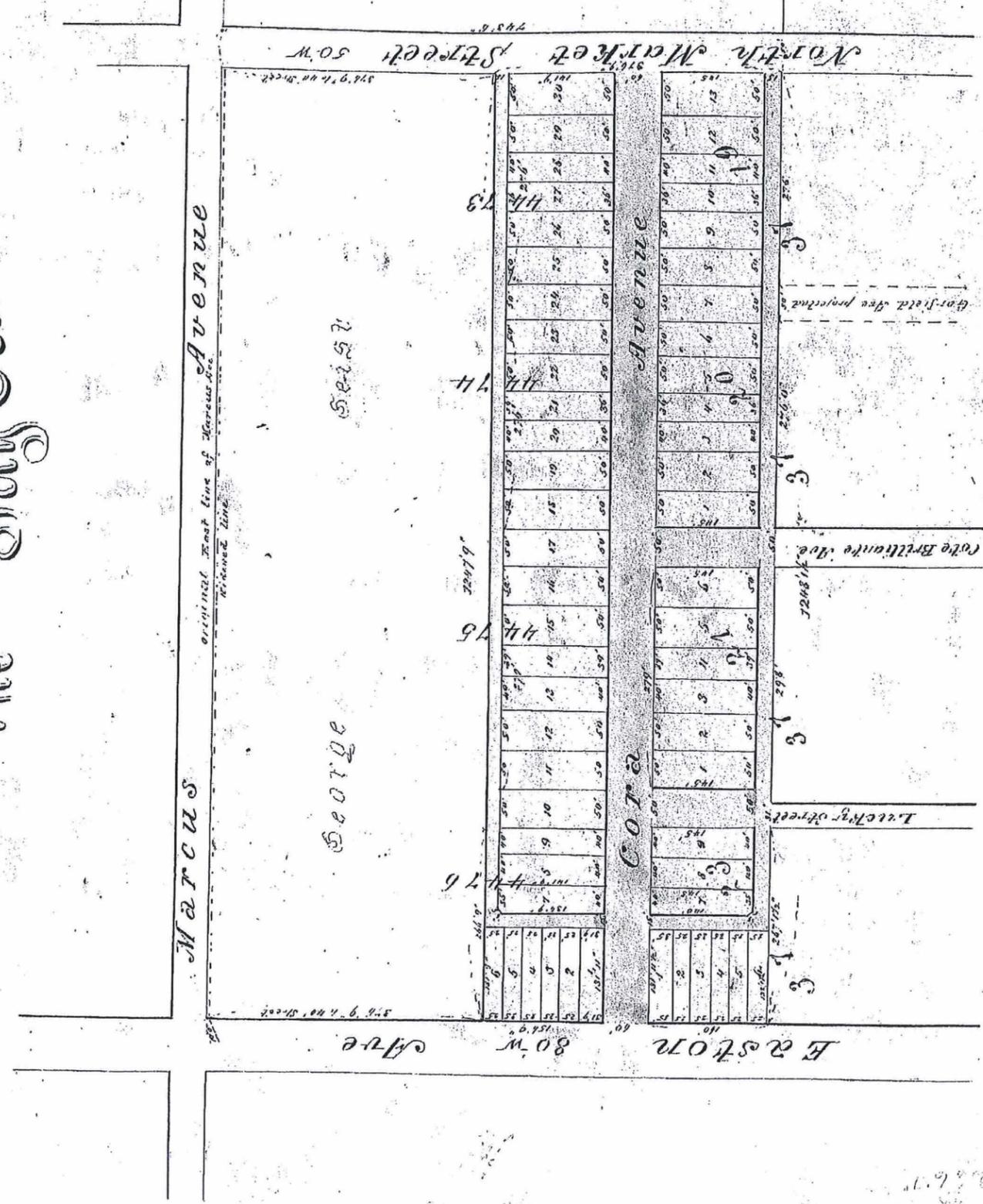


RHCDCA does not guarantee the
accuracy of this map.

Hammett's Subdivision

Surveyed and Subd. by
Julius Pitzman, Nov. 1886

Of the Gay District



is the one designed proprietor of a tract of land bounded as follows: On the West by North Market Street, on the South by Easton Avenue, on the East by the Gay District, and on the West by George Street. East line of tract to be subdivided on the ground as represented on the above plat, which said subdivision is hereafter to be known as Hammett's Subdivision of the Gay tract. All the streets Avenue and Alley represented upon the above plat and colored "brown" shown are hereby dedicated to public use forever. In Witness whereof I have hereunto set my hand and attached my seal, this 30th day of March, 1886.

State of Missouri }
City of St. Louis }
I, Julius Pitzman, }
City Surveyor, do hereby certify that the above plat and colored "brown" shown are hereby dedicated to public use forever.

In the 30th day of March, 1886 before me personally appeared Benjamin F. Hammett and Mary S. P. Hammett his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In testimony whereof I have hereunto set my hand and seal, this 30th day of March, 1886, at St. Louis, the day and year last above mentioned.

I, Julius Pitzman, City Surveyor, do hereby certify that the location of the public square is as represented and delineated hereon in conformity with the general plan of the City of St. Louis.

Benjamin F. Hammett
Mary S. P. Hammett

Benjamin F. Hammett
Mary S. P. Hammett
Benjamin F. Hammett
Mary S. P. Hammett
Benjamin F. Hammett
Mary S. P. Hammett
Benjamin F. Hammett
Mary S. P. Hammett

Filed and Recorded April 14, 1886 at 9 o'clock A.M.



Exhibit 5

1886 Subdivision Plat

Source:

Pitzman, Julius, City Surveyor. Hammett's Subdivision of the Gay Tract. St. Louis, MO: St. Louis City, 1886.

Exhibit developed April 28, 2010 by:



RHCDA does not guarantee the accuracy of this map.

Exhibit 6

1897 Whipple Insurance Map

Source:

Whipple, A. *Whipple's Insurance Maps of St. Louis, Missouri.* St. Louis, MO, 1898.

Volume 7, Plates 26 & 27



Exhibit developed
April 28, 2010 by:



RHCD A does not guarantee the
accuracy of this map.

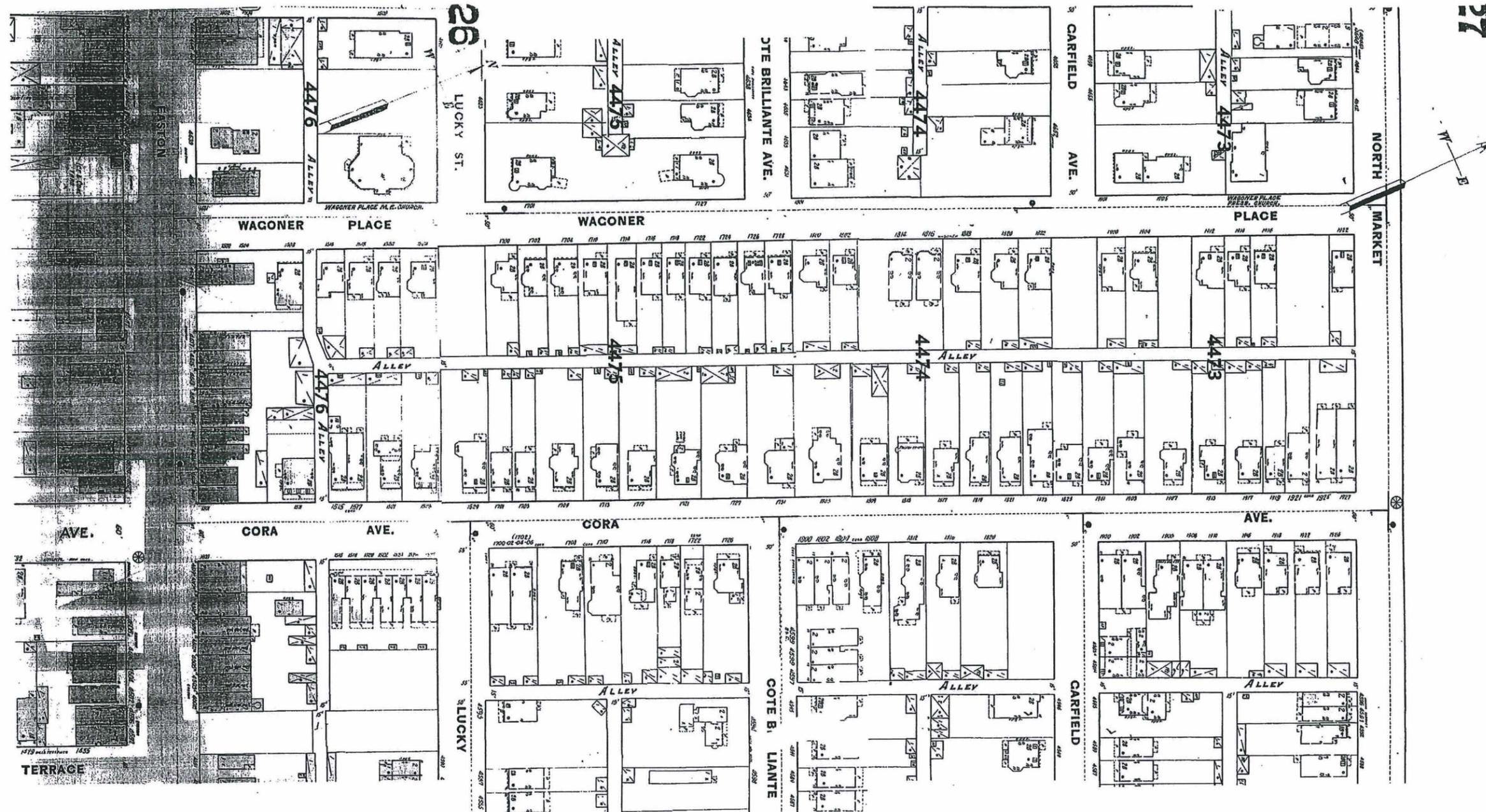


Exhibit 7

1899 Juehne West End Plats

Source:
Juehne, Charles. *West End District of the City of St. Louis*. St. Louis, MO, 1899.
Book 1, Plates 13 & 14

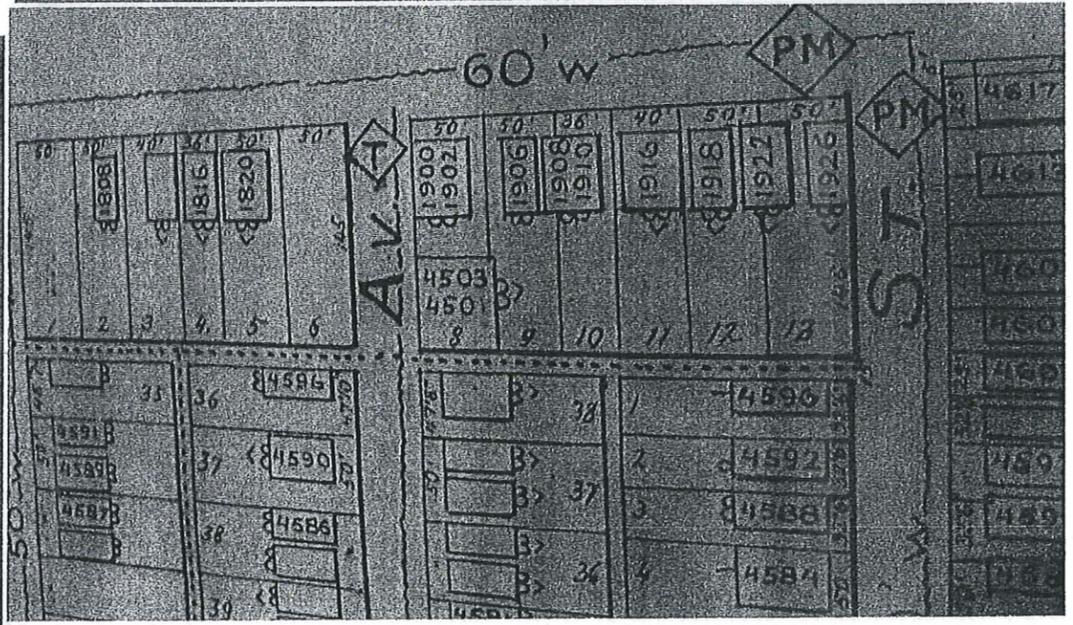
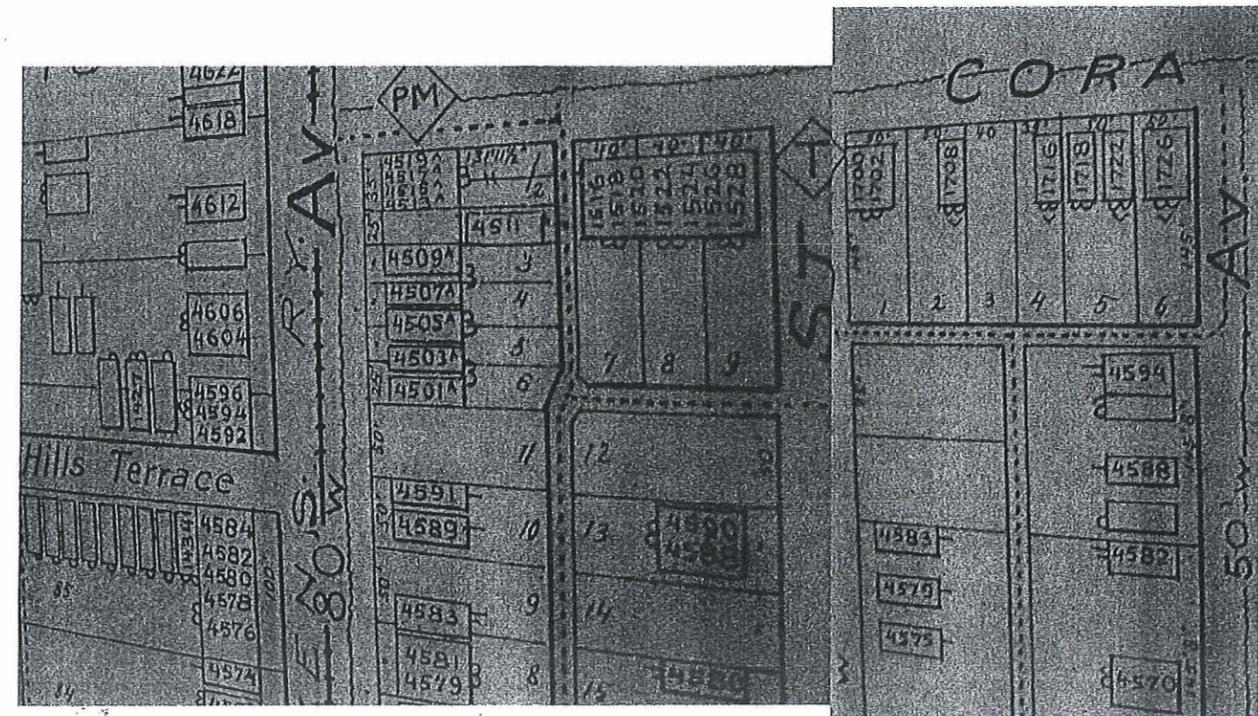
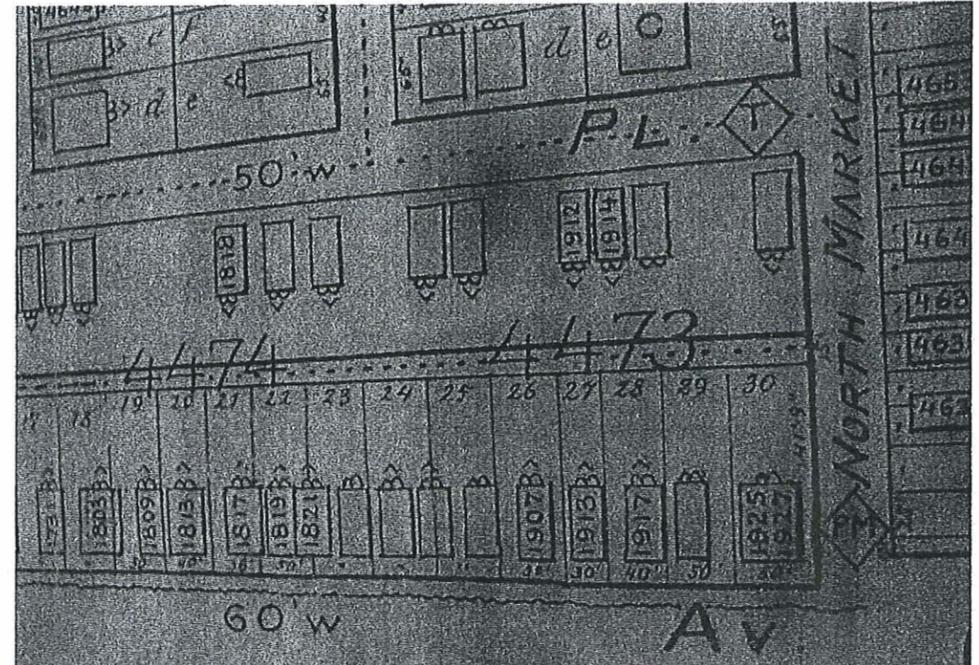
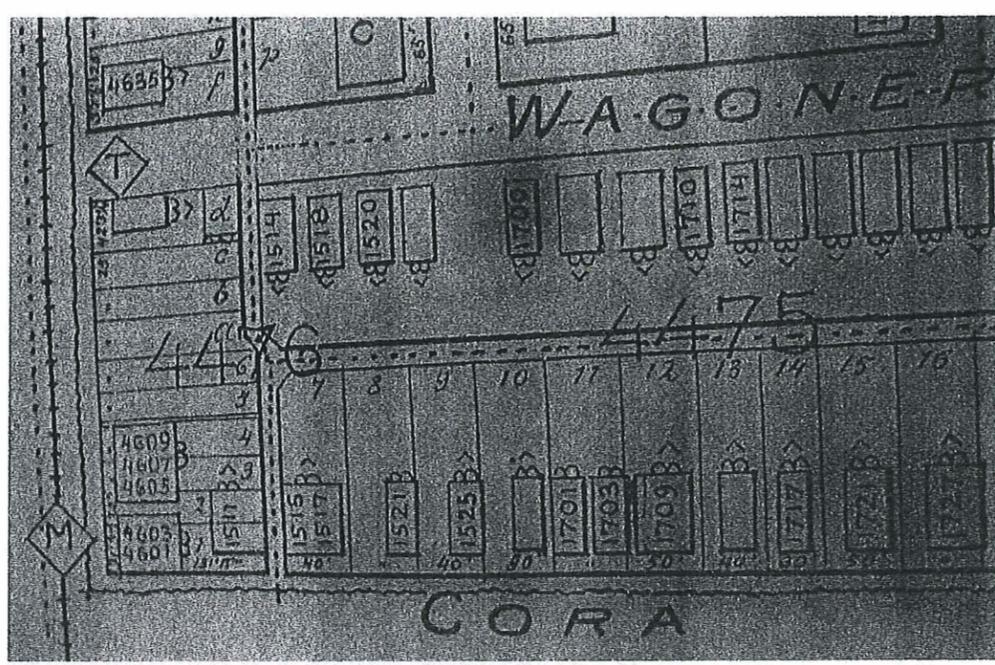


Exhibit developed
April 28, 2010 by:
RHCDA
Regional Housing and Community Development Alliance

RHCDA does not guarantee the accuracy of this map.

534

544

Exhibit 8

1905 Plat Map

Source:

Atlas of the City of St. Louis, St. Louis, MO: St. Louis Plat & Record Company, 1905.

Volume 6, Plate 534



Exhibit developed March 30, 2011 by:



RHCDCA does not guarantee the accuracy of this map.

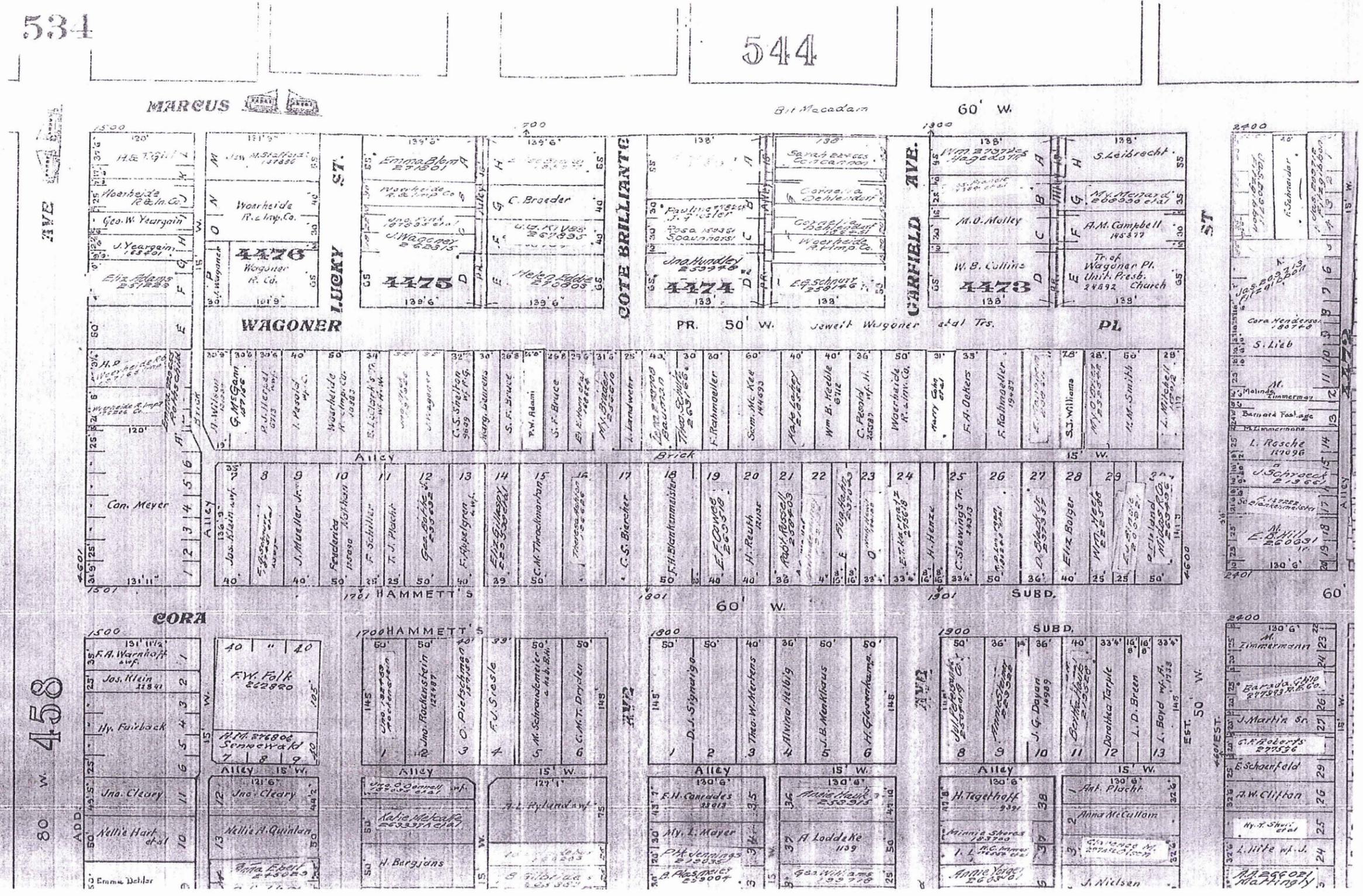


Exhibit 9

1909 Sanborn Fire Insurance Map

Source:

Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, 1909.

Volume 7, Plates 5 & 17



Exhibit developed March 30, 2011 by:



RHCDCA does not guarantee the accuracy of this map.

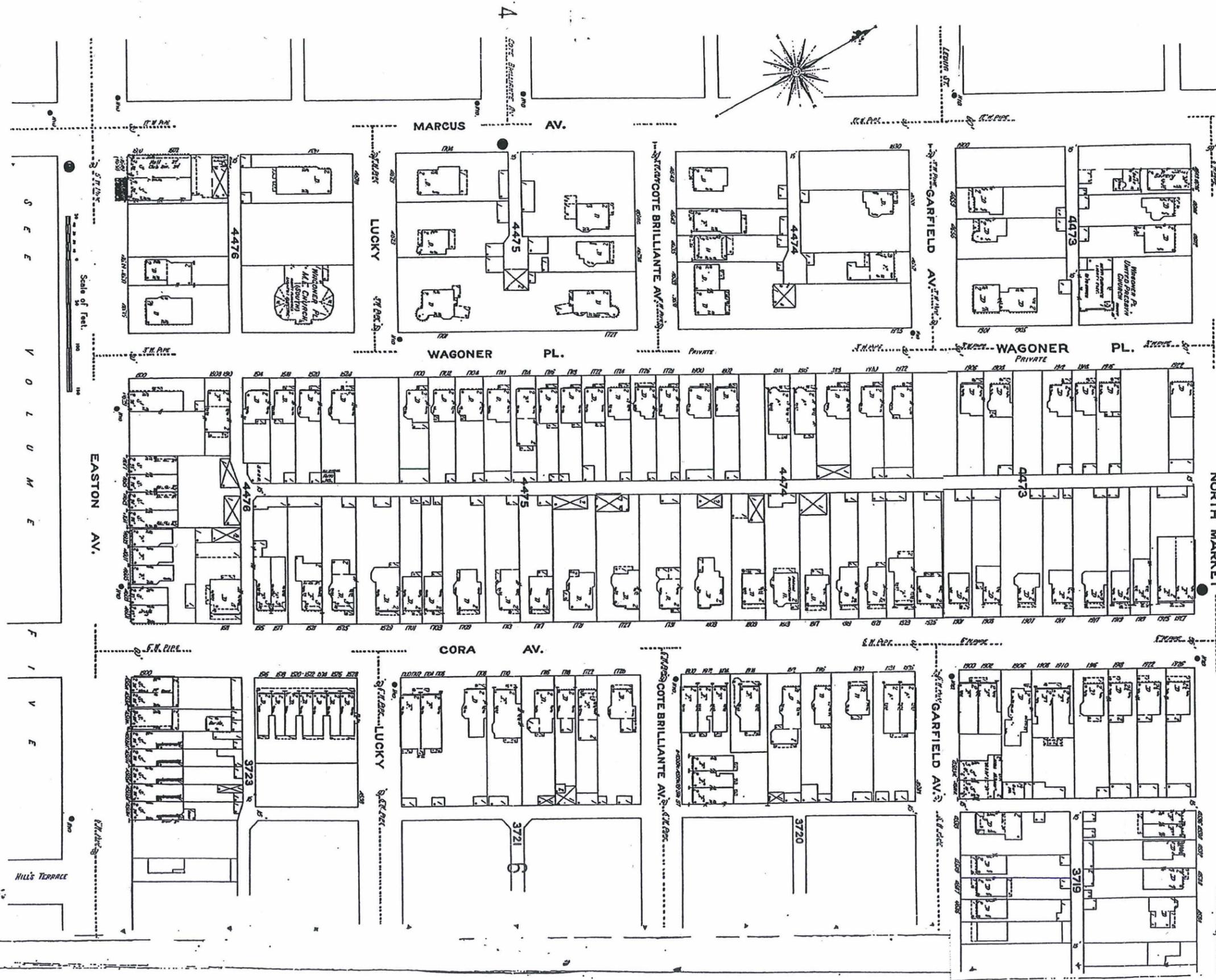


Exhibit 10

1951 Sanborn Fire Insurance Map

Source:

Sanborn Fire Insurance
Map. Sanborn Fire
Insurance Map
Company, 1951.

Volume 7, Plates 5 & 17

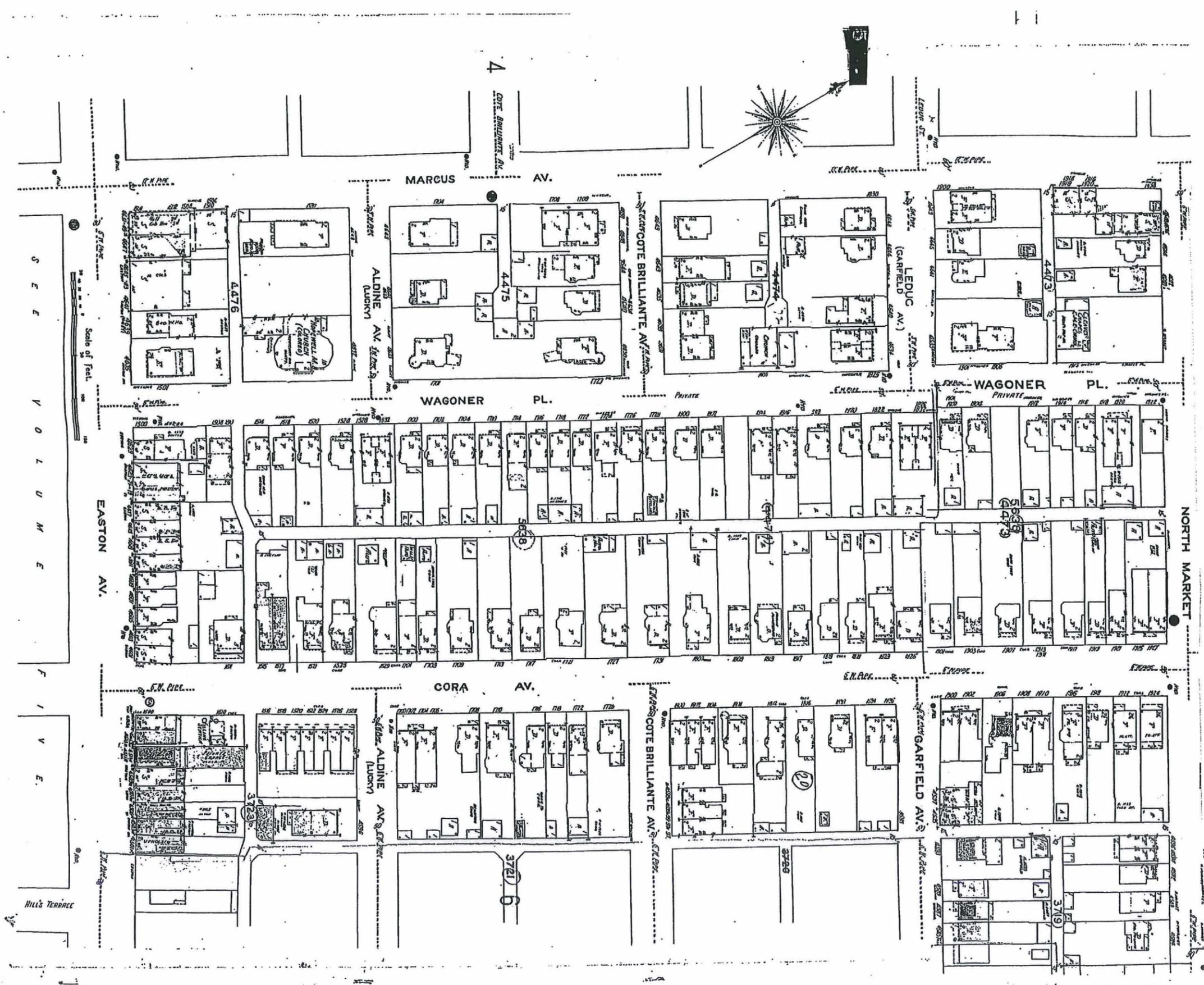


Exhibit developed
April 28, 2010 by:



RHCDCA does not guarantee the
accuracy of this map.

Exhibit 11

1965 Sanborn Fire Insurance Map

Source:

Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, 1965.

Volume 7, Plates 5 & 17



Exhibit developed April 28, 2010 by:



RHCDCA does not guarantee the accuracy of this map.

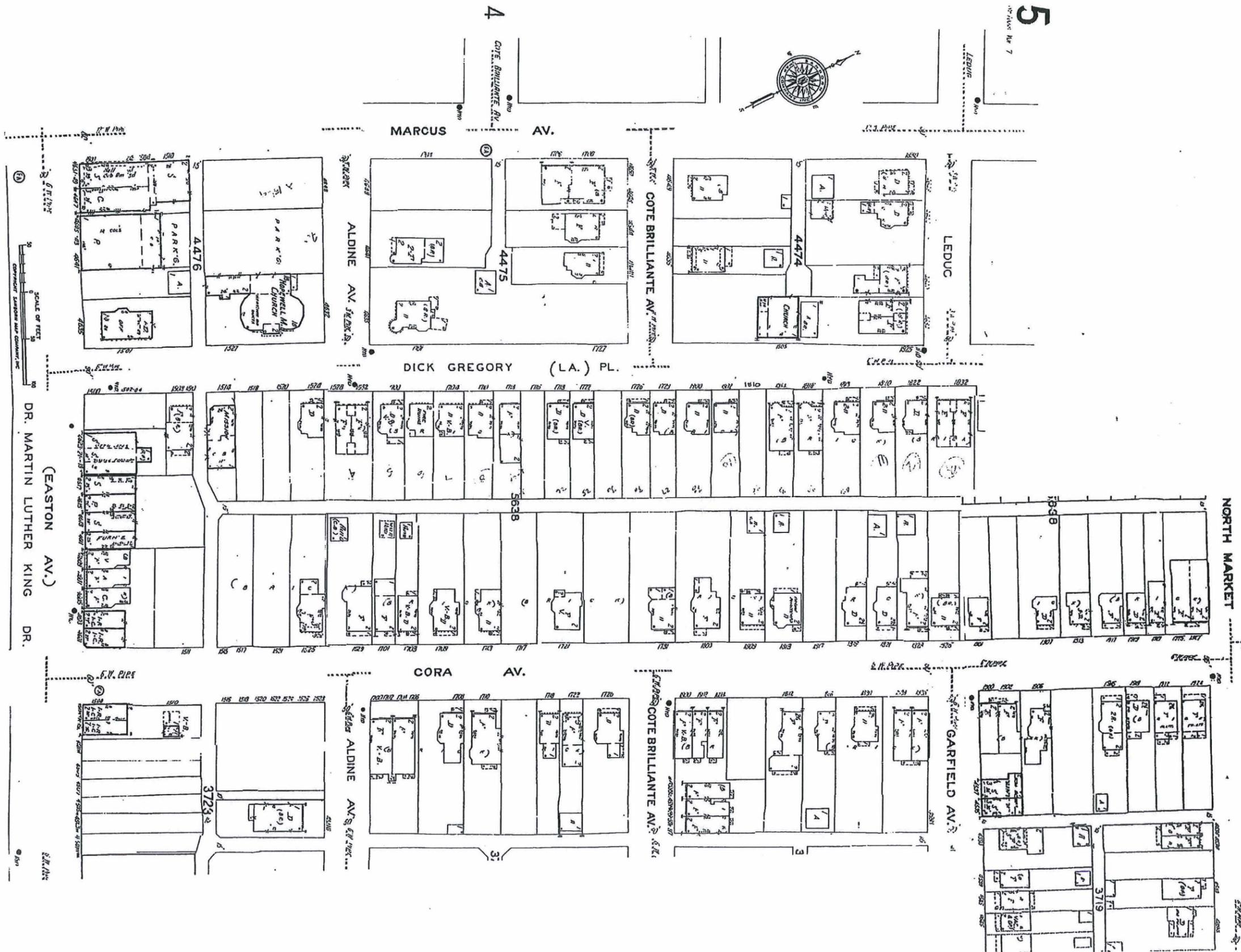


Exhibit 12

1995 Sanborn Fire Insurance Map

Source:

Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, 1995.

Volume 7, Plates 5 & 17

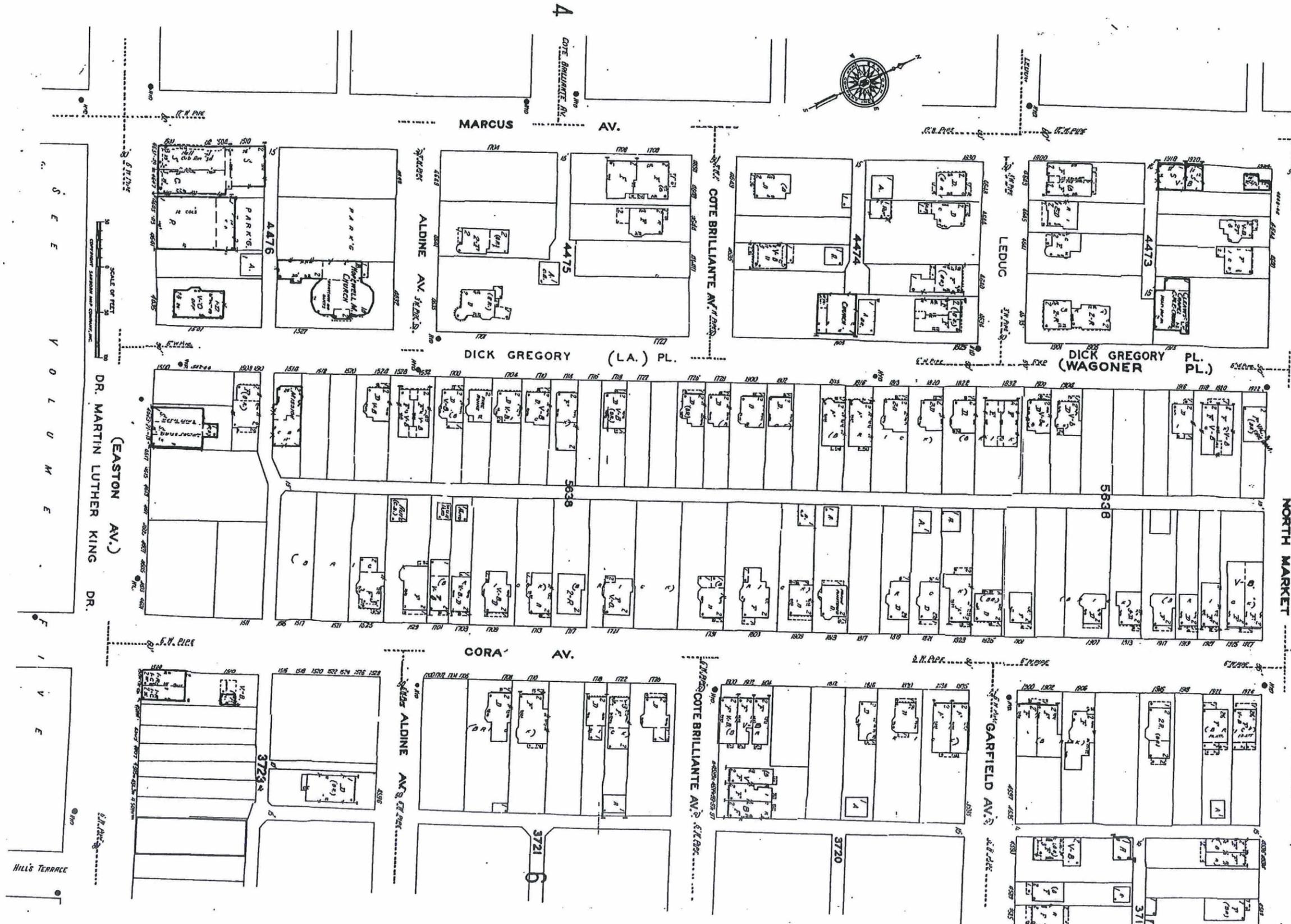


Exhibit developed April 28, 2010 by:



RHCD does not guarantee the accuracy of this map.

Exhibit 13

1997 Sanborn Fire Insurance Map

Source:

Sanborn Fire Insurance
Map. Sanborn Fire
Insurance Map
Company, 1997.

Volume 7, Plates 5 & 17

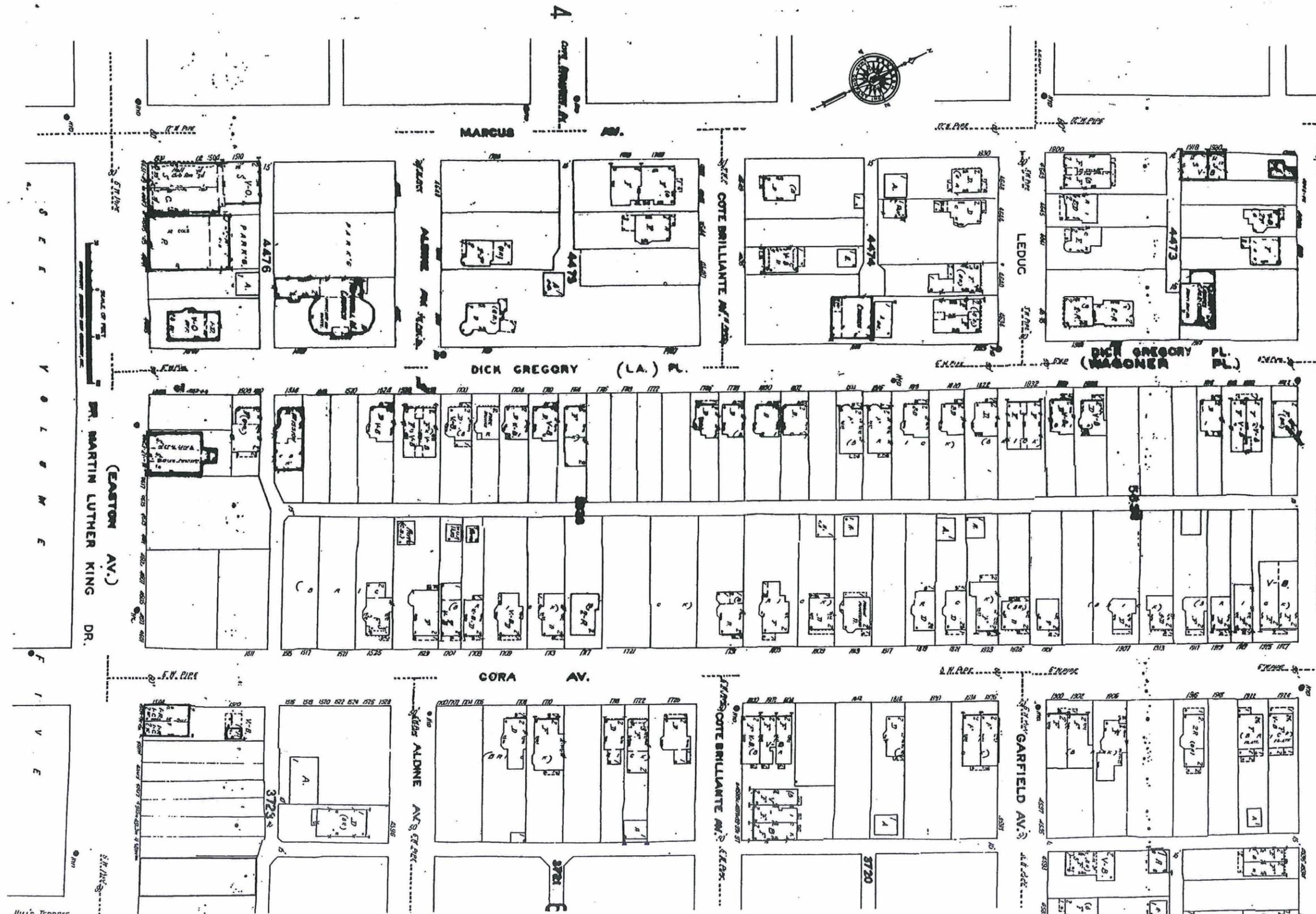


Exhibit developed
April 28, 2010 by:



RHCDCA does not guarantee the
accuracy of this map.

Exhibit 14 Demolition Map (Based on 1951 Sanborn)

- New Construction between 1909 and 1951
- New Construction between 1951 and 1965
- Demolitions between 1951 and 1965
- Demolitions between 1965 and 1997
- Demolitions after 1997



Exhibit developed
March 30, 2011 by:



RHCDCA does not guarantee the
accuracy of this map.

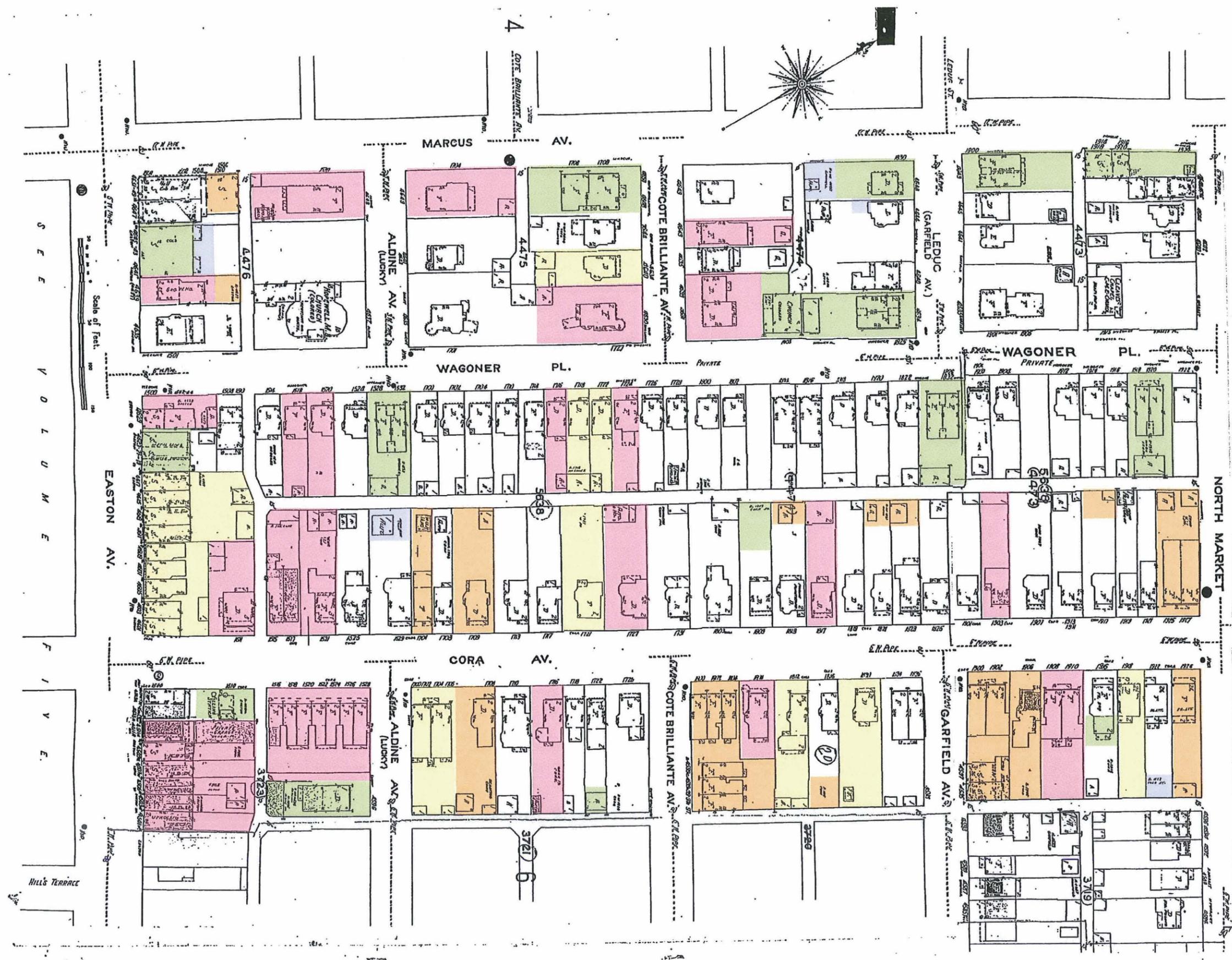


Exhibit 15

Racially Restrictive Covenants

Source:
Restrictive Covenant.
Sanborn Fire Insurance Map. Sanborn Fire Insurance Map Company, 1995.

Volume 7, Plates 5 & 17

- Signed RRC in January 1923
- Signed RRC in January 1923; existing structure built after 1923
- Potentially covered under RRC



Exhibit developed April 4, 2011 by:



RHCDCA does not guarantee the accuracy of this map.



Exhibit 16 - Historic Census - Non-White Population Percentages



Legend (all three maps)

- Cora Survey Boundary
- Percentage Non-White**
- 0% Non-White
- 1% to 25% Non-White
- 26% to 50% Non-White
- 51% to 75% Non-White
- 76% to 99% Non-White
- 100% Non-White
- No Population/No Data

Data Sources:

- 1940 Census, Supplement to the First Series Housing Bulletin, Block Statistics.
- 1950 Census, Census of Housing, Block Statistics.
- 1960 Census, Census of Housing, Block Statistics.

Methodology:

RHCDA Data Management Coordinator, Eleanor Tutt, obtained copies of the historic Census documents listed above and entered the data for each block group in the area surrounding the Cora Survey into a database. Using 2008 street centerline GIS data as a general guide, she then used historic Census maps to digitize the block outlines for each decade. (Note that there are slight differences in block outlines for 1940, 1950, and 1960.) Finally, she utilized ArcGIS to join the block statistics to the block outlines and symbolize the data.

RHCDA does not guarantee the accuracy, completeness, or fitness of this map.