

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received JAN 20 1984

date entered

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

1. Name

historic Delmar Loop-Parkview Gardens *Historic District*

and/or common North Parkview, Delmar Garden

2. Location *Roughly bounded by Kingsland Ave., North Dr., DELMAR 1816*

*and Eastgate*

street & number *See attached* not for publication

city, town University-City / *(Ind. City)* St. Louis vicinity of

state Missouri code 29 county *St. Louis County* code 189  
*City of St. Louis* code 510

3. Classification

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

4. Owner of Property

name Multiple Ownership a listing of owners of record at the Department of Natural Resources  
Division of Parks and Historic Preservation

street & number P.O. Box 176

city, town Jefferson City vicinity of state Missouri

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Recorder of Deeds, Government Building

street & number 41 South Central Avenue

city, town Clayton state Missouri 63105

6. Representation in Existing Surveys

title Architectural Survey of Delmar Loop- has this property been determined eligible?  yes  no  
Parkview Gardens

date December, 1983  federal  state  county  local

depository for survey records Missouri State Office of Historic Preservation

city, town Jefferson City state Missouri

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Continuation sheet Delmar Loop-Parkview Gardens Item number 2

Page 1

6238 - 6406 Cabanne

6249 - 6429 Cates

6250 - 6651 Clemens

6221 - 6609 Delmar

609 - 924 Eastgate

6236 - 6490 Enright

716 - 761 Heman

701 - 751 Interdrive

722 - 808 Kingsland

710 - 826 Leland

701 - 737 Limit

6242 - 6262 North

724 - 761 Syracuse

521 - 847 Westgate

59

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Parkview Gardens apartment district and the adjacent commercial strip along Delmar Boulevard, covering an area of about eighty-four acres, form the "downtown" section of the St. Louis suburb of University City. A small part of the southeast corner lies within the city of St. Louis. Known as "the Delmar Loop", after a now abandoned street-car turnaround at its western end, the district has a population of about 3,650, housed in about 275 brick apartment buildings and 24 single-family houses. The residential area includes two readily defined subdivisions north of Delmar. Along Delmar, generally between Skinker and Leland, a distance of about two and a half blocks, are twenty commercial buildings, some with apartments upstairs. (The block to the west is also considered part of the Loop but since only six of the original buildings remain after much of the land was cleared during urban renewal, and two are greatly altered, that block is excluded from the historic district.) Nearly all of the apartment and commercial buildings were built between 1914 and 1930, and most retain their original appearance. The apartments are mostly two and three stories in height, of red brick, with limestone and terra cotta ornament in the Tudor, Georgian or Craftsman styles. Although most buildings have flat roofs, there are many decorative parapets, balustrades, false gables or false hip roofs on front portions of the buildings, giving a varied roof line along each block. Many buildings have projecting bays and shallow, roofed entry porches, breaking the plane of the facades. Giving unity and visual continuity to the rows of buildings are uniform setbacks and rows of large shade trees in the tree lawns and parkways along the streets. Each of the two subdivisions making up the apartment area has a distinct visual identity related to the design of the streets and buildings: North Parkview (Photos #1-4) has curved streets and a variety of architectural details and building types creating a picturesque quality; Delmar Garden (Photos #5 & 6) is more orderly, with straight streets, landscaped parkways, shallow building setbacks and a predominant building type and style. A long, narrow park, Ackert Park, with a playground and public walkway, constructed in an abandoned streetcar right-of-way that originally separated the subdivision, visually defines the subdivisions but also serves as a pedestrian link and an area of common use. Delmar Boulevard (Photos #7 & 8) is the commercial street down which a streetcar once ran. The buildings which house retail businesses and offices are one to four stories in height, of red or yellow brick with free application of stone and glazed terra cotta trim and ornament. The principal styles of details are Tudor, Georgian, Craftsman, Art Deco and Modernistic. Parapet walls on the facades are typically shaped or topped with finials and decorative coping common to small early twentieth century commercial buildings. Few storefronts have been remodeled since 1935 and the upper stories remain essentially as built. Of the 309 buildings in the business and residential sections of the District, 289 are contributing, built between 1911 and 1936.

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The majority of the Delmar Loop/Parkview Gardens historic district is within the St. Louis County suburb of University City. A small portion of the southeast corner is in the city of St. Louis. The main street, Delmar, is generally considered to be the northern boundary of the central west corridor of the city and county where high-quality residential development has taken place and where cultural institutions have been concentrated. The Loop is near Washington University and Forest Park where several major museums are located.

Three major thoroughfares pass through or by the District: Skinker on the east, Olive Street Road on the north and Delmar on the south. Several public bus lines serve the area.

Delmar Boulevard is a major east-west street which originates in St. Louis at the Mississippi River and runs to the western limit of University City. For most of its length in St. Louis it is a commercial street, although there are some blocks of apartments and older single-family houses. The commercial concentration in the Loop is an extension of this use. To the west of the Loop, Delmar passes through the Civic Plaza of University City, site of the City Hall and several large church and institutional buildings. At the Plaza are the Lion Gates, monumental pylons topped with sculpted lions which symbolize the entrance to the residential area of University City.<sup>2</sup>

The two apartment subdivisions and the adjacent commercial area have been combined as a single historic district because they share a common development history, pattern of use, identity and popular name: "the Loop". The north side of Delmar was platted as part of the apartment area, with commercial use intended. Shops were developed with or shortly after the apartment buildings - as soon as a supporting population was present. Both areas developed because of their location at a streetcar crossroads, and both have historically been mutually dependent. The entire Loop area may be seen as a microcosm of early twentieth-century suburban development linked to the streetcar, and its significance as a whole is greater than that of any of its parts.

Some distinct architectural styles may be identified in Loop buildings, although many buildings are difficult to categorize.

The dominant style among the apartment buildings, especially in the North Parkview subdivision, is the Craftsman style.<sup>3</sup> This popular early twentieth-century style is best characterized by the sparse use of historical ornament in favor of details which express the nature of building materials and structure. Examples are 6260 Cates, 6286 Cates, 6609 Clemens and 6311 Clemens. (Photos # 9, 10, 11 & 12)



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In Craftsman buildings, the basic building material is dark red brick with dark mortar. Some brick is scored or otherwise textured. In some instances, various colors of brick are combined in a wall becoming a prominent decorative feature. Brick soldier courses or rowlock header courses are used at window heads, for decorative bands at floor and sill levels, and to form geometric shapes as a decorative focal point in a wall. The segmental arch over window and door openings is a structural element used decoratively.

Exposed structure is seen in gabled front porches or is implied in imitation half-timber work. Brackets and rafter ends, frequently shaped, are exposed under the eaves of false roofs. The roof itself, covered with red or green clay tile, is often an important design element.

Inlaid stone is commonly used in simple geometric shapes or in strap-like bands framing windows and doors, crossed at the corners and rounded at the ends. Short ends of stone "straps" are sometimes inlaid in the brick above and below window mullions, visually crossing the window sills and heads. (Photo #11)

Windows are grouped in two's, three's and sometimes larger combinations. Some windows in groupings are very narrow in proportion to their height. The lower sash in nearly all windows is glazed with a single pane, while the upper sash may have a single row of vertical panes or a composition of variously proportioned rectangles. Stained glass is used in windows in the stairwells and in small windows flanking fireplaces on the sides of buildings. Windows have square or segmental-arched heads, which are formed with brick soldier or header courses, and sometimes have keystones and springstones. Stone lugsills and continuous stone courses at the sill level are common. Window frames are wood, recessed and usually painted white, while sash frames may be dark green, black or white; the traditional colors predominate although other colors may be found on recently painted buildings. Double-hung windows are nearly universal but casement windows and French doors are occasionally seen.

Main entry doors are glazed and frequently have sidelights and transom lights. Glazing of the door with a single glass panel, a row of three elongated panes, or in a pattern of rectangular panes of various proportions. Sometimes double doors are used. A commercial building at 6600 Delmar is designed in a Craftsman style. It has strong horizontal lines and is finished with stucco on the second story with a green tile pent roof over the windows.

The second identifiable style is Georgian Revival. Several buildings by architect Charles H. Deitering have Georgian features such as Palladian windows, fanlights, molded cornices and classical doorcases. An example is 6312 Cates (Photo #13). Georgian style details are applied freely to perhaps a third of the apartment buildings and also to several commercial buildings. The great majority of buildings in the Delmar Garden apartment subdivision, most of them built by a single builder, have Georgian details

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ranging from small pedimented porticos, dentil cornices and iron balconies, to quoins, keystones and molded terra cotta ornament (Photo #15). Glazed terra cotta is used extensively on some commercial buildings to simulate Georgian stone details such as voussoirs, quoins, consoles, balustrades, pediments and paneling. An example is the Delmar Limit Building at 6250 Delmar. The Donaldson Court apartments, a group of stucco-finished concrete structures arranged around a courtyard, have a number of Georgian as well as Italian Renaissance details such as cartouches, arched entrances and bracketed cornices.

Glazed terra cotta, cast in the form of rosettes, shields, masks, moldings and other decorative motifs derived from a variety of historical sources, is frequently seen on the commercial buildings. Examples in the Tudor-Gothic and Jacobean styles are finials and doorway moldings at 6265-77 Delmar (Photo #23), 6307-9 Delmar and 6311-17 Delmar. The parapets on the shop fronts of the former two buildings and on the main roof of the latter have triangular gables in the Jacobean or Elizabethan manner, enriching the roofline along the street. The Audrey apartment and commercial building at 6388-94 Delmar is decorated with polychrome terra cotta shields, masks, moldings and tracery.

The Tivoli Building, at 6346-70 Delmar (Photo #24), is designed in the Art Deco style<sup>4</sup>, with a neo-classical flavor. The facade of the four-story building is faced with sand-finished pre-cast concrete panels, the upper stories articulated in a monumental order of pilasters with Adamesque swags and urns in bas-relief on the spandrels and frieze. An elaborate parapet is shaped with two huge wheel-like structures, decorated in relief. The first floor, which houses shops and the entrance to the Tivoli Theater, is faced with black glass and serves as a base for the classical composition of the upper stories. The upper stories contain apartments. The first theater lobby is paneled in marble and scagliola in three colors, and connects to a separate vaulted-roofed building which houses the main lobby and theater. The main lobby walls are decorated with classical designs.

The small commercial building at 6311-17 Delmar (Photo #25) has two friezes in low relief depicting entwined foliage in the light, linear, stylized fashion of the late eighteenth century, as well as panels with winged griffins and classical urns. Most of the ornamentation and the large plate-glass Chicago-style windows on the second story remain intact.

Several commercial buildings and an apartment building are designed in the Modernistic style<sup>2</sup>, with glazed terra cotta panels modeled in abstract, hard-edged, angular forms. Building A of the Donaldson Court complex, a building with commercial space on the first floor, at 6501-25 Delmar (Photo #27), has terra cotta panels in two tones of tan, in an abstract composition suggestive of natural and classical forms such as clouds, waves, drapery, volutes and fluting. Donaldson Court was listed in the National Register on October 13, 1983.

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A restaurant at 6605-9 Delmar (Photo #26); formerly a bank, has a row of engaged piers, angular in cross-section, with terra cotta caps in the form of stylized palm leaves. The capitals stand free, the building having no cornice as is common in Modernistic buildings. Other terra cotta details are modernized versions of classical moldings around the entry, roundels with wreaths and eagles, and a panel with winged griffins, bundled reeds and a crest bearing the stars and stripes. An apartment building at 6612 Clemens has Modernistic polychromed glazed terra cotta panels over the entrances (Photo #28).

A one-story yellow-brick building in the streamlined commercial style is at 6310-18 Delmar. The building has long horizontal lines and no applied ornament except for courses of glazed black brick over the plate glass windows and along its battlemented parapet.

A group of nine, one-and-a-half-story, single-family houses, built in 1916 by the original developer of North Parkview on Cates, displays a range of rural European vernacular styles and some bungalow features (Photo #19).

A number of shop entrances are recessed in angled openings with plate glass windows, marble, tile or black glass base panels and terrazzo or tile paving. Examples with green and black marble paneling are the entrances at 6265-77 Delmar, built in 1929 as a commercial addition along the street uniting two existing apartment buildings.

A large Catholic church (Photo #22) and parish school located at 6433 and 6419 Clemens, within the apartment area, are the District's only monumental buildings. Both are of limestone and have classical pedimented entrances. The octagonal church has a small cupola atop its pyramidal roof and a facade composed in a monumental order of pilasters and pediment. A bell tower is attached at the rear. The building is architecturally finished on all sides suiting it well to its corner lot.

Nearly all the apartment and commercial buildings in the Loop are built to fill their lots, leaving only narrow, paved passages between them. In contrast to the facades, which are detailed, the sides and backs of buildings have no architectural finish, windows typically being glazed one-over-one, with working segmental-arched brick heads and brick sills, fenestration being purely functional, brick having no special surface treatment and mortar uncolored, and exposed foundations being of undressed stone. On the backs of most buildings are iron or reinforced concrete utility porches and stairs. Behind buildings are small rear yards and garages of various sizes and materials or paved parking areas accessible from the alleys.

The plans of the apartment buildings are designed for function and comfort. Larger buildings have courtyards in the rear and projecting sunrooms. Nearly all buildings have ample window area and large openings between rooms, maximizing natural light and allowing free air circulation.

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Five distinct apartment building types may be identified: 1) The two-story, two-family building and 2) the three-story, three-family building; in each case an apartment occupies an entire floor, excluding the staircase area; the building may be rectangular with the staircase in one corner, or L-shaped with the staircase and kitchen in the side projection; 3) the two-story, four-family building where each apartment occupies half of one story, with the staircase in the center; the individual apartments are generally small in size; 4) the three-story, six-family building which is essentially a double three-family on a large lot; the entrance and staircase in the center, frequently with forward projections on either side containing the apartments' sunrooms; apartments may be spacious; 5) the three-story building with nine, twelve or more units, arranged around a court or in an L-shaped plan, and built on a double or triple lot.

The District contains 19 two-families; 63 three-families; 59 four-families and 98 six-families.

Apartment units have from four to seven rooms, including sunrooms. Some typical apartment plans are illustrated in Appendix A.

The effects of continuing University City improvement projects may be seen in the new street signs in the apartment area and street trees, new sidewalks and heavy wood street furniture along Delmar.

The importance of street trees in the apartment areas cannot be overstated. The large sycamores and elms, some of them original plantings, are a major element in the appearance of the neighborhood.

A profile of the residents of Parkview Gardens shows a population that is 51% Black, 42% White and 7% Oriental and other. About 25% are students, 15% are elderly and 25% are school-age children.

University City offers tax abatement to owners who substantially rehabilitate their buildings according to specified standards. Placement on the National Register of Historic Places and eligibility for the investment tax credit through adherence to the Secretary of the Interior's Standards would contribute greatly to the architectural preservation of the area.

A building-by-building description of properties follows by street address. Streets are listed in alphabetical order, first contributing (pages 6-38), then non-contributing (pages 38-39).

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Contributing

All buildings are considered contributing if they were constructed between 1911 and 1936 and possess sufficient architectural integrity to express their historical origins. Two buildings which were extensively remodelled in 1935 and 1944 are considered contributing buildings as they possess architectural merit and were altered during the period of greatest social significance for the district.

CABANNE

- 6328 - 1922; Best Realty, developer; J.M. Moran, contractor  
Three-story, six-family brick apartment with stone and brick decorative detailing. The front entrance is arched with sidelights. The false hip roof is tiled.
- 6242 - 1922; Best Realty, developer; J.M. Moran, contractor  
Three-story, six-family brick apartment with stone and brick detailing. The front entrance is shaped in a semi-elliptical arch with a glazed door with shaped sidelights. Similar to 6238.
- 6244 - 1925; Alex Berg, developer; Phillip Rollhaus, contractor
- 6246 - Two-story, four-family brick apartment with false tiled cross-gable roof on front facade. Stone and brick decorative detailing around windows and door. Recessed entrance with second story projecting over entrance. Outer bays projecting from center bay.
- 6249 - ca. 1914  
Two-story, two-family brick duplex with shaped parapet capped with terra cotta. Porch columns rest on stone capped brick piers at entrance. Balustraded porch on second story. Brick beltcourses runs parallel with cornice. "Spotted" effect with dark colored brick positioned evenly across front facade.
- 6251 - 1927; Jacob Rubin, developer; J. Leasin, contractor  
Two-story, two-family brick duplex with shaped parapet capped with stone. Brick and stone decorative detailing around windows and end of parapet. Projecting porch with wrought iron railing at second story entrance.
- 6252 - 1922; Best Realty, developer, J.M. Moran, contractor  
Two-story, two-family brick apartment with stone and brick detailing. False gable tiled roof with half-timber styling at gable end.
- 6253 - 1927; Jacob Rubin, developer; J. Leasin, contractor  
Two-story, two-family brick duplex with stepped parapet capped with stone. Brick and stone decorative detailing at windows. Projecting first story porch with wrought iron railing on second floor porch.

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CABANNE (continued)

- 6255 - 1927; Jacob Rubin, developer; J. Leasin, contractor
- 6257 - Two-story, two-family brick apartment with shaped front parapet capped with stone. Decorative stone and brick detailing over windows and doors. Two-bay porch projects from face. Wrought iron railing on second floor.
- 6258 - 1922; A.A. Fischer, contractor/builder  
One and one-half-story, one-family brick dwelling with a shingled gabled roof. Large sided dormer with gable roof.
- 6262 - 1922; A.A. Fischer, contractor/builder  
One-story, single-family dwelling. Stuccoed brick with altered windows and porch removal. Gable roof has wide eaves at gable ends with exposed beams.
- 6264 - 1922; A.A. Fischer, contractor/builder  
One-story, single-family brick dwelling. Gable roof has wide eaves at front with exposed horizontal beams. Wrought iron railing at stairs. Similar to 6262.
- 6269 - 1922; A.F. Lerner, developer; J.M. Moran, contractor  
Two-story, four-family brick apartment with stone and brick detailing on front facade. The entrance is semi-elliptical with a single door with sidelights.
- 6270 - 1922; A.A. Fischer, builder/contractor  
One and one-half-story, single-family brick dwelling with a shingled gable roof with small glazed windows. Wide eaves supported by dragon gargoyles. Semi-enclosed porch.
- 6272 - 1921; R.A. Fischer, builder/contractor  
Same as 6270 except gargoyles are replaced with brackets. Recessed brick belt-courses below first story windows.
- 6300 - 1922; R.A. Fischer, builder/contractor  
One and one-half-story, single-family brick dwelling with semi-elliptical shaped dormer with small paned glazed windows. Wide eaves on front facade supported by brackets. Brick piers at entrance.
- 6304 - 1922; R.A. Fischer, contractor/builder  
One and one-half-story, single-family brick dwelling with semi-elliptical shaped dormer with small paned glazed windows. Wide eaves on front facade supported by brackets. Brick piers at entrance. Similar to 6270, 6272 and 6300.

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CABANNE (continued)

- 6309 - 1922; S. Martz, developer; V.H. Rhodes, contractor  
Two-story, four-family brick apartment with brick and stone detailing around windows and door. Half-timber styling at gable ends.
- 6310 - 1922; A.F. Lerner, developer; J. Moran, contractor  
Two-story, four-family brick apartment with brick and stone detailing around windows and door. Half-timber styling at gable ends.
- 6314 - 1922; A.F. Lerner, developer; J. Moran, contractor  
Two-story, four-family brick apartment with brick and stone detailing around windows and door. Semi-elliptical shaped entrance with narrow sidelights. Similar to 6310.
- 6318 - 1922; A.F. Lerner, developer; J. Moran, contractor  
Two-story, four-family brick apartment with brick and stone detailing. False, cross gabled tiled roof on front facade. Similar to 6310 and 6314.
- 6322 - 1922; A.F. Lerner, developer; J. Moran, contractor  
Two-story, four-family brick apartment with brick and stone windows and door detailing. False gable tiled roof with half-timber styling at gable end. Similar to 6310, 6314 and 6318.
- 6328 - 1922; A.F. Lerner, developer; J. Moran, contractor  
Two-story, four-family brick apartment with brick and stone window and door detailing. Tiled hip roof. Semi-elliptical front entrance with single door with sidelights. Similar to 6310, 6314, 6318 and 6322.
- 6400 - 1922; A.F. Lerner, developer; J. Moran, contractor  
Two-story, four-family brick apartment with stone and brick decorative detailing. False gable tiled roof with half-timber styling at gable end. Similar to 6310, 6314, 6318, 6322 and 6328.
- 6406 - 1922; A.F. Lerner, developer; J. Moran, contractor  
Two-story, four-family brick apartment with stone and brick decorative detailing. False cross gable roof with half-timber styling at gable end. Similar to 6310, 6314, 6318, 6322 and 6328.

CATES

- 6249 - 1921; V.A. Chinberg, contractor/builder  
Three-story, six-family apartment, brick with stone decorative details around windows and door.

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CATES (continued)

- 6253 - 1928; J.M. Moran, contractor; West End Realty, developer  
Three-story, three-family apartment with variegated colored brick with stone decorative details with french doors and balconies; stained leaded glass in stairway window.
- 6257 - 1926; J.M. Moran, contractor; West End Realty, developer  
Three-story, three-family apartment with variegated colored brick with stone decorative details, leaded glass in stairway windows.
- 6260 - 1919; V.H. Rhodes, developer; V.E. Rhodes, contractor  
Three-story, six-family apartment, variegated colored brick with stone decorative details around windows and door.
- 6261 - 1916; Delmar Improvement Co., contractor/builder  
One and one-half-story, single-family dwelling, stucco wall construction with a tiled gambrel roof.
- 6265 - 1919; Woas-Flint Const. Co., contractor/builder  
Two-story, four-family brick apartment with false, cross-gable tiled roof. Gable end decorated with stucco and vertical timbers with knee braces. Tiled shed roof at entrance.
- 6266 - 1919; V.H. Rhodes, builder; V.E. Rhodes, contractor  
Three-story, six-family apartment, variegated colored brick with stone decorative details (same as 6260 Cates).
- 6269 - 1922; L. Greengard, contractor/builder  
Two-story, four-family brick apartment with stone and brick decorative detailing. False gable tiled roof supported by brackets. Tiled hip roof at entrance. Stone motif above second story central window.
- 6270 - 1919; V.E. Rhodes, contractor; V.H. Rhodes, builder  
Three-story, six-family apartment, variegated colored brick with stone decorative details (same as 6260-66).
- 6274 - 1919; V.E. Rhodes, contractor; V.H. Rhodes, builder  
Three-story, six-family apartment, variegated colored brick with stone decorative details (same as 6260-66-70).
- 6278 - 1916; Delmar Improvement Co., contractor/builder  
One and one-half-story, single-family dwelling, brick construction with tile cross half-timber-style gables.



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CATES (continued)

- 6282 - 1917; C.L. Thurston, architect; V.A. Chinberg, contractor; Alco Inv. Co., builder  
Two-story, four-family apartment, brick with stone decorative details with  
high-pitched center gable.
- 6284 - 1917; V.A. Chinberg, contractor; Alco Inv. Co., builder; C.L. Thurston, architect  
Two-story, four-family apartment brick with stone decorative details with  
high-pitched center gable (same as 6282).
- 6286 - 1917; V.A. Chinberg, contractor; Alco Inv. Co., builder; C.L. Thurston, architect  
Two-story, four-family apartment brick with stone decorative details with high  
pitched center gable (same as 6282-84).
- 6300 - 1917; V.A. Chinberg, contractor; Alco Inv. Co., builder; C.L. Thurston, architect  
Two-story, four-family apartment, brick with painted stone decorative details,  
high pitched center gable (same as 6282-84-86).
- 6301 - 1922; L. Greengard, contractor/builder  
Two-story, four-family brick apartment with stone and brick decorative detailing.  
False gable tiled-roof supported by brackets. Tiled hip roof at entrance. Stone  
motif above second story central window. (Similar to 6269)
- 6304 - 1916; Delmar Improvement Co., contractor/builder  
One and one-half story, single-family dwelling, stucco wall finished with a tiled,  
gambrel flared roof.
- 6305 - 1922; L. Greengard, contractor/builder  
Two-story, four-family brick apartment with stone and brick decorative detailing.  
False gable tiled roof supported by brackets. Tiled hip roof at entrance. Stone  
motif above second-story central window. Similar to 6269 and 6301.
- 6306 - 1918; V.A. Chinberg, contractor; Alco Inv. Co., builder, attrib. to C.L. Thurston, arch.  
Two-story, four-family apartment, brick masonry with stone beltcourse and a  
slate false hip roof.
- 6308 - 1921-22  
Two-story, four-family brick apartment with false shingled cross gable roof.  
Center gable decorated with half-timber styling. Front entrance has gable roof  
with collar beam supported by brackets.
- 6309 - 1926; J.M. Moran, contractor; West End Realty, builder  
Three-story, three-family apartment, brick wall construction with stone decorative  
details and a false tiled hip roof. Leaded sidelights on stairway windows.  
Same as 6257.

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CATES (continued)

- 6311 - 1916; Delmar Improvement Co., contractor/builder  
One and one-half-story, single-family dwelling, half-timber construction with cross gable bellcast slate roof.
- 6312 - 1916; Bush-Burns Co., contractor; G.E. May, builder; C.H. Deitering, architect  
Two-story, four-family apartment, brick masonry construction, classical style detailing at entrance and window treatment.
- 6317 - 1921; W.F. Shaidan, contractor/builder  
Three-story, six-family brick apartment with brick and stone decorative detailing around windows and door. Dropped cornice wraps around front facade. Flat roof capped with stone. Gable roof over entrance. Projecting sunporches at end bays.
- 6318 - 1916; Delmar Improv. Co., contractor/builder  
Two-story, single-family dwelling, brick masonry construction, with a saltbox style shingled roof.
- 6321 - 1916; Delmar Improvement Co., contractor/builder  
One and one-half-story, single-family dwelling, brick masonry construction with a tiled clipped gable roof projecting from front facade.
- 6326 - 1917; Chapman/Celrose R.E. & I. Co., contractor; C.H. Deitering, architect  
Two-story, four-family apartment, brick masonry construction with classical decorative detailing at front entrance and a Palladian window above entrance.
- 6327 - 1926; J. Moran, contractor, for West End Realty, builder  
Three-story, three-family apartment; brick masonry construction with stone decorative detailing around windows and door. A tiled false hip roof on front facade. Same basic design as 6309.
- 6328 - 1917; C.H. Deitering, architect  
Two-story, four-family apartment, brick masonry construction with classical decorative detailing at front entrance and a Palladian window above entrance (same basic design as 6326).
- 6401 - 1926; J.M. Moran, contractor for West End Realty, builder  
Three-story, three-family apartment, brick masonry construction with stone decorative details. Replaced stairway windows. A tiled false hip roof (same basic design as 6309 and 6327).
- 6404 - 1916; Delmar Improvement Co., contractor/builder  
One and one-half-story, single family dwelling, brick masonry construction with a tiled saltbox roof. Front gable end is decorated with a half-timber styling.

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CATES (continued)

- 6405 - 1916; Delmar Improvement Co., contractor/builder  
One and one-half-story, single-family dwelling, stucco wall finish with a shingled, gable roof with dormers.
- 6408 - 1918; C.H. Deitering, architect  
Two-story, four-family apartment, dark brick masonry construction with small lights in all casement windows.
- 6409 - 1921; W.F. Shaiden, owner & builder  
Three-story, six-family brick apartment with brick and stone decorative detailing around windows and door. Dropped cornice wraps around front facade. Flat roof capped with stone. Gable roof over entrance. Projecting sunporches at end bays. Similar to 6317.
- 6410 - 1918; C.H. Deitering, architect  
Two-story, four-family apartment, brick masonry construction with decorative stone details over windows, classical portico.
- 6414 - 1918; C.H. Deitering, architect  
Two-story, four-family apartment with brick construction. All double-hung windows have small, multilights. Wood pilasters with heavy brackets supporting cornice at entrance. Same basic design as 6408.
- 6415 - 1916; Delmar Improvement Co., contractor/builder  
One and one-half-story, single-family dwelling, brick masonry construction, with half-timber stylized cross gable ends.
- 6421 - 1924; J. Chapman, contractor for Hotfelder Rlty., builder  
Three-story, three-family apartment, variegated colored brick masonry with stone decorative details around entrance and window heads.
- 6424 - 1918; V.A. Chinberg, contractor, for Alco Inv. Co., builder, attrib. to C.L. Thurston, architect  
Two-story, four-family apartment, brick masonry construction, with decorative stone details. (Same basic design as 6306)
- 6425 - 1924; J. Chapman, contractor for Hotfelder, builder  
Three-story, three-family apartment, brick masonry construction with stone decorative details around entrance and at window heads. Same basic design as 6421.

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CATES (continued)

6428 - 1918; attrib. to C.L. Thurston, architect  
Two-story, four-family apartment, brick masonry construction, stone decorative details, false tiled gable roof and tiled shed roof at entrance. Same basic design as 6306, 6424.

6429 - 1921; J.M. Moran, contractor for Best Realty, builder  
Three-story, six-family apartment, brick masonry construction with stone decorative details. A tiled, false cross-gable roof on front facade.

CLEMENS

6250 - 1922; V.A. Chinberg, contractor/builder  
Three-story, six-family brick apartment with stone and brick decorative detailing. Sunporches projecting from front facade.

6255 - 1924; E.A. Wagner, contractor/builder  
Three-story, six-family brick apartment with terra cotta brick decorative detailing. Pedimented stone front entrance with pilasters. Multi-paned door with sidelights.

6261 - 1924; E.A. Wagner, contractor/builder  
Three-story, six-family brick apartment with terra cotta and brick decorative detailing. Pedimented stone front entrance with pilasters. Multi-paned door with sidelights. Similar to 6255.

6265 - 1926; Max Goldman, developer; V.A. Chinberg, contractor  
6271 Three-story, 24-family brick apartment with terra cotta, stone, brick decorative detailing around windows and door. Wrought iron balconies facing end bays. Terra cotta crests at parapet ends.

6306 - 1927; Mollie Lerner, contractor; Martin D. Lerner, builder  
Three-story, three-family brick apartment with stone and brick decorative detailing over windows and doors. False, tiled, hip roof with false gable over entrance bay. Wrought iron balcony on first floor (french door) on each side of central chimney.

6311 - 1918; John Dilschneider, contractor/builder  
Three-story, three-family brick apartment with stone and brick decorative detailing around windows. Center bay projecting from face. Diamond shapes made out of colored brick decorate window spandrel below third story windows. Hip roof supported by brackets.

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CLEMENS (continued)

- 6317 - 1916; W.A. Brascher, architect  
Two-story, two-family brick apartment with stone and brick decorative detailing at windows and entrance. Tiled hip roof supported by large, wooden brackets.
- 6319 - 1924; E.A. Wagner, contractor/builder  
Three-story, three-family brick apartment building with stone detailing around windows and doors.
- 6321 - 1915; H.J. Remmers, architect  
Two-story, two-family brick apartment with stone label moulding around windows. Shingled hip roof with wide eaves. Gable roof supported by brackets over entrance. Right bay projects from entrance.
- 6403 - 1914; A.J. McDonough, owner  
Two-story, one-family brick and stucco structure for parish of All Saints Church. Brick detail around windows and door. Hip roof with wide eaves supported by brackets. Hooded console over entrance. Two-story portico at east side of building.
- 6419 - 1918; J. Sidney Lee, architect  
Three-story, stone school building and hall. Classical entrance with pediment and pilasters. Fanlight above entrance. Second story hall window treatment echoes front entrance. Projected entrance ends with pedimented cornice that wraps around building.
- 6433 - 1936; Henry P. Hess, architect  
Two-story, stone church with pyramidal slate roof with four pilasters with capital at entrance. Broken pedimented cornice over double door. Arched windows on either side of entrance. Cupola and louver with cross and arched windows. Circular windows above entrance on outer bays.
- 6602 - 1923; J.M. Sprague, developer; Geo. Pomeroy, contractor  
Three-story, 12-family brick apartment with brick and stone decorative detailing. False cross gable roof supported by brackets. Central bay slightly projects front facade. Arched windows above entrance.
- 6603 - 1923; West End Realty, developer; J.M. Moran, contractor  
Three-story, 15-family brick apartment with brick and stone detailing around windows and entrance. False hip and gable roof made of slate.
- 6608 - 1923; Max Goldman, developer; Geo. H. Pomeroy, contractor  
Three-story, six-family brick apartment with stone and brick decorative detailing. Combination tiled hip and pent roof on front facade supported by brackets. Arched window in center bay.

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CLEMENS (continued)

- 6609 - 1922; A.F. Lerner, developer; J.M. Moran, contractor  
Three-story, six-family brick apartment with stone decorative detailing around fenestration and door entrance. Tiled false hip roof supported with wooden brackets.
- 6612 - 1929; H.W. Guth, architect; Joe Dubman, builder  
Three-story, 12-family brick apartment with shaped parapet. Stone lintel and keystone above windows. Upper floor windows are hooded with a projecting cornice over each window. Entrances slightly projected from face. Polychrome glazed terra cotta spandrels with modernistic designs above doors. Windows in center bays have leaded glass. Pointed compound arched portals. Raised headers every third row create a vertical pattern near windows.
- 6615 - 1922; A.F. Lerner, developer; J.M. Moran, contractor  
Three-story, six-family brick apartment with stone decorative detailing around fenestration and door entrance. Tiled false hip roof supported with wooden brackets. Similar to 6609.
- 6620 - 1923; E.G. Wagner & E.W. Grant, builder/contractor  
Three-story, six-family brick apartment with terra cotta decorative details around windows and front entrance. Classical entrance with pedimented cornice and pilasters made out of terra cotta.
- 6623 - 1922; Max Scholer, developer; E.A. Cowdery, contractor  
Three-story, three-family brick apartment with brick flat arches above windows. Terra cotta cornice above entrance. Terra cotta beltcourse across front facade.
- 6627 - 1922; Best Realty Co., developer; J.M. Moran, contractor  
Two-story, four-family brick apartment with false tiled hip roof and a tiled shed roof at entrance supported by brackets. Stone and brick detailing at windows.
- 6630 - 1923; E.G. Wagner & E.W. Grant, builder/contractor  
Three-story, six-family brick apartment with brick terra cotta detailing at entrance and windows.
- 6631 - 1924; May Building & Inv. Co., developer; Leslie A. Rice, contractor  
Two-story, four-family brick apartment with stone beltcourses, and brick flat arches over window decorating front facade. Combination tiled gable and hip roofs on front facade.

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CLEMENS (continued)

- 6633 - 1924; May Bldg. & Inv. Co., developer; Leslie A. Rice, contractor  
Two-story, four-family brick apartment with stone beltcourses, and brick flat arches over window decorating front facade. Combination tiled gable and hip roof on front facade. Similar to 6631.
- 6639 - 1925; Abe Gold, contractor  
Two-story, four-family brick apartment with stone beltcourses, and brick flat arches over window decorating front facade. Combination tiled gable and hip roofs on front facade. Tiled pent roof supported by brackets at entrance. Similar to 6631 and 6633.
- 6641 - 1925; Jayan Realty Co., developer; J.W. Kopman, contractor  
6643 Two-story, two-family brick apartment with shingled hip roof supported by wood brackets. Brick and stone decorative detailing above windows and door. Wrought iron balcony at first floor with french doors. Hooded console supported by brackets at each entrance.
- 6645 - 1925; Jayan Realty Co., developer; J.W. Kopman, contractor  
6647 Two-story, two-family brick apartment with steep, gable roof with half-timber ornamentation at gable end. Stone detailing at end bays. Hooded console above each entrance.
- 6649 - 1925; Jayan Realty Co., developer; J.W. Kopman, contractor  
Two-story, two-family brick apartment with shingled hip roof supported by wood brackets. Brick and stone decorative detailing above windows and door. Wrought iron balcony at first floor with french doors. Hooded console supported by brackets at each entrance.
- 6651 - ca. 1923; John Gill, developer; Fred Englehardt, contractor  
Three-story, three-family brick apartment with stone decorative detailing around windows and door. Concrete balconies at first floor doors. Painted stucco at end of parapet. Shed tiled roof at left bay.

DELMAR

- 6221 -  
6231 Three-story, brick mixed use brick building with stone and brick decorative (city) details around windows. Shaped parapet on front facade.
- 6225 - 1921; Theo. P. Saum, owner and architect  
6235 Two-story, brick mixed use building sited on corner. A central, three-story (city) tower, with tiled, pyramidal roof dominates structure. Stone detail around tower windows. Parapet capped with stone.

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DELMAR (continued)

- 6246 - 1926; Rallo & Brugnone, contractor; M. Costa, owner; Corrubia & Henderson, architects
- 6254 Delmar Limit Building; three-stories, brick and stone mixed-use building situated (city) on corner. Limit entrances accentuated with a pedimented cornice with stone balconies and arched entrances. Storefronts are stone and corners of the building are accented with stone. Stone lintel and keystone over windows.
- 6255 - 1921; V.E. Rhodes, developer  
Three-story, six-family brick apartment with projecting outer bays. Wide eaves project over front facade with exposed bracing. Stone detail around entrance decorated with modillions, egg and dart moulding, and a running pattern.
- 6263 - 1921; V.E. Rhodes, developer  
Three-story, six-family brick apartment with projecting outer bays. Wide eaves project over front facade with exposed bracing. Stone detail around entrance decorated with modillions, egg and dart moulding, and a running pattern. Cornice is supported by stone brackets and pilasters around entrance. Similar to 6255.
- 6265 - 1919; Henry Schaumberg, architect, 1929 storefronts, Norman B. Howard, architect
- 6271 Three-story, mixed-use brick building. Apartments have projecting outer bays with stone capped parapet and cornice. In 1929, storefronts were added and details was given to the recessed entrances with tile and green & black marble paneling.
- 6301 - 1921; apartments; storefronts added later
- 6305 Three-story, mixed use brick building with apartment roof (flat) projecting over front facade with supports exposed.
- 6307 - 1921, apartments; storefronts 1928, Norman B. Howard, architect
- 6309 Three-story, mixed use brick building. Central recessed entrance with pointed, parapets. Stone quoins decorate each corner of building with a shaped roof (storefront) that is capped with stone. Cross-shaped decoration at entrance (stone). Leaded glass above plate glass.
- 6310 - 1936; Preston Bradshaw, architect
- 6318 One-story, commercial-use (record store) brick building with black, glazed brick running horizontally across the shaped parapet and above plat glass windows.
- 6311 - 1924; E.G. Sachse, contractor; Walter Hays, developer
- 6317 Two-story, commercial-use building has a shaped parapet with three high pitched "gables" with finials. Stone quoins decorate corners with winged griffins. Two friezes with entwined foliage and classical urns in low relief decorate front facade.



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DELMAR (continued)

- 6346 - ca. 1922; Burnham, Chicago, architects
- 6370 Four-story, mixed-use building. Main use is the Tivoli Theater which is quite popular in the St. Louis area. The building is faced with sand finished, pre-cast concrete panels. At the main two front entrances are large, semicircular arched pediment decorated in relief on the face. Pilasters beneath arched pediment. Style is Art Deco with neo-classical decoration.
- 6374 - 1922; E.A. Cowdery Const. Co., contractor; Edward Lewis, owner
- 6376 Two-story, commercial brick and stone building with a shaped parapet. A diamond shape (above entrance) is made from slightly raised brick. Stone faced store fronts.
- 6376 - 1922; Cowdery Const. Co., contractor; Mike Pierrone, owner
- 6378 Two-story, mixed use brick building with a stone-capped shaped parapet. Smooth faced stone at storefronts.
- 6388 - 1928; Ott J. Krieg, architect; Hugo & Buecker, contractor; Eugene A. Freund, owner
- 6394 Three-story, mixed use brick and stone building. Situated on corner. Every other bay is accentuated with stone quoins decorative windows and running to the top of the parapet. The end of the parapet is crenelated with applied decoration between the crenelation.
- 6501 - 1922; Mauran Russell & Crowell, architects; facade remodelled, 1936
- 6525 Three-story, mixed use brick complex with modernistic decorative detailing with terra cotta around window spandrels and aluminum trim. Six bays face street. Each bay almost mirror image of others. Casement windows with transom (in apartments). Decorative details stress the vertical.
- 6504 - 1911-13
- 6510 Two-story, mixed use brick and stone building which takes up one city block. Entrances accentuated with stone top of raised parapets. Stone has quoins at each end where stone and brick meet. A corbeled cornice runs across on three sides facing the street.
- 6600 - 1917;
- 6602 Two-story, commercial brick and stucco building situated on corner. A tiled pent roof supported by brackets runs below the cornice of the building.
- 6605 - 1928; Robert Smith, developer; remodelled 1944, Fred R. Nauman, architect
- 6609 A one-story commercial (restaurant) structure with brick and stone on front facade face. Large, block glass windows have black painted grilles running vertically across windows on three sides. On each side of windows are large terra cotta (shaped like palm leaves) capped piers. Medallions decorate the top of parapet which is capped with stone. Other decorative details around the entry are roundels with wreaths and eagles, winged griffins, stars and stripes within a crest.

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EASTGATE

- 609 - 1923; James Moran, contractor  
611 Two-story, a shop on lower level, apartments on upper level. Brick storefront.  
(city) False, tiled cross-gable roof with half-timber decorative details at gable end. Stone door surround.
- 616 - 1914; Chinberg, Williams, & T.C. Reeves, contractor, owner and architect  
(city) Three-story, six-family brick apartment (now abandoned) with projecting sleeping porches. Center bay decorated with stucco rectangles with brick squares in center. Shaped center parapet.
- 622 - 1914; Chinberg, Williams & T.C. Reeves; contractor, owner and architect  
(city) Three-story, six-family brick apartment with projecting sleeping porches. Center bay decorated with stucco rectangles with brick squares exposed in center. Hooded gable supported by bracket at entrance. Similar to 616.
- 626 - 1921; Rhodes & Cook, contractors; Frank Darr, owner  
(city) Three-story, six-family brick apartment with stone beltcourses (3) running across front facade. Classical, terra cotta portico on front facade. Stone capped parapets.
- 702 - 1921; Rhodes & Cook, contractors; Frank Darr, owner  
(city) Three-story, six-family brick apartment with stone beltcourses (3) running across front facade. Classical, terra cotta portico on front facade. Stone capped parapets. Similar to 626.
- 701 - 1919; attributed to Charles H. Deitering, architect; V.E. Rhodes, builder/contractor  
Three-story, six-family apartment, terra cotta beltcourses wrapping across front facade and parapet is capped with stone. Hooded console above entrance way.
- 707 - 1919; attributed to Charles Deitering, architect; V.E. Rhodes, builder/contractor  
Three-story, six-family brick apartment with stone beltcourses, hooded console above entrance.
- 710 - 1916; V.E. Rhodes, owner/contractor  
(city) Three-story, six-family brick apartment with stone strapwork at window corners extending around corner of projecting sleeping porches. Bracketed cornice. Shaped parapet capped with stone. Pedimented hood over entrance supported by brick, squared engaged columns.
- 711 - 1916; Charles Thurston, architect  
Three-story, three-family brick apartment with a tiled gable roof supported by brackets. Stone decorative details at windows with stone beltcourse across front facade.

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EASTGATE (continued)

- 717 - 1916; Charles Thurston, architect  
Three-story, three-family brick apartment with stone decorative details.
- 720 - 1925; V.A. Chinberg, contractor; Max Goldman, owner  
722 Three-story, 12-family brick apartment with brick and stone decorative details  
(city) around windows and door. Terra cotta cornice with shaped parapet capped with stone. Classical, pedimented entrance with engaged columns.
- 721 - 1922; V.A. Chinberg, contractor/builder  
Three-story, six-family brick apartment with stone and brick decorative details.  
False, cross-gable tiled roof.
- 726 - 1914; J.C. Gorham, contractor; Clemence A. Renard, owner  
(city) Two and one-half-story, two-family brick duplex with projected porches. Hip roof with gable dormer. Long, vertical windows. Gable hood supported by brackets at entrance. Bracket supports at eaves. Stone beltcourse below lower porch wrapping around front facade.
- 730 - 1922; M.S. McCarthy, contractor; J.M. Fiegenbaum, owner  
(city) Three-story, three-family brick apartment with brick and stone decorative detailing around projecting bay windows. False, shingled hip roof on front facade. Hip roof supported by brackets at entrance.
- 736 - 1916; Charles H. Deitering, architect; V.E. Rhodes, contractor/builder  
Three-story, six-family brick apartment with stone beltcourse across front facade.
- 740 - 1921; Melvin Donald Inv. Co., developer; J.M. Moran, contractor  
Three-story, six-family brick apartment with stone decorative details at windows and doors. Cross gable decorated with half-timber styling.
- 741 - 1924; Wagner, Grant & Bell Realty, contractor/builder  
745 Three-story, 12-family apartment with wrought iron balconies and stone decorative details.
- 746 - 1921; Melvin Donald Inv. Co., developer; J.M. Moran, contractor  
Three-story, six-family brick apartment with stone decorative details.
- 800 - 1919; attributed to Charles H. Thurston, architect  
Three-story, six-family brick apartment with a tiled cross gable supported with brackets. Stone and brick decorative details with projecting sunporches.
- 804 - 1919; Alco Investment Co., developer; V.A. Chinberg, contractor  
Three-story, six-family brick apartment with stone and brick decorative details with projecting sunporches.

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EASTGATE (continued)

- 812 - 1921; Max Goldman, developer; Jacob Rubin, contractor  
Three-story, six-family brick apartment with stone and brick decorative details, projecting sunporches. Center bay has curved window heads.
- 816 - 1921; Max Goldman, developer; Jacob Rubin, contractor  
Three-story, six-family brick apartment with projecting sunporches. Stone and brick decorative detailing on front facade. False gabled tiled roof. Center bay window has curved window head. Similar to 812.
- 900 - 1922; A.F. Lerner, developer; Moran & Reilly, contractor  
Two-story, four-family brick apartment with false gable tiled roof with half-timber treatment at gable end. Stone decorative details on front facade.
- 901 - 1927; Yawdell Realty Co., developer; Harry Yawitz, contractor  
Two-story, four-family brick apartment with false, tiled cross gable. Decorative brick and stone decorative detailing at door and windows. Gable roof over entrance.
- 904 - 1922; A.F. Lerner, developer; Moran & Reilly, contractor  
Two-story, four-family brick apartment with a false hip shingled roof. Decorative details on front facade is stone and brick to decorate window and door openings.
- 905 - 1927; Yawdell Realty Co., developer; Harry Yawitz, contractor  
Two-story, four-family brick apartment with false tiled cross gable. Decorative brick and stone decorative detailing at door and windows. Gable roof over entrance. Similar to 901.
- 908 - 1922; A.F. Lerner, developer; Moran & Reilly, contractor  
Two-story, four-family brick apartment with a false gable roof. Stone and brick decorative details on front facade. Semi-elliptical front entrance with side-lights.
- 909 - 1927; Yawdell Realty Co., developer; Harry Yawitz, contractor  
Two-story, four-family brick apartment with false, tiled cross gable. Decorative brick and stone decorative detailing at door and windows. Gable roof over entrance. Similar to 901 and 905.
- 912 - 1925; Romeo Callahan, builder/contractor  
Two-story, two-family brick duplex with shaped parapet capped with stone. Light brick flat arches above windows and doors. Brick piers at entrance.

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EASTGATE (continued)

- 914 - 1927; West End Realty, developer; J.M. Moran, contractor  
Two-story, four-family brick apartment with a shingled, false hip and gable roof. Wrought iron balconies at each door opening with a single, multi-paned door with sidelights. A semi-elliptical arched entrance with brick and stone detailing.
- 915 - 1922; Best Realty Co., developer; J.M. Moran, contractor  
Two-story, four-family brick apartment with a shingled false hip roof. Stone and brick decorative detailing on front facade. Semi-elliptical entrance.
- 916 - 1927; West End Realty, developer; J.M. Moran, contractor  
Two-story, four-family brick apartment with at tiled false hip and gable roof. Wrought iron balconies at each door with sidelights.
- 920 - 1927; West End Realty, developer; J.M. Moran, contractor  
Two-story, four-family brick apartment with four wrought iron balconies with a single multi-paned door with sidelights. Semi-elliptical entrance with side-  
lights. A false hip and gable tiled roof. Similar to 914 and 916.
- 924 - 1927; West End Realty, developer; J.M. Moran, contractor  
Two-story, four-family brick apartment with four wrought iron balconies with a single multi-paned door with sidelights. False hip and gable tiled roof with stucco in gable end.

ENRIGHT

- 6236 - 1921; R.E. Jones, contractor; Ella Blume, owner  
(city) Three-story, six-family brick apartment with projecting sleeping porches at end bays. Decorative brick and stone detailing around windows and door. False gable roof decorated with half-timber styling.
- 6275 - 1916; F.J. Cornwell & Son, architect/builder  
Three-story, six-family brick apartment with projecting sleeping porches. Stone and brick detailing around windows and door. Classical entrance surround door with wood pilasters and cornice.
- 6409 - 1919; attrib. to Chinberg, contractor  
Three-story, six-family brick apartment with projecting sleeping porches at end bays. Decorative brick and stone detailing around windows and door. False gable roof decorated with half-timber styling. Similar to 6236.

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HEMAN

- 724 - 1921; attributed to Wagner, contractor/builder  
Two-story, two-family brick apartment with brick and stone detailing at windows and door. Clipped, tiled gable roof with brackets. Hipped tiled roof at entrance supported by brackets.
- 726 - 1921; attributed to Wagner, contractor/builder  
Two-story, two-family brick apartment with brick and stone decorative detailing. Tiled, hipped roof with dormer. Tiled, hipped roof at entrance supported with two wooden brackets.
- 727 - 1923; H.A. Wagner, contractor/builder  
Three-story, six-family brick apartment with brick and stone detailing. Classical front entrance with plain unfluted columns and two pilasters supporting a pedimented capital. Wrought iron balconies on end bay.
- 730 - 1922; H.A. Wagner, contractor/builder  
Three-story, three-family brick apartment with brick and stone decorative details at windows and door. Tiled, gable roof supported with brackets at front entrance. False hipped roof at parapet end supported by wood brackets.
- 733 - 1923; H.K. Wagner, contractor; for J.C. Jannopoulos, builder  
Three-story, three-family brick apartment with brick and stone decorative details at windows and door. Tiled, gable roof supported with brackets at front entrance. False hipped roof at parapet end supported by wood brackets.
- 736 - 1923; H.K. Wagner, contractor; for J.C. Jannopoulos, builder  
Three-story, six-family brick apartment with stone detailing at windows and door. A dropped cornice is decorated with modillions. A hood projects over the door.
- 737 - 1923; H.K. Wagner, contractor; for J.C. Jannopoulos, builder  
Three-story, three-family brick apartment with brick and stone decorative details over windows and door. Wrought iron balconies at first story. Tiled hip roof at end of parapet supported by wooden brackets. Shed tiled roof supported by wooden brackets.
- 739 - 1922; E.A. Wagner, contractor; for E.L. Wagner, developer  
Three-story, three-family brick apartment with stone and brick detailing at windows and door. Projecting cornice is decorated with modillions.
- 740 - 1922; H.A. Wagner, contractor/builder; H.A. Wagner, architect  
Three-story, three-family brick apartment with stone and brick decorative detailing. Classical entrance with unfluted columns and pilasters supporting a pedimented shingled gable roof. A dropped cornice is decorated with modillions.

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HEMEN (continued)

- 743 - 1922; E.A. Wagner, contractor; for E.L. Wagner, builder  
Three-story, three-family brick apartment with stone and brick decorative details. A projecting false hip roof runs across the front facade supported by wooden brackets.
- 744 - 1922; H.W. Wagner, contractor/builder; H.A. Wagner, architect  
Three-story, three-family brick apartment with brick and stone decorative detailing over windows and door. A false projecting tiled, hip roof runs across the front facade. A tiled shed roof supported by two wooden brackets at entrance.
- 746 - 1922; H.A. Wagner, contractor/builder; H.A. Wagner, architect  
Three-story, three-family brick apartment with brick and stone decorative detailing. A dropped cornice runs across the front facade and is decorated with modillions.
- 749 - 1923; E.A. Wagner, contractor; for E.L. Wagner Const. Co., builder  
Three-story, six-family brick apartment with brick and stone decorative detailing. A false tiled, hip roof projects from the top of the front parapet. A tiled hip roof projects over the front entrance.
- 750 - 1922; H.A. Wagner, contractor/builder; H.A. Wagner, architect  
Three-story, three-family brick apartment with stone and brick decorative details. A projecting hip, tiled roof runs across the front facade supported by large, wooden brackets. A shed roof projects over the front entrance supported by wooden brackets.
- 755 - 1923; E.A. Wagner, contractor; for E.G. Wagner, builder  
Three-story, six-family brick apartment with brick and terra cotta detailing around windows and front entrance. A classical front entrance with pediment and pilasters surrounds front entry.
- 761 - ca. 1923;  
Three-story, six-family brick apartment with stone and brick beltcourses running across the front facade. A tiled shed roof runs across the center bays. Wrought iron railings below projecting bay windows and center window above arched entrance.

INTERDRIVE

- 701 - 1915; Trade Realty Bldg. Co., developer; A.M. Cornwell, contractor/builder  
Three-story, six-family brick apartment with projecting sleeping porches. Front facade decorated with stone and brick detailing around windows and door. Parapet shaped battlements capped with stone. Metal awning over front entrance.

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INTERDRIVE (continued)

- 704 - 1919; V.E. Rhodes, contractor/builder; attrib. to C.H. Deitering, architect  
Three-story, six-family brick apartment, brick masonry construction, terra cotta decoration at entrance and beltcourses running across the front facade.
- 708 - 1919; V.E. Rhodes, contractor/builder; attrib. to C.H. Deitering, architect  
Three-story, six-family brick apartment, brick masonry construction, terra cotta decoration at entrance and beltcourses running across the front facade.
- 709 - 1916; V.A. Chinberg, contractor; Alco Inv. Co., builder; C.H. Deitering, architect  
Three-story, three-family brick apartment, brick masonry construction with stone and brick decorative details over windows. Terra cotta cornice with shaped parapet. Same basic design at 704.
- 715 - 1921; J.J. Lavin, builder/contractor  
Two-story, two-family brick duplex with stone porch pillars supporting a shingled, shed roof. Gable roof is decorated with shingles at gable end.
- 717 - 1923; J.M. Moran, contractor; for A.F. Lerner, builder  
Three-story, three-family brick apartment with decorative stone details around windows and door.
- 720 - ca. 1916; attrib. V.E. Rhodes, contractor/builder, attrib. C.H. Deitering, architect  
Three-story, six-family brick apartment, with stone beltcourse. Wrought iron railing above front entrance.
- 721 - 1922; J. Chapman or P. Mueller, contractor; for A.J. Hotfelder, builder  
Three-story, three-family brick apartment with decorative stone details, false tiled hip roof.
- 723 - 1922; J. Chapman or P. Mueller, contractor; for A.J. Hotfelder, builder  
Three-story, three-family brick apartment with decorative stone details and a tiled, false hip roof. Same basic design as 721.
- 725 - 1916; A.L. Woas, architect  
727 Two-story, two-family brick duplex with tiled, low hip roof. Glazed green brick label moulding decorates window heads. Open second story porch with wrought iron railing. Porch supported by brick piers and stone and brick balustrade.
- 726 - 1923; Joseph W. Kopman, contractor/builder  
728 Three-story, 12-family brick apartment with stone and brick detailing around windows and doors. Stone beltcourses wrap around building. Shaped parapet capped with stone.



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INTERDRIVE (continued)

- 730 - 1923; Joseph W. Kopman, contractor/builder  
732 Three-story, 12-family brick apartment with stone and brick detailing around windows and doors. Stone beltcourses wrap around building. Shaped parapet capped with stone. Faces 726-28.
- 731 - 1922; M.M. Moran, contractor; for Max Goldman, builder  
Three-story, three-family brick apartment with decorative stone details; false hip roof. Tiled, false hip roof supported by brackets.
- 735 - 1919; V.A. Chinberg, contractor/builder  
Three-story, six-family brick apartment with projecting sunporches.
- 738 - 1916; J. Chapman, contractor; for M.J. Bierenbaum, builder; C.H. Deitering, architect  
Three-story, six-family brick apartment with decorative stone details. Leaded glass in center bay.
- 740 - 1919; V.E. Rhodes, contractor/builder; attrib. to G.H. Deitering, architect  
Three-story, six-family brick apartment with terra cotta beltcourses.
- 741 - 1919; V.A. Chinberg, contractor/builder  
Three-story, six-family brick apartment with projecting sunporches.
- 744 - 1919; V.E. Rhodes, contractor/builder; attrib. to C.H. Deitering, architect  
Three-story, six-family brick apartment, masonry construction with terra cotta cornice above entrance door. Terra cotta beltcourses across front facade. Same basic design as 740.
- 745 - 1922; V.A. Chinberg, contractor; for Alco Inv. Co., builder  
Three-story, six-family, brick apartment with decorative stone details.
- 751 - 1922; V.A. Chinberg, contractor; for Alco Inv. Co., builder  
Three-story, six-family brick apartment, with decorative stone details. Same basic design as 745.

KINGSLAND

- 722 - 1923; H.K. Wagner, contractor; for J.C. Jannopoulo, builder  
Three-story, three-family brick apartment with brick and stone decorative details around windows and door. Classical entrance with pedimented gable roof supported by unfluted columns and pilasters. Wrought iron balconies on front first floor windows.

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KINGSLAND (continued)

- 726 - 1922; E.W. Grant, contractor; E.A. Wagner, builder  
Three-story, three-family brick apartment with stone and brick decorative detailing. Classical front portico. Dropped cornice on front facade decorated with modillions.
- 730 - 1922; Wagner, Grant & Bell Realty Co., contractor; E.A. Wagner, builder  
Three-story, three-family brick apartment with stone and brick decorative detailing. False hip roof on front facade supported with brackets.
- 734 - 1922; E.A. Wagner, contractor; for Wagner, Grant & Bell, builder  
Three-story, six-family brick apartment with stone decorative details around windows. A projected cornice on front facade is decorated with modillions. Wrought iron balcony above door entrance.
- 738 - 1923; Henry A. Wagner, builder/contractor  
Three-story, three-family brick apartment with brick and stone decorative detailing. Dropped cornice on front facade decorated with modillions. Wrought iron balconies at first floor. French doors open out to balcony.
- 742 - 1922; Henry A. Wagner, builder/contractor  
Three-story, three-family brick apartment with brick and stone decorative detailing. Dropped cornice decorated with modillions. Wrought iron balconies at first floor. Classical portico with tiled gable roof. Similar to 738.
- 746 - 1923; E.A. Wagner, contractor/builder  
Three-story, three-family brick apartment with stone and brick decorative details. False hip roof supported by aluminum brackets. Pedimented tiled gable roof at entrance supported by two unfluted columns and pilasters.
- 750 - 1923; E.G. Wagner, builder; E.A. Wagner, contractor  
Three-story, six-family brick apartment with brick and terra cotta decorative detailing. Classical entrance with pedimented cornice.
- 758 - 1923; Dr. G. , contractor; E.A. Wagner, builder  
Three-story, six-family brick apartment with brick and terra cotta decorative detailing. Classical entry with pedimented cornice. Wrought iron balconies at outerbay entrances.
- 762 - ca. 1922; attributed to E.A. Wagner, contractor  
Three-story, three-family brick apartment with stone and brick decorative details. False gable roof projecting from parapet supported by brackets.

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KINGSLAND (continued)

- 766 - 1922; E.G. Wagner, contractor; for E.L. Wagner, builder  
Three-story, three-family brick apartment with brick and stone decorative detailing over windows. Classical front portico with a pedimented gable roof supported by pilasters and unfluted columns.
- 800 - ca. 1925  
Three-story, six-family brick apartment with stone and brick decorative detailing. Shaped parapet at second and fourth bays with decorative stone shapes.
- 808 - 1929; B.J. Tate, contractor; Guarantee Const. Co., builder  
Three-story, three-family brick apartment with stone and brick decorative detailing. Shaped front parapet with decorative stone work. Hooded entry way.

LELAND

- 710 - 1923; E.A. Wagner, G.W. Grant, builder/contractor  
Three-story, six-family brick apartment with stone decorative details around windows. Classical entrance with pedimented cornice with pilasters.
- 714 - 1923; E.W. Grant, contractor; E.A. Grant, builder  
Three-story, three-family brick apartment with stone and brick decorative detailing. Classical portico. False shingled hip roof supported by brackets on front facade.
- 718 - 1923; E.A. Grant, E.W. Grant, builder/contractor  
Three-story, three-family brick apartment with stone decorative details around windows. A dropped cornice with modillions extends the length of the front facade. Pedimented classical front entrance.
- 719 - 1922; A. Blair Riddington, architect  
Two-story, two-family brick apartment with half-timber styling at gable end. Gable roofs are tiled with brackets at eaves. Projecting oriel above porch.
- 721 - 1922; A. Blair Riddington, architect  
Two-story, two-family brick apartment with combination tiled, gable, hip and shed roofs on front facade. Stucco applied decoration at spandrel on projecting bay. Shed roof above porch supported by large brackets. Left bay windows decorated with stone and brick detailing.
- 725 - 1922; A. Blair Riddington, architect  
Two-story, two-family brick apartment with brick detailing around left bay windows. Projecting oriel with tiled shed roof. Semi-enclosed porch. Gable tiled roof with end brackets.

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LELAND (continued)

- 726 - 1921; Sol Abrahams, contractor; Leo Abrams, builder  
Three-story, six-family brick apartment with stone beltcourses running across building facade. Brick detailing around windows. Wrought iron railings above entrance.
- 727 - 1922; E.A. Wagner, John M. Grant, builder/contractor  
Three-story, three family brick apartment with brick and stone decorative details. Classical entrance with pedimented gable roof supported by columns.
- 730 - 1921; Daniel Lewis, developer; George Sokel, contractor  
Three-story, six-family brick apartment with stone and brick decorative detailing. Projecting sleeping porch at each end bay. Arched entrance with stained glass transom. Shaped parapet in center. False tiled hip roof on front facade.
- 731 - 1922; E.A. Wagner, John M. Grant, builder/contractor  
Three-story, three-family brick apartment with brick and stone decorative details. Single paneled door with narrow sidelights. False tiled hip roof on front facade. Similar to 727.
- 734 - 1921; Daniel Lewis, developer; George Sokel, contractor  
Three-story, six-family brick apartment with stone and brick decorative detailing. Projecting sleeping porch at each end bay. Arched entrance with stained glass transom. Shaped parapet in center. False tiled hip roof on front facade. Similar to 730.
- 735 - 1922; E.A. Wagner & John M. Grant, builder/contractor  
Three-story, three-family brick apartment with brick and stone decorative details. Similar to 727 and 731.
- 739 - 1922; E.A. Wagner for John M. Grant, builder/contractor  
Three-story, three-family brick apartment with brick and stone decorative details. False hip, tiled roof on front facade supported by brackets. Tiled gable roof at entrance supported by brackets. Similar to 727, 731 and 735.
- 740 - 1922; Harry Klein, developer; Leo Abrams, contractor  
Three-story, three-family brick apartment with brick and stone decorative detailing. Brick quoins at outer corners of building. Balustraded parapet with projecting cornice. Wrought iron railing above classical portico at entrance.
- 743 - 1923; E.A. Grant for E.W. Grant, builder/contractor  
Three-story, three-family brick apartment with stone and brick detailing around doors and windows. Classical front entrance with pedimented, tiled gable roof. A dropped cornice runs across front facade and is decorated with modillions. Similar to 718.

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LELAND (continued)

- 745 - 1923; E.A. Grant for E.W. Grant, builder/contractor  
Three-story, three-family brick apartment with stone and brick decorative details.  
Similar to 743.
- 749 - 1923; E.A. Grant for E.W. Grant, builder/contractor  
Three-story, three-family brick apartment with stone and brick decorative details.  
A dropped cornice decorates the front facade and is decorated with modillions.  
A classical entrance with a pedimented gable roof supported by two pilasters  
and two unfluted columns. Similar to 643 and 745.
- 750 - 1923; F.A. Gorosky, builder  
Two-story, four-family brick apartment with stone and brick detailing around  
windows. A false tiled hip roof supported by wood brackets runs across the front  
facade. A copper awning projects over front entrance.
- 753 - 1923; E.A. Grant & E.W. Grant, contractor  
Three-story, three-family brick apartment with stone and brick decorative detail-  
ing around windows and door. Raised beltcourses decorate the top of the front  
parapet wall.
- 754 - 1922; Lurso Inv. Co., developer; George Sokel, contractor  
Three-story, six-family brick apartment with stone and brick decorative detailing.  
Projecting sleeping porch at each end bay. Arched entrance with stained glass  
transom. Shaped parapet in center. False tiled hip roofs on front facade.  
Similar to 730 and 734.
- 800 - 1924; Harry Friedman & J.A. Rosenblatt, developer; Leo Abrams, contractor  
Three-story, six-family brick apartment with brick and stone decorative detailing.  
False, tiled pent roof on front and side facade. Entrance faces north side of  
building. Wrought iron balconies on second floor facing street. Brick quoins  
at corners of building.
- 808 - 1924; Harry Friedman & J.A. Rosenblatt, developer; Leo Abrams, contractor  
Three-story, six-family brick apartment with brick and stone decorative detailing.  
False, tiled pent roof on front and side facade. Entrance faces north side of  
building. Wrought iron balconies on second floor facing street. Brick quoins  
at corners of building. Similar to 800.
- 812 - 1922; E.L. Wagner, contractor/builder  
Three-story, six-family brick apartment with stone and brick detailing over louvered  
windows and door. A crenelated front parapet runs across the front facade.

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LELAND (continued)

- 815 - 1923; West End Realty Co., developer; J.M. Moran, contractor  
Three-story, six-family brick apartment with stone and brick detailing. A false, slated hip roof runs across the front facade.
- 820 - 1922; Edward A. Wagner, contractor/builder  
Three-story, six-family brick apartment with brick and stone decorative detailing around windows and door. The windows on the front facade except the center bay windows have a 4-lighted transom above each window opening.
- 821 - 1923; West End Realty Co., developer; J.M. Moran, contractor  
Three-story, six family brick apartment with brick and stone decorative detailing. A false slated hip roof runs across the front facade. Similar to 815.
- 822 - 1922; E.A. Wagner, E.L. Wagner, builder/contractor  
Three-story, six-family brick apartment with brick and stone decorative detailing. A false, shingled hip roof supported by brackets runs across the front facade.
- 825 - 1923; West End Realty Co., developer; J.M. Moran, contractor  
Three-story, six-family brick apartment with brick and stone decorative detailing. A false, slated hip roof runs across the front facade. Similar to 815 and 821.
- 826 - 1922; E.A. Wagner, E.L. Wagner, builder/contractor  
Three-story, three-family brick apartment with stone and brick decorative details. A dropped cornice runs across the front facade and is decorated with modillions. A classical portico consists of a slated hip roof supported by two pilasters and Tuscan columns. The front entrance consists of a paneled door with arched lights.

LIMIT

- 701 - 1916; John T. McMahon, developer; Francis Nyland, contractor  
Three-story, six-family brick apartment with brick and stone detailing around windows and door. Terra cotta cornice wraps around building. Projecting sleeping porches at end bays.
- 709 - 1916; Norman B. Howard, architect  
Three-story, six-family brick apartment with brick and stone decorative detailing around windows and door. Projecting sleeping porches at end bays with shaped parapets capped with stone.

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LIMIT (continued)

- 710 - 1916; Elroy Realty Co., architect/contractor/builder  
Three-story, six-family brick apartment with false cross gable roof with half-timber styling at gable ends. Brick and stone decorative detailing around windows and door.
- 714 - 1922; Rhodes and Cook, architects  
Three-story, six-family brick apartment, decorative stone details, brick masonry construction; terra cotta front entrance with pilasters and pedimented cornice.
- 715 - 1915; Henry Schaumberg, Jr., architect  
Three-story, six-family brick apartment with shaped parapet capped with stone, decorative brick and stone detailing around windows and door. Hooded moulding over entrance.
- 718 - 1919; Alco, developer; V.A. Chinberg, contractor  
Three-story, six-family brick apartment. Decorative stone detail around windows and door.
- 721 - 1915; Henry Schaumberg, Jr., architect  
Three-story, six-family brick apartment with shaped parapet capped with stone. Decorative brick and stone detailing around windows and door. Hooded moulding over entrance. Similar to 715.
- 727 - 1924; L.C. Darby, developer; Rhodes & Cook, contractor  
729 Three-story, 18-family apartment, brick masonry construction, stone decorative  
731 details around windows and doors. Arched window opening on first and second stories.
- 733 - 1921; V.A. Chinberg, contractor/builder  
Three-story, six-family apartment, brick masonry construction with stone decorative detailing with a tiled false gable roof.
- 737 - 1921; V.A. Chinberg, contractor/builder  
Three-story, six-family apartment, brick masonry construction with stone decorative details with false, tiled gable roof. Same as 733.

NORTH DRIVE

- 6242 - 1922; J.M. Moran, contractor for Best Realty, builder  
Two-story, four-family brick apartment, masonry construction with decorative stone details and half-timber styling at gable ends.

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NORTH DRIVE (continued)

- 6246 - 1922; J.M. Moran for Best Realty, builder  
Two-story, four-family apartment, brick masonry construction with decorative stone details. Same basic design as 6242.
- 6250 - 1922; J.M. Moran, contractor for Best Realty Co., builder  
Two-story, four-family apartment, brick masonry construction with decorative stone details. Same design as 6246.
- 6254 - 1922; J.M. Moran, contractor for Best Realty Co., builder  
Two-story, four-family apartment, brick masonry construction with decorative stone details. Same as 6246 and 6250.
- 6262 - 1922; J.M. Moran, contractor for A.F. Lerner, builder  
Two-story, four-family apartment, brick masonry construction with decorative stone details.

SYRACUSE

- 724 - 1925; Conservative Realty, developer; B.J. Reilly, contractor  
Three-story, six-family brick apartment with shaped parapet on front facade. Stone and brick decorative detailing around windows. Classical framed entrance.
- 727 - 1925; Ben S. Cornwell, contractor/builder  
Three-story, six-family brick apartment with a shaped parapet capped with terra cotta. Raised back beltcourses; decorative lower portion of front wall.
- 728 - 1922; E.L. Wagner Const., contractor for J.C. Jannoupoulo, builder  
Two-story, four-family brick apartment with stone and brick decorative details. Transoms located above first floor windows. The building has a tiled roof. The front entrance has a single, 12-lighted door with sidelights. A hip, tiled roof supported by large wooden brackets is located above entrance.
- 734 - ca. 1922; attributed to E.L. Wagner Const., contractor/builder  
Two-story, four-family brick apartment with stone and brick decorative detailing. The top of the front parapet is crenelated, and a false, tiled hip roof supported by brackets runs across the front facade. The entrance consists of a shingled, hip roof supported by two large brackets. The door has 12 lights and 4 sidelights on each side of door.



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SYRACUSE (continued)

- 738 - 1922; attributed to E.L. Wagner Const. Co., contractor/builder  
Two-story, four-family brick apartment with brick and stone decorative detailing. Transoms (2 lights) above each window on the front facade. A false, tiled hip roof on front facade supported by brackets. The end of the parapet is crenelated. The front entrance consists of a tiled, false hip roof supported by two wood brackets. The front entrance has a single, 12-lighted door with sidelights.
- 744 - 1924; P. Mueller, contractor for A.J. Hotfelder Building Co., builder  
Three-story, six-family brick apartment with stone and brick decorative trim around windows and door. Arched entrance with multi-paned door with sidelights. Projecting sleeping porches on each end bay.
- 751 - ca. 1923  
Three-story, six-family brick apartment with brick and stone detailing around windows. Dropped terra cotta cornice on front facade. Pedimented, classical entrance.
- 752 - 1923; P. Mueller, contractor for A.J. Hotfelder Building Co., builder  
Three-story, six-family brick apartment with stone and brick decorative trim around windows and door. Arched entrance with multi-paned door with sidelights. Projecting sleeping porches on each bay.
- 757 - 1923; E.A. Wagner, contractor for Wagner, Grant, Bell & Co., builder  
Three-story, six-family brick apartment with stone decorative details around windows. A dropped cornice runs across the front facade and is decorated with modillions. A wrought iron railing above entrance. Classical entrance detail.
- 760 - 1923; S.C. Bldg. & Finance Corp for Jim Thomas  
Three-story, three-family brick apartment with stone detailing around windows and front entrance. Dropped cornice decorated with modillions on front facade.
- 761 - 1923; E.A. Wagner, contractor for Wagner, Grant & Bell & Co., builder  
Three-story, three-family brick apartment with stone and brick decorative detailing. A false, tiled hip roof runs across the front facade and supported by brackets.
- 765 - 1922; E.A. Wagner, contractor/builder  
Three-story, three-family brick apartment with brick and stone decorative details. A false, tiled hip roof runs across the front facade and is supported by brackets. A tiled hip roof above front entrance is supported by brackets. Similar to 761.

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SYRACUSE (continued)

- 769 - 1922; E.A. Wagner, contractor/builder  
Three-story, six-family brick apartment with stone decorative detailing around windows. A dropped cornice on the front facade is decorated with modillions. A wrought iron railing is positioned above the entrance. Similar to 757.

WESTGATE

- 521 - ca. 1911; Edw. F. Nolte, architect  
523 Two-story, four-family brick apartment building.
- 605 - 1922; Mauran, Russell & Crowell, architect  
615 Three apartment buildings in complex, three-story; concrete, stucco wall construction. See National Register Nomination.
- 702 - 1919; Fremont Inv. Co., developer; Cornwell, contractor  
Three-story, six-family brick apartment with stone and brick decorative detailing. Classical entrance with cornice, pilasters, and fanlight. Parapet capped with stone.
- 710 - 1916; C.H. Deitering, architect  
Three-story, three-family apartment, brick masonry construction; stone decorative details, pedimented cornice entrance with pilasters.
- 714 - 1916; C.H. Deitering, architect  
Three-story, three-family apartment, brick masonry construction; terra cotta and stone detailing around windows. Same basic design as 778..
- 716 - ca. 1923  
Three-story, three-family brick apartment with stone and brick decorative details around windows and door. False, cross, tiled gable supported by brackets.
- 719 - 1915; A.A. Williams, developer; Chinberg, Williams, contractor  
721 Two-story, four-family apartment, brick masonry construction, half-timber style gable ends.
- 720 - 1916; Charles Deitering, architect  
Three-story, three-family apartment, brick masonry construction, small-paned lights in the front facade windows. Beltcourses running across front. Semi-elliptical pediment over entrance.

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WESTGATE (continued)

- 722 - 1919; Jacob Rubin, developer; V.A. Chinberg, contractor  
724 Two-story, four-family apartment, brick masonry construction, stone decorative details. Low, shingled hip roof.
- 723 - 1915; A.A. Williams, developer; Chinberg & Williams, contractor  
725 Two-story, four-family apartment, brick masonry construction, half-timber style gable ends. Projecting sleeping porches. Same basic design as 719-721.
- 726 - 1921; N. Parkview Const. Co., developer; J. Chapman, contractor  
Three-story, six-family apartment, brick masonry construction, leaded glass in central bay, slate false hip roof supported with large, wooden brackets.
- 729 - 1919; Alco, developer; V.A. Chinberg, contractor  
Three-story, six-family apartment, brick masonry construction, stone decorative details around windows and door.
- 732 - 1922; N. Parkview Const. Co., developer; J. Chapman, contractor  
Three-story, six-family apartment, brick masonry construction, tiled false hip roof supported by large brackets. Same basic design as 726.
- 735 - 1919; Alco, developer; V.A. Chinberg, contractor  
Three-story, six-family apartment, brick masonry construction, stone decorative details around windows and door.
- 736 - 1916; W.J. Hummsheim, owner/builder; Charles H. Deitering, architect  
Three-story, six-family apartment, brick masonry construction, stone decorative details, classical ornamentation between spandrels, fanlight above front door.
- 739 - 1919; Alco, developer; V.A. Chinberg, contractor  
Three-story, six-family apartment, brick masonry construction, stone decorative details around windows and door.
- 745 - 1919; V.E. Rhodes, contractor/builder  
Three-story, six-family apartment, brick masonry construction, terra cotta belt-courses, brick archivolt at entrance, brick voussoirs over first floor windows.
- 746 - 1919; Kenmore Inv. Co., contractor/builder  
Three-story, six-family apartment with brick flat arches above windows. Hooded shed roof at entrance (on side). Flat parapet capped with stone.

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WESTGATE (continued)

- 749 - 1919; V.E. Rhodes, contractor/builder  
Three-story, six-family apartment, brick masonry construction, stone decorative details, terra cotta beltcourse, brick archivolts at entrance, brick voussoirs over first floor windows. Same basic design as 745.
- 750 - 1919; Kenmore, Inv. Co., contractor/builder  
Three-story, six-family brick apartment with brick flat arches over windows. Dropped cornice with gable in center bay. Classical portico at side.
- 753 - 1926; Max Goldman, owner/builder  
Three-story, three-family apartment, brick masonry construction, stone decorative details around door and windows.
- 805 - 1921; J. Chapman, contractor/builder  
Three-story, three-family apartment with brick masonry construction with decorative stone details.
- 807 - 1921; J. Chapman, contractor/builder  
Three-story, three-family apartment with brick masonry construction with decorative stone details.
- 815 - 1916; William L. White, architect  
Two and one-half-story, two-family brick duplex with shingled gable roof. Pent roof above first floor windows supported by brackets and decorated with modillions. Semi-enclosed porch with brick piers.
- 817 - 1922; Gerhard Becker, architect  
Two and one-half-story, two-family brick duplex with half-timber styling at gable end. Knee braces under eaves. Low hip porch roof supported by shaped piers.
- 21 - 1919; V.A. Chinberg, builder/contractor  
Three-story, six-family apartment with brick masonry construction with false french tile roof and stone decorative details.
- 827 - 1919; V.A. Chinberg, builder/contractor  
Three-story, six-family apartment with brick masonry construction with front facade windows decorated with brick voussoirs. A false french tiled roof at front facade. Same basic design as 821.
- 831 - 1919; V.A. Chinberg, contractor/builder  
Three-story, six-family apartment with brick masonry construction with brick voussoirs over front facade windows. A false french tiled roof at front.

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WESTGATE (continued)

- 837 - 1919; J. Chapman, builder/contractor  
Two-story, four-family apartment with brick masonry construction and stone decorative details.
- 841 - 1919; J. Chapman, builder/contractor  
Two-story, four-family apartment with brick masonry construction and stone decorative details. Same basic design as 837.
- 843 - 1922; A.J. Hotfelder, developer; P. Mueller, contractor  
Three-story, three-family apartment with brick masonry construction.
- 847 - 1922; A.J. Hotfelder, developer; P. Mueller, contractor  
Three-story, three-family apartment with brick masonry construction; false hip tiled roof.

NON-CONTRIBUTING

CABANNE

- 6254 - ca. 1955; attributed to James T. Wisniewski, architect  
One-story, brick single-family dwelling with projecting porch. Wood siding at gable end. Non-contributing due to later style of architecture and incompatible scale of building.
- 6268 - ca. 1955; attributed to James T. Wisniewski, architect  
One-story, single-family brick dwelling with wood siding at gable ends. Projecting entrance with concrete slab and stairs. Non-contributing due to later style of architecture and incompatible scale of building.
- 6305 - 1924; Ella Bannerman, developer; A.A. Fischer, contractor  
Three-story, 12-family brick apartment. Inappropriate remodeling in 1982, added top floor and altered fenestration.
- 6306 - ca. 1955; attributed to James T. Wisniewski, architect  
One-story, single-family brick dwelling with wood siding at gable end. Projecting porch, with square posts. Non-contributing due to later style architecture and incompatible scale of building.

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NON-CONTRIBUTING (continued)

CATES

6427 - 1949-9; West End Congregation, developer; Sam Rich, contractor  
One-story, brick church with a wood, four columned portico. Flat roof capped with stone. Original name of temple inscribed in cornice "Beth Yehuda". Although the building was built for a synagogue in a neighborhood cited for its Jewish history, it must be listed as non-contributing in the context of this nomination due to incompatible scale, style and date.

DELMAR

6251 - ca. 1965; Meineke Muffler Shop  
Modern service station. Style is Pseudo-Colonial. Non-contributing due to scale and date.

6300 - 1964; Laurent Torno, architect.  
Modern two-bay service station. Non-contributing due to style and date.

6329 - 1969; Harry Fine, architect

6335 Modern convenience store with food store, laundry. Wall construction is of masonite, wood siding with metal, pent roof. Non-contributing due to style and date.

ENRIGHT

6320 - 1968; Anselevicius & Montgomery, architects

6490 Nine modern two-story townhouses and one four-story apartment building. Modern style architecture. Non-contributing due to style and date.

SYRACUSE

735 - 1955; B.C. Investment Co., developer; Irwin Hilton, contractor  
One-story, ten-family modern brick apartment building. Non-contributing due to scale, style and date.

WESTGATE

701 - 1967-70; Schwarz & Van Hoefen, architects

715 Fourteen-story high rise concrete apartment building for the elderly. Non-contributing due to scale, style, materials and date.

740 - 1916; Charles H. Deitering, architect

Three-story, six-family apartment brick masonry construction. Inappropriate re-modelling ca. 1980 altered facade with change in fenestration and application of imitation half-timbering.

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NOTES

1. The University City Planning Department estimates an approximate population of 3500 in the University City portion of the district; a rough estimate for the St. Louis section, based on the number of housing units, is 150.
2. Part of the Civic Plaza is presently listed in the National Register of Historic Places.
3. The term Craftsman is taken from The Craftsman, a magazine edited and published by Gustav Stickley in the early years of the twentieth century. Stickley articulated for Americans the philosophy of the Arts and Crafts movement and published numerous photographs and drawings of houses which he felt expressed that philosophy. Many buildings in the Loop exhibit the characteristics of Stickley's chosen houses, which are unpretentious, comfortable, functional and well-composed aesthetically. Historical details, if they are used, are generally taken from vernacular architecture and are related to a building's structure or materials. Two recent republications of Stickley's writings are Craftsman Homes, by Gustav Stickley, (New York: Dover Publications, Inc., 1979), and The Craftsman, An Anthology, edited by Barry Sanders (Santa Barbara: Peregrine Smith, Inc., 1978).
4. The use of the terms Art Deco and Modernistic is based on definitions by Marcus Whiffen (American Architecture Since 1780, Cambridge, Mass.: M.I.T. Press, 1969) and Martin Battersby (The Decorative Twenties, New York: Walker & Company, 1969 and The Decorative Thirties, New York: Walker & Company, 1971). Art Deco is a decorative style, named for and culminating with the Exposition des Arts Decoratifs et Industriels held in Paris in 1925. The style was an original and free interpretation of late eighteenth century forms adapted to modern life. After 1925, Cubist and African influences led to the Modernist style which was more abstract, flattened, hard-edged and geometric; natural and traditional forms, when they appear, are stylized to the point of originality. Alternatively, the Modernistic style is called Art Deco, 1925-40, by John Blumenson in Identifying American Architecture (Nashville: American Association for State and Local History, 1977).
5. Ibid.
6. The Donaldson Court complex has been nominated separately to the National Register. A more complete description may be found in the nomination.
7. The standards for rehabilitation in Parkview Gardens are written and illustrated in Parkview Gardens, Rehabilitation, prepared by University City in 1981-82.

# 8. Significance

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

**Specific dates** Built 1911-1928      **Builder/Architect** various

**Statement of Significance (in one paragraph)**

The Delmar Loop commercial area and the adjacent Parkview Gardens apartment district are eligible for listing in the National Register of Historic Places under Criteria A and C, and are significant in the areas of COMMUNITY DEVELOPMENT, COMMUNITY PLANNING, ARCHITECTURE and SOCIAL HISTORY. The District's significance in COMMUNITY DEVELOPMENT derives from its association with a major theme in the history of American urban areas, the migration to the suburbs facilitated by the streetcar. Upon its completion in 1928, the Delmar Loop became the center of population and commercial activity for University City which, by 1930, was Missouri's largest suburban city and the sixth largest city in the state. Continued growth moved the city into fifth place by 1950. Population peaked in 1960 at 51,000, at which time the city dropped to second position among suburban cities. The commercial district in the Loop was a major shopping and entertainment subcenter in metropolitan St. Louis during the thirties and forties. The District remains a nearly intact example of the concentrated commercial and residential developments which were established at major streetcar intersections early in the twentieth century. In COMMUNITY PLANNING, the Delmar Loop-Parkview Gardens District is significant as an example of excellence in planning for multi-family housing. Influenced by the private street system developed in St. Louis, the two apartment subdivisions were laid out on large tracts, with distinctive street patterns, areas designated for landscaping, uniform setbacks, and height and use restrictions. One of the subdivisions, Delmar Garden, was designed by Henry Wright (1878-1936), a landscape architect and planner who, in the twenties and thirties, became a national figure in the housing movement in America. His plan for an apartment community and adjacent commercial district included several innovative features which he later incorporated in his designs for new towns. The District has significance in ARCHITECTURE as the buildings embody the distinctive characteristics of a type of building predominant in urban residential development early in the twentieth century: the apartment building. A wide range of variations of this building type are represented, illustrating over a six-year period progress toward efficiency and comfort in floor-plan design. The buildings as a group form a significant and distinguishable entity, delineated by clear boundaries and architecturally unified by common materials, scale, siting, period of construction, and the repetition of certain architectural details. Much of the multi-family housing from this period in the St. Louis area is deteriorating or is in areas where demolition has created gaps in the streetscapes. Delmar Loop-Parkview Gardens apartments, while showing signs of age, have benefitted from ongoing urban renewal programs in University City and have the potential of surviving in their original setting well into the future. Most of the original architectural features remain and are capable of restoration. The District is significant in SOCIAL HISTORY because it was a major center of Jewish life in metropolitan St. Louis and the state, from the time of its building until about 1970. The population was predominantly Jewish, Jewish developers played a major role in the development of the District, Jewish investors owned a great number of the buildings and Jewish businessmen and women operated many shops in the commercial area. The Delmar Loop-Parkview Gardens District is a significant landmark in the history of the St. Louis Jewish community.



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THE STREETCAR SUBURB - 1911-1963

The Delmar Loop began to be intensively developed as a streetcar suburb shortly after the turn of the century. The area was five miles from downtown St. Louis, straddling the western city limits, where conditions were ripe for development.

The site was at the leading edge of construction activity in the central west corridor of St. Louis - the Central West End - an area of quality buildings. Contemporary developments were the huge tract north of Forest Park, and subdivisions directly east along Delmar, all planned for upper- and middle-income residents. New subdivisions were also under construction in recently incorporated University City, where most of the suburb would be concentrated. Washington University's new campus was to the south.

At the center of the area, two major streetcar lines intersected. The Delmar line began in downtown St. Louis, ran along Delmar Boulevard, the main street, and terminated in a turnaround or "loop" at the west end of the district, giving the area its popular name, the Loop. The Kirkwood-Ferguson line was the westernmost crosstown line in the metropolitan area's street railway system; it ran 17.16 miles from north to south between two County commuter suburbs, crossing Delmar at what is now Melville Avenue.<sup>1</sup> From the loop the Creve Coeur line went out to a lake and recreation area in northwest St. Louis County.

Earlier streetcar-related developments in the District had been for entertainment and sports. The Delmar Garden Amusement Park, which began in the 1890's when the Delmar line was extended to the area, was located on the loop. Theaters, restaurants, concession areas, picnic grounds, a swimming pool and a scenic railway were part of the forty-three acre complex. A horseracing track, which had opened in 1901, was to the east of the amusement park, its southeast corner overlapping the western limits of St. Louis. A number of taverns and hotels, and a roller rink and swimming pool associated with the amusement park were spread out along Delmar.

A remarkable collection of buildings was on a rise just west of the loop. The buildings (listed in the National Register in 1975 as the Civic Complex Historic District) had been built between 1903 and 1909 to house the publishing business of flamboyant businessman and promoter Edward Gardner Lewis. Three large high-quality residential subdivisions had been laid out by Lewis around a pair of monumental pylons, the Lion Gates, setting a pattern for future development of the area. In 1906, those subdivisions, along with another new subdivision to the southeast (Parkview), an older working-class streetcar settlement to the northeast (West Hodiamont), the racetrack, the amusement park, the Delmar commercial strip, and many acres of farmland to the west, were incorporated by Lewis to form University City.

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Lewis' ambitions for his city were that it be primarily residential, composed of private, restricted subdivisions.<sup>2</sup> Of immediate importance was the eliminations of the saloons and dives on Delmar, and the redevelopment of the racetrack property. Lewis left University City in 1913, the year the plat was filed for the subdivision of the racetrack,<sup>3</sup> but the development plan he had established was followed.

The racetrack subdivision--called North Parkview after its neighbor to the south, Parkview--was laid out by the Delmar Investment Company. Heading the company was Louis A. Cella, sportsman, real estate investor and owner of the former racetrack.<sup>4</sup> The development was to be residential except for lots fronting on Delmar.

The Delmar Improvement Company built a group of twelve single-family houses in 1916. However, the other early development was mostly multi-family and if the initial intention was that the subdivision be for single-family dwellings, that idea was abandoned as early as 1914 and 1915. Over eighty new buildings were completed by 1920, mostly two-, three-, four- and six-family structures. They were called flats and apartments, and were intended for middle- and upper-income families, as opposed to tenements, the multi-family buildings for lower-income tenants.

The rapid growth of North Parkview and other University City subdivisions caused increasing economic pressure for subdividing the Delmar Garden tract. The location at the center of a growing population--well over half of University City's 6,792 inhabitants now lived within a half mile of the Loop--and at a major hub of the vast metropolitan transportation network, gave its subdivider, John C. Jannopoulos, the opportunity to develop a new downtown for University City and a shopping center for the surrounding area.

Jannopoulos was the owner of the Delmar Garden Amusement Park. He had been connected with the park at least as early as 1901, when he became manager. He also operated the Imperial Theater and the Suburban Gardens Amusement Park. After becoming president of Delmar Garden, he made many improvements, and, in 1909, purchased 35 acres of the land. Jannopoulos operated the elaborate and popular park until it closed, around 1915.<sup>5</sup> In 1920 he filed a plat for the subdivision of the land for apartments, to be called by its former name, Delmar Garden. From the time of its platting, Delmar Garden was rapidly built up. Over 85 buildings were constructed by 1924.

In 1928, North Parkview and Delmar Garden were virtually complete, as were the neighboring subdivisions to the south and west, and in 1930 over 45 commercial buildings lined both sides of Delmar adjacent to the apartment area. The entire Loop area, including over 400 buildings, had been built within a sixteen-year period.<sup>6</sup>

Commercial activity on Delmar and around the Loop included theaters, restaurants, two banks, grocery stores, bakeries, clothing stores and other specialty stores. It was at this time, from the late twenties, that the Loop became known as a style center for the area.

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In the thirties, the Depression years, and in the early forties during the housing shortage, the population of the Loop increased dramatically. Many apartment units housed large or extended families, or were shared by two families.<sup>7</sup>

Toward the end of the Depression, as part of the national Modernize Mainstreet movement,<sup>8</sup> some building facades on Delmar were expensively remodelled and new commercial buildings were added. The facade of the Donaldson Court commercial building at 6501-25 Delmar was updated in 1936, in yellow brick with cream-colored tiles with Modernistic designs in relief. A new streamlined building was built at 6310-18 Delmar. The West End Bank which had built a new building at 6605-09 Delmar in 1928, reorganized in the thirties and spent \$16,000 to remodel its building in 1944.<sup>9</sup> The Modernistic yellow brick and terra cotta facade of the present building is probably the product of that work.

With its modernized appearance and enlarged population, the Loop reached its peak in economic vitality. An urban sociology text of 1939 called the area "one of the most important sub-centers in the whole metropolitan area, and the hub of transportation facilities".<sup>10</sup> Contemporary ads promoted the district as "the Uptown location to answer all shopping needs".<sup>11</sup>

The district continued to prosper through the forties and the streetcar remained an important element. However, by the early fifties, with increased use of the automobile and newer development of housing and shopping centers farther west, the Loop lost its prominent position. The streetcar made its last run in 1963.

**THE APARTMENT SUBDIVISIONS: PLANNING AND DESIGN**

The most distinctive section of the Delmar Loop is the apartment district on the north side of Delmar. The district is one of the earliest large apartment developments in the St. Louis metropolitan area and the only apartment district of this size from this period - the early boom period in apartment construction - in St. Louis County. The seventy-three acre district is now called Parkview Gardens, the combined name of the two subdivisions included, North Parkview and Delmar Garden.

The designs of the subdivisions are unique among contemporary apartment developments in St. Louis. The first, North Parkview, was not designed specifically for apartment buildings and the layout of its streets, irregular due to a topographical feature, produced a markedly suburban setting for the urban building type that became dominant there. The second, Delmar Garden, was designed for apartments and incorporates a number of original features to accommodate them.

The design of North Parkview, platted in 1913, followed the example of two nearby developments, both private subdivisions comparable in acreage. One was Parkview, immediately

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to the south, which had been planned around 1902.<sup>12</sup> The other was University Heights Number One (listed in the National Register of Historic Places), laid out by University City founder E.G. Lewis. Parkview was surveyed and designed by Julius Pitzman, originator of the private street system in St. Louis. Pitzman had designed many "private places" for high quality housing, several in the Central West End, with Parkview, at 70 acres, being the largest.<sup>13</sup>

The control over development that was possible with the private street system was important in the era which preceded municipal zoning. Building materials, siting and setbacks, use and sometimes residency were controlled by restrictions placed on deeds to lots within the subdivision. The streets were also owned by residents, enabling them to close them to through traffic if desired. The advantages of this system were multiplied when applied to large subdivisions, and Parkview and University Heights served as models for the developers of North Parkview.

North Parkview was planned with a number of restrictions.<sup>14</sup> Building materials and siting were regulated; roof types were dictated in part of the subdivision; use was limited to residential on all lots except those fronting on Delmar; certain objectionable industrial uses were prohibited; Negroes were not permitted to live in the subdivision. The streets and alleys were privately owned initially and the use of the term "private subdivision" was used in advertisements promoting the area.<sup>15</sup>

A physical feature similar to Parkview and University Heights was the curvilinear layout of the streets. There were practical as well as aesthetic reasons for an irregular design in all three subdivisions. As Parkview's curving streets were designed to enable the closing of a public road which bisected the tract, and University Heights' plan was a solution for a steeply sloping site, North Parkview's plan had to be worked around a river meandering through the property. The designer, J.T. Dodds,<sup>16</sup> channeled the river (River Des Peres, called a sewer on the plat) so that it cut diagonally in a straight line across the tract. The standard grid pattern of city streets was therefore broken and three of the main east-west streets were laid out at an angle, parallel to the river channel; the river, tubed and underground, runs along the back-to-back edges of two rows of lots. (A street, Vernon, was constructed over the underground river in 1955.) As in Parkview and University Heights, the resulting irregular plan was given visual unity and a degree of grace by gently curving the streets. These subdivisions immediately stand out on maps of the city from this period. Some others were curving streets are Clifton Heights (1885) and Compton Heights (1890) in St. Louis and Webster Park (1891), and Hampton Park (1910) in St. Louis County.

A planning principle practiced by developers of Parkview, University Heights and the huge tract north of Forest Park was to allow for differentiation within designated areas within the tract - a kind of intramural zoning. Parkview and University Heights designated favored areas (at the top of the hill in University Heights and in the protected center

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in Parkview) for more expensive development; lots were larger and a higher minimum cost was required for buildings. The North Parkview plat has 25' lots along Delmar and allows for commercial uses there. Within the subdivision there is a slight difference in lot sizes which are generally 40' for the southern two-thirds of the lots and 35' for the northern third. There is also an appearance requirement in the southern section forbidding flat roofs on buildings under three stories in height. This orientation reflects development outside the subdivision where upper-middle-class housing lies to the south and working-class neighborhoods to the north.

Unlike Parkview and University Heights, North Parkview had no restriction against multi-family buildings. Multiple dwellings appeared almost immediately and North Parkview became known as St. Louis' first restricted apartment subdivision.<sup>17</sup>

The result was the placement of apartments and smaller multi-family buildings in a setting which, with its curved streets, had the appearance of a parklike suburban single-family subdivision. In sections of duplexes and small four-family buildings, such as along Cates, the scale, if not the population density, is comparable to a single-family district. In the south section, on Interdrive, Limit, Clemens and Eastgate, where three-story, six-family buildings dominate, the scale is larger but a suburban informality among the winding streets prevails.

The Loop was a suitable location for apartments. A study of urban development in the streetcar era reveals that higher land prices occur in areas like the Loop, where transportation lines and city services are in place, and where nearby property is already under construction. The economic conditions then require dense development.<sup>18</sup> The apartment building, especially the three-story, six-family with its modern spacious units, was an attractive alternative to the single-family house for upper- and middle-income families or individuals wanting to live in the prestigious central west corridor.

Apartment development was active elsewhere in St. Louis and St. Louis County from around 1908 to 1930. Most was in outlying parts of St. Louis, or just outside the city limits. Many apartments were built around Tower Grove Park in south St. Louis and around Forest Park in the Central West End. In St. Louis County, the Maplewood Loop and the DeMun area at the St. Louis city limits became developed with apartments. All were near streetcar tracks. Although apartments were most common in cities, and only rarely found in the suburban municipalities<sup>19</sup> their presence is understood in University City, Maplewood and DeMun which are overflow suburbs of St. Louis.

The second subdivision, Delmar Garden,<sup>20</sup> was planned specifically for apartments, with one section for commercial buildings. The designer for subdivider John C. Jannopoulos was Henry Wright (1878-1936) an experienced landscape designer and planner who would later achieve national recognition for his writings, planning studies and design of new towns in the eastern United States.

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Wright had come to St. Louis as an assistant to George Kessler of Kansas City who had been commissioned to lay out the 1904 World's Fair and later to restore Forest Park and other lands used by the Fair. Wright remained in St. Louis where he worked as a planner, architect and designer of residential subdivisions. The subdivisions of Brentmoor Park and Forest Ridge in St. Louis County, designed by Wright, are listed in the National Register of Historic Places.

Some notable features in Delmar Garden, several of them clearly related to Wright's later work, are these:

1. Land use. Delmar Garden was planned for an orderly mixture of commercial and multi-family residential use. A compact commercial district was laid out around the streetcar loop off of Delmar. Lots in the district were large, measuring 100' x 100' and 60' x 100'. Buildings in the center of the loop fronted both Delmar and the streetcar tracks on all sides. Other commercial buildings surround the loop. To the north, lots were laid out for apartments.
2. The street pattern. The subdivision has clear boundaries and identity. The natural boundaries of the site were streetcar tracks on the east and a quarry on the north. A street which could have passed from the subdivision to a major thoroughfare to the north was ended in a cul-de-sac. (Today the cul-de-sac has been opened.) The flat site is divided into rectangular blocks but not in the standard grid system: an east-west street forms the northern boundary; the other streets are oriented north to south, in conformance with shape of the site and in contrast to the prevailing pattern in St. Louis. These residential streets lead to the commercial streets arranged around the streetcar loop. This design demonstrates Wright's understanding of both the natural and economic features of the site and his ability to lay out the area in the most efficient manner for the developer.
3. The lot dimensions. In an article of 1933,<sup>21</sup> Wright discusses the major evil of the gridiron city plan: the narrow lot and sunless side alley. In apartment areas the problem is intensified when large buildings are put on narrow single-family lots, becoming themselves long and narrow. The rooms in the apartment are often arranged in a row with little window space on the front and rear of the buildings. Wright's solution in Delmar Garden is to design lots generally 55' x 95' in size, in contrast to those in North Parkview which are 40' x 150'. The buildings in Delmar Garden are closer to square in shape, with compact room arrangements.
4. Treatment of corners and block ends. In Wright's plan, there were few views down long alleys from the main streets. A short alley crossed the ends of the north-south blocks, terminating the long alleys within the blocks. Unfortunately, urban renewal demolition of commercial buildings and apartments at the south end of the subdivision (outside the historic district), has exposed some alley views as well as the raw sides of the remaining buildings in this section.

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5. Open space and landscaping. Parkways are used on three of the four main streets. They were planted with elms and sycamores meant to arch over the streets and shade the fronts of buildings without crowding them. Front lawns are very short and no tree lawns are present on these streets, minimizing maintenance by building owners. Responsibility for upkeep of the parkways was given to the city, as mentioned on the plat. Some of the original trees remain, new trees planted in the sixties are sweet gums.

The planning of Delmar Garden should be seen in the context of municipal planning in St. Louis and University City. Henry Wright played a role in both cities before moving to New York in 1923.

In St. Louis, city planning was undertaken first, in 1908, by the Civic League, a local chapter of the American League for Civic Improvement. St. Louis was at that time the nation's fourth largest city, with a population of over 600,000. Nearly all the land within the city limits had been developed; congestion in the older sections was acute; slums existed in several large areas. The Civic League's planning committee, of which Henry Wright was a member, prepared one of the first comprehensive plans for an American city in the modern period.<sup>22</sup> Wright was responsible for one of the small plans within the master plan which applied to specific areas of the city.<sup>23</sup> In 1912, St. Louis became the second city in the country to establish a Planning Commission and, in 1918, under the direction of a young planner from New York named Harland Bartholomew, a municipal zoning ordinance was enacted.<sup>24</sup>

The suburb of University City joined the pioneer movement in municipal planning and zoning in 1920. Mayor Warren Flynn had approached Harland Bartholomew, asking if a small suburban city could benefit from comprehensive planning and, when the answer was yes, the city established a Planning Commission. Bartholomew was subsequently hired to prepare a zoning code and plan which were completed in 1921 and 1922, respectively.<sup>25</sup>

Henry Wright's participation in planning in University City was both direct and indirect. He was present at several of the early Planning Commission meetings where he "cautioned against accepting any paper plan without local considerations."<sup>26</sup> More importantly, Wright's Delmar Garden Subdivision gave shape to the business district of University City, therefore affecting the new city plan and subsequent development of the city.

As Wright dealt with the planning of what was essentially a new town center, including housing, shops and offices, he confronted issues such as pedestrian and vehicular traffic, landscaping, maintenance, density, scale, health and convenience. His attention to these elements in the layout of a subdivision indicated his abilities as a planner, and was prophetic of his later interests and accomplishments. After leaving St. Louis in 1923, he prepared a report on housing and planning for the state of New York<sup>27</sup> and became part of the housing movement concerned with post-war urban housing issues. With Clarence Stein he designed three housing developments--Sunnyside, Queens, N.Y. (1926), Radburn, N.J., (1928) and Chatham Village, Pennsylvania (1932)--which won him national and international

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recognition. Wright's ability to put ideas into practice was due, no doubt, to his considerable experience in St. Louis. Inasmuch as Wright played an important role in the history of urban planning in America, this early example of his work should be preserved.<sup>28</sup>

Not all of the original Delmar Garden subdivision is included in the (proposed) National Register district. All but two of the original commercial buildings on the streetcar loop were destroyed, and one of those is enclosed in a new structure. The Loop, like so many small older commercial areas, had declined seriously after the advent of modern shopping centers. Demolition was part of a plan to open the area for parking and larger scale commercial buildings. This plan by Evert Kincaid of Chicago was actually an extension of Wright's initial concept,<sup>29</sup> but, since so few of the original buildings remain in this section, it has been excluded from the district to be preserved.

**ARCHITECTURE 1911-1936**

The buildings in the Loop are the work of about twenty architects and eighty-five contractors and developers. A majority of the developers built only a few buildings, real estate development being, for them, either a second occupation or a one-time investment activity. A small number of developers were extremely active, some producing thirty buildings or more. Relatively few were designed by architects, but they were influential since they appeared early in the District and set a pattern for subsequent work by contractors working without architects.

The two most notable architectural firms with work in the Loop are Mauran Russell & Crowell, designers of the Donaldson Court apartments, and the "Burnham firm of Chicago", architects for the Tivoli Building.<sup>30</sup> Both buildings were built in 1922.

The Donaldson Court apartments were placed on the National Register on October 13, 1983. They are a four-building complex of reinforced concrete, incorporating shops along the Delmar frontage of the southernmost building.<sup>31</sup>

The four-story Tivoli Building, the most prominent of the commercial buildings on Delmar, houses a movie theater and shops on the ground floor and apartments above. The facade and theater are designed in part in a classical style popularized for theaters by architect Thomas Lamb early in the history of motion picture palaces.<sup>32</sup> The Burnham firm, no doubt familiar with Lamb's Chicago theaters, brought to the Tivoli, then one of about ten theaters in St. Louis County, a degree of sophistication as a setting for the showing of motion pictures.

St. Louis architect Edward F. Nolte (1870-1944) designed the Smith Block at 6504-10 Delmar (Photo #7), the oldest standing building (1911) in the district. The German-born



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Nolte also designed the reinforced concrete Parkview Apartments at 316-20 North Skinker Boulevard, apartment buildings at the northwest and southwest corners of Waterman and Rosedale, the Lambskin Masonic Temple Kingshighway, and several Craftsman-style houses in Parkview subdivision.<sup>33</sup> The Smith Block housed the West End Bank, founded in 191, the Smith Brothers Saloon, (the Smith Brothers were developers of the building), a grocery, a drugstore, a hardware store, and a dry goods store. Robert Smith lived in one of the upstairs apartments. The building must have answered most of the shopping needs of the area when it was first built since there was so little other commercial development. An early photograph shows a tower on the corner, which has now been removed.<sup>34</sup>

Architect Preston Bradshaw (1880-1949) is represented by a modest Craftsman-style building constructed in 1917 for the St. Louis Water Company at 6600 Delmar. Bradshaw had designed several buildings in neighboring Parkview subdivision, one of which, at 6252 Westminster, is related in style to the Delmar building; it has a bracketed roof of green glazed tile and a similar horizontal emphasis at the roof line. Bradshaw designed large apartments and hotels in St. Louis in the twenties, abandoning the more modest Craftsman style for classical ornament. Examples are the Chase Hotel at Maryland and Kingshighway and the Castlereagh Apartment at 6820 Delmar.<sup>35</sup>

Several storefronts on the north side of Delmar are the work of architect Norman B. Howard. In 1928 and 1929, the one-story Jacobethan<sup>36</sup> styled storefronts at 6265-77 Delmar (Photo #23) and 6307-9 Delmar were built as additions to the fronts of existing apartment buildings. They are handsomely detailed with angular stepped back entrances, designed to attract area women to the high-fashion clothing stores they housed.

Architect Charles H. Deitering was the designer of at least fifteen apartment buildings in North Parkview, sometimes acting as an investor as well. He was vice-president of Celrose Realty - possibly named for Rose Cella, wife of realtor Louis J. Cella - an early development company which built several buildings on Cates between 1916 and 1918. His buildings, both the 6-family structures and the smaller 3- and 4-family buildings, are characterized by such Georgian features as flat roofs, slender moulded stone cornices, classical door frames and arched and Palladian windows. The addresses are 6312, 6326, 6328, 6408, 6410, 6414 Cates; 710, 714, 720, 736, 740 Westgate; 736 Eastgate; 709, 720, 738 Interdrive; 701 and 707 Eastgate and 704, 708, 740 and 744 Interdrive may also be attributed to him. Deitering, who was born in St. Louis in 1870, attended Massachusetts Institute of Technology. From 1891 to 1897 he worked in the architectural office of Isaac Taylor. He opened his own office in 1897 and was for a short time associated with Ernst Klipstein. For the 1904 World's Fair he designed the Brazil Building, an elaborate classical building with three domes and arched windows, and the Chinese Government Building. Prior to his work in North Parkview, Deitering designed commercial buildings, apartments and private residences.<sup>37</sup> (Photo #13)

St. Louis architect J. Sidney Lee designed All Saints Catholic School, at 6419 Clemens, in 1918. The rock-faced stone building replaced the wood-frame parish church and school which had been located a few blocks to the north and burned in 1917. Lee, in partnership with engineer Henri Rush, was the designer of St. Roch's Church, in a neighboring parish, in 1921.<sup>38</sup>

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The architect for All Saints Church (Photo #22) was Henry P. Hess, in 1936. Hess designed several buildings for the Catholic Church, among them a building for Christian Brothers College, in 1919, Immaculate Conception Church in Maplewood, 1926, and Cardinal Glennon College, in 1931.<sup>39</sup> He was a member of the American Institute of Architects from 1934 and died in 1951.<sup>40</sup>

The District's most active building contractors and developers were Victor E. Rhodes, Vincent A. Chinberg, James M. Moran and the Wagner-Grant family. The work of these builders strongly affected the District's appearance due to its volume and to a construction pattern in which developers built several similar buildings together in a row, dominating the architectural character of a block.

Victor E. Rhodes (1861-1927) was a building contractor and developer in St. Louis for 30 years. He was a graduate of Ohio Wesleyan University and was admitted to the bar in 1885. He was also president of the William H. Putnam Lumber Company. V.E. Rhodes, his son Victor H. Rhodes and son-in-law John Cook acted as contractor and developer for about 15 apartment buildings in North Parkview: 701, 707, 736 Eastgate; 745, 749 Westgate; 6260, 6266, 6270, 6274 Cates; 6309-15 Cabanne; 714 and 727 Limit; 704, 740, 744 Interdrive; and 6265-77 Delmar. Most of their apartments were among the largest in the subdivision, several being built with deep recessions in the rear of the building to admit light and air.<sup>41</sup> Some are designed in the Craftsman style. (Photo #9) Charles H. Deitering was the architect for two of Rhodes' first buildings in the area.

Another prolific builder was Vincent A. Chinberg and his Alco Investment Company. Twenty-seven of his buildings, contracted between 1915 and 1926, are in Parkview Gardens. The facades have no applied ornament except for square stone blocks at the corners of the window heads. In the Craftsman manner, exposed structural details on the porches and at roof lines are used decoratively. Red tile roofs are also decorative features. A row of Chinberg buildings may be seen in the attached photograph of a view along Interdrive. (Photos #4 and #10) Charles Thurston<sup>42</sup> was identified as the architect on permits of the early buildings.

Another major contractor-developer was James M. Moran. He built at least forty-one buildings in Parkview Gardens between 1921 and 1928. He was vice-president of West End Realty Company which developed thirteen buildings there. Many of his buildings were modern for the period with a number of Craftsman details and creatively-designed limestone trim. Some buildings have Tudor details. The addresses are: 740, 746, 900, 904, 908, 914, 915, 916, 920 and 924 Eastgate; 717 and 731 Interdrive; 6242, 6246, 6250, 6254 and 6262 North; 6238, 6242, 6252, 6269, 6310, 6314, 6318, 6322, 6328, 6400, 6406 Cabanne; 6253, 6257, 6309, 6327, 6401 and 6429 Cates; 6603, 6609, 6615, 6627 Clemens; and 815, 821 and 825 Leland. (Photos #3 & #11) A group of seven of his buildings on Cabanne have built-in garages. Nearly all of Moran's buildings were built for one group of developers and their real estate companies. The men were Max Goldman, Nathan Lerner

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and Abraham Lerner; the names of the real estate companies were the Best Realty Company and West End Realty Company, both located, in the early 20's, at 6229 Delmar. The Lerner and Goldman lived at 735 and 731 Interdrive, respectively, in 1922. The City Directory that year identifies Nathan Lerner as a tailor with a shop at 2742 Franklin. Max Goldman's address at the time he took out a permit for building 731 Interdrive in January 1922 was 2738 Franklin. Abraham Lerner was listed as a student in 1922.<sup>43</sup>

The most active builders in Parkview Gardens were the Wagner-Grant family. They built the first apartments in the Delmar Garden subdivision for John C. Jannopoulos, developer of the tract. Their fifty buildings, over half of the extant buildings there, dominate the subdivision. (Photos #5, 6 and 15) All were built between 1921 and 1923. They also built five buildings in North Parkview. City directories indicate that Ernest L. Wagner began his construction company in about 1893. He is known to have built at least one house designed by a major architect: 6246 McPherson; Ernst Jansenn, architect, in 1907. Other Wagners were officers in the company. E.A. was listed as president from 1916 to 1924; Henry A. was sometime identified as an architect. In about 1923, the firm was named the Wagner, Grant & Bell Company. The buildings are two-, three-, four-, and six-family buildings. They are typically square in plan and therefore do not have overly long side walls facing the adjacent buildings. This reflects the shorter, wider lot shapes designed by Henry Wright to increase light and air in the units. Georgian details are common in Wagner buildings. Also characteristic are paired windows with multi-paned transoms. The addresses are: 722, 726, 730, 734, 738, 742, 746, 750, 758, 762 and 766 Kingsland; 728, 734, 738, 751, 757, 761, 765 and 769 Syracuse; 716, 720, 724, 726, 727, 730, 733, 736, 737, 739, 740, 743, 744, 746, 747, 750 and 755 Heman; 727, 731, 735, 739, 743, 745, 749, 753, 820, 822 and 826 Leland; 6620 and 6630 Clemens; 6317, 6255, 6261 and 6319 Clemens; and 741-5 Eastgate.<sup>44</sup>

All of the work of the large-volume developers and a great majority of the total development in the Loop was in buildings of three or more units. The units, called apartments, were of spacious dimensions, had modern conveniences and were designed for middle- and upper-middle-income residents. This development was part of a national trend, tied to social and economic changes including the move toward a servantless society. By 1929, the construction of apartment buildings in the major cities was three times greater than that of one- and two-family houses.<sup>45</sup>

The Loop contains examples of several apartment types from the period 1914 to 1930 which illustrate the evolution of the genre in this period.

The brick three-story three-family building and its double, the three-story six-family - the dominant types in Delmar Garden and the southern half of North Parkview - seem to have made their appearance in St. Louis shortly after the turn of the century. Early examples had units which were long and narrow in proportions, with rooms arranged in a row. Irregularities in the buildings' plans, such as projecting sunporches and bay

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windows, introduced light. In 1920, with the opening of Delmar Garden where wider lots had been laid out, apartment units became more square in plan with an increase in efficiency. The elongated and square plans are illustrated in Appendix A.

Examples of two-family buildings are found primarily in the northern section of North Parkview and in the northwest corner of Delmar Garden. They range from the simple flat-roofed two-family flat at 6249 Cabanne, one of the area's first buildings, to the picturesque half-timbered, gable-roofed building at 6645-47 Clemens (Photo #20), of 1925.

The facade and roof designs of Loop apartments exhibit the historical and contemporary detailing that was fashionable in the teens and twenties. Historical styles are generally Tudor or classical. There are several good examples of the contemporary Craftsman style, which, with its flexibility and freedom from established patterns, was well suited to the modern apartment building. Styles are discussed in Item 7 of this nomination.

The buildings are constructed of substantial materials and exhibit a high level of craftsmanship. They incorporate a number of architectural amenities such as marble and tile entry halls, sunporches, balconies, French doors, built-in beds and bookshelves, fireplaces and stained glass windows. They are naturally well lighted and ventilated with large openings between the rooms and banks of windows. They exemplify the high-quality multi-family housing which was built in St. Louis early in the century and became a significant feature in the city's landscape.

The prevalence of certain building types, the dominance of some builders, the condensed building period with its inherent stylistic similarities and the uniformity of many building elements combined to overcome whatever disorder one might expect in a neighborhood build by so many independent investors and designers. A strong architectural continuity exists along many streets and a clear visual identity was achieved for the District as a whole.

#### THE JEWISH NEIGHBORHOOD

The Loop has social significance as an identifiable and locally well-known Jewish population center, especially from the twenties through the sixties. Since in its early decades the Loop represented a substantial portion of the population of University City -- by 1930 the sixth largest city in Missouri -- the significance is statewide.

Jews had followed the central west corridor from the oldest parts of downtown St. Louis to a settlement just east of Grand Avenue, then to the area around the intersection of Union and Enright and the vicinity of DeBaliviere. They arrived in the mid-teens in University City.<sup>46</sup> The wealthy built large houses in the new subdivisions, while middle-income businessmen, office and sales personnel and professionals were attracted to the

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mid-to-high-priced apartments in the Loop. Many Jews invested in the new buildings. Typical investors were doctors, pharmacists, grocers, tailors and manufacturers or wholesalers of clothing; real estate investment was not their primary occupation, and they built only a few buildings each.<sup>47</sup>

Some Jewish-owned clothing stores opened in the Loop in the late twenties, most prominent among them being Rubenstein's, a fashionable women's dress shop at 6307-09 Delmar. A socially prominent reform congregation, Shaare Emeth, moved to University City in 1931, building on Delmar just west of the Loop.

Toward the end of the thirties, an influx of less affluent Jews came into the Loop, attracted by dramatically declining rents. Some of these people were from older sections of St. Louis, while others were refugees directly from Europe. Both groups tended to be orthodox rather than reform, and they retained more of their traditional eastern European culture, including its distinctive cuisine and Yiddish tongue.<sup>48</sup> Kosher delicatessens and orthodox synagogues appeared in the Loop in this period.

By the fifties, eleven of the seventeen synagogues in the metropolitan area had located in University City. Several service organizations established there as well. By 1960, the growth of the University City Jewish community was such that the public schools were 70-80% Jewish.<sup>49</sup>

The Loop in the fifties was a considerably less attractive neighborhood. Many of the aging buildings had been neglected during World War II and were in need of major re-investment. The District remained predominantly Jewish, but many were now elderly and poor. The term ghetto was frequently used to describe the area.<sup>50</sup>

The vigorously upward-mobile Jewish population continued its westward migration through the sixties and seventies. The population center is now west of University City. Most Jews in the Loop have been replaced in recent years by blacks, orientals and Washington University students, although many elderly Jews remain, and Yiddish is still heard on the streets and in shops.

The Jewish population has become more dispersed in the fifties, settling in newer suburban-style subdivisions. The Loop, with its dense apartment area and shopping district dominated by Jewish residents and businesses for a period of thirty years or more, is perhaps the best known and most readily identifiable St. Louis area Jewish neighborhood of the last fifty years.

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URBAN RENEWAL

The passage of time and events in metropolitan St. Louis and the nation led to significant changes in the Loop beginning in the fifties. Some apartments were deteriorating following years of overcrowding. The shopping district had lost business to new developments farther west. New housing in the suburbs and St. Louis' massive slum clearance program, which displaced 1772 families and 610 individuals, the city's poorest blacks,<sup>51</sup> had accelerated the urban migration pattern in which the poor replace the middle-class in aging housing. The Loop's location in the central west corridor, historically an area of rapid population movement, indicated an inevitable decline toward poverty and decay.

Because the Loop remained the business and historic center of University City, the city initiated a major urban renewal project to preserve it. National urban renewal programs and University City's status as an independent municipality with long experience in city planning facilitated this process. The emphasis of the project, as it was directed toward the area of the proposed Historic District, was on maintenance and rehabilitation, rather than on clearance. In addition, the policy of the City was to preserve affordable housing in the Loop for low-income residents.<sup>52</sup> Existing buildings were upgraded through the use of an occupancy permit ordinance, said to be the first enacted in the country,<sup>53</sup> which required that a building be brought up to code before a new occupant could move in. Clearance was limited primarily to three areas on the perimeter of the apartment district. (Two of these areas are outside the boundaries of the proposed Historic District.) Two housing projects with subsidized units were built in the late sixties on cleared land, one a fourteen-story building and the other, a block-long development of two-story townhouses and one four-story building. Some commercial buildings were demolished on Delmar to create three municipal parking lots. These were spaced along the street and screened with brick walls at the building line.

University City's urban renewal program and the occupancy permit may be credited with the relatively little-changed condition of the District today. The city has allocated a large percentage of its Community Development funds to the Loop in recent years and operates several assistance and improvement programs there, giving evidence of an ongoing commitment to the preservation of the city's historic center.

NOTES

1. William L. Thomas, History of St. Louis County (St. Louis: S.J. Clarke, 1911), p. 228 ff.
2. Sidney Morse, The Siege of University City, The Dreyfus Case of America, (St. Louis: University City Publishing Company, 1912), Chapter IX.
3. Thomas, op.cit. p. 272, indicates that as early as 1910-11 some work was beginning on the subdivision, although it was not platted until 1913.

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4. Information about the Cella family is in the Necrology Collection at the Missouri Historical Society, Book X, pp. 88-89; and Book XII, p. 11. Louis Cella also developed Country Club Place in Clayton, in 1914. Andrew D. and Charles J. Cella lived at 6318 Cates and 6405 Cates in the early twenties. Celrose Real Estate Company, an early investor in the subdivision, may have been named for Rose Cella, wife of Louis J. Cella.
5. Sources of information on the Delmar Garden Amusement Park and John C. Jannopoulo are as follows: St. Louis Republic, October 30, 1909; John Devoy, ed., A History of the City of St. Louis and Vicinity (St. Louis, 1898); Missouri Historical Society Bulletin, Vol. IX (1953), p. 393; Americans of Gentle Birth, 1903, p. 268 ff, in coll. Missouri Historical Society; clipping from Globe-Democrat, 5/15/32, in Necrology Notebook XVI, p. 60 (obituary), Mo. Hist. Soc.; Ariadne Thompson, The Octagonal Heart, (Webster Groves, Mo.: Webster Groves Bookshop, 1976); St. Louis City Directories, 1873-1919. Delmar Garden's owner, John C. Jannopoulo was the son or nephew of Demetrius Jannopoulo, Greek Consul in St. Louis and president of Missouri Tent and Awning Company.
6. NiNi Harris, Legacy of Lions (University City, Mo.: The Historical Society of University City, 1981). Photographs of the area taken in 1922 and 1928 are on p. 105.
7. Interview by Judy Little with Gladys Cohen, widow of early developer Jacob Rosenblatt, October 1983.
8. Martin Greif, Depression Modern, the Thirties Style in America (New York: Universe Books, 1975), p. 81.
9. University City building permits #4263, 5-7-28 and #8519, 7-21-44.
10. Stuart A. Queen and Lewis F. Thomas, The City: A Study of Urbanism in the United States (New York: McGraw-Hill, 1939), pp. 280-286, reprinted by Selwyn Troen and Glen Holt, ed., St. Louis, Documentary History of American Cities Series (New York: New Viewpoints, A Division of Franklin Watts, 1977), p. 163.
11. M.M. Costantin, Sidestreets St. Louis (St. Louis: Sidestreets Press, 1981), p. 100.
12. Although Parkview's plat was not filed until 1905, planning and grading began about 1902, as shown in early photographs.
13. Robert Vickery, Anthrophysical Form (Charlottesville, Va.: University Press of Virginia, 1972), p. 22.

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14. North Parkview's restrictions are written on the subdivision plat map, on file, St. Louis County Recorder of Deeds.
15. An advertising poster for North Parkview is framed and on the wall in the local history room at the University City Library.
16. A biographical sketch of J.T. Dodds is in the Book of St. Louisans, Second Edition (St. Louis: The St. Louis Republic, 1912), p. 159.
17. This claim was made by Mrs. Beck, widow of an early investor, to her niece, Mrs. Leo Glickert of University City. Another smaller apartment subdivision, developed in 1908, is in the 4900 block of Laclede. The Chouteau Apartments there have been listed in the National Register.
18. This sequence of development is described by Sam Bass Warner, Jr., in Streetcar Suburbs (Cambridge, Mass.: Harvard University Press, 1962, 1978).
19. John Burchard and Albert Bush-Brown, The Architecture of America; A Social and Cultural History (Boston: Little, Brown, 1961), p. 355.
20. The Delmar Garden plat map, filed February 16, 1920, is in the Recorder of Deeds Office, St. Louis County, plat book 11, p. 42.
21. Henry Wright, "The Sad Story of American Housing," Architecture, Vol. LXVII, No. 3 (March 1933).
22. Troen and Holt, op.cit., p. 178.
23. Information provided by Margaretta Darnall, landscape architect and architectural historian, St. Louis. See also Troen and Holt, p. 179.
24. Troen and Holt, p. 182.
25. Interview by Judy Little with Harland Bartholomew, October 1977.
26. University City Planning Commission minutes, April 8, 1921, on microfilm in the Planning Department.
27. Henry Churchill, "Henry Wright: 1878-1936", Journal of the American Institute of Planners, Vol. XXVI, No. 4 (Nov. 1960).



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28. Henry Wright's role in American community planning and the housing movement of the twenties and thirties is discussed in several architectural history surveys. Examples are James Marston Fitch, American Building (New York: Schocken Books, 1973); John Burchard and Albert Bush-Brown, op.cit.; G.E. Kidder Smith, The Architecture of the United States (Garden City, N.Y.: Anchor Press/Doubleday, 1981), Vol. 1, pp. 373-75, 651-52. Further information may be found in Churchill op.cit.; this article contains a list of references written by, in collaboration with, or about Henry Wright, compiled by Benjamin M. Gruzen.
29. A copy of the Evert Kincaid Plan of 1956 is in the collection of the University City Library.
30. Information provided by Landmarks Association researcher, Jane Porter. The "Burnham firm" was presumably the D.H. Burnham Company. Daniel Hudson Burnham died in 1912, but his sons Hubert and Daniel continued to operate the firm.
31. See the Donaldson Court National Register nomination for further information.
32. David Naylor, American Picture Palaces (New York: Van Nostrand Reinhold, 1981), p. 44.
33. Parkview Agents, Urban Oasis (St. Louis: Boar's Head Press, 1979) pp. 16-17; Walter B. Stevens, St. Louis, History of the Fourth City, 1763-1909 (Chicago & St. Louis: S.J. Clarke Publishing Company, 1909), pp. 432-4.
34. St. Louis County Building Permit #5753 in St. Louis Daily Record, April 4, 1911; University City Directory, 1914, in collection of Missouri Historical Society: History of St. Louis County (Clayton Mo.: Watchman-Advocate, 1920), p. 187.
35. University City Building Permit #937 (archives) Aug. 28, 1917. Further information on Bradshaw may be found in McCune Gill, The St. Louis Story (St. Louis: Historical Record Association, 1952); Book of St. Louisans, op.cit.; Carolyn Toft and Osmund Overby, The Old St. Louis Post Office (St. Louis: Landmarks Association, 1979).
36. "Jacobethan" is a term defined by Marcus Whiffen in American Architecture Since 1780 (Cambridge, Mass.: M.I.T., 1969).
37. Book of St. Louisans, op.cit. p. 153; Stevens, op.cit. p. 500.
38. George McCue, The Building Art in St. Louis (St. Louis: AIA, 1981), p. 87.
39. St. Louis County Historic Buildings Commission, Historic Buildings in St. Louis County (Clayton, Mo.: St. Louis County, 1983), p. 37.

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40. Information provided by St. Louis Chapter, American Institute of Architects.
41. Missouri Historical Society Collection, Necrology Notebook XIII, p. 134.
42. Thurston is shown in City Directories of 1916 and 1918 as an architect with offices in the Wainwright Building; there are no listings after 1918.
43. St. Louis City Directories, 1922-1927.
44. St. Louis City Directories, 1893-1924; Urban Oasis, op.cit.
45. Daniel J. Boorstin, The Americans: The Democratic Experience (New York: Random House, 1973).
46. Harris op.cit., pp. 127-129.
47. The investment patterns are detailed in the historic inventory forms prepared in conjunction with this nomination by the St. Louis County Department of Parks and Recreation.
48. James Neal Primm, Lion of the Valley (Boulder, Colorado: Pruett Publishing Company, 1981), p. 441.
49. Harris, pp. 148-150.
50. "I lived off Delmar once...when it was a ghetto for Orthodox Jews." Stanley Elkin, Esquire Magazine, November 1980, quoted by Nini Harris, op.cit., p. 172.
51. Primm, op.cit., p. 497.
52. Harris, pp. 154-155.
53. Address by State Senator Harriett Woods at a Symposium presented in celebration of the seventy-fifth anniversary of University City, February, 1981. Video tapes in the possession of Sidney Schneider.

## 9. Major Bibliographical References

1. Book of St. Louisans, second ed. St. Louis: The St. Louis Republic, 1912.
2. Churchill, Henry, "Henry Wright: 1878-1936," Journal of the American Institute of Planners, Vol. XXVI, No. 4 (Nov. 1960).

## 10. Geographical Data

Acreage of nominated property approx. 84 acres

Quadrangle name "Clayton, Mo."

Quadrangle scale 1:24,000

### UTM References

A 

|      |   |   |         |   |   |   |          |   |   |   |   |   |   |   |   |   |
|------|---|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|---|
| 1    | 5 | 7 | 3       | 4 | 9 | 6 | 0        | 4 | 2 | 8 | 2 | 3 | 1 | 5 | 1 | 0 |
| Zone |   |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |   |

B 

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

C 

|      |   |   |         |   |   |   |          |   |   |   |   |   |   |   |   |  |
|------|---|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|--|
| 1    | 5 | 7 | 3       | 4 | 2 | 0 | 0        | 4 | 2 | 8 | 1 | 8 | 1 | 1 | 0 |  |
| Zone |   |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |  |

D 

|      |   |   |         |   |   |   |          |   |   |   |   |   |   |   |  |  |
|------|---|---|---------|---|---|---|----------|---|---|---|---|---|---|---|--|--|
| 1    | 5 | 7 | 3       | 4 | 2 | 6 | 0        | 4 | 2 | 8 | 1 | 4 | 0 | 0 |  |  |
| Zone |   |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |  |  |

E 

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| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

F 

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|      |  |  |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

G 

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|------|--|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
|      |  |  |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

H 

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|------|--|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
|      |  |  |         |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

### Verbal boundary description and justification

The southern boundary of the Delmar Loop-Parkview Gardens district is the alley running along the rear property line of buildings on the south side of Delmar Blvd., bounded on the west by a line approximately 100 feet to the west of the centerline of Melville

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

state Missouri code 29 county St. Louis code 189

state Missouri code 29 county City of St. Louis code 510

## 11. Form Prepared By

name/title Judith P. Little and V-J Bass

organization St. Louis Co. Dept. of Parks and Recreation date August 1983

street & number 41 South Central Avenue telephone 314-889-3371

city or town Clayton state Missouri 63105

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature

*Fred O. Lopez*

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

date 1-12-84

For NPS use only

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

Entered in the  
National Register

date 2/16/84

*Shelores Byrum*  
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
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Page 1

3. Constantin, M.M. Sidestreets St. Louis. St. Louis: Sidestreets Press, 1981.
4. Frohne, H.W., "The Apartment House," Architectural Record, Vol. XXVII.
5. Harris, NiNi. Legacy of Lions. University City, Mo.: The Historical Society of University City, 1981.
6. Naylor, David. American Picture Palaces. New York: Van Nostrand Reinhold, 1981.
7. Parkview Agents. Urban Oasis. St. Louis: Boar's Head Press, 1979.
8. Stevens, Walter B. St. Louis, History of the Fourth City, 1763-1909. Chicago & St. Louis: S.J. Clarge, 1909.
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10. Troen, Selwyn, and Holt, Glen, ed. St. Louis, Documentary History of American Cities. New York: New Viewpoints, A Division of Franklin Watts, 1977.
11. Wright, Henry, "The Sad Story of American Housing," Architecture, Vol. LXVII, No. 3 (March 19-3).

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| date entered     |

Continuation sheet Delmar Loop-Parkview Gardens Item number 10

Page 1

Avenue and on the east by a line approximately 150 feet east of the center line of Limit Avenue. The boundary between the cities of St. Louis and University City cuts diagonally across the district from Limit Avenue northeast across Eastgate Avenue. North of Delmar, the district includes nearly all of North Parkview and Delmar Garden subdivisions. It is bounded on the east by the eastern property line of all lots on the east side of Eastgate and by the eastern property line of 6221-6223 Delmar (Lot 2, Block 7, North Parkview). The northern boundary is an irregular line beginning on the east at the northeast corner of 924 Eastgate (Lot 43, Block 7, North Parkview), continuing west on a line down the center of North Drive, thence west to the western property line of 6206 Cabanne (Lot 4, Block 9, North Parkview), thence southwest to Vernon Avenue, thence northwest to Westgate Avenue, thence south to the northern property line of a building at 847 Westgate (Lot 35, Block 3, North Parkview), thence west to the western boundary of North Parkview (which is the rear property line of lots on the north side of Westgate), thence south to the north side of the alley along the northern property line of 826 Leland (Lot 11, Block B, Delmar Garden Amended No. 2), thence west to the west property lines of lots on the north side of Clemens. On the west, the district is bounded by Kingsland Avenue, proceeding south to New Enright (also called Loop North), thence east to Leland, thence south to Delmar, thence east to a point approximately 100 feet west of Melville, thence south to point of origin.

The proposed district is identified by the common scale, materials, and construction date of its buildings, and by its street pattern, which has limited entrances. It is differentiated from contiguous areas, which are characterized by newer buildings, large-scale clearance, or different land uses.

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11

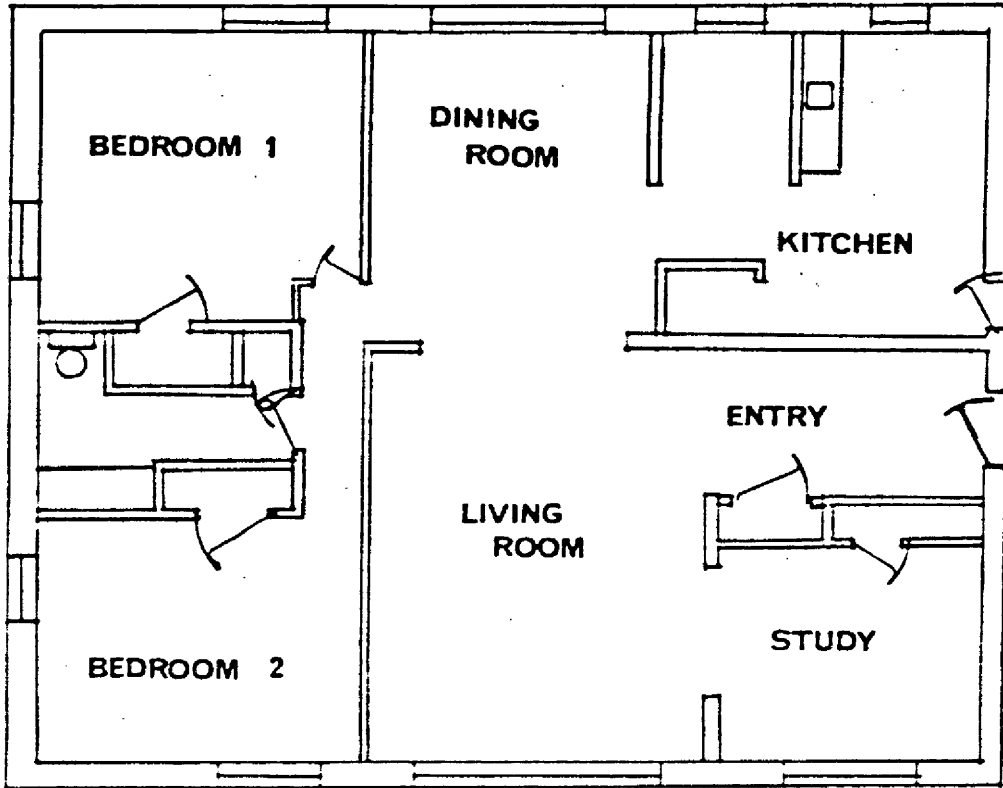
Page 2

2. James M. Denny, State Contact Person  
Department of Natural Resources  
Historic Preservation Program  
P.O. Box 176  
Jefferson City

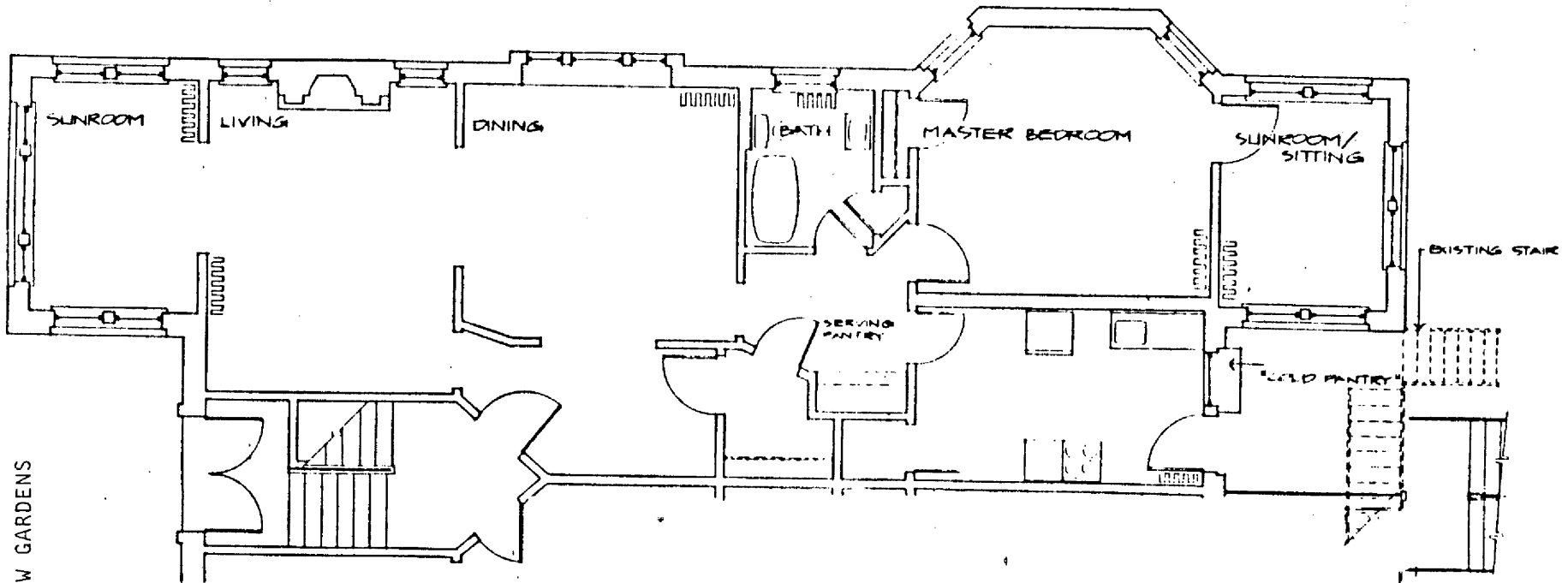
December 28, 1983  
314/751-4096  
Missouri 65102

DELMAR LOOP - PARKVIEW GARDENS

Appendix A



Typical floor plan of apartment unit in Delmar Garden, the subdivision designed by Henry Wright. Plan is nearly square in shape.



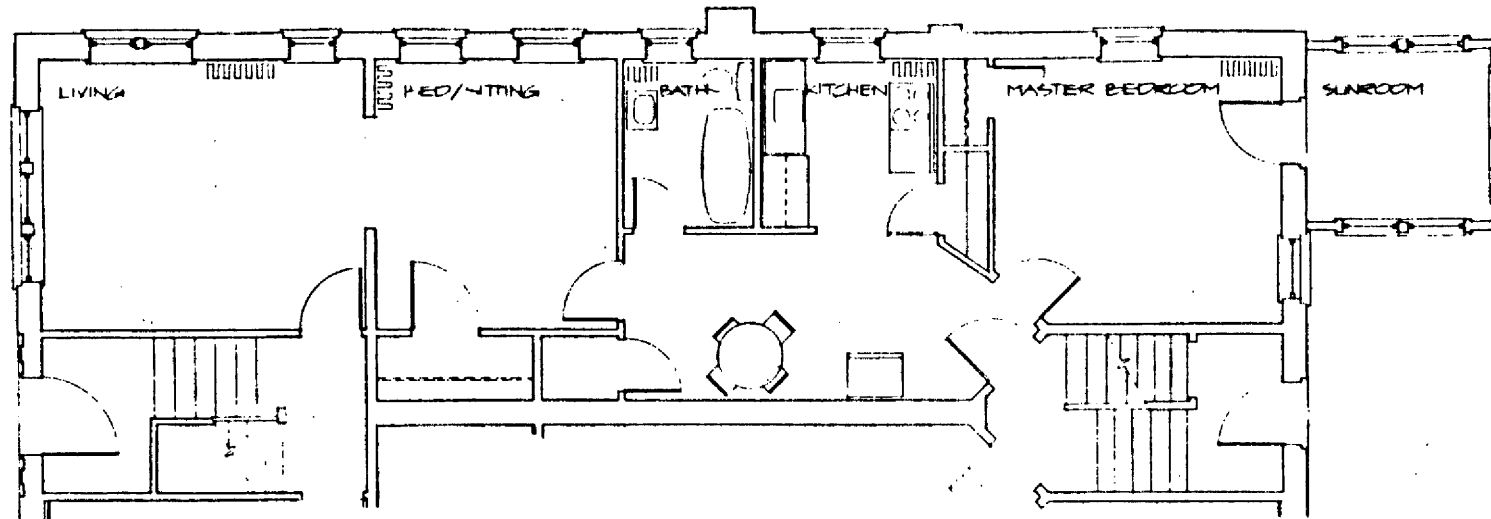
Typical floorplan of apartment unit in North Parkview,  
long and narrow in dimensions.

(From Parkview Gardens, Rehabilitation, University City  
Planning Department, 1981-1982, p. 30.)



DELMAR LOOP -  
PARKVIEW GARDENS

Appendix A



Typical floorplan of apartment unit in North Parkview,  
long and narrow in dimensions.

(From Parkview Gardens, Rehabilitation, University City Planning  
Department, 1981-1982, p.32.)

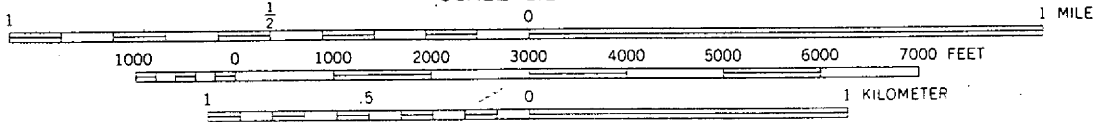


U.S.G.S. 7.5' Quadrangle  
 "Clayton, MO"  
 Scale: 1:24,000  
 PARKVIEW GARDENS  
 University City, Missouri

- UTM REFERENCES
- A. 15/734960/4282350
  - B. 15/734900/4281740
  - C. 15/734200/4281810
  - D. 15/734260/4282400

(WEBSTER GROVES)  
 796' III SE

SCALE 1:24 000

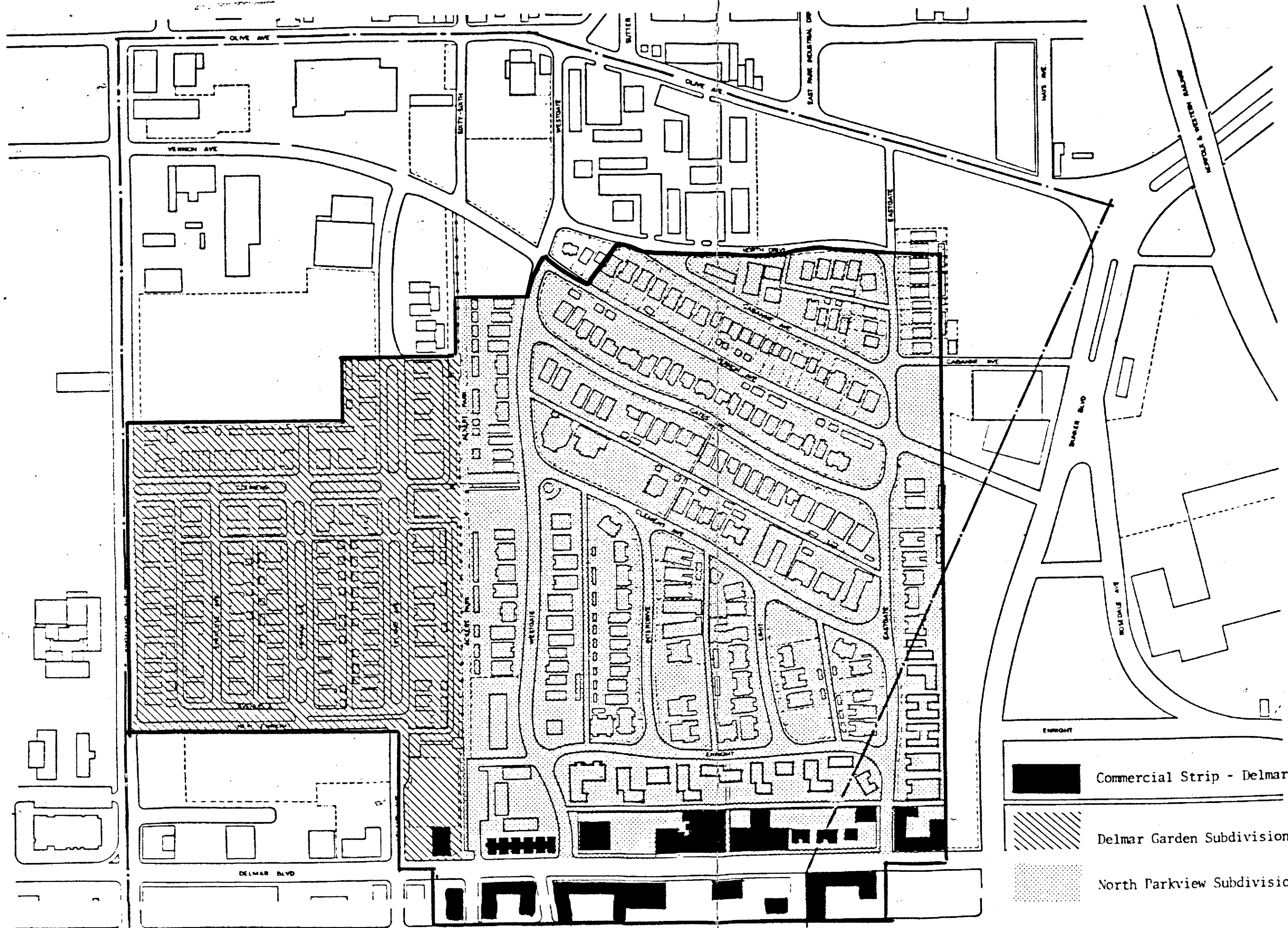





CONTOUR INTERVAL 10 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

1°41' 30" M  
 4° 71" M  
 30" M

AND 1974 MAGNETIC NORTH  
 AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225. OR RESTON, VIRGINIA 22092  
 AND BY THE DIVISION OF RESEARCH AND TECHNICAL INFORMATION  
 MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401  
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



-  Commercial Strip - Delmar Blvd.
-  Delmar Garden Subdivision
-  North Parkview Subdivision

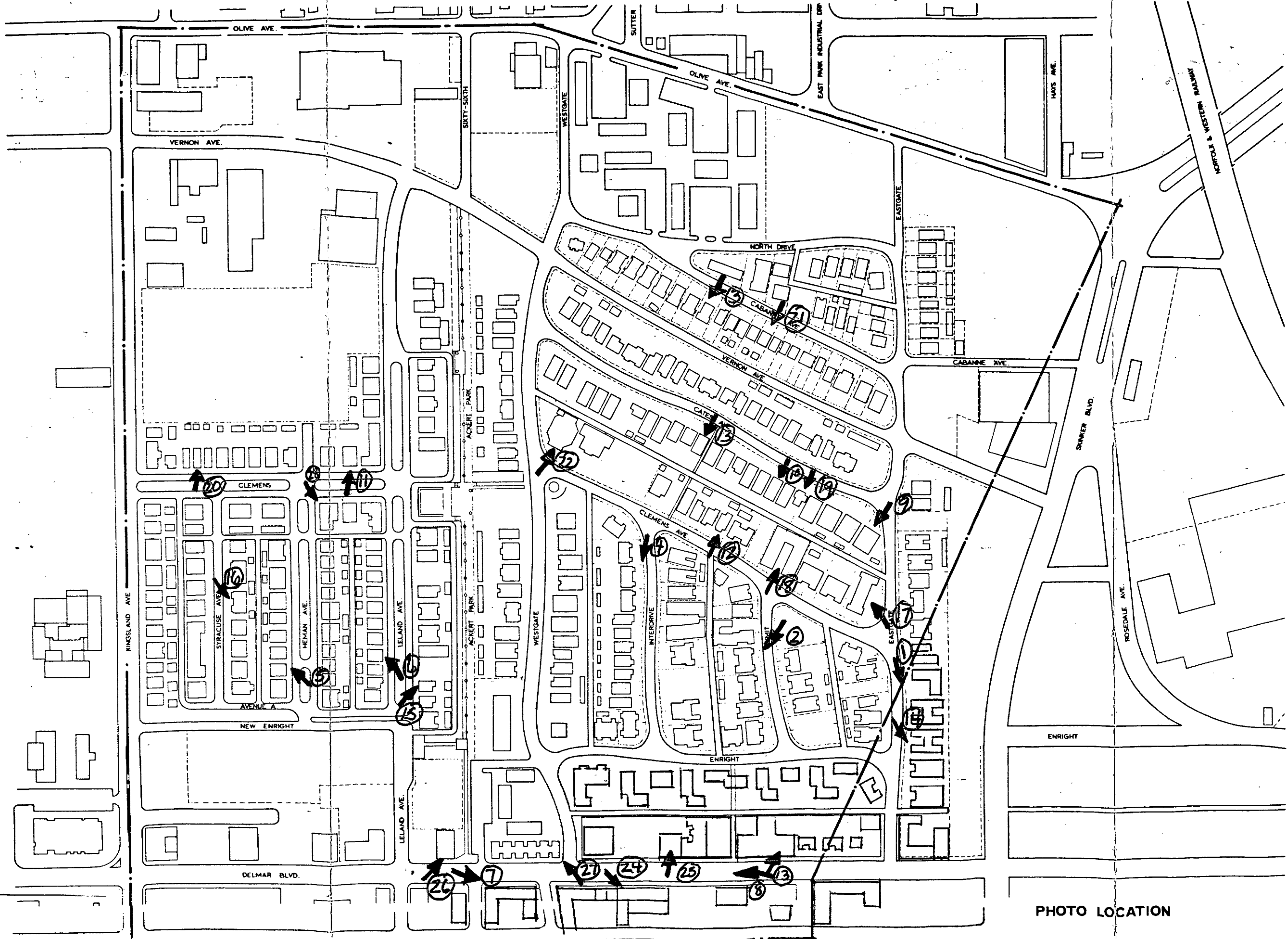
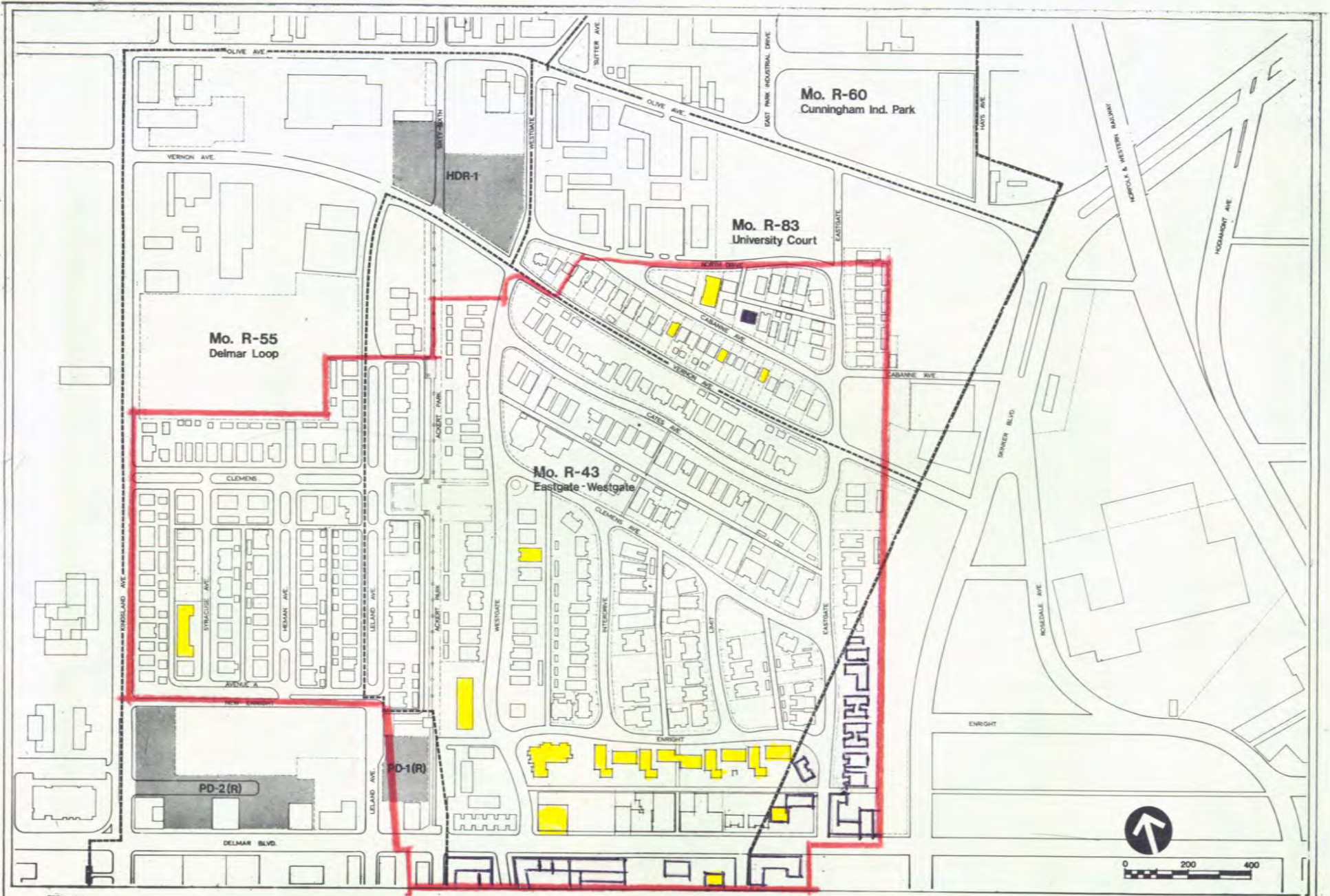


PHOTO LOCATION



# AREA PLAN



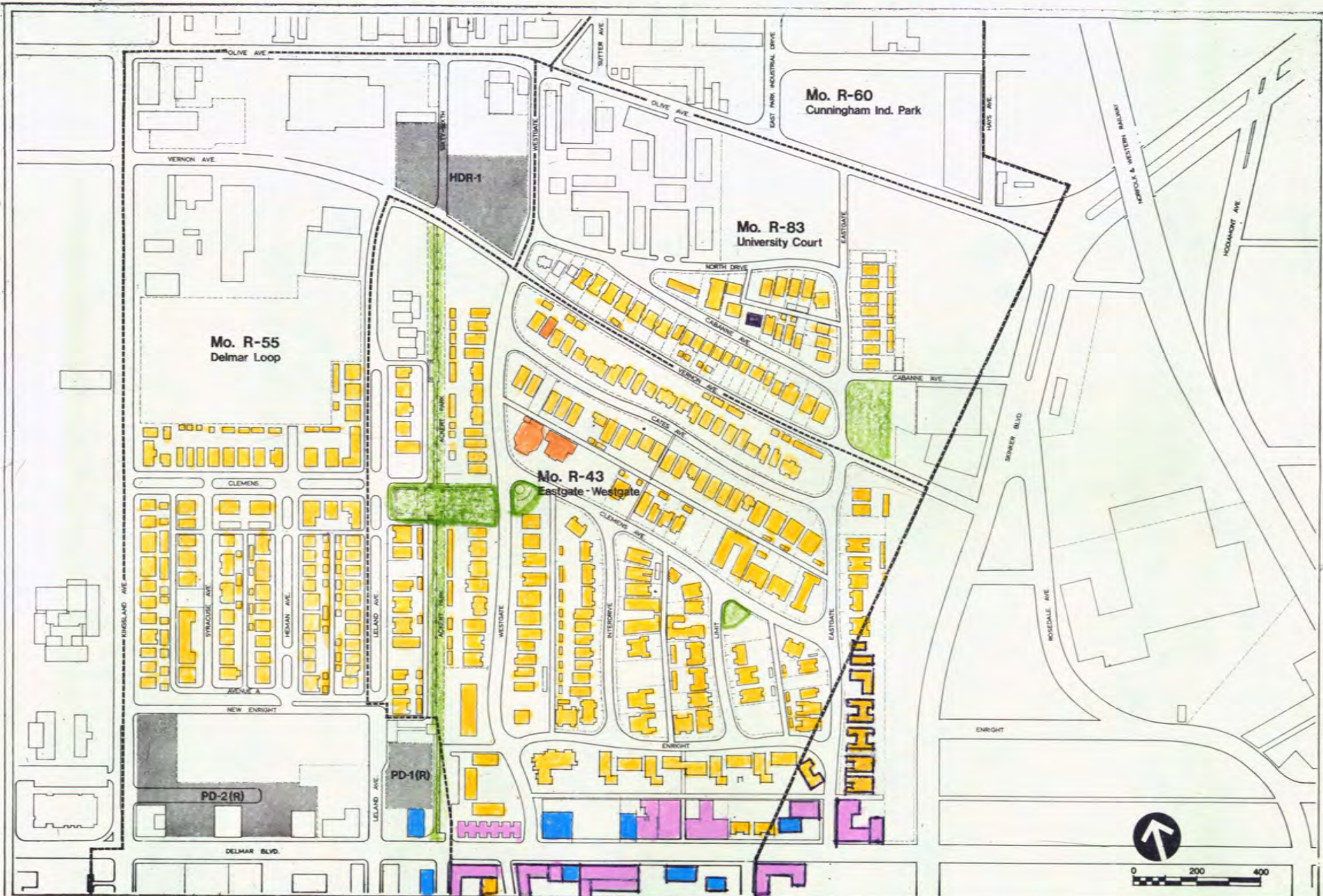


# AVAILABLE UCRA PARCELS IN UNIVERSITY CITY, MISSOURI

- District Boundaries
- Intrusions

For information, contact:  
 Mary Fahey, Exec. Dir., UCRA  
 6801 Delmar Blvd., 4th floor  
 University City, MO 63130  
 882-0770





# AVAILABLE UCRA PARCELS IN UNIVERSITY CITY, MISSOURI

## LAND USE:

- Residential
- Commercial
- Mix Use Comm/Res.

- Religious
- Parks

For information, contact:  
 Mary Fahey, Exec. Dir., UCRA  
 6801 Delmar Blvd., 4th floor  
 University City, MO 63130  
 862-0770

## Photo Log:

Name of Property: Delmar Loop-Parkview Gardens  
City or Vicinity: University City and St. Louis  
County: St. Louis County State: MO  
Photographer: Esley Hamilton  
Date Photographed: Apr. 1982

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

1 of 28. 720-616 Eastgate Ave. – view to SE of W facades of six-family buildings on the E side of Eastgate, in the St. Louis portion of the district. Note uniform setbacks, tree lawns with mature trees, continuity of scale and materials, and slight curve of the street.

2 of 28. 701-731 Limit Ave. – view to SW of the E facades of six-family buildings on the W side of Limit. View is across a small park created in the seventies on the site of a demolished building at the corner of Limit and Clemens.

3 of 28. 6310-6400 Cabanne Ave. – view to the SW of the N facades of four-family buildings on the S side of Cabanne.

4 of 28. 735-745 Interdrive – view to the SW of the E facades of six-family buildings on the W side of Interdrive near Clemens.

5 of 28. 733-755 Heman – view to the NW of the E facades of three-family buildings on the W side of Heman. View is across a landscaped parkway, part of the original design by Henry Wright.

6 of 28. 727-753 Leland and 6602 Clemens – view to the NW of E facades of three-family buildings on the W side of Leland to the corner of Clemens.

7 of 28. 6602-6246 Delmar Blvd. – view to the SE along Delmar at the intersection of Melville, illustrating the extensive use of stone, terra cotta and cast concrete ornament.

8 of 28. 6310 and 6263 Delmar Blvd. – view W on Delmar Blvd. from 6310 and 6263 Delmar.

9 of 28. 6260 Cates – view of NE façade of six-family buildings, showing decorative use of the segmented arch.

10 of 28. 6286 Cates – view of N façade of four-family building.

11 of 28. 6609 Clemens – view of S façade of six-family building, showing decorative use of limestone trim.

12 of 28. 6311 Clemens – view of S façade of three-family building showing decorative brick pattern.

13 of 28. 6312 Cates – view of N façade of four-family building, with Palladian composition.

14 of 28. 626 Eastgate – view of W façade of six-family building with classical doorcase.

15 of 28. 718 Leland – view of W façade of three-family building, representative of the common building type in Delmar Garden.

16 of 28. 744 Syracuse – view of W façade of six-family building.

17 of 28. 741-45 Eastgate – view of SE façade of twelve-family building, one of the largest apartment buildings in the area.

18 of 28. 6265-71 Clemens – view of SW façade of twenty-four-family building, largest apartment building in the area.

19 of 28. 6278 Cates – view of NE façade of one of a group of nine single family houses.

20 of 28. 6645-47 Clemens – view of S façade of a duplex apartment building, one of only a few in Parkview Gardens.

21 of 28. 6820 Cabanne – view of NE façade of single-family bungalow with brackets in the form of griffens.

22 of 28. 6433 Clemens – view of SW façade.

23 of 28. 6265-77 Delmar Blvd. – view of apartment entrance on S façade showing Jacobethan-style doorway moldings and details in glazed terra cotta.

24 of 28. 6346-70 Delmar Blvd. – view of N façade, showing cast concrete details.

25 of 28. 6311-17 Delmar Blvd. – Terra cotta panel depicting winged griffens, on second story of S façade.

26 of 28. 6605-09 Delmar Blvd. – view of S façade, showing modernistic details in glazed terra cotta. Wood lattice over window is a recent addition.

27 of 28. 6501-25 Delmar Blvd. – view of S façade. Apartments above and commercial area at street level. Modernistic designs in glazed terra cotta.

28 of 28. 6612 Clemens and 760 Heman – view toward the SW of N and E facades of twelve-family apartment building with glazed terra cotta details in the modernistic style.









SPEED  
LIMIT  
25









WESTGATE AVE  
NEXT SIGNAL

Cicerone

Cicerone







NO  
PARKING  
ANY  
TIME























Clemens





STREET  
SIGN

HELVENS

6307-87





6647

FOR RENT







ALL SAINTS CATH. CHURCH  
SERVICES  
SUNDAY 10:00 AM  
IN CASE OF RAIN A SERVICE  
TO THE PEOPLE OF OUR  
CITY AT 11:00 AM



6273

6  
2



THEATRE  
THEATRE  
THEATRE

SPEED  
LIMIT  
25

THEATRE  
THEATRE









LANTERN  
HOUSE



WESTGATE

WESTGATE

NO RIGHT TURN ON RED

Sib

Linn's



