

Final Survey Report

to Dutchtown South Community Corporation

Submitted by

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Background

In July 2009, the Dutchtown South Community Corporation issued a Request for Proposals to complete a survey according to National Register standards. The survey area includes 20 blocks in the Dutchtown neighborhood of the City of St. Louis.

In 2005, a large district immediately north of the survey area was listed in the National Register (Gravois-Jefferson Historic District). Along the area's southern boundary, the St. Cecilia Historic District was listed in 2009. Bounded to the east and west by wide streets, the survey area is an intact link between two already listed neighborhoods. Based on interactions during field work, it appears that residents are interested in learning more about their neighborhood and open to the possibilities that National Register listing would open up.

One building in the survey area is already in the National Register. The Stork Inn (4527 Virginia Ave., 3301 Taft Ave., 4526 Idaho Ave) was listed in 2000. In addition, Cleveland High School was surveyed for the HPF-funded William B. Ittner Public School Survey (St. Louis, Missouri), which was conducted in 1987. The two historic churches were included in the HPF-funded citywide survey of historic houses of worship, conducted by Landmarks Association of St. Louis between 1990-1994.

Objectives

The overall objective of the survey was to identify and evaluate residential, commercial, and institutional properties for listing in the National Register of Historic Places.

Methodology

The Dutchtown South survey was divided into three overlapping phases: archival work, field work, and analysis.

Archival work

This phase began with transcription of building permit records in the surveyed blocks. Entered in the database, each permit found was then looked up by date in the *St. Louis Daily Record* for additional information. At the same time plat maps for the area were looked up in the Recorder of Deeds' Office. Historical maps - especially Sanborn and Hopkins map - helped to establish dates and settlement patterns. Census and directory records were consulted to fill in the historical picture.

Field work

Primary photography was conducted in January and February, 2010. Using photographs and field verification, each building was individually examined and described. With the Microsoft Access database provided by the Cultural Resources Office in January, 2010, descriptive data was entered and verified over a period of several months. A total of 763 buildings were individually described and evaluated. A survey of outbuildings completed the necessary field data collection.

Analysis and synthesis

Using the data collected, the consultants were able to identify development patterns, common housing types and styles. Please see the "Results" section below for final reporting on this phase.

Geographical description

Surveyed properties are located in the City of St. Louis in the Dutchtown neighborhood, roughly five miles southeast of the downtown riverfront. This survey area as originally envisioned was bounded by Virginia Avenue, Meramec Ave., Grand Blvd., and Delor St. The properties along Meramec Street are already listed in the National Register of Historic Places as part of the Gravois-Jefferson Historic District and therefore were not included in this survey.

The survey area is roughly trapezoidal. Only Grand and Delor are at right angles to each other; the skew of the other three angles forms an area that is much wider at the south than the north. Near Meramec the survey area is about three blocks wide, while it is closer to six blocks at the southern end. Although Virginia and Meramec are not far from true north-south and east-west, the street grid through most of the survey area is parallel to Grand and Delor, meeting Virginia at an angle. Facing Virginia, the lot lines follow the angle of the east-west streets. The result is that most of the residential buildings along Virginia are not parallel to the street and have trapezoidal front yards (see map).

The land slopes down gently from north to south. Healthy street trees, both large and small, are found throughout the neighborhood. The streets are all asphalt paved, but the H-shaped alley at City Block 2776S (bounded by Delor, Idaho, Liberty and Alabama) is still surfaced with brick pavers.

The survey area's borders are rooted in the historical development of the area. The eastern border of the survey area is Virginia Avenue, a natural ridge that formed the eastern border of Carondelet's common field. The southern border is Delor, a continuation of the line that at one time marked the northern border of Carondelet. The survey area's western border is Grand Avenue, near the western boundary of St. Louis established in 1870. The northern border is the property line behind the commercial buildings lining Meramec Street. Meramec was the northern border of Carondelet's land claims, drawn by extending a line west from an early landmark, Sugarloaf Mound.

Results

Existing Historic Contexts

The entire survey area is located within the geographic boundaries of the "South St. Louis Historic Working- and Middle-Class Streetcar Suburbs" Multiple Property Submission (5/11/2005). Its development patterns are consistent with those described in the historic contexts "The Spreading Metropolis: 1880-1930" and "South St. Louis Working- and Middle-Class Suburban Neighborhoods: 1880-1940."

History of the survey area, mid 19th century to c. 1965

Beginnings

The survey area is entirely within the area claimed by the village of Carondelet as its common fields, though at least the northern border of the area was also claimed by St. Louis as part of its own common field system. Frenchman Clement Delor De Treget founded Carondelet in 1767, about five miles south of the three year-old fur trading post of St. Louis. The site of the settlement, on the banks of the Mississippi River, was about a mile southeast of the survey area. Though the early Carondelet settlement hugged the Mississippi, the villagers laid out their large common field just northwest of the village. They chose a natural ridge in the landscape (a common practice with the French) as the eastern boundary.

The French laid out their common fields in sections forty arpents deep. (An arpent is a French measurement equaling approximately 191 feet in length.) The western border of the fields were forty arpents west of Virginia Avenue, today Morgan Ford Road. The French settlers divided the field, not into squares like Anglo settlers, but into long, narrow strips stretching east/west. The practice would influence the later sale and urban development of the survey area.

The village of Carondelet grew slowly. In 1832, it was chartered as an American town. In 1870, booming St. Louis annexed Carondelet and the intervening land, including the survey area.

Delor was clearly a border of Carondelet at one time. Hopkins Atlas from 1883 shows the then existing part of Delor Street, which extended to

Virginia, with the name "Termination." The early street naming and current house numbering follows the old Carondelet system south of Delor. Beginning with Delor and continuing north, the house numbering follows the City of St. Louis system.

Though claimed by Carondelet, the survey area was more profoundly influenced by the early and mid-19th century settlement surrounding the hilltop at Meramec Street and Virginia Avenue (then known as Stringtown Road). Development spread from north to south. Evidence suggests settlement at the northeastern corner of the survey as early as the 1820s, when the northeast corner of the survey became known as the Moussette Plantation.

On August 3, 1820, Jean Baptiste Maurice dit Chatillon and his wife Marguerite Delor sold a tract of former common fields measuring 1½ arpents wide and 40 arpents deep for \$300 to Jean Baptiste Moussette. (Dr. William Swekosky's research and history of the Jean Baptiste Moussette Plantation, dated September 21, 1944, are available at Carondelet Library.) The description of the property and the Joseph C. Brown 1839 map of the Carondelet Common fields¹ indicate that this land was the northernmost tract of the Carondelet Commons fields and included the northern most tract in the survey area. On October 15, 1830, J. B. Moussette and wife sold the same property with a stone house and outhouses (later razed) for \$1,000.

There are records of a few large, comfortable homes being constructed in or near the northern corner of the survey area during the mid-19th century.

Dr. Barnard, a wholesale druggist, built a substantial home on a five acre tract at 3316 Meramec in 1858. Barnard was a nephew of Frederick Dent, the father in law of Ulysses S. Grant. The Grants visited the Barnard home on Meramec. (Later the home was moved to 4227 Virginia Avenue and razed in 1962.)²

By 1856, Eugene Miltenberger had built a two-story brick home with full gallery just opposite the survey area on Stringtown Road. In Creole style, the house faced the river. Today its address is 3218 Osceola. The house

¹ This map and plats maps referenced later in the text are on file with the Recorder of Deeds, City Hall, Saint Louis.

² "104-Year-Old House Razed For Apartment Building," *St. Louis Globe-Democrat*, March 30, 1962.

was listed in the National Register in 2002.

At the beginning of the Civil War, a Mr. Prichard built a two story home on Stringtown Road (in the survey area) on what is now the Cleveland High School property north of Bingham. In the late sixties, Prichard sold his home to a young man named John Byrne. The Byrne-Haydel family lived in the home for decades. Then the 23 room home was sold to Charles Prunty.³

There was enough German settlement nearby to warrant a priest coming out on Sundays to say mass in the chapel at the House of Refuge (a home for delinquent children located 1 block north of the survey area).

The first subdivision and the beginnings of a neighborhood

Perhaps the nearby growth encouraged John C. Ivory to plat the huge South St. Louis Suburb in 1858. This 63 block subdivision included much of the survey area. The subdivision extended from Osceola south to Eichelberger and from Virginia west to 17th Street. Evidently, Ivory was unable to acquire some of the east-west strips of common fields. The northern halves of all the long blocks stretching from Taft south to Itaska formed a gap in the plat.

The Suburb, however, was too far removed from the growing areas of St. Louis to experience development, except along its eastern border of Stringtown Road.

Most of the South St. Louis Suburb remained unsettled for years. Though some of Ivory's blocks within the survey area would later be replatted, the plans of the South St. Louis Suburb (with north-south blocks) influenced the future configuration of the blocks and parcels.

During and following the Civil War, institutional development, settlement, and the building of large scale homes for the well-to-do continued both north and east of the survey area.

The chapel at the House of Refuge was confiscated for hospital space during the Siege of Vicksburg. As a result, Catholic settlers needed to establish a parish, St. Anthony of Padua Parish. Anglo-American John Withnell, who made his fortune as a prominent stone mason, donated a

³ "Twenty-Five Years of Memories," The Cleveland High School Beacon, 1940, p 13 -17 with descriptions of the Byrne-Haydel House by Gregory Lucy.

frame house in Stringtown to serve as a temporary chapel. The site was just east of the survey area on the south side of Meramec. Among the founding members were area residents John Byrne and Creole Eugene Miltenberger. Reflecting the growing numbers of Germans settling nearby, sermons, devotions and parish meetings were conducted in German. The first year of the parish, 1863, there were 25 baptisms. In 1864 there were 30 baptisms. Fifty baptisms were conducted at St. Anthony Parish in 1867. In 1879, 89 baptisms and in 1890 114 baptisms.⁴

A short lived horse railway line during the 1870's provided a temporary link between the survey area and the developed areas of St. Louis. The line, formally opened at 3:00 p.m. on May 29, 1875, was a branch of the main line which followed Broadway. The branch line left the main line at Meramec and Broadway, traveled west on Meramec to Virginia, then south on Virginia Avenue. Due to financial struggles, the line was discontinued in July of 1876.⁵

By 1883, Philip Bardenheier had bought a strip of land in the survey area from Miltenberger. The property stretched from Virginia Avenue west to Grand Avenue. Bardenheier's large home stood in the track field west of where Louisiana now cuts through the property. Bardenheier covered much of the acreage with vineyards.⁶ Gould's 1899 Directory lists Philip Bardenheier as in the liquor business and residing at 4341 Virginia Avenue.

Hopkins' 1883 Atlas of St. Louis reflects minimal settlement in the survey area. While institutions and housing were evolving to the north and east, only 18 buildings were shown in the survey area. Eleven of those buildings, including the Barnard home, were frame. The Withnell-Dunn home on Meramec, Moussette's stone house, the Byrne-Haydel house, and the Bardenheier home are all documented in this atlas.

Several buildings shown on the map are extant today. The footprint of the three story mansard-roofed townhouse at 4769 Virginia on the northwest corner of Virginia and Delor, and the L-shaped foot print of the brick house at 4645 Idaho are clearly visible. The frame house at 4604 S. Grand, unrecognizable as a historic house from the street due to its late 20th century façade, is also on the map.

⁴ 1863 - 1963 Saint Anthony of Padua Parish, St. Louis, Mo.

⁵ "Carondelet Street Car System Started 50 Years Ago Today," *Carondelet News*, May 29, 1925, p. 1.

⁶ "The Site of Our School", by Martha Grate, 1917 Cleveland High School year book, *The Beacon*, January 1920, p115

One of the other houses which appears to date from the mid-19th century, the home at 4619 Alaska, does not appear on the atlas. The side-gabled house with a sleeping attic and flounder wing in the back is made of handmade brick. The Birkemeiers, who owned the house from 1946 to 1972, were told by the previous owners (who bought the house in 1919) that the house had been moved to the site. The 1883 Hopkins Atlas shows no footprint of a similar masonry house nearby.

The atlas also documented that an Irish-American physician, Dr. Reilly, owned the wedge of land that formed the northeast corner of the Common fields, framed by Virginia Avenue and Meramec Street.

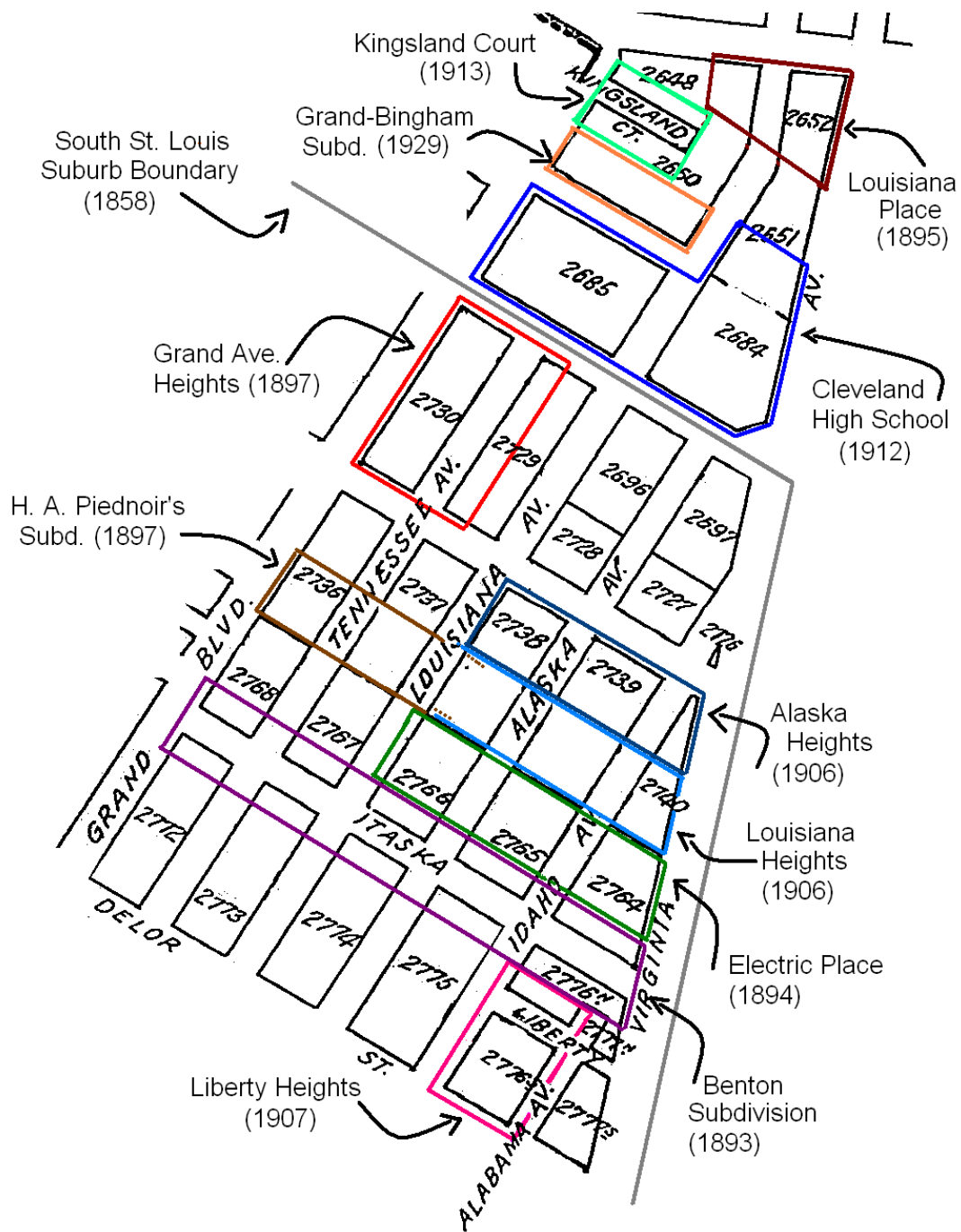
Subdividing

Serious development of the survey area did not begin until the construction and opening of a streetcar line along the eastern edge of the survey area in 1893. From the north, the Bellefontaine streetcar line reached Meramec Street a few blocks east of the survey area, proceeded west on Meramec to Virginia Avenue, and south on Virginia to Carondelet. The new line made possible the development of the survey area as an efficient, walkable community, where the residents could conveniently commute to the industries and offices in Downtown St. Louis.

Nine of the ten subdivisions plats located for the survey area were laid out between 1893 and World War I, and one subdivision was platted in 1929.

The subdivisions do not follow the grid pattern of streets, where rectangular blocks are oriented north/south. Instead, the subdivisions seem to follow the old pattern of the common fields, with long strips stretching east to west often superimposed across sections of multiple blocks.

The first subdivision within the survey, Benton Subdivision, was platted the same year the electric streetcar service was initiated. It follows the common field pattern. The long, narrow subdivision stretched across the width of the survey area, from Virginia Avenue to Grand Boulevard. The narrow subdivision included only Itaska, both sides to the alleys. The lots along this stretch were only 25 feet wide.



The following year, 1894, Electric Place was platted adjacent to the Benton Subdivision. Like the earlier Benton Subdivision and the common fields, it was oriented east/west. It covered parts of three blocks, numbered 2764, 2765 and 2766.

Jennie Reilly, Dr. Reilly's widow, platted Louisiana Place at the corner of

Meramec and Virginia in 1895. It included all of city block 2652. The subdivision also included the parcels on the west side of Louisiana, part of city block 2648.

1897 saw the platting of two subdivisions on the west side of the survey area, facing Grand Avenue. Grand Avenue Heights included the east side of Grand Avenue and both sides of Tennessee (block 2730 and the west half of 2729) from Osceola south to Taft. H.A. Piednoir's Subdivision followed the common fields strips, including the center sections of the blocks between Taft and Itaska from Louisiana to Grand Boulevard.

A wave of development occurred in the years leading up to World War I. Two subdivisions facing Virginia and oriented east/west like the old common fields were platted in 1906: Alaska Heights and Louisiana Heights. Alaska Heights included the northern sections of blocks 2738, 2739 and 2740 and was bordered by Virginia on the east, Louisiana on the west and Taft on the north. It was adjacent to Louisiana Heights on the south, which cut a band across the same three blocks from Virginia to Louisiana.

Liberty Heights, platted in 1907, covered the area from Delor on the south to the alley behind Itaska on the north, Alabama on the east, and Idaho on the west.

When Kingsland Court was dedicated in 1913, it had already been subdivided and improved as a private subdivision, and the first two houses had already been constructed.

The north side of Bingham between Louisiana and Grand (or the southern border of block 2650) was platted as the Grand-Bingham Subdivision in 1929.

Most of the neighborhood resulting from this series of subdivisions has blocks which are rectangular in shape, laid out roughly north-south. North-south alleys cut most of the blocks in two. Virginia Avenue, however, was at an angle to the grid system since it predated any of the subdividing of the area and followed the natural topography. The angle of Virginia Avenue creates a series of wedge-shaped or trapezoidal shaped blocks. The individual parcels were usually narrow rectangles. Most measured 25 to 33 feet wide and 100 to 140 feet deep. On some streets, including Itaska, the lots were narrow and were more shallow. The alleys were about 20 feet wide. Almost every property had a back yard -- for flower and vegetable gardens and to hang the wash.

Digging Foundations & Laying Bricks

The contractors and architects building in the survey area included Ambrose Buerger, the Degenhardt family, Frank Fendler, Gerhard Hardebeck, Charles Mueri, members of the Naert family, Leo Rottler and Gerhard Segbers.

The extended German-American Degenhardt family were prominent craftsmen who became builders throughout the Dutchtown and Carondelet neighborhoods and the St. Cecilia Historic District. Anton, Theodore, Clement, and William Degenhardt were listed as builder for more than 120 buildings in the survey area.⁷

William and Theodore Degenhardt filled the Liberty Heights subdivision with one story brick cottages for the new middle class. During 1909, they lined both sides of the 3300 block of Liberty Street with five-room, flat roofed cottages. Most of the cottages had recessed porches behind round arches. All of the houses originally had two doors, one of which was stationary and served as a sidelight. The two doors, plus the floor plan that had a large foyer that could be divided into two entry halls, enabled these houses to be converted into two-story two-family flats.⁸ The Degenhardts' buildings on Liberty featured shaped parapets, metal cornices and, below the cornice, a course of molded brick with the egg and dart pattern.

Along the other streets in the Liberty Heights subdivision, they built similar single family homes. They lined Idaho with five room brick houses with porches in 1909. They lined the north side of the 3300 block of Delor, with a row of cottages during 1909 and 1910. They filled the remaining parcels in Liberty Heights in 1910 with a row of five three-room shotgun houses along Alabama.

At the turn of the century, Ambrose Buerger built homes on the 4400 and 4500 blocks of Grand and Tennessee. With Gerhard Hardebeck, he built his own home at 4523 Tennessee in 1913. The 1919 Gould's Directory lists Buerger as in the wine business at that home on Tennessee.

Frank Fendler built 20 houses in the survey area and many more in the

⁷ William led the pack with 39; Theodore was listed on 30; Clement had 27 (or possibly 29 if "Cleo." was a typo referring to him); and Anton was listed as builder on 25.

⁸ Although second floors were added to single story homes throughout the survey area, no such additions were recorded on Liberty.

adjacent St. Cecilia Historic District.

Contractor George Moeller built two story flats on Itaska beginning in the 1890s. He lived on Itaska and served as contractor of Trinity U.C.C. Church at Grand and Itaska in 1930. Over his long career he built 12 buildings in the survey area.

Charles Mueri began constructing in the district in 1909, but his most visible achievement in the neighborhood came in 1923. In that year the Charles Mueri Realty Company filled the 4700 block of South Grand with ten four families flats in revival styles, designed by the prolific Henry Schaumburg. Mueri also built large numbers of Craftsman homes in the Grand-Oak Hill historic district and on Bellerive Boulevard.

Alphons, Leo and Emil Naert built homes along Itaska. Emil C. Naert was a stone contractor who lived in the survey area at 4764 Alaska Ave. Alphons Naert operated his business as a “builder” in his home at 5417 Louisiana Avenue in the nearby St. Cecilia Historic District. His 1913 advertisement enticed the working man, stating, “If you have a \$100.00 or \$150.00 and wish to own an up-to-date Cottage give me a call and I will make terms to suit your income.”⁹

The 1899 Gould's Directory lists Leo Rottler as an architect living nearby at 4429 Pennsylvania. He also played a role in the building of the St. Cecilia Historic District. It appears that the stepped parapet shotgun house design which is repeated throughout the neighborhood between 1905-1907 is his (see image below), although it is credited to several different people on permits. Leo and Alphons Naert owned the lots on which these were built; they and William Degenhardt were listed as the builders.



3457 Itaska – design probably by Leo Rottler

⁹ St. Cecilia Parish Year Book, 1913, page 56.

German-born Gerhard Segbers was a carpenter who lived nearby at 5240 Alaska. The 21 houses credited to him were primarily Shaped Parapet and Narrow Front houses, all constructed between 1898-1903. Only one has an architect listed.

Assessor's records document William Sharkey as the owner of the mid-19th century house at 4619 Alaska and its surrounding property by 1908. The property is described as having a frontage of almost 398 feet and stretches all the way to Virginia Avenue. Between 1906 and 1908 he built a total of fourteen buildings on land he owned in the new Alaska Heights subdivision. The City issued Sharkey permits to build nine dwellings and flats on the 4600 blocks of Alaska and Louisiana from 1906 to 1908. Sharkey also received a permit to construct four flats at 4543-49 Virginia Avenue in 1907 and a commercial building at 4535 Virginia in 1908.

Beginning at the turn of the century, commercial buildings were constructed along Virginia Avenue, as well as on corners throughout the community. These commercial structures were similar to the brick flats and houses with shaped parapets, metal cornices, and molded and corbelled brick. The first floors, however, were cast iron storefronts. These storefronts with their expansive windows, ornamented columns, and lavish trim, were produced by St. Louis foundries.

Kingsland Court

While most of the survey area was built-up for the rising middle class now able to be homeowners, Kingsland Court was built and marketed to people with more means. It was developed between 1911 and the U.S. entrance into World War I.

Julius Pitzman surveyed Kingsland Court, a cul-de-sac radiating from 4200 South Grand, in October 1908. The original document designated Kingsland Court as a private street, "laid out for the exclusive use and benefit of the lot owners in said subdivision. " The plan called for all the subdivision lots to extend to the center line of the "private street."

According to the original survey, Missouri Press Brick & Investment Company, with H. C. Koenig as president, dedicated this subdivision.¹⁰ This document was not filed, however, until April 1913, after two houses were already constructed.

¹⁰City of St. Louis Recorder of Deeds, Survey Book 8 p. 297.

Seven months later, the short-lived private place was rededicated as a public street. The plat notes that the street had already been “laid out and fully improved as a private street” by that time. The owners at this time were listed as the Missouri Press Brick and Improvement Company and the Lisetta Real Estate Company (Christian Brinkop president, Eugene Brinkop secretary). Fred Brinkop held notes on the properties.

Kingsland Court (likely named for Koenig, whose name is German for “king”) was divided into 23 lots. Most of the lots are 33 feet wide and between 122 and 125 feet deep. The two lots at the Grand are wider (80 ft at the north lot, about 79 at the south one). There was no note of setbacks or other restrictions.

Building permits, street commissioner certificates, and articles in the Post-Dispatch real estate section document the construction of individual homes. The first two houses (3514 and 3518 Kingsland Court) constructed are the largest, 2½ stories with intersecting gabled roofs. They feature flamboyant brickwork and elaborate wood trim. The street commissioner issued certificates for these two buildings on June 27, 1911. The next day, the City issued a building permit for these two houses to Missouri Press Brick Company as owner and architect. The certificates listed the owner as Missouri Press Brick Company, H.C. Kingsland, H.C. Koenig with the address 3836 Kosciusko. These documents are consistent with neighborhood lore. Long-time residents were told that Koenig had built one of the large homes for his daughter.

In 1913, the City issued building permits to Lisetta Real Estate Co., which was operated by the Brinkop family, to build two-story homes at 3517-21-25 and 3522-24-28 Kingsland Court. That year another permit was issued to M. Wolf with General C. Company as architect to build 3529 Kingsland Court. The following year, the City issued permits to Lisetta Real Estate to build two story homes at 3500-4-10 and 3501-7-11 Kingsland Court. F.A. McInernay received a permit for the house at 3506 Kingsland Court in the spring of 1916.

A real estate article, “Buyers Seek Homes in Kingsland Court,” was subtitled “High-Class Investors Are Obtaining Lots and Building Up Subdivision.”¹¹ The article stated that the Court was “attracting the attention of high-class homeseekers.” The article credited the Christian Brinkop Real Estate Company with constructing “houses of the highest

¹¹ *St. Louis Post-Dispatch*, November 22, 1914. p. A10.

order" in Kingsland Court, six that year and six the previous year.

The houses were described as each having two stories and attic, divided into seven rooms. The housing boasted "elaborate entrances," brick and terra cotta construction, large brick and stone porches, hardwood floors, tile baths and hot water. Geometric designs in the brickwork decorated these more modern style homes.

Brick entry gates further established Kingsland Court as an exclusive street. According to a building permit issued to H.C. Koenig on September 11, 1911, the estimated cost of the "2 brick & concrete entrances" was \$300."



Kingsland Court with entrance gates c. 1916. Eike collection, Carondelet Historical Society.

Praying, Studying and Shopping

While institutions seemed to lead development in the areas to the north and east of the survey area, in the survey area itself, churches followed residential construction. Two congregations serving German populations moved to the survey area from east of Virginia.

Members of St. Luke's Evangelical Lutheran Church bought a site at

Alaska and Taft Avenues for their church and school in 1908. The congregation, which dated to 1893, was moving from its original location at Compton and Itaska in the Mount Pleasant neighborhood. The growing congregation needed to expand, but their original neighborhood was quickly filling up with Polish settlement. The new site was in the middle of an area that was still developing.

The members dedicated their new brick church and school in April of 1909. The building and relocation project cost approximately \$14,000. The congregation had begun with a frame church and school building, with the pastor doubling as teacher. In 1911, the school opened on Taft Avenue with a full-time teacher, six grades and 50 pupils in 1911. Ten years later, the congregation celebrated its 25th anniversary with 560 members.

In December of 1927, the congregation approved a \$100,000 building project: a new school complete with four classrooms, gymnasium, and bowling alleys. The Gothic style church was expanded with enlarged transepts and an enlarged chancel area. A balcony was added to the church in 1946, when the membership of the congregation peaked with 950 members.

Trinity United Church of Christ moved to 4708 South Grand at the southwest corner of Itaska in the 1920's. Like St. Luke's Lutheran, Trinity UCC congregation was established in 1893 in the Mount Pleasant neighborhood, adjacent to the east of the survey area.

Congregation histories describe the original location in 1893 as sparsely developed. Trinity's school formally opened in January of 1894 with 30 scholars. The new congregation bought a 50 foot lot on Neosho and built a small church. Later, a basement was built beneath it, and the church was cloaked with brick.¹²

In 1922, when Trinity planned to expand, they found a much larger, prominent site measuring 120" x 129 & 1/2 " available at Grand and Itaska. The site cost \$6,000.

In February of 1927, the congregation broke ground for the new parsonage facing Grand. Architect Leonard Haeger designed the two story brick parsonage. A member of the congregation, builder George

¹² "Brief History of Trinity Evangelical Church." Trinity Evangelical Church. Dedication program for the new church building, April 26, 1931.

Moeller, served as contractor.

The cornerstone for the new Gothic church was laid on October 12, 1930. The same team of Haeger and Moeller designed and built the impressive building. The church hall, in the basement of the sanctuary, doubled as a theatre. Its young people's theatre group would be an important social and cultural part of community life through the 1960's.

The construction of Cleveland High School both reflected and spurred the ongoing transformation of the survey area from scattered settlement into a developed neighborhood.

After the turn of the century, the site of the Bardenheier home and vineyards had been sold to Anheuser-Busch, which was purchasing large tracts in the area for possible railroad development. The land remained undeveloped until it was sold to the Board of Education. In 1912, the City issued the Board of Education a permit to construct a "1st class-school" with an estimated cost of construction of \$666,000. School Board architect William Ittner designed the four story school. The entrance, topped with crenellated towers, gave the school its nickname, "The Red Castle."

The school covered the equivalent of an entire city block, and the even larger track field stretched all the way to Grand Avenue. After it opened in 1915, Cleveland became a focal point of life not only in the survey area, but in much of South City.

The neighborhood's corner storefronts added to the convenience and self-sufficiency of the neighborhood. A neighborhood business directory published by the Virginia Business Association in 1924 listed auto repairs, two bakeries, a barber, two candy & cigar shops, two coal dealers, one dentist, two filling stations, one florist and plant nursery, three produce stores, three groceries, a hardware store, an ice shop, an insurance agency, a jewelry shop, one movie theatre, a meat market, a plumbing and heating company, a shoe repair shop, a washing machine business, a watchmaker, and a variety store within the boundaries of the survey area.¹³

¹³ "The Community Souvenir Book," Saint Louis: .Virginia Business Association, 1924. Private collection.

The New Home Owners

The survey area provided housing for large numbers of German Americans now able to buy their first home. Anniversary booklets from both Trinity U.C.C. Church and St. Luke's Evangelical Lutheran indicate that their congregations included many German Americans. St. Luke's Diamond Jubilee booklet (1971) described the neighborhood during its early years as home to "The neat and tidy 'Scrubby Dutch.' " They boasted the success of their school during "that difficult period at the time of World War I, when people of German ancestry came under special attack, and when parochial schools generally were accused of disloyalty." The booklet published to celebrate the dedication of Trinity U.C.C.'s church on Grand Avenue noted that following the outbreak of World War I, the congregation offered Sunday services in both English and German.

The Henry and Barbara Ziegler family were typical among the German-Americans who had been saving to buy a home. Their story reflects the stories of many new homeowners of the period. In 1910, they bought a flat roofed house at 4523 Alaska Avenue. The five room house had a coal burning boiler which provided hot water for the radiators. It was also equipped with a separate small coil which could heat tap water.

Henry belonged to the teamsters' union and was employed as a steel worker by Stupp Brothers Bridge and Iron works. Barbara was a homemaker. According to their great grandson David Matchick, they had been living "in a meager row house" on Lafayette near City Hospital.

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From their new home, their children could walk to Scruggs Grade School (on the west side of Grand) and Cleveland High School, where they finished their schooling. They were living on Alaska Avenue when their sons were drafted for service in World War I, fighting against the homeland of their ancestors.

After young Louis Ziegler returned from service in Europe, he married his neighbor Anna Bittner. Eventually they lived in his parents' home at 4523 Alaska. Lou went to work for Maytag as a washing machine repair man. Anna "had the knack for making coffee cakes, the best in the

¹⁴ Matchick, David A., *And She Married A Doughboy*, 2000, AmErica House, Baltimore. p.23.

neighborhood. They had a plum tree in the back, along with grape vines."¹⁵ Using the fruit grown in the back yard, Anna would bake coffee cakes on Saturday mornings. She sold them to neighbors for a quarter each. With her profits from coffee cakes, she gave her children money to go to the show on Virginia Avenue. She also bought one bicycle that was shared by the three children. After Louis lost his job with Maytag during the Depression, Anna was employed doing piece work at Elder Shirt Manufacturing Company.

The 1930 census documents that, though a Polish settlement was just east of Virginia Avenue, German-Americans predominated the 3300 block of Liberty.

The Bill and Violet Dunphy family moved to 3320 Liberty in 1946. "It was all German there," their son Doug Dunphy remembers. "We were extremely unique. We were Irish." His memories suggests the area continued to attract German immigrants through the 1950s. Around the corner on Alabama, just south of Liberty, is a row of three-room shotgun houses. Dunphy remembers these homeowners "were all German. On some Saturday evenings they would sing German songs in one of the yards. My folks would sit out in the yard and listen. Sometimes, I looked over the fence. They were wearing lederhosen, and Austrian hats with feather plumes. They were drinking beer from beautiful steins, with silver domed tops. Their thumbs were on the levers. As it got later, they got raunchy. They'd laugh a naughty laugh."

Jeanette George Alexander, who was born in 1950, grew up on Idaho at the other end of Liberty. "My grandparents bought the house (4757 Idaho) about 1920." She commented on how the Germans in the area got the nick name "Scrubby Dutch." "When I was growing up here, it was all German here. You had to get Dutchboy cleanser. Each weekend you had to scrub the porch with Dutchboy cleanser."

Doug Dunphy proudly notes, "I was a little Irisher. But my mother's steps were as white as any of the Germans'."

A few Polish families, overflow from the Polish settlement on the opposite side of Virginia Avenue, also settled in the survey area. Names on permits in the southern part of the survey area include Casmowski, Paszkiewicz, Pokoiski, and Julius Troganowski. (Polish names often had a variety of spellings on documents, particularly building permits.) Trojanowski was

¹⁵ Ibid., p. 57.

one of the first Polish-born police officers in St. Louis, and he was the holder of a gold medal for the bravest act by an officer during one year. ¹⁶

The end of the streetcar era

By the mid-1920s, streetcars were not the only transit option in St. Louis. After rocky starts in 1914 and again in 1920, motorbus service became an option in several parts of town. To serve their new residential areas at the south end of Grand, the developers of the Holly Hills and Grand-Dover Park subdivisions subsidized a bus route to serve the area. ¹⁷ The old #70 streetcar line only went as far south as Meramec; the new line offered “fifteen buses between Carondelet Park and Eads Bridge, via Grand and Washington boulevards.”¹⁸ The buses were double deckers with 28 seats on the lower deck and 39 on the open, top deck. The new buses boasted rubber instead of metal settings for the springs making them an easier ride, more knee room, and larger windows. Every 12 minutes from 6:36 a.m. to 11:36 p.m. on weekdays buses left Carondelet Park. The article explained that the new line supplied “quick convenient and very much desired transportation service for residents along Grand Boulevard in the vast district adjacent thereto...”

The new mobility and perhaps the forthcoming bus line likely encouraged some of the later construction on Grand, specifically the row of ten four-family romantic revival walk-up buildings that Henry Schaumburg designed for Charles Mueri's company in 1923.

Buses weren't the only vehicles on the road. Newer buildings on Virginia and Louisiana featured driveways and garages for automobiles. When the “Grover” and “Cleveland” apartment buildings on Bingham were constructed in 1929, a total of seven long garages of six to eight bays each were also built. New building types also sprang up. Two filling stations that were constructed on the 4600 block of Virginia (1923 and 1925) are no longer extant, but the 1922 filling station at 3453 Delor remains (albeit covered with siding and currently considered noncontributing). The auto showroom at 4660 South Grand, constructed in 1947, is individually eligible for the National Register assuming its lamella roof (one of only a few in the area) is intact. And the Ted Drewes Frozen Custard stand at 3540 Kingsland Court (also on South Grand) has been a

¹⁶ Annual reports of the St. Louis Metropolitan Police. St. Louis Public Library.

¹⁷ Ibid.

¹⁸ *Carondelet News*, November 9, 1923.

drive-up operation since its construction in 1931. It too is individually eligible for the National Register.



Ted Drewes and his custard stand: 3540 Kingsland Court at S. Grand.¹⁹

After cars became the dominant form of transportation, small business located within walking distance and along streetcar lines were no longer as attractive. Competition from new suburban developments gradually diminished the market for the houses and apartments in the neighborhood.

The 75th anniversary booklet published in 1971 by St. Luke's Lutheran Church described the changes in lifestyle that were affecting the community, and the changes in the population. "The little corner stores are closing one by one in favor of huge outlying shopping centers. ...The predominantly German population is giving way to a melting pot of all nationalities.... And the number of St. Luke's people who can walk to church is getting smaller all the time - repeatedly the parking area has had to be enlarged to accommodate all the cars of worshippers who drive quite a distance to church."²⁰

¹⁹ Photo from Joe Sonderman, *Route 66 in St. Louis*, Arcadia Publishing, 2008. p. 21.

²⁰ *Diamond Jubilee 1896 - 1971, St. Luke's Ev. Lutheran Church, Taft And Alaska- St. Louis, Mo.*

Property types

A total of 763 resources are included in the survey. The vast majority are single and multi-family residences. Residential and commercial buildings in the surveyed area vary greatly in style, type and date of construction. Residential construction is, however, generally consistent in its size and scale. Most residential buildings surveyed are located on lots with 25 to 33 feet of street frontage. Most lots are around 140 feet deep, stretching back to alleys that bisect the blocks. On shallow blocks such as those facing Itaska and Liberty, the lots are 100-115 feet deep.

Property types defined in this survey are derived from the original list provided to consultants by CRO (a list of vernacular types, primarily plan-based), types defined in the city's Preservation Plan, and types outlined in the "South St. Louis Historic Working- and Middle-Class Streetcar Suburbs" Multiple Property Registration Form (MPRF). Attempting to take in elements of plan, function, roofline, and sometimes style, there is the potential for overlap. Descriptions in italics are those of the City's Preservation Plan. Underlined headings are from the MPRF, which suggests a much more streamlined approach to defining property types. Following each type in parentheses are the number of resources counted and the date range in which they were built.

Property type list

Single Family residences

Shaped parapet one-story (309, 1895 - 1928)

One story with raised basement (6, 1900 -1904)

American Foursquare (16 including front gable, 1911 - 1916)

Gabled Ell (5 including variants, 1884 – c. 1890)

Bungalow/Bungaloid (15, 1921 - 1928)

Queen Anne cottage (7, 1895-1901)

Side entry Victorian (6, 1893-1901)

Single Family Residence: 1 sty compact Modern (17, 1952-79,
noncontributing)

Other single family residences (only one to four of each of these in survey
area): Central passage, Front Gambrel Colonial Revival, one story
simple massed plan, square house, "Gingerbread"

Shotgun houses

Shotgun (42, 1893-1912)

Narrow front (39, 1891-1907)

Townhouse Plans

Townhouse (15, c.1880-1904)

Single Family Residences

The "South St. Louis Historic Working- and Middle-Class Streetcar Suburbs" MPRF uses the term "single family residence" as a catch-all to include house forms that are not otherwise included in its typology. It cites as examples "American Four Square, Bungaloid, Composite, Gabled Ell...." This category would also include the Shaped Parapet, Raised Basement and other types which are well-represented in the survey area.

Shaped Parapet

The most ubiquitous building type in the survey area, the Shaped Parapet house is defined by the City of St. Louis' Preservation Plan as, simply, a single story house with a front parapet wall. Specific details can be related to various revival styles, but on the whole these simple buildings are not associated with any one revival. In fact, the range of classical, romantic, and Craftsman detailing is virtually interchangeable in many

such buildings. Their common use of materials, scale, and front parapet point to what may be a unique regional house type that is home-grown by local builders and architects. Such houses are considered under the National Register style umbrella of “Late 19th/Early 20th Century American Movements,” unless they are very specifically built with the details and form of a particular style.

The Preservation Plan's definition:

The Shaped Parapet Single Family is a brick one-story house type with a front shaped parapet. Popular between 1900 and 1920, it has a narrow two or three bay front façade. The earliest examples have recessed entries and Romanesque Revival detail; later houses had a small one-story porch.

For the purposes of this survey, similar buildings with a false front roof that is functionally similar to a parapet are also included. These are typically short, steeply sloped roofs that are held between side parapet walls; like a parapet wall, they are at the façade only, with no structure behind them.



4616 Louisiana



4615 Tennessee

Gabled Ell

The five examples defined as Gabled Ell buildings are nineteenth century frame houses with a front wing and side wing.



3323 Delor

One story with raised basement

Often similar to shotguns or the other types discussed above, this property type includes those houses with an inhabitable lower level at or below grade. Most of the houses of this type are found on Itaska. Such houses have a full two stories of living space but are constructed without the expense of adding a full second story. Space below grade kept a more consistent temperature, prompting some to call these the original “green” homes. Several additional houses with raised basements (in addition to the five in this type category) are included with other house types.



3417 Itaska

American Foursquare

Within the survey area, foursquares are found on Kingsland Court. The City's Preservation Plan distinguishes between front gable and hipped foursquares.

The Foursquare house appeared just before the turn of the 20th century. These two or two and a half story houses were constructed in both frame and masonry; have square plans, and pyramidal roofs. Usually the entry is placed to one side under a small porch, although front verandahs were not uncommon. Foursquares may possess the detailing of any architectural style current at the time of construction; but Arts and Crafts influence was by far the most prevalent. The Foursquare interior has an open floor plan with rooms leading directly into one another - a departure from the multiple rooms connected by hallways that was characteristic of Victorian houses. Foursquare houses were built in outlying urban neighborhoods, as well as rural areas across the United States.



3511 Kingsland Court



3506 Kingsland Court

Bungalow/Bungaloid Houses

This designation applies to a one or one and a half story house with a composite plan and a full-width porch, and usually a medium or low-pitched roof with or without dormers. According to the City's Preservation Plan,

Bungalows are always one-story in height, with two broad front facing gables, that of the house behind and slightly to the side of the porch. Houses could be frame or masonry; the porch often had tapered posts. Most bungalows expressed Arts and Crafts detailing, with elaborate door and window trim....The Bungaloid house type is a generic term applied to a variety of house forms which exhibit Bungalow elements without possessing the true double front gable.



4501 Tennessee

Shotgun houses

The MPRF includes Shotgun Houses as one of the major house types; this description includes two of the City's property types: essentially the front-door shotgun and the side-door shotgun, listed below.

Shotgun

The City's Preservation Plan defines the classic shotgun: *Shotgun houses are single-story buildings with narrow front facades. There is no interior hallway: each room leads directly into the one behind it.* For the purposes of this survey, shotguns with small rear ells are also included in this category. This housing type fit well on narrow lots, and was inexpensive to build.



4616 Tennessee

Narrow Front Houses

The narrow front house often features the same plan as a shotgun, but the front door is on a side elevation rather than the front. In Dutchtown, this property type commonly has a rear el, often with a second door. As defined in the Preservation Plan,

The narrow front house type was more prevalent during the Walking City period than is apparent today. Usually brick, with a hipped roof, the facade facing the street was only two bays wide, although the side of the building, which contained the entry, could be of considerable length.



4409 Tennessee

Townhouse Plan

Townhouses are considered a dominant form in streetcar suburbs evaluated in the MPRF, but this essentially Victorian type is obviously less common in neighborhoods such as the survey area which have more single-story homes. More townhouses are found at the north end of the survey area than the south end.

Townhouses

The City's Preservation Plan offers a broad definition:

The most common Walking City house type in St. Louis is the town house. Unlike rural buildings of the time, town houses were built in close proximity to one another, and their front facades are generally taller than they are wide. This narrow front was appropriate for the shape of new urban lots, allowing a house of substantial size to be constructed on a lot with often no more than twenty-five feet of street frontage. . . . The town house type was popular in St. Louis until the early 20th century. To a great extent, the development of the City's residential buildings is illustrated in the evolution of the town house form through the 19th century.



4420 Tennessee



4400 Louisiana

Multi-family residential property types

2-Family Flat (131, 1894- 1938)
4-Family Flat (28, 1906 – 1929)
Duplex (Double House) (5, 1896-1960)
Walk-Up (21, 1916 – 1930)

Two-family Flat

This property type is the same as that defined in the City' Preservation Plan, as follows:

A popular house type during the late 19th, and early 20th century was the two-family flat. A flat is defined as a residential building with more than one dwelling unit, each having a separate individual entry. In most buildings, a door on the front facade opens directly into the first floor apartment, while a separate door on the same facade accesses the upper floor unit by an interior stair.

Within the survey area, there are example with a single bay open porch or recessed porch, most common during the late 19th century into the first decades of the 20th, as well as those with a full-width front porch, more common in the teens and 1920s.



3323 Itasca
(second story added)



4242 Louisiana

Four-Family Flat and Six-Family Flat

Four-family flats may exhibit Craftsman and Tudor characteristics, or may be simple front parapet buildings with minimal ornamentation. In the example at 4417 Tennessee (below), there are only two front doors to four units. Some of the buildings classified as four-family flats have two exterior entries instead of four. In some examples, the second floor units are accessed by back doors. They are considered flats rather than walkups because they lack a central staircase serving all units.



4756 Tennessee



4417 Tennessee

Duplex (Double House)

Duplexes can share the characteristics of other styles and types; their major defining characteristic is the presence of two dwelling units on the same story.



4761 Louisiana at Delor

Walk-Ups

Walk-up apartment buildings were common in St. Louis during the first two decades of the twentieth century. In most parts of the city, walk-ups are no more than two stories in height. Four-family examples are usually symmetrical buildings, typically three bays wide with an entrance at grade and a stair window between stories above the entrance. The ten four-family walk-ups on the 4700 block of South Grand have interesting variations; they are designed to be picturesquely asymmetrical, with variations in roofline, slightly projecting bays, an window types, all masking what is otherwise a typical layout. Sixteen of the 21 buildings classified as walk-ups are four-family units.



4230 Louisiana



4722 South Grand

Commercial property types

One-Part Commercial Block (5, 1883 - 1938)

For the purposes of this survey, this property type refers to a single story commercial building with storefronts. This is an uncommon property type in the survey area.



3553 Delor

Two-Part Commercial Block (27, 1896 – 1931)

For the purposes of this survey, this property type refers to a building with commercial uses on the first story below one or two floors of office or residential units. It is not uncommon for storefronts to have been modernized. In most cases, integrity is maintained by the retention of original form, exterior materials, and detailing. Most buildings of this type in the survey area have corner entries, typical in 19th- and early 20th-century walking neighborhoods.



4701 Virginia

Other Property Types

Transportation-related

While the survey area developed in part due to the availability of streetcar transportation, several buildings in the period of significance were constructed for auto-related purposes. The gas station at 3453 Delor is heavily altered and is considered noncontributing. In contrast, the auto sales showroom at 4660 South Grand is probably individually eligible for listing because of its unique structure.



4660 S. Grand

Institutional

The survey area also includes two historic churches with connected Modern-era school buildings, and the individually eligible Grover Cleveland High School and associated playing fields.



Grover Cleveland High School, 4352 Louisiana (tennis/track/football field, 4352 S. Grand)

Recommendations

It is our opinion that the entire survey area is eligible for listing in the National Register as a historic district under the "South St. Louis Working- and Middle Class Streetcar Suburbs" Multiple Property Registration Document. It is recommended that the area be listed under Criterion A for significance in the area of Community Planning and Development. Streetcar lines along Meramec and Virginia offered easy access to other parts of the city, and the development of the neighborhood reflects a significant pattern of transit-oriented growth in the expanding city.

The neighborhood is also architecturally significant, representing a variety of property types used in St. Louis near the beginning of the 20th century. Fine masonry work is evident throughout the neighborhood. This craftsmanship, as well as the tremendous variety of brick patterns and finishes in use, result in an elegant working class neighborhood. However, because of the preponderance of single story homes, the architectural character of the neighborhood does not match the descriptions of streetcar suburbs in the MPDF (which is in this respect more germane to neighborhoods built up in the 19th century). Listing under that document in the area of Architecture is therefore not recommended.

While considering the entire survey area as a single district would be the most efficient road to listing, it is not the only option. Another possibility would be to break out Kingsland Court as a standalone historic district. This single block of homes was originally subdivided as a private street in 1908; it was dedicated to public use in 1913. The original foursquare houses are still intact. The street's separate identity was reinforced by entrance gates at Grand. The original gates are no longer extant, but in 2010 a new pair of entrance piers recalling the original was installed between the businesses facing Grand and the residence on Kingsland Court.

Several buildings within the survey area are considered individually eligible for National Register listing:

- Grover Cleveland High School, 4352 Louisiana Avenue
- Ted Drewes Frozen Custard stand, 3540 Kingsland Court at Grand
- 4660 S. Grand Boulevard (additional research needed to determine significance, but this appears to have one of only a handful of lamella roofs in the city and may also be significant as a midcentury automobile sales facility.)

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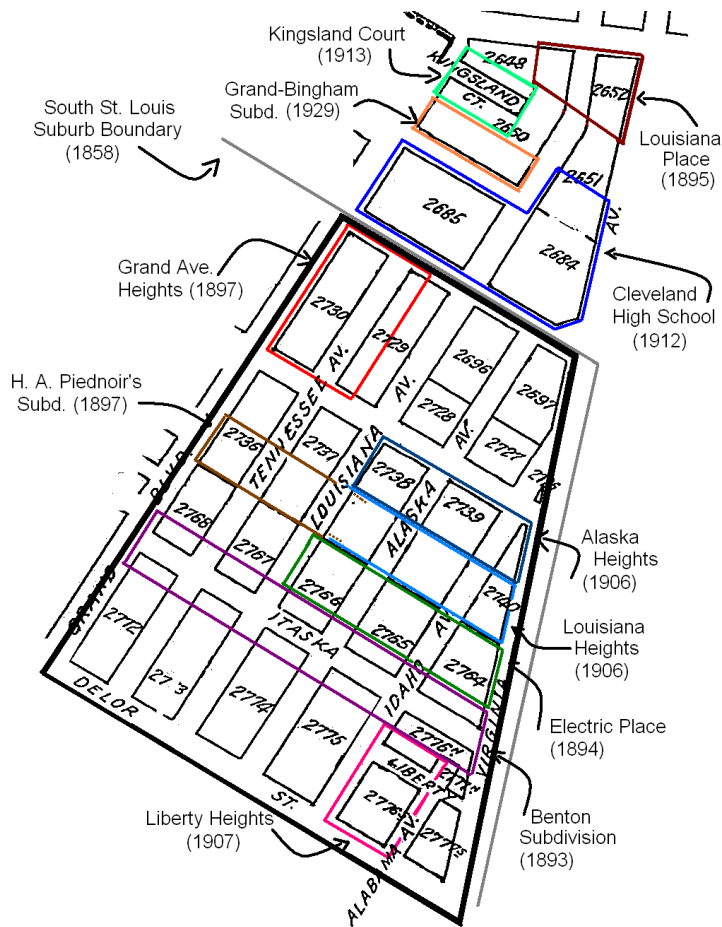
Interviews

Dunphy, Doug. Interview conducted by NiNi Harris on April 15, 2010.
(Dunphy's parents Bill and Vi raised their family in a home in the district, 3320 Liberty, from 1946 to 1961.)

Alexander, Jeanette George Interview conducted by NiNi Harris on April 10, 2010 at 4757 Idaho, Saint Louis. (Her grandparents bought 4757 Idaho at the end of World War I.)

Lynn Josse's Notes on Dutchtown South Survey 12/2/2013

The Dutchtown South survey, completed in 2010, recommended the nomination of the full survey area. It is now our opinion that the northernmost section of the district does not share the same area of significance as the solid southern blocks. This is a revised version of the district map showing subdivisions. The thick black line indicates the proposed boundaries of the new district.



The northern boundary of the proposed district is Osceola Street. The two blocks to the north encompass Cleveland High School and its playing field; these blocks could also be included if the resources to the south justify a period of significance that extends to the high school's opening.

Summary of significance

The proposed district is eligible under both Criteria A and C.

For Criterion A, we recommend listing in the area of Community Planning and Development under the “South St. Louis Working- and Middle Class Streetcar Suburbs” Multiple Property document. Streetcar lines along Meramec and Virginia offered easy access to other parts of the city, and the development of the neighborhood reflects a significant pattern of transit-oriented growth in the expanding city. The area meets the registration requirements listed in the MPDF.

The neighborhood is also architecturally significant, representing a variety of property types used in St. Louis near the beginning of the 20th century. It illustrates the development of single-family homes as an growing option for working-class families at the very end of the 19th century into the first two decades of the 20th century. This context was not explored in the 2010 survey but appears to be one of the most significant aspects of the neighborhood. In addition, fine masonry work is evident throughout the neighborhood. This craftsmanship, as well as the tremendous variety of brick patterns and finishes in use, result in an elegant working class neighborhood.

Because of the preponderance of single story homes, the architectural character of the neighborhood does not match the descriptions of streetcar suburbs in the MPDF (which is in this respect more germane to neighborhoods built up in the 19th century). The district is eligible in the area of Architecture, but not under the MPDF.

Vacant lots

4615 Virginia (lot) – this is the parking lot adjacent to the building at 4615 Virginia; we’re still new at this and not sure if it counts as a separate NC resource or as part of the listing for the NC building at 4615 Virginia.

4701 Virginia Ave.

This is a noncontributing (NC) vacant lot where an 1896 building stood at the time of the survey.

4725 Virginia (lot) – shown on the survey map as two lots, this is in fact a single lot which was the site a single two-family building (and will therefore be counted as a single NC site).

6 lots on the southeast block of the district (NC)

This community park and garden is fairly new and may result in revising the proposed boundary to eliminate the entire block (we will want to consult about this). This is now a single site, but historically contained five multi-family buildings and a filling station.

4722 Tennessee – This frame house has historically occupied a large property including the side yard to the north. If it is counted separately this would be a contributing site.

4403 Louisiana – During the early 20th century, the front half of this lot was empty, as it is today. There was a single-story frame alley house and garage through at least 1938. Because the resource was at the alley, is it possible that the lot is contributing because the portion facing the street was historically empty?

4513 Louisiana – NC empty lot was the site of a single story brick house.

4516 Louisiana – NC parking lot, historically occupied by single family houses and flats.