

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Forest Park Southeast Historic District (Boundary Increase III)

other name/site number N/A

2. Location

street & town 4100-4162 Manchester (even) 4151-4201 Manchester (odd) & 4216 Gibson N/A not for publication

city or town St. Louis N/A vicinity

state Missouri code MO county St. Louis (Independent City) code 510 zip code 63110

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

*Mark A. Miles*

*June 17, 2009*

Signature of certifying official/Title Mark A. Miles/Deputy SHPO

Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

entered in the National Register.

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register

other, (explain) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
12	7	buildings
		sites
		structures
		objects
12	12	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

- Domestic: single dwelling
- Commerce: specialty store
- Commerce: department store
- Funerary: mortuary
- Government: post office
- Commerce: restaurant
- Industry: manufacturing facility

**Current Function**  
(Enter categories from instructions)

- Social: civic
- Commerce: restaurant
- Commerce: specialty store
- Work in Progress

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- Other: One-Part Commercial Block
- Other: Two-Part Commercial Block
- Late Victorian: Romanesque Revival
- Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals
- Modern Movement

**Materials**  
(Enter categories from instructions)

- foundation Concrete
- walls Brick
- Stone
- roof Asphalt
- other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**

(enter categories from instructions)

COMMERCE

**Period of Significance**

1890-1949

**Significant Dates**

N/A

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Multiple

See continuation sheet(s) for Section No. 8

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: \_\_\_\_\_

See continuation sheet(s) for Section No. 9

**10. Geographical Data**

Acreage of Property Approximately 5 Acres

**UTM References**

(Place additional boundaries of the property on a continuation sheet.)

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

2        /   /   /   /   /       /   /   /   /   /     
Zone Easting Northing

3        /   /   /   /   /       /   /   /   /   /     
Zone Easting Northing

4        /   /   /   /   /       /   /   /   /   /     
Zone Easting Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

See Attached

Property Tax No.

**Boundary Justification**

(Explain why the boundaries were selected.)

See Attached

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Julie Ann LaMouria

organization Lafser & Associates date October 7, 2007

street & number 1028 North Kingshighway Suite 1 telephone 573-339-4625

city or town Cape Girardeau state MO zip code 63701

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

**Property Owner**

name/title See Attached

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town St. Louis state MO zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Forest Park Southeast Historic District (Boundary Increase III)  
St. Louis (Independent City), MO

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### **SUMMARY:**

The Forest Park Southeast Historic District (Boundary Increase III) contains twelve contributing commercial buildings, seven non-contributing buildings, and five vacant lots that do not contribute to the district's significance. District buildings are located on the south side of Manchester Avenue between Kentucky Avenue and South Sarah Street, and on the north side of Manchester between South Boyle Avenue and South Sarah Street. (See Figure 1-Boundary Map, Photo # 1). The contributing structures in the district are commercial buildings constructed between 1890 and 1949, which represent a variety of styles commonly found during the first half of the twentieth century. The structures are one- or two-stories in height, and include buildings that were historically designed as automotive garages, post offices, taverns, and stores. The Boundary Increase is located one block south of the primarily residential Forest Park Southeast Historic District (NR listed 12/20/2001). This district has already been extended by the Forest Park Southeast Historic District (Boundary Increase I) (NR listed 6/16/05), which included an area along Manchester from Kentucky to Newstead that encompassed most of the commercial buildings within the commonly known Manchester Avenue Commercial District. A second boundary increase included buildings adjacent to the Forest Park Southeast Historic District, located on the north side of the 4500 block and the 4100 block of Manchester, and was added because the building conveyed the same significance as those buildings in the first boundary increase. The buildings included in this documentation (Boundary Increase III) also convey the same significance as the first boundary increase, and though previous documentation has questioned the integrity of these properties, investigation found that these buildings retain a large portion of the original architectural features they possessed at construction, and the minimal and historic alterations to these buildings do not compromise the integrity of design, workmanship, materials, association, or feeling. Recent rehabilitation in the area has exposed some of the original architectural elements. The buildings also retain their settings and locations, and reflect the architecture of commercial structures built during the period of significance. Changes in the district since the period of significance have been primarily concerned with the removal or replacement of residential buildings with commercial structures. Originally, these residential buildings had larger setbacks than the commercial buildings, and of the five, one-story commercial structures constructed since the period of significance, three were built on lots that were previously occupied by such residential buildings. The new buildings do not dramatically impact the historic commercial structures, and do not significantly alter the streetscape.

### **Individual Property Physical and Architectural Descriptions-**

These descriptions are based upon research from several different sources, fire insurance maps, building permits and city directories. The individual site descriptions include the following information:

- 1) Street number
- 2) Primary occupant
- 3) Date of construction
- 4) Architect or contractor (if known)
- 5) Status as a contributing or non-contributing resource
- 6) Corresponding photographs

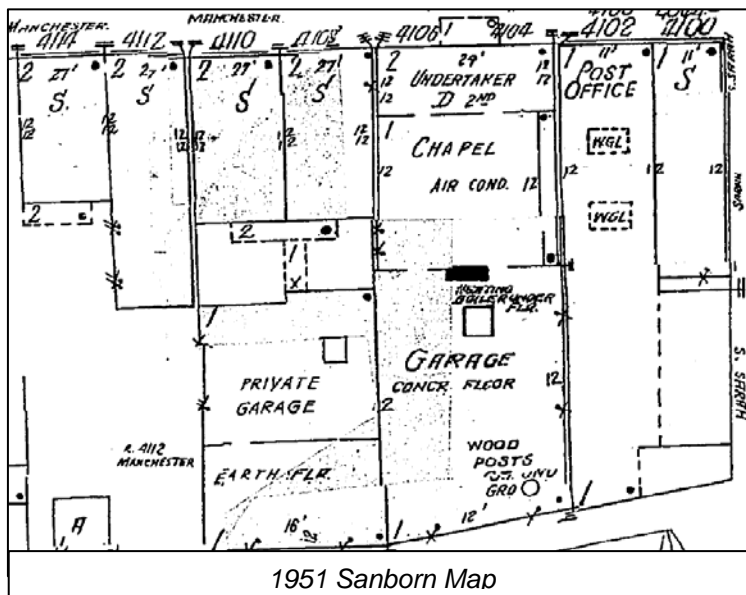
This is followed by the narrative description, which may include history of tenants or their historic businesses and alterations or integrity issues.

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Section number 7 Page 2 Forest Park Southeast Historic District (Boundary Increase III)  
St. Louis (Independent City), MO

**4100 Manchester**, Lueich Restaurant/ Old Chouteau Station Post Office, 1924, 1934 (alteration)  
Architect: Campbell Building Company, Contributing, Photo # 2

In 1924 H. Grund hired the Campbell Buildings Company to construct this one-story brick building. Two years later the Harris Post Office Corporation added an office to the west side of the building, and the Manchester façade was altered. The building is divided into three bays by quoined piers, with a stone topped flat roof on the two western bays and a Flemish parapet capping the eastern bay. This eastern bay still retains the wood and glass display windows, with an inset central metal entrance door with transom. A stained glass belt tops the display windows. Stone accents are found below the parapet. The middle bay contains two display windows, with the eastern wood and glass and the western consisting of glass block. A central wood door with a glass transom is topped by a wood gable, breaking the continued



stained glass window line. Stone accents are found below the roofline. The western bay contains a single display window, filled with glass block. The central and western bays have marble panels below the display windows. The Chouteau Station Post office occupied the western half of the building until a new building was constructed in 1954. The eastern side of the building acted as a restaurant or tavern from the early 1930s until the present. The Lueich family occupied it as a restaurant from 1933 until the mid 1940s. Alterations were made to the eastern portion of the building in 1934, but the building has remained unaltered since the period of significance.

**4104 Manchester**, Kriegshauser Mortuaries, 1909, 1922 (alteration)  
Architect: George J. Darr, J. Kickham B & I Company, Contributing, Photo # 3

George J. Darr designed this two-story red brick building for Muth Realty in 1909. The building acted as a funeral home, complete with chapel, with an upstairs apartment. The first level is divided into six bays. The eastern bay contains a glass and metal door with a transom light above. The second, third, fifth, and sixth bays contain arched sash windows with stone lintels. The fourth bay contains a glass door with sidelights and an arched entrance transom. Stone arches are found over the doorway. Stone belt courses act as sills for the windows of the lower level and for the six evenly spaced four-over-one sash windows on the second level. Two stone cornices and a name plate are found along the roofline, with stylized turrets rising to the terra cotta capping. The building was altered in 1922 by architect J. Kickam B & I Company. The one-story rear of this building was used as an auto repair shop by John T. Rovers from the early 1940s through the mid-1950s. Though some interior alterations have occurred, the exterior is intact and in good condition.

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St. Louis (Independent City), MO

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**4108 Manchester:** 1898,  
Architect: Unknown, Noncontributing, Photo # 3

Constructed in 1898, this is a one-story red brick building with a flat roof. Terra cotta sills are found on either side of a central garage door, with a stone belt course running along the top of the door. Large paintings are found on either side of the entrance. This building was originally two stories tall, but the second floor was removed by Davis Catering in 1968. The façade has been completely altered to look similar to the building at 4104 Manchester. A carriage house at the rear of the building connected it to 4104 Manchester in 1909, and was later converted into a garage abutting the two buildings. The second floor of this garage has also been demolished. The building and the attached garage are considered noncontributing because they have been substantially altered and do not reflect the architectural elements they possessed during the period of significance.

**4112 Manchester:** Oakley Furniture Moving Company, 1905,  
Architect: F.A. Knapstein, Contributing, Photo # 4

In 1905 August Osterhaus hired F. A. Knapstein to design this two-story building with a store below and living space above. Constructed of red brick, the building is symmetrical with a stone foundation and a flat roof. The building is divided into three bays, with terra cotta accents on the windows, multiple brick belt courses, and wood and glass doors with transoms. On the first level the building is visually divided, with wood paneled storefronts covered by fabric awnings in the outer bays. Stone front entrance surrounds are found on either end of the building, with a display window located next to them. Two doors are located in the center of the building, with terra cotta accents and keystone complimenting the brick design work around the transoms. Stone and brick pilasters are found beside these doors. The second level contains six sash windows with a terra cotta belt course running the length of the building and acting as the window sills. A stepped parapet tops the building. John G. Oakley used this building for his furniture store in the 1930s, and it was handed over to William Michelson in the 1940s for the same use. The other part of the store was used as a billiards room by William Burch in the 1940s and in the 1950s it was converted into the Manchester Market. A-1 Laundry also used the building in the 1950s. Though some exterior updates have been made to the storefronts, the building still reflects the period of significance.

**4118 Manchester:** New Chouteau Station Post Office 1954,  
Architect: Unknown, Noncontributing, Photo # 5

The new Chouteau Station Post Office was constructed in 1954 with an addition added to the rear in 1965. It is a one-story asymmetrical building made of red brick with faux stone facing. The eastern half of the building contains two sets of paired fixed single pane windows with five light transoms. A red brick column rises above the roofline, separating the eastern side of the building from the western side. The western portion contains a recessed entrance, with a red brick wall placed about two feet from the main façade. A metal and glass door is found on the western portion of the recessed area, and multi-light transom fills the remaining space. A white metal cornice covers this opening, and a sign for the "United States Post Office" fills the western portion of the main wall. The building is in excellent condition and besides the addition has had no alterations since construction. The building is considered non-contributing because it was constructed during a period of redevelopment in the area after the period of significance.

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**St. Louis (Independent City), MO**

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**4128 Manchester:** Frank Riley's Barber Shop, 1890; altered 2002.  
Architect: Unknown, Contributing, Photo # 6

Constructed in 1890, this one-story symmetrical red-brick building is divided down the middle by a brick pillar, with commercial storefronts on both sides. The original white ceramic tiles are found in diamond shapes below the outer piers and in the terra cotta coped stepped parapet. The tiles also follow the roofline, creating an outline in the upper portion of the main façade. The storefronts mirror each other, with a single glass door and wide sidelights located near the center pillar and glass display windows with transoms in the outer portion of the openings. A decorative wood pole is found in the center of the eastern bay. Frank Riley moved into the east side of the building around 1930 and used it for his barber shop through the 1940s. Several other commercial businesses filled the western side of the building including the American Boiler and Plumbing Company. The structure is in exceptionally good condition, with the parapet, piers, and ceramic designs showing almost no wear. The lower storefronts were changed in 2002, but the original openings have been preserved.

**4138 Manchester:**, Feldman Tires, 1919, 1992 (alteration)  
Architect: Unknown, Contributing, Photo # 7

Constructed in 1919 by C. Rausaer, this two-story building is designed in the Romanesque Revival style. Similar to 4112, it is divided into three bays, with a brick cornice and dentils, rounded lintels, a projecting central bay, and terra-cotta detailing on the window sills and piers. The western bay contains the original display window opening and entrance door with transoms. A wood cornice tops the first floor of this bay, with two rounded sash windows on the second level. The central bay contains two glass and wood entrance doors that open to stairwells that lead to the upper floor. The second level is separated from the first by dentils in the brick, and is slightly projected, with two rectangular sash windows that feature lintels of multi-colored brick radials. The second floor of the eastern bay mimics the western bay, with rounded windows and a wood cornice. The first level contains a large display window with a transom. A corner entrance with a wood door and sidelight are found on the eastern portion of the façade, with a painted pillar supporting the eastern corner of the second level. The building was constructed to support housing on the second level and commercial activity below. Auto related businesses filled the lower levels in the 1930s and 1940s, with Harry Feldman selling tires in 1933 and auto trims, such as slip covers, sold by Jobbers Distributing and Leo Torrence in the 1940s. The building is in excellent condition, with the original details well intact. A rehabilitation project took place in 1992, at which time the upper floor was converted into office space.

**4144 Manchester:** Jobbers Distributing Company, 1905,  
Architect: unknown, Contributing, Photo # 8

This one-story red brick building has a stone foundation and flat roof. It is connected to the building at 4146 by a small addition set two-bays from the street. The façade is divided into three bays, with the entrance located in the western bay. For security reasons, the glass of these bays have been covered and a metal gate encloses the entrance. Though the windows are covered, the original store front is still intact, with a large display window in the center bay and transoms above the door and display windows. Painted wood beams separate the bays.

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St. Louis (Independent City), MO

**4146 Manchester:** Meyer and Meyer Chemical Company, 1905, 1993 (alteration)  
Architect: W. Wassman, Contributing, Photo # 9

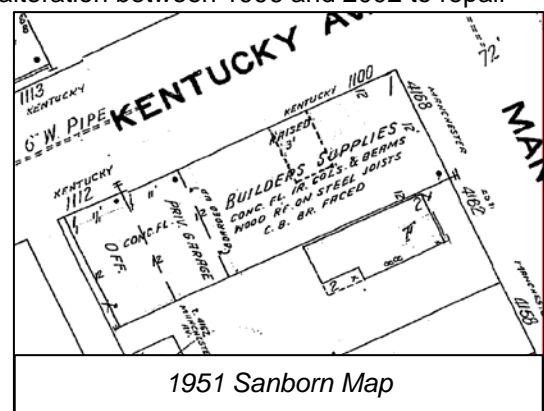
Constructed in 1905 this one-story red brick store has a stone foundation and terra-cotta coping on the parapet. The façade consists of two bays, with three large display windows filling the eastern bay and a glass door entrance with a single sidelight and transom in the western bay. A brick corbelled cornice is placed about a foot above the windows, and a decorative pole separates the eastern and western bays. In 1922 the building was altered by W. Wassman to be used as the Meyer and Meyer Chemical Company. By 1946 the building had been converted to the Superior Shoe Pattern Company, with the façade altered for a retail store. The brick is in good condition, and the original openings have been preserved. Recent renovation has converted the building into a restaurant, and in 1993 the wood display windows were replaced with metal windows.

**4156 Manchester:** Beyond Housing, 1969  
Architect: Unknown, Noncontributing, Photo # 10

In 1961 an old and dilapidated apartment building was torn down at this address. Eight years later Richer Meyer constructed a one-story modern building of brick and masonry block in its place. Set back off the street, the building is considered non-contributing because it was not constructed during the original commercial development of the street. The building is divided into three bays, with the eastern bay projecting approximately six-feet from the rest of the building. This is a flat painted wall with three lights attached to the upper portion shedding light on the "Beyond Housing" sign. The west facing portion of the projection is blue, and contains the single metal door entrance. The other two bays are covered by a flat awning with a blue pressed metal silhouette of St. Louis topping it. The first bay contains three vertical windows with concrete surrounds. The second bay contains six banded single pane windows with a concrete surround. The front façade of the building underwent alteration between 1996 and 2002 to repair the brick.

**4162 Manchester:** Jankosky Garage, 1923, 1946  
Architect: J. Leyland, S. J. Ross, Contributing, Photo # 11

Constructed in three phases, the Jankosky Garage building is a one-story tan and red brick building with a stone foundation and flat roof with terra cotta coping. The symmetrical façade is divided into five bays by brick pilasters. The entrance is located in the center bay, with a single glass and wood door surrounded by rounded glass block sidelights and transom. A rounded metal awning is painted brown. The remaining bays are filled by large window openings each containing ninety 5-inch glass blocks. The



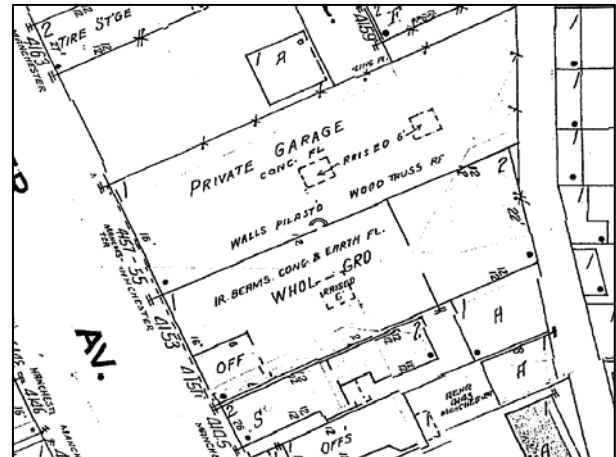
façade is the third addition to the building, which was designed as a private garage in 1923 by J. Leyland. This original portion was located at the rear of the lot with the address 1110-1112 Kentucky. In 1926 a brick shop was added to the north side of the garage by J. Jankosky, and the address was changed to 4168 Manchester. The façade of the building has remained unchanged since the 1946 addition constructed by S. J. Ross for his builders supply company. The main façade is in exceptional condition, though the brick of the adjacent walls needs tuck pointing. In 1961, a dwelling set at the rear of the adjoining lot was demolished, and a parking lot constructed. At that time the address changed again to include the lot.

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St. Louis (Independent City), MO

**4151 Manchester:** Select Foods Inc. 1923,  
1971(alteration)  
Architect: Unknown, Noncontributing, Photo # 12

Operating as a whole sale grocery warehouse, this one story building was constructed in 1923 for Select Foods Incorporated. The main façade consists of two garage doors and three metal entrance doors. The original brick has been painted gray, and wood paneling was placed over the upper half of the façade in 1971. The side gabled roof was recently shingled, and the original piers protrude from the east and west sides of the roofline. By 1940 Carlstrom Foods bought the building, and continued to use the eastern portion as a wholesale grocery warehouse for several decades. The western portion was sold to Sol Mathes, who produced wiping materials there until 1947, when Fishel Auto Sales and Parts occupied the building as a private garage for tire storage. Isaac Fishel also owned the adjoining lots to Kentucky Avenue.



1951 Sanborn Map

**4155 Manchester:** Malamicek Brothers Inc., 1978  
Architect: Unknown, Noncontributing, Photo # 13

Constructed in 1978, this one story concrete block building faces west. The main façade is painted white with a painted blue design on the main wall and a stripe below the cornice. There are two entrance doors, one centered on the building with a blue awning and another near the southwestern corner. A painted company sign fills the remainder of the western façade. The southern façade, which faces Manchester, is painted white and also features a blue painted design. An iron fence encloses the parking lot and crosses Gibson Avenue to the vacant lot across the street. Historically this property was used by Fishel Auto Sales as a used car lot, with a small office located on the corner. The office was constructed as a service station. The current building's construction date is outside the period of significance, and therefore the building has been determined noncontributing.

**4185 Manchester:** George Weber Furniture, 1908  
Architect: Unknown, Contributing, Photo # 14

This two-story brick building was constructed to house commercial activity on the lower level and domestic affairs on the upper floor. Paired wood and glass entrance doors with transoms are recessed just east of center, with large display windows on either side. A single metal door with wood transom is located on the western portion of the building. The upper level is separated from the lower by a single wood beam, and consists of two evenly spaced sash windows. A metal cornice with brick dentils is located about six inches below the parapeted roof and end piers. The windows of the lower floor have been covered with wood paneling, and one of the transom windows has been replaced with an air conditioning unit. Additionally, faux rock has been placed below the display windows, but the changes do not significantly detract from the overall building, and the applied boarding is easily removable. As was often the case in two-part commercial buildings, the person who owned the business downstairs typically lived upstairs in this building. For several years the lower level was occupied by George Weber's furniture store, and by 1940 the building was used by the Actna Roofing and Siding Company.

**4187 Manchester:** Wilkinson Watch Repair, 1925



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St. Louis (Independent City), MO

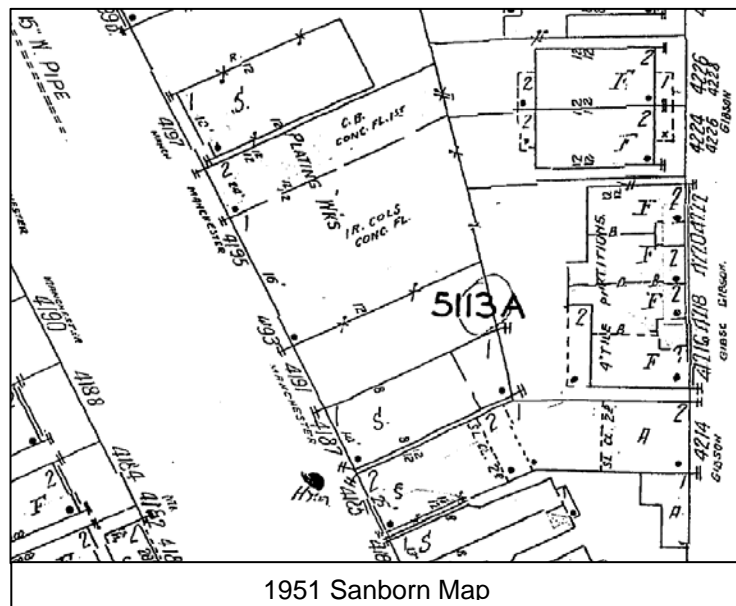
Architect: Hoyer & Bucker, Contributing, Photo # 15

This one story brick building was constructed in 1925 for the Hoefer R. T. Company. The symmetrical façade consists of a central entrance with large windows on either side. Brick piers rise on either end of the side gabled roof. A cross gable over the entrance contains three carved wood brackets. The building retains most of the original architectural elements, though the front roof was recently shingled and the rear roofing has fallen. Chain link fencing covers the remaining window casing, though most of the glass has been broken. Chain link gates also cover the remaining wood door and transoms. Though in disrepair, the building has remained relatively unchanged and retains most of the original elements.

**4191 Manchester:** St. Louis Pattern and Metal Works, c.1900, 1930.

Architect: Unknown, Contributing, Photo # 16

The St. Louis Pattern and Metal Works moved into the building at 4193-4195 at the turn-of-the-century. This building is one-story, with a large garage door on the east and a small metal door to its west. A brick pattern can be found just below the terra cotta coping. Two arched windows have been bricked. In 1930 the St. Louis Pattern Works constructed a two-story addition on the west side of their building. The first floor consists of a metal door with a garage door to the right. The second floor contains two evenly spaced twelve pane industrial windows. At the same time the original building was constructed, a small blacksmith shop was established at 4197 Manchester. It is adorned by three banded six-pane industrial windows and a small metal door. Since the period of significance, garages have been added on the extreme east and west of these properties, and the brick facing of the original structures has been repaired, connecting the garages to these buildings. In addition, the two-story section has been repaired, connecting the brick facing it to the old blacksmith's shop. The buildings are now marketed as a single structure, which uses the address 4191 Manchester. With the exception of the two bricked windows on the original building, the openings have remained in the same places. The brickwork has been repaired where possible and replaced where necessary, and each section is easily distinguished from the next. The original terra cotta coping can be found on the older buildings, and the garages have been constructed to comply with the red brick motif.



**4199 Manchester:** B & L Family Liquor, 1906.

Architect: Unknown, Contributing, Photo # 17

This two-story brick building was originally a grocery store with a residence upstairs. The original entrance to the store remains on the southwest corner, featuring a large wood and glass door with a square transom above. Two display windows with two-pane transoms are centered on the front façade, with wood paneling below and a carved wood column separating them. The second floor entrance is

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**St. Louis (Independent City), MO**

located near the eastern corner, featuring a recessed wood door with a glass transom above. The remainder of a white painted advertisement for the B & L Family Liquor store separates the lower level from the four sash windows on the second floor. These are ornamented by the original stone window sills and patterned brick lintels. A concrete slab stretches horizontally across the building just below the metal cornice at the roofline. This building was used as a store and George Kuchenbuchs groceries until the B & L Family Liquor bought it in the late 1930s and remained in it until after the period of significance. In 2004 the owner began renovations.

### **4201 Manchester:** 1965

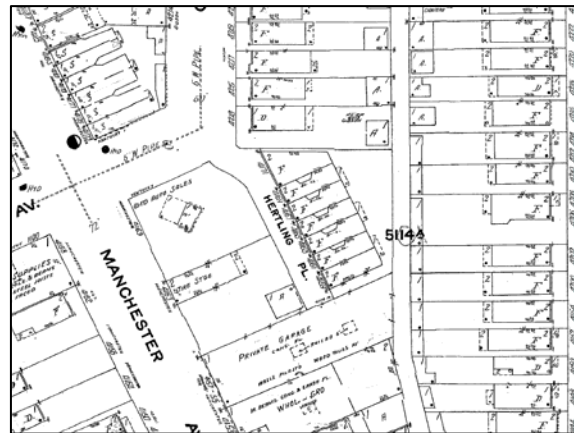
Architect: Unknown, Noncontributing, Photo # 18

Constructed after the period of significance, this is a one-story brick building with drivet panels covering the exterior. The south façade is painted white, with a recessed entry located on the western corner. This entrance consists of two metal doors. The roofline features stone coping. Because the building was constructed after the period of significance, the building is considered noncontributing.

### **4213 Gibson:** 1980

Architect: Unknown, Noncontributing, Photo # 19

Used as a private garage for the Board of Police Commissioners, the two-story metal building at 4213 Gibson was constructed after the period of significance, and is considered noncontributing. The main façade faces Gibson Avenue, featuring an aluminum and glass entrance door with a display window to the west and metal door to the right. Three square transom windows and a metal awning cover the entranceway. Immediately to the east a garage door fill the remainder of the entrance façade. The building replaced several residential homes that once fronted to Hertling Place, a private drive off of Gibson. These buildings were condemned and demolished in the late 1960s and early 1970s.



1951 Sanborn Map

### **Integrity**

The buildings considered contributing to the Forest Park Southeast Historic District (Boundary Increase III) were previously excluded from the first and second boundary increases because the integrity of these properties was questioned. Investigation found that these buildings retain a large portion of the original architectural features they possessed at construction, and the minimal and historic alterations to these buildings do not compromise the integrity of design, workmanship, materials, association, or feeling. Several buildings were altered from their original construction during the period of significance. Alterations like the 1934 applied tile on 4100 Manchester were minimal. Other alterations, like the 1946 addition to 4162 Manchester, were more drastic. These noticeable changes could have classified the buildings as noncontributing had they occurred after the period of significance. Examination of building permits revealed that these alterations were relevant to the commercial development of the buildings prior to 1949. Recent alterations have also been made to some of the contributing building within the district. The buildings at 4128, 4138, and 4199 Manchester are examples of buildings that have recently



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undergone restoration. Though the changes to these buildings are not historic, they do not compromise the integrity of the buildings. Though this portion of Manchester Avenue has evolved since the street car era, it continues to express the commercial significance from the 1890-1949 period, and develops the context of the Manchester Avenue Commercial District listed as the first boundary increase in 2005.

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St. Louis (Independent City), MO



United States Department of the Interior  
National Park Service

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### **SUMMARY:**

The Forest Park Southeast Historic District (Boundary Increase III) is an extension of the historic district which was listed on 12/20/01 and amended in 2005 and 2007. The boundary increase, like the first and second expansion, is locally significant under National Register Criterion A in the area of COMMERCE for its role in the commercial development of St. Louis as one of the city's major historic commercial districts. The added resources enhance the district by expanding the boundaries to include a broader representation of the neighborhood's governmental, funerary, and specialty commerce in the early twentieth century. The original district emphasizes the residential development in the area, and the first and second boundary increases emphasize the commercial development along Manchester Avenue, which occurred when the residential area was well under development. Commercial construction began along Manchester in 1892, with its peak was in the 1900s and 1910s. This development coincided with the extension of the streetcar line along Manchester Avenue in 1890, which served not only the residential neighborhoods but brought customers from the suburban areas and workers traveling the lines into the city. Although the original Forest Park Southeast Historic District has a period of significance that extends from 1890 to 1935, representing the oldest extant residence and the youngest contributing residential property in the district, the third boundary increase's period of significance is 1890 to 1949. The third boundary increase includes buildings designed for commercial activity primarily between 1890 (the oldest building in the extension) and 1924, with a significant primary façade addition constructed to 4162 Manchester completed in 1946. These dates represent the commercial development associated with the streetcar line that began in the 1890s and continued use until 1949. Although this boundary increase includes vacant lots, most were historically residential properties recessed from the street that were demolished in recent years. This demolition was caused in part because the buildings were in poor condition and in part because of the continued commercial focus of the district. The loss of these residential buildings, while regrettable, does not diminish the commercial integrity of the district and its significance in the historical development of the neighborhood and the commercial development of St. Louis. The Manchester Avenue commercial district is currently under redevelopment, with several new businesses moving into the area.

### **Elaboration:**

As stated in the first boundary increase, Manchester Road played an important part in the development of St. Louis City and St. Louis County, acting as one of the first state highways and creating direct contact between St. Louis City and the nearby farm communities. Access to this street aided the development of many subdivisions and neighborhoods, with commercial businesses lining the road and nestled at the larger

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cross streets. The Forest Park Southeast Historic District was directly influence by the activity along Manchester. The extension of the streetcar line down Manchester Avenue not only sparked commercial development but also added to the density of the residential buildings in the surrounding area.<sup>1</sup>

The residential neighborhood had grown quite substantially before the introduction of the streetcar, with homes built within a few block of Manchester on the north and the south, as well as fronting to the thoroughfare itself. When the streetcar line was extended through the Forest Park Southeast neighborhood, residential buildings filled the side streets, and many residential buildings fronting to Manchester were converted for commercial use in the lower part and residential use on the second floor. As new structures were added along the busy street, much of the architecture of the commercial buildings deliberately included residential space on a second floor.<sup>2</sup> Examples of this type of architecture can be seen at 4112 and 4138 Manchester. The design of these buildings include two lower storefronts with large display windows that invite customers to shop, while two central, exterior doors grant access to separate upstairs apartments. Harry Feldman occupied 4138 Manchester as his tire supply company in the 1930s, and Jobbers Distributing Company in the 1940s, while providing apartments upstairs. In some cases, those who owned the store on the first floor also resided in the upstairs apartments. An example of this situation can be seen at 4112 Manchester, in which John G. Oakley lived upstairs and ran Oakley Furniture and Moving Company below. Another example is George Weber's furniture store at 4185 Manchester, which features a western door that led to Mr. Weber's upstairs apartment.<sup>3</sup>

The streetcar line not only provided transportation to those within the Forest Park Southeast neighborhood, but also created traffic from around the city to the commercial center. As people from downtown and some of the western suburbs traveled the streetcar for work, they would also commute by streetcar through the growing Manchester Avenue commercial corridor, where they could shop for clothing and food, select from multiple venues of entertainment, pick up specialty goods, and receive medical services.<sup>4</sup> The 4100 blocks of Manchester represented all of these ventures.

Retail business on Manchester included the Superior Shoe Pattern Company, a shop at 4146 Manchester where shoes were manufactured in the store. Restaurants were numerous in the commercial corridor, and the 4100 block featured the Lueich family's

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<sup>1</sup> Karen Bode Baxter, Ruth Nichols, Timothy P. Maloney, Mandy K. Ford, Jon Kardon. The Forest Park Southeast Historic District (Boundary Increase). Washington, D.C.: National Park Service, 2005 Section 8, 20-27.

<sup>2</sup> Baxter, Section 8, 27.

<sup>3</sup> Gould's St. Louis (Missouri) City Directory. St. Louis, Mo.: Polk-Gould Directory Co., 1925-1950.

<sup>4</sup> Baxter, Section 8, 27.

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restaurant at the corner of Manchester and Sarah, and Erna Nussbaum's small diner at 4128 Manchester. Saloons and taverns were also popular, and with the growing popularity of billiards after World War I, Manchester became home to several billiard centers, including Betty Tenbarger's Manchester Poolroom at 4108 and William Burch's tavern at 4112.

Manchester Avenue was also the site of many specialty shops. The American Boiler and Plumbing Company set up shop at 4128, and a tank and boiler repair company was found at 4144 as well. Another specialized company included the Harper Sign Company located at 4146. A number of furniture stores were also found along the avenue, including Eva Nicholson's shop at 4108, John Oakley's furniture and moving company at 4112, and William Michelson's store at 4112. Charles Morland also had a furniture store at the corner of Kentucky and Manchester, before it was converted into a builder's supply company in the late 1940s (Figure 2). Other businesses on Manchester included doctor and pharmacy facilities, and the 4100 block had its share of these companies, with an example being the Meyer and Meyer Chemical Company pharmacy sharing space at 4146 Manchester.<sup>5</sup>

The businesses of Manchester Avenue catered not only to those shoppers traveling the streetcar lines, but to other needs as well. One example of a business that offered a service rather than a product was the Kriegshauser Mortuary. In March of 1922 James J. Kriegshauser began construction on a small chapel and dwelling at 4102-04 Manchester. Originally designed by architect F. Arnold, the building was added onto in June of 1922 to include an undertaker parlor designed by J. Kickham B & I Company (Figure 3). The Kriegshauser Mortuary remained in this spot until the mid-1950s, when the company expanded to several locations in the city's suburbs. Kreigshauser was one of three undertakers in the historic neighborhood between 1890 and 1946, and all three of the undertakers lived in the Forest Park Southeast neighborhood.

Another business that accommodated the residents of the Forest Park Southeast historic district was the Choteau Station Post Office. Constructed by the Harris Post Office Corporation in 1926, the post office offered the neighborhood shipping service without traveling to the large downtown post office. The post office acted as a station, a local office that was within the city limits but was not the main postal center.<sup>6</sup> Business grew substantially for the Chouteau Station, and in 1954 a new building was constructed at 4118 Manchester, replacing some older residences that had been torn down.<sup>7</sup> Another fairly successful business that no doubt was utilized by those living in

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<sup>5</sup> City Directories and Building Permits on file with the St. Louis City Comptroller's Office.

<sup>6</sup> Wikipedia, the free encyclopedia. Post Office. Accessed 23 October 2007. Last Updated September 2007. [http://en.wikipedia.org/wiki/Post\\_office](http://en.wikipedia.org/wiki/Post_office)

<sup>7</sup> Building Permits.

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the surrounding area was Frank Riley's barber shop. Located at 4128, Riley practiced on Manchester from the early 1930s until the mid-1950s when Eugene Mudd took over the shop.<sup>8</sup> Local shoppers could also buy wholesale groceries from Select Foods, Incorporated at 4151 Manchester.

Several auto-related businesses were found on the street, with these enterprises growing more common in the 1940s and 1950s. Harry Feldman sold tires from his store at 4138 in the early 1930s, and by 1940 Roberts Auto Repair shop had moved into a rear garage at 4104. Jobbers Distributing Company was producing and selling automotive trim from 4138 in 1935 and the building was later converted by Leo Torrence for automotive slip cover manufacturing. Isaac Fishel operated a used car lot at 4155 Manchester for several years, expanding to include a Truck and Equipment Company and eventually occupying the old filling station on the corner of Gibson and Manchester as the business office.<sup>9</sup>

As the streetcar was discontinued in 1949 and the automobile became a more prevalent means of transportation, the neighborhood began to lose the heavy traffic that brought visitors from around the city through its commercial corridor. When the population of St. Louis began to drop after 1950, and people found their way into the suburban areas outside the city limits, the neighborhood began to fall into disrepair.<sup>10</sup> The commercial activity on the 4100 blocks of Manchester remained strong, though the business in the 1950s and 1960s was mostly focused on taverns and restaurants supported by local residents and workers. A fire in 1954 prompted the demolition of two dwellings, and a condemned residential building was torn down by the city in 1967. New construction in the area has primarily filled vacant space once occupied by parking lots and demolished residential buildings.<sup>11</sup>

Today the area is under renovation. Several restoration projects have been completed and are under construction, with restaurants and retailers opening along the entire historic area, and several found on the 4100 block of Manchester. Though some of the buildings within this boundary increase have been altered to allow for new business, the character defining elements of these buildings have been preserved and even restored. Though some the residential buildings have been removed from these two blocks, the commercial activity of the early twentieth century is evident in these resources and redevelopment is likely.

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<sup>8</sup> City Directories.

<sup>9</sup> City Directories.

<sup>10</sup> Baxter, Section 8, 30.

<sup>11</sup> Building Permits.

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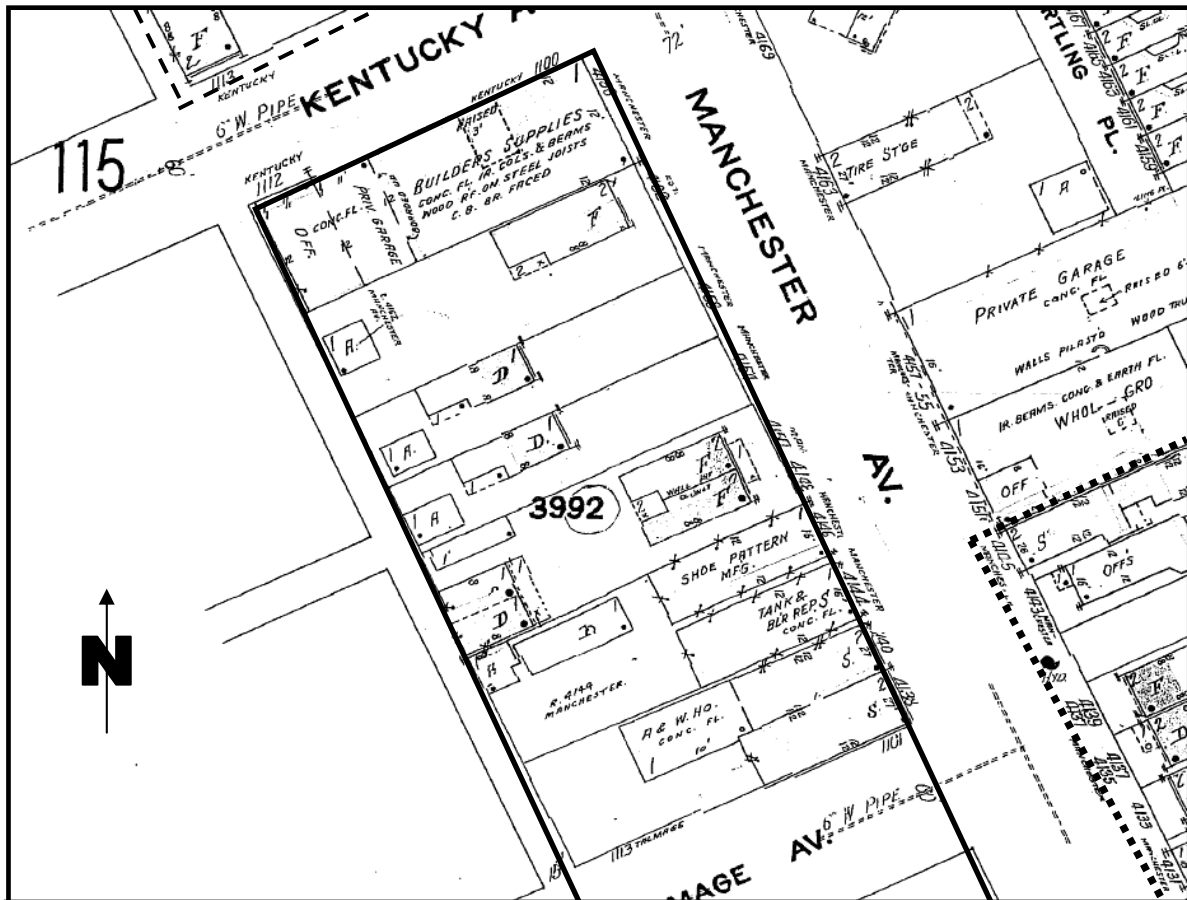


Figure 2: 1951 Sanborn Map

- Boundary Increase I
- ..... Boundary Increase II
- Boundary Increase III

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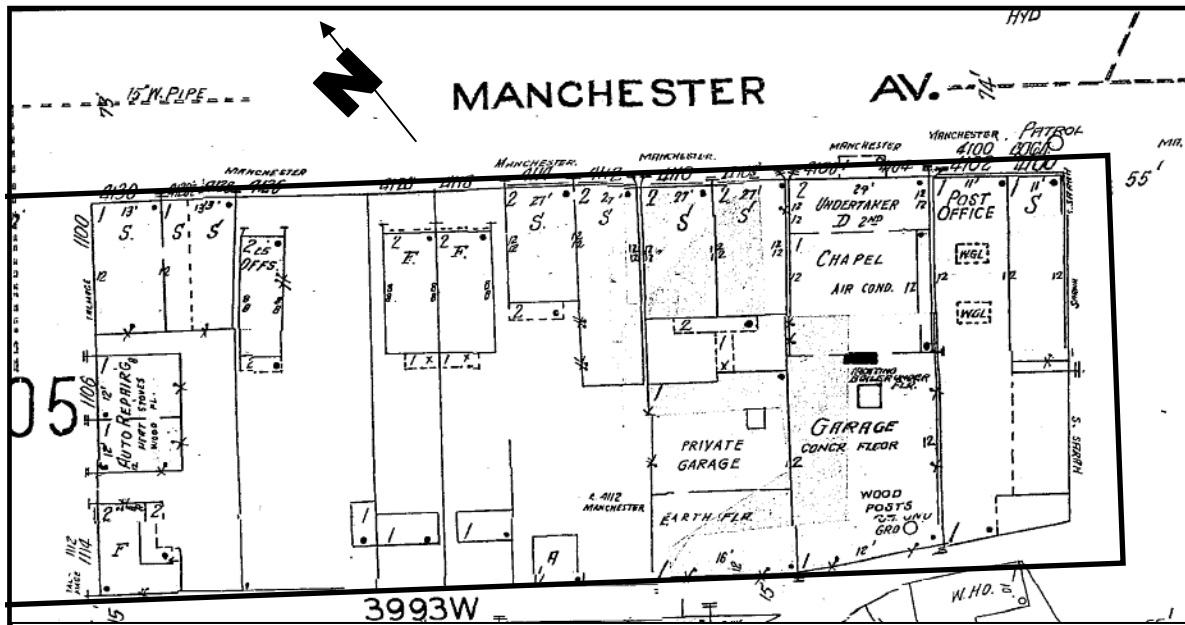


Figure 3: 1951 Sanborn Map

**Boundary Increase III**



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### Verbal Boundary Description:

The boundaries include all of the properties on City Blocks, 3992 and 3993 West, as well as the properties on City Blocks 5113 A, 5113 B and 5114 A that were previously excluded in the Forest Park Southeast Historic District or the first two boundary increases.

### Boundary Justification:

The properties within this documentation are included as a boundary increase to the Forest Park Southeast Historic District, a nomination that included significant residential properties located outside downtown Saint Louis. Two boundary increases have previously been documented, adding commercial properties to the southern portions of the residential district along Manchester Avenue and Arco Avenue. The buildings in this documentation warrant a third extension because they convey the same significance as those buildings in the first boundary increase, and retain a concentration of intact resources, many which express few or no alterations. These buildings were originally excluded because of integrity questions and interruptions in historic space. Removal of non-historic materials and reevaluation of historic alterations have addressed some of the previous concerns about the integrity of the property. The missing historical elements were for the most part residential in nature, and the loss of these residential buildings, while regrettable, does not diminish the commercial integrity of the district and its significance in the historical development of the neighborhood and the commercial development of St. Louis.

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### Photo Log:

The following is true for all photographs:

Forest Park Southeast Historic District (Boundary Increase III)  
St. Louis (Independent City), MO  
Photographer: Julie Wooldridge  
Date: 9/2007

Negative Location: Lafser & Associates  
1028 N. Kingshighway  
Cape Girardeau, MO 63701

### Photo # and description

- 1 South Side of Manchester looking west from Sarah toward Talmage
- 2 4100 Manchester-4102 Manchester
- 3 4104 Manchester-4108 Manchester
- 4 4112 Manchester-4114 Manchester
- 5 4118 Manchester
- 6 4128 Manchester-4130 Manchester
- 7 4138 Manchester-4140 Manchester
- 8 4144 Manchester
- 9 4146 Manchester
- 10 4156 Manchester
- 11 4162 Manchester
- 12 4151 Manchester-4153 Manchester
- 13 4155 Manchester-4157 Manchester
- 14 4185 Manchester
- 15 4187 Manchester
- 16 4191 Manchester-4197 Manchester
- 17 4199 Manchester
- 18 4201 Manchester
- 19 4213 Gibson

ISBN 0-607-27202-5  
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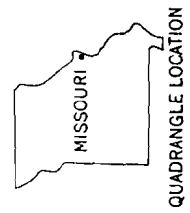
Forest Park Survey  
1572411015  
4279000m N St. Louis, MO  
1572411015

38°37'30"  
739000m. E. 90°15'  
(CAHOKIA)  
2961 11 SW



ROAD CLASSIFICATION

- Primary highway, hard surface —————
- Light duty road, hard or improved surface ————
- Secondary highway, hard surface ————
- Unimproved road ————
- Interstate Route U S Route State Route



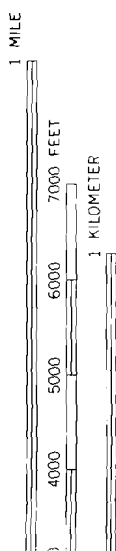
QUADRANGLE LOCATION

CLAYTON, MO.

38090-F3-TF-024  
1954  
REVISED 1993  
DMA 7961 III NE-SERIES V879

Revisions shown in purple compiled from aerial photographs taken 1988-90 and other sources. This information not field checked. Map edited 1993  
Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours  
Purple tint indicates extension of urban areas

STANDARDS FOR SPATIAL ACCURACY - CLASS 2  
COLORADO 80225, OR RESTON, VIRGINIA 22092  
BY AND LAND SURVEY  
RESOURCES, ROLLA, MISSOURI 65401  
AND SYMBOLS IS AVAILABLE ON REQUEST



SCALE 10 FEET  
VERTICAL DATUM OF 1929







MANCHESTER AVE

Attitudes  
and  
Guns

4100

OPEN







A two-story red brick building with a decorative cornice. The second floor has six rectangular windows with dark frames. The first floor features a central arched entrance and four smaller arched windows, all with white decorative surrounds. A dark minivan is parked in front of the building.

A brick building with a large mural on its side wall. The mural is painted on a light-colored, stone-like background and depicts several figures in a workshop or industrial setting. To the right, a dark garage door is visible. Further right, a storefront with a blue awning is partially visible, with the text "FELLEN'S" on the awning.

A tall, slender street lamp with a curved arm and a single light fixture, positioned on the sidewalk.

A dark-colored minivan with a silver lower trim, parked on the street in front of the brick building.

A light-colored minivan parked on the street to the right of the main building.

FELLEN'S





4112

FREDDIE'S

FREDDIE'S

Freddie's  
• 100% Pure  
• 100% Natural  
• 100% Organic  
• 100% Delicious





UNITED STATES  
POST OFFICE  
COURTHOUSE STATION  
ST LOUIS MISSOURI







4128

4130

big





Atomic Cowboy

High  
SHERIFF

Blue Moon

FOOD

B  
BUDWEISER

Pabst





Center

ENTER AT 4146 →







Edy's  
SHAKES  
**after**  
24 HOUR DINER & GAMES

Edy's  
**after**  
24 HOUR DINER & GAMES

DINER  
**after**  
24 HOUR DINER & GAMES

ATM

OPEN  
4146



RESERVED  
PARKING

**after**  
24 HOUR DINER & GAMES  
OPEN  
24  
HOURS



4156

Beyond Housing  
NeighborWorks®  
HomeOwnership Center







MANCHESTER ST





FULL  
SERVICE  
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SPACE  
AVAILABLE  
CALL 633-4662

NO PARKING  
IN FRONT

NO  
PARKING  
IN FRONT





R  
CHIMY

4155

1/2 WAY TO everywhere  
SUNNY DAYS IN GROVE

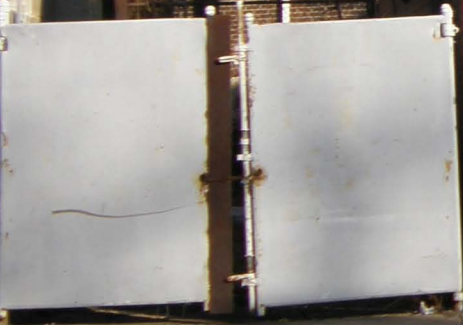




4185













TER AVE



4199





BOYLE AVE

1/2 WAY  
to  
SUNNY HILL  
DROVE

BOYLE AVE





**NO TRESPASSING**  
24 HOUR PRIVATE LOT  
**NO PARKING**  
ARCHWAY SALES, INC.  
AND POLICE VEHICLES ONLY

**NO TRESPASSING**  
24 HOUR PRIVATE LOT  
**NO PARKING**  
ARCHWAY SALES, INC.  
AND POLICE VEHICLES ONLY