

**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 IV)

other name/site number N/A

2. Location

street & number Portions of Boyle, Chouteau, Kentucky, Norfolk, Swan, Talmadge, Tower Grove, Vandeventer, and Vista (see district map for specifics) n/a not for publication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 October 22, 2012
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	
189	59	buildings
	42	sites
		structures
		objects
189	101	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
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- COMMERCE/TRADE
- EDUCATION/school
- RELIGION/religious facility
- RELIGION/church-related residence
- RECREATION AND CULTURE/music facility

Current Function
(Enter categories from instructions)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- COMMERCE/TRADE
- EDUCATION/school
- RELIGION/religious facility
- RELIGION/church-related residence
- INDUSTRY/PROCESSING/EXTRACTION/industrial storage

7. Description

Architectural Classification
(Enter categories from instructions)

- LATE VICTORIAN
- LATE VICTORIAN/Gothic
- LATE 19TH AND 20TH CENTURY REVIVALS
- LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival
- MODERN MOVEMENT

Materials
(Enter categories from instructions)

- foundation STONE/Limestone
- walls BRICK
- STONE/Sandstone
- roof ASPHALT
- other WOOD

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.)

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 # _____

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

Period of Significance

1879-1948

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

(see continuation sheet for Section No. 8)

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 35.75

UTM References

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

1
Zone Easting Northing

2
Zone Easting Northing

3
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Karen Bode Baxter, Sheila Findall, with Andrew Weil, Ruth Keenoy of Landmarks Association of St. Louis

organization Karen Bode Baxter Preservation Specialist date October 11, 2012

street & number 5811 Delor Street telephone 314-353-0593

city or town St. Louis state MO zip code 63109

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 _____ state _____ 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.

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6. Historic Function (continued)

INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility

Current Function (continued)

INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility
VACANT/NOT IN USE

7. Architectural Classification (continued)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Craftsman
OTHER/Shotgun
OTHER/Two-Part Commercial Block

Materials (continued)

Foundation: STUCCO
Foundation: CONCRETE
Walls: METAL/Steel
Walls: STUCCO
Walls: Wood/Weatherboard
Walls: ASPHALT
Walls: ASBESTOS
Walls: CONCRETE
Walls: SYNTHETICS/Vinyl
Roof: ASPHALT
Roof: SYNTHETICS/Rubber
Other: BRICK
Other: STONE/Limestone
Other: METAL/Iron
Other: METAL/Tin
Other: METAL/Cast Iron
Other: TERRA COTTA
Other: CONCRETE

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**Forest Park Southeast Historic District
(Boundary Increase IV)
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Narrative Description **SUMMARY**

The Forest Park Southeast Historic District (Boundary Increase IV) is part of a much larger working class neighborhood flanking Manchester Avenue to the north and south. Manchester (Highway 100), originally a farm-to-market road, became a streetcar hub in the 1890's and attracted both commercial and residential development. The larger neighborhood, much of which is listed in the National Register as Forest Park Southeast Historic District (NR listed 12/20/2001) and subsequent Boundary Increase I (NR listed 6/16/05), II (NR listed 2/7/07) and III (NR listed 8/5/09) is triangular in shape and is roughly bounded by Kingshighway, Vandeventer, and both sides of Chouteau Avenue. Boundary Increase IV includes three sections of the neighborhood and represents the final groups of intact resources and contiguous historic resources. The largest section is south of Manchester, roughly bounded by Swan (both sides), an alley paralleling South Vandeventer, Vista, and Tower Grove Avenue. The second cluster is along Chouteau, bounded roughly by South Boyle and Sarah, and the third is a small cluster of buildings on South Gibson inadvertently left out when Boundary Increase III was nominated. Developed between 1879 and 1948, Boundary Increase IV includes 248 properties, mostly residential buildings mixed with a few commercial and institutional properties. Most of the buildings are functional rather than elaborate in design, since this was a working class neighborhood, but residences usually tried to use cornice embellishments and decorative masonry details to allude to the residential styles popular during the late nineteenth and first half of the twentieth century. As is the case with most of the city of St. Louis, most buildings are brick, given the abundance of nearby clay mines, but there are a few frame houses and garages. More so than the north half of the neighborhood, the south section has more one-story houses, although most buildings are two stories high. There are 205 primary buildings in Boundary Increase IV. In addition, there are 42 vacant lots scattered throughout this section of the neighborhood and it appears that these lots historically had buildings. There are a total of 171 contributing primary buildings and 35 noncontributing primary buildings. There are also 42 detached garages, usually added to the property well after the residence or flats were built, sometimes after 1950, and over the years most have been altered or allowed to deteriorate and as such only 18 of these garages are contributing resources.

CHARACTERISTICS OF THE DISTRICT AND ITS BUILDINGS

Forest Park Southeast is a cohesive neighborhood that is easily distinguished from surrounding areas by the major arteries that frame it. Kingshighway on the west with Chouteau on the north and Vandeventer on the south form a triangular neighborhood of working class residences and commercial buildings. The original nomination incorporated the residential area north of the commercial district along Manchester Avenue, which bisects the neighborhood east to west. The three previous boundary increases added historic sections of Manchester Avenue to the historic district. Because of the demolition, deterioration and redevelopment of the residential properties

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around the periphery of the district, especially south of Manchester, the southern section of Boundary Increase IV extends roughly from Tower Grove Avenue east to Talmadge and south the Vista, which becomes an alley, one block north of Vandeventer. Much of the historic commercial and industrial development along Vandeventer has also suffered the same fate over the years, but the three historic commercial buildings at the corner of Boyle Avenue still serve as one of the major entries into the neighborhood.

As is characteristic of most of the City of St. Louis, these blocks were platted with alleys, but the diagonal streets (Chouteau and Vandeventer) angle through the neighborhood, upsetting what is otherwise basically a common grid pattern. This results in triangular shaped lots at the corners created by the alley paralleling Vandeventer. Most lots were laid out as narrow (25 feet wide) rectangular lots that extended from the street to a public alley, although some larger buildings encompass wider lots. Between the two arterial north-south streets through the neighborhood, Tower Grove and Boyle, there are three east-west rectangular blocks south of Manchester, but east of Boyle the adjacent blocks were platted running north and south. In the north section of Boundary Increase IV, there are portions of four blocks on the north side of Chouteau Avenue extending from Boyle east past Talmage.

While commercial buildings usually abut the public sidewalk, residential buildings are usually recessed in the lot. Some of the residences share a common setback, but usually only for a short stretch before there is some variation to this pattern. Most residential properties have a small front lawn separating the building from the public sidewalks that extend throughout the neighborhood. The terrain is basically level and most buildings in the neighborhood have raised basements. Many of the early twentieth century buildings also have raised front lawns, especially along Swan, elevating the building even further from the sidewalk and street. Throughout the neighborhood, many of the residential properties have fenced the front lawns, as well as the back yards, usually with chain link fencing, probably added after 1950 when this material gained in popularity in the city. Historically there were more likely to have been picket or other wire fencing in the back yards, or no fencing at all. Most of the buildings are two stories tall, but there are a large number of single story buildings as well, in most cases, small, shotgun plan residences. While many of the buildings have flat roofs, the rooflines vary as well, with a number of gabled roofs or false mansards, creating a varied skyline.

The areas included in Boundary Increase IV are predominantly single family homes (114) on narrow lots intermixed with 72 multi-family dwellings (mostly two or four family flats). Forty-two of these residences have detached garages. As is also characteristic of the initial Forest Park Southeast Historic District, there are 14 commercial/industrial buildings and 5 institutional buildings (including a social hall, a private school, a mission, and two churches that all served the neighborhood) scattered throughout this section of the neighborhood, primarily on street corners and along arterial streets, like Boyle and Tower Grove.

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Like the rest of the Forest Park Southeast Historic District, the buildings in Boundary Increase IV reflect the vernacular designs commonly used on modest residential and commercial buildings in the in the late nineteenth and first half of the twentieth century. They are primarily built of red brick, contrasted with stone, pressed metal, and terra cotta (both glazed and decorative red clay) details. The most common decorative feature is a cornice or shaped parapet, both on the commercial and residential buildings, but the simple brick facades are frequently highlighted with mass produced, decorative brick details, especially in bands or around the window lintels. The one and two story buildings generally make only modest references to stylistic influences. Mansard roofs featured on a number of buildings are associated with Second Empire designs. Cutwork in the cornice friezes and arched window heads are common to Late Victorian townhouses. Round arched windows are indicative of Romanesque Revival influences while Doric columns, pediments and modified Palladian windows are most often associated with Colonial Revival designs. Cornice treatments with modillions and dentils reference Italianate designs while the pointed arched window openings are distinctly a Second Gothic Revival feature. The knee braces, brick porch piers, vertical light sashes and tile roofs are often associated with Craftsman designs. Few buildings could actually be identified with a specific style, most notably St. Cronan Catholic Church (4200 Swan), which is a modest Gothic Revival design, and the house at 4220 Swan, which is a modest Tudor Revival design that utilized a regional giraffe stone veneer.

One of the most prominent buildings in the neighborhood, St. Cronan Catholic Church, at the corner of Swan and Boyle, is also the oldest extant building in the entire historic district, finished in 1879, although it was enlarged and redesigned in 1893. As shown on the table below, the half of the buildings in Boundary Increase IV were built in the two decades prior to 1900 and 69 of these were single family houses, a good indication that it was more cost effective for working class families to build their own home than to build or rent in a two or four family flat. Only one commercial building was completed at the corner of Boyle and Vandeventer during this same time period. The section north of Chouteau is not quite as old as the area south of Manchester, since all but 2 of its buildings were completed after 1900. Construction remained strong during the first decade of the twentieth century, with 5 commercial buildings and a mixture of 45 single family and multifamily residences completed. In the next decade, 3 of the other neighborhood institutions were finished (St. Cronan's School, the Methodist church, as well as the German music hall) as well as 12 more residences, but construction had certainly slowed down, primarily because most lots had been filled. In fact, only 18 percent of the extant historic buildings in the district were built after 1910 with investment properties (multifamily and commercial buildings) dominating construction in the 1920s, as well as the few buildings finished during the Great Depression and immediately following World War II when working class families could not afford to be building new homes. The one institutional building added to the district during the Depression was the Salvation Army's Citadel on Tower Grove, which is now used as a church. Sixteen of the residences were added after 1948 to the district as infill construction, usually replacing earlier buildings: 2 in 1950, 3 in 1960-1962 and the other 11 since 1998.

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Periods of Construction

Years	Total	Single Family	Multi Family	Commercial	Institutional
1879	1				1
1880-1889	29	24	5		
1890-1899	73	47	25	1	
1900-1909	50	25	20	5	
1910-1919	15	7	5		3
1920-1929	15	2	9	4	
1930-1939	4		1	2	1
1940-1949	2			2	
1950	2	2			
1960-1962	3	2	1		
1998-2006	11	8	3		

Besides locating commercial and institutional buildings at major intersections and along arterial streets, the pattern of development did not concentrate on any one street or block at a single point in time. Instead, older buildings were spaced throughout the neighborhood, on every block, and the buildings completed after 1900 were generally individually placed between older buildings. There are some cases where it appears one developer finished 2 to 4 residential buildings on adjacent lots given the similarity of their designs.

There are currently 205 primary buildings in Boundary Increase IV, and 42 detached garages. There are also 42 vacant lots that historically had buildings on them, five of which are incorporated into 3 different parking lots. Of this total 247 properties, there are 35 primary buildings, 24 garages as well as the 42 lots that are noncontributing to the historic district, but that represents only 77 of the properties (primary buildings and lots), which means more than two-thirds (69 percent) of the properties are contributing to the district. Within the district boundaries, vacant lots are scattered, generally as single or double lots among the extant historic residences and often incorporated as side yards for the neighboring home. Infill construction is clustered similarly, primarily at the intersection of Swan and Tower Grove as well as mid-block on Swan and Norfolk and their design utilizes brick facades, cornice details, setbacks, rooflines, and other details found on nearby historic properties, helping them blend into the neighborhood.

ALTERATIONS AND INTEGRITY ISSUES

The major considerations in setting the boundaries for the district, besides incorporating as much as possible of the extant historic resources in the neighborhood, was the density of vacant lots and new construction, both of which are especially prevalent in the blocks west of the proposed district boundaries (primarily west of Tower Grove). Even as this nomination was under

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preparation, the boundaries had to be modified because of the demolition of several buildings at the west end of the 4300 block of Swan. In addition, the entire 4300 block between Norfolk and Vista west of Tower Grove is utilized by Adams Elementary School, which is one of the neighborhood's most important institutions. Its two historic school buildings have had major additions (connecting them) in recent years, which would have meant that they would not be identified as contributing—another reason for bounding the southern portion of the district at Tower Grove. Demolitions on both the west and east ends of Chouteau have also resulted in curtailing the boundaries at the properties just west of Boyle and mid-block east of Talmadge. Although the buildings within the district had been neglected for many years, they were well built initially and during the last decade there has been a resurgence in the neighborhood, encouraging better maintenance and even some substantial renovations. This same resurgence is also responsible for the new construction and demolitions of the much neglected properties, making it critical to complete this boundary increase to the historic district listing to help protect the remaining historic buildings and to help encourage the best preservation practices in their renovation and redevelopment.

While the buildings throughout the Forest Park Southeast neighborhood were badly neglected for many years—it is actually astonishing that more buildings have not collapsed or been drastically affected by this neglect, so that it is encouraging that only 35 primary buildings, 12 percent, are noncontributing to the historic district and 16 of the noncontributing buildings were actually completed after 1948, the end of the historic period of development for the historic district. Even so, many of these newer buildings blend well with the historic buildings since they share the use of masonry, similar setbacks and massing, and comparable cornice and parapet treatments. Of the other 18 primary buildings that are noncontributing because of alterations, the assessment resulted from an accumulation of changes. Alterations to the buildings were often well intentioned, but impact historic integrity. Many of the frame houses had replacement siding, but some of these products were applied during the period of significance, especially the asbestos shingles and the asphalt brick siding. Masonry walls were not exempt from alterations either, many of which have been painted and some of which have had a new stone veneer added, apparently to update the appearance of the building, but many of these veneers were popular in St. Louis as early as the 1930s and the stylistic alterations to modernize the buildings in many cases also occurred prior to 1948. Windows are the current popular home renovation, premised on gaining energy efficiency, and many of the replacement windows may have altered the muntin pattern. In some cases, front porches or wooden stoops were added to residences that originally had just a recessed entry or simple stone steps up to the entry door. Each of these alterations by themselves impacted historic integrity to some extent and are common on buildings throughout the neighborhood, but the evaluations of each building took into consideration the cumulative affect of numerous alterations or the overall change to the facade outside of the period of significance.

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The Forest Park Southeast Historic District Boundary Increase IV Map records buildings and properties within the proposed boundary increase. It identifies those that contribute to the historic district. Noncontributing buildings and vacant lots are marked with an asterisk (*). The Individual Building Descriptions, which follow this narrative, record these evaluations for all the resources as well.

INDIVIDUAL BUILDING DESCRIPTIONS

The following descriptions are based upon research compiled from several sources, notably fire insurance maps and building permits (found in the *St. Louis Daily Record* and city hall files). In addition, visual inspections of the buildings, and photographic documentation of the street elevations helped date the buildings and identify alterations. Based upon this information, the individual site descriptions list each of the resources in the Forest Park Southeast Historic District (Boundary Increase IV) in terms (when known) of:

- street number
- historic name
- date of construction
- architect and/or contractor(s)
- status as a contributing or non-contributing resource within the scope of this nomination

If the property contains a secondary resource (garage or outbuilding), the primary building is listed first, followed by the secondary building (which is also identified as to its date of construction and status in the district) in the header for that address. This is followed by the narrative description of the resources on that property, including alterations and integrity issues. All resource names are the historic names and when an historic name was unavailable, a descriptive name has been chosen. The building resources are listed by property, in numerical progression for each street, which are organized in alphabetical order by street name. The street numbers are marked on the district map to serve as the identifying number for each property.

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INDIVIDUAL BUILDING DESCRIPTIONS

S. BOYLE AVE.

- 919-23** **Six Family Flat**; c. 1926; Architect/Builder, unknown. **Contributing.**
This two story, red and black brick, six family flat has a flat parapeted roof on each side with an asphalt shingle faux shed roof with brackets between pier extensions on the façade and two brick chimneys with circular chimney pots on each side elevation and one mid building. The façade is divided into three bays of one-over-one wood sash with aluminum storm windows, single on the first floor with surrounded lintels and paired on the second. The basement level has vertically aligned wood three-light windows. Between the window bays are two gabled open brick porches with concrete steps, each having three entries with aluminum storm doors.
- 925** **House**; c. 1912; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof with a brick chimney on the south elevation. The façade has three diamond shape white and black glazed brick details between the stepped, white glazed terra cotta capped parapet and the glazed terra cotta cornice with brick dentils. The two bays consist of a single one-over-one with aluminum storm window and surrounded brick lintel with a stone lug sill on the south side and an open gabled porch with wood posts and wood steps on the north side. The entry has a transom above the half light door with two sidelights. The basement level is stone with a paired window.
- 927** **House**; c. 1912; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof with a brick chimney on the south elevation. The façade has three diamond shape white and black glazed brick details between the stepped, white glazed terra cotta capped parapet and the glazed terra cotta cornice with brick dentils. The two bays consist of a paired nine-over-one sash window with surrounded brick lintel and stone lug sill on the north side and a concrete stoop with a non-historic aluminum awning and iron railings on the south side. The basement level is stone with a wood vertical two light window with a stone lug sill.
- 1118** **Parking Lot**
- 1122-24** **Parking Lot**
S. BOYLE AVE. cont.

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- 1200** **St. Cronan's School**; 1914; Architect/Builder, Bothe Welsch. **Contributing.**
This two story, red brick school building has a flat parapeted roof, capped with clay tiles on the side elevations with a rear elevation chimney. The façade has a stone capped parapet with two stone finials and a stone cornice. There are three bays on the facade. The outer two bays have six, clustered, one-over-one windows with transoms and a shared stone lug sill on both stories and label mold stone lintels with quoins on the second story only. The center bay on the first story has a projecting one story entry vestibule with a pedimented stepped, stone capped parapet, stone cornice and a recessed compound broad Gothic arched entry with a paired four light, half panel door with side lights. The basement level is ashlar limestone with paired two-light wood windows. The south side elevation has four bays of single one-over-one sash windows with transoms and segmental arch brick lintels and stone lug sills. A continuous corbelled brick detail follows the line of the façade's upper stone cornice and the basement level is ashlar limestone. The north side elevation is identical to the south side with the exception of the second story west window is a door to metal fire escape stairs.
- 1203** **St. Cronan's Rectory House**; 1909; Architect/Builder, unknown. **Contributing.**
Garage; c. 1920; Architect/Builder, unknown. **Contributing.**
This two story, red brick, irregular single family house has a flat parapeted roof and a brick chimney towards the rear of the north elevation. The façade has a paired bracketed projecting cornice with an offset right gable, and three bays of single one-over-one wood sash windows with segmented arch lintels and corbelled lug stone sills. The recessed entry has a half light door and transom, and is enclosed by a twelve light wood storm door with side lights and a multi-light transom and concrete steps.

The two-car garage is brick with a concrete base and a flat, parapeted roof capped with terra cotta clay tiles. The two garage doors are metal modern replacements.
- 1210** **House**; c. 1891; Architect/Builder, unknown. **Non-Contributing.**
This one story, single family house is red brick with a non-historic sand stone veneer on the façade with only two single windows covered by non-historic aluminum awnings and two non-historic glass block basement windows. The entry is located on the south side elevation.

S. BOYLE AVE. cont.

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- 1212** **House;** c. 1896; Architect/Builder, unknown. **Contributing.**
This two story, red brick, single family house has a brick chimney towards the rear of the north elevation and a flat parapeted roof. The façade has a metal cornice with dentils and bull's eye brick frieze, three bays of single one-over-one windows with corbelled lug stone sills with dentils and half-round arch lintels on the first story and splayed arch lintels on the second story. The recessed entry with stone steps is in the north bay. The basement level has an ashlar stone finish with wood vertical two light windows. There are non-historic aluminum awnings over the windows and entry.
- 1214** **House;** c. 1891; Architect/Builder, unknown. **Non-Contributing.**
Garage; unknown; Architect/Builder, unknown. **Non-Contributing.**
This one story, painted red brick, single family house has flat clay tile capped parapeted roof with a brick chimney with circular chimney pots towards the rear of the north elevation. Both the original entry and window opening on the façade have been altered, bricking in the segmental arch and lintels (which are still visible). The entry now has a wood slab door and a non-historic aluminum awning and a non-historic wood stoop. The paired one-over-one window does however still have the original corbelled lug stone sill but a non-historic aluminum awning was added. The basement level is stone with two one-over-one sash windows.

The two-car garage is vinyl sided and has an asphalt shingle gable roof with two metal, modern garage doors.
- 1216** **House;** c. 1891; Architect/Builder, unknown. **Contributing.**
Outbuilding; unknown; Architect/Builder, unknown. **Non-Contributing.**
This one story, red brick, single family house has a flat parapeted roof with two chimneys covered with stucco towards the front of the south side elevation. The façade has an ashlar stone veneer that appears to have been added, but is very old and considered historic. The red brick has been stuccoed on the south side elevation. The façade has two bays consisting of non-historic paired one-over-one vinyl sash windows with a stone lug sill on the south side and a wood oval light door and concrete stoop with metal pipe railings on the north side. Both the window and door have non-historic aluminum awnings. The basement level on the facade is stone with two, one-over-one wood sash windows. This historically rectangular building has been altered to an L-shape with an addition that abuts the building to its south. The front of this recessed addition has a nine light wood door and an aluminum window to its south with a copper tile awning across the top. This addition is very old and appears to be historic.

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The outbuilding is a one and half, apartment-like, concrete building with some asbestos and vinyl siding and an asphalt shingle gable roof. There are three small windows on the south elevation with thin metal awnings and a one-over-one window in the front gable facing the alley.

- 1218** **House**; c. 1891; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof with two brick chimneys on the north side elevation. The façade is clad with sand stone veneer, which appears old enough to be historic. It has two bays with paired one-over-one wood sash windows with aluminum storm windows on the south side and an entry with a wood six panel door with aluminum storm door and concrete stoop with metal pipe railings on the north side. Both the window and door have non-historic aluminum awnings. The basement level is stone with vertical two light wood windows. The south elevation makes an L-shape near the rear with a side entry with a shed roof open porch.
- 1219** **Reimler Pattern Company Building**; 1948; Architect/Builder, unknown. **Contributing.**
This Streamline Modern, one story, red brick, commercial building has a flat stone capped parapeted roof with a chimney mid building. The façade has a stepped parapet on the south entry bay with a recessed compound entry with paired doors with round lights, a band of glass block windows that wrap the corner.
- 1222** **House**; c. 1891; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has an asphalt shingle truncated hip roof with a front left side hip wing and two brick chimneys centered on each side elevation. The façade has paired one-over-one sash windows with a segmental arch brick lintel with key stone and a stone lug sill with a non-historic aluminum awning obscuring the transom area. A basement window of the same width has a segmental arch brick lintel above the basement level stone finish, but the window has been replaced with glass block. The cutaway, wood open porch covers a single one-over-one sash window and a transomed entry door that does not face the street. Brick in-fill next to the porch window may have been a doorway.
- 1226** **House**; c.1891; Architect/Builder, unknown. **Non-Contributing.**
This one story, red brick, L-shape single family house has a flat parapeted roof with a brick chimney towards the front of the north side elevation. The front façade has been covered by aluminum siding and has a Palladian style window with a centered one-over-one window and two quarter rounds above two smaller

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one-over-one windows on either side, all within an arched opening. The cutaway

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wood stoop leads to a door that does not face the street and the side recessed façade has a single narrow eight-over-one wood sash window with a segmental arch brick lintel, but it appears the stoop originally had a side shed roof. If the siding is removed and the original façade exposed, this would be a contributing building.

1228

House; c. 1891; Architect/Builder, unknown. **Contributing.**

This one story, painted brick, L-shape single family house has a flat parapeted roof with two painted brick chimneys with circular chimney pots on the north side elevation. The façade has a white glazed brick details between the stepped, white glazed terra cotta capped parapet and the glazed terra cotta cornice. The front façade has a Palladian style window with a centered one-over-one window and evidence of two, quarter rounds above two smaller one-over-one window on either side. The round arch brick details are still visible on either side of a non-historic aluminum awning over the window and has a stone lug sill. The basement two windows below (boarded up) have segmental arch brick lintels. The cutaway, open porch with a shed roof is in front of the recessed brick wing and covers an entry door that does not face the street and a single one-over-one sash window in the side wing. The side wing has a flat, parapeted roof with a side shed roof to the front next to the porch.

1300

House; c.1891; Architect/Builder, unknown. **Contributing.**

This one story, painted brick, L-shape single family house has a flat, clay tile capped parapeted roof with a shed roof over the cutaway open brick porch with concrete steps and non-historic wood railings that lead to a door that does not face the street and a single one-over-one sash window. The front façade has a Palladian style window with a centered one-over-one window and two quarter rounds above two smaller one-over-one windows on either side, all within a segmental round arch opening with a brick lug sill. The basement level has two glass block windows with segmental arch brick lintels and stone slip sills. The side wing has a flat, parapeted roof with a side shed roof to the front next to the porch.

1301-03

Vacant Lot

1302

House; c. 1890-91; Architect/Builder, unknown. **Contributing.**

This one and a half story, red brick, single family house had a gable roof with the facade end of the gabled roof made more complex with a gable on hip roof and a slightly projecting one and a half story gabled bay extending the south roof and

S. BOYLE AVE. cont.

side wall. On the south side, there is a large triangular dormer with a single window in front of a very slender gabled dormer and on the north side it has same

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the same dormers reversed in position. On either side of the south triangular dormer are brick chimneys. The upper level facade has a second floor door centered under a small gabled roof extension of the gable roof on the south bay. In the gable end is some decorative fretwork and the walls on either side of the door are fishscale and diamond pattern wood shingles. Turned posts support the second floor porch roof, with corner spindlework brackets against the wall of the house, but one of the posts is missing. The shaped fascia on the gable end is extremely deep and continues along the side elevations under the beadboard eaves. The entry door is positioned under the hipped roof section of the north bay of the facade, slightly recessed from the south bay wall, but it is currently boarded over. The first floor of the façade has been clad sand stone finish veneer (not the original wall finish) and the original front porch is at least partially missing, although there are remnants of its roof (which appears to have been a shed roof structure that had a broken pediment around the upper level porch posts). The original turned porch posts are still intact against the wall at each end of the facade, verifying the porch originally extended across the entire facade. The front portion of the porch structure appears to be missing along with the porch floor with temporary bracing installed. Despite the alterations to the the facade wall and the missing sections of the porch, this house is still a highly unusual design and retains enough of its original features to be contributing to the historic district.

1304

House; c.1891; Architect/Builder, unknown. **Contributing.**

This one story, red brick, single family house has a flat parapeted roof with a brick chimney towards the rear of the north side elevation. The façade has a wood modillioned cornice, two bays with a single one-over-one sash window with a segmental arch brick lintel and stone lug sill on the north side and an entry on the south side with a non-historic panel door with transom and a segmental arch with a wood replacement stoop. The basement window is boarded up and has a segmental arch brick lintel above the basement level stone finish. The shutters and flower box are trompe l'oeil.

1307

House; c.1885; Architect/Builder, unknown. **Contributing.**

This one story, red brick, single family house has a flat parapeted roof with an asphalt shingle faux mansard roof on the façade with brick continuous corbelling below. The façade has two bays with a two-over-two wood sash window with a segmental arch brick lintel and stone lug sill on the north side and an entry on the south side that has a replacement panel door and storm door (transom in-filled

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with vinyl siding) within a segmental arch brick lintel. It has a non-historic wood stoop. The basement level foundation is stone. The north elevation has no windows but the south side has four segmental arched, wood sash windows.

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- 1308** **House;** c.1891; Architect/Builder, unknown. **Contributing.**
Garage; c. 1910; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof with two brick chimneys on the north side elevation. The façade has a wood modillioned cornice and two bays. The north bay has a triple aluminum window with a non-historic aluminum awning and the south bay is an entry with a wood slab door and a wood open porch with a shed roof. The basement level is stone. Because the façade retains the distinctive cornice and original porch roof it is still contributing despite the replacement railings, window and door.
- The garage has a gable roof and has standing seam metal panels as siding with paired hinged doors, covered by corrugated metal. Both the doors and siding appear original.
- 1309** **House;** c.1885; Architect/Builder, unknown. **Contributing.**
This one story, painted brick, single family house has a flat parapeted roof with a chimney on the south side elevation. The façade has brick continuous corbelling at the parapet and two bays with a single one-over-one wood sash window with a segmental arch brick lintel and lug sill on the south side and an entry with a wood slab door, covered transom and a segmental arch brick lintel on the north side. A brick and concrete stoop stretches across the whole façade and has replacement wood railings. The stoop does not appear to be original to the design but is old. There is a wall mural painted on the north elevation.
- 1311** **Vacant Lot**
- 1310** **House;** c. 1891; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and two brick chimneys on the north side elevation and one towards the front of the south side elevation. The façade has a wood modillioned cornice and two bays. The north bay is a single one-over-one sash window with a segmental arch brick lintel and brick lug sill and the south side bay is an entry with a storm door, open porch with concrete steps and a non-historic aluminum shed roof with non-historic metal posts and railings. The south side elevation has four one-over-one vinyl sash windows with segmental arch

S. BOYLE AVE. cont.

brick lintels and brick lug sills and an addition with vinyl siding at the rear. The segmental arch transom over the door has been in-filled with brick. The north elevation has no windows but the south side retains its four segmental arched sash

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windows

1312 Vacant Lot

**1313 Two Family Flat; c.1885; Architect/Builder, unknown. Contributing.
Garage; c. 1940; Architect/Builder, unknown. Contributing.**

This two story, red brick, two family flat has a flat parapeted roof with two brick chimneys on the north side elevation. The façade has a stepped, white glazed terra cotta capped parapet, a glazed terra cotta cornice and three bays. The façade windows are single one-over-one sash windows, have segmental arch brick lintels with stone details at each end and stone bracketed lug sills. The entry is located in the south bay and has an asphalt shingle hip roof, open brick porch with stone steps and a replacement slab door with a storm door below the transom. The basement level is painted rusticated stone with two, wood two-light windows.

The (possibly two-car) garage has an asphalt shingle side gable roof and the door (which is not visible from the alley) faces the back of the house. The north elevation (facing the alley) is covered with painted plywood, but the west side retains what is probably the original siding, the asbestos tiles, as does the small, attached shed roofed shed attached to the north end of the rear wall.

1314 Vacant Lot

1317 Two Family Flat; c. 1885; Architect/Builder, unknown. Contributing.

This two story, red brick, two family flat has a flat parapeted roof with a brick chimney on the south side elevation. The façade is painted brick with an elaborate bracketed cornice with a bull's eye frieze. There are three bays of single one-over-one wood sash windows with segmental arch brick lintels and stone lug sills. The north bay entry is recessed is a segmental arched opening with concrete steps leading to two replacement slab doors with transoms. The basement level is painted, rusticated stone with two single light windows.

1319 House; c. 1885; Architect/Builder, unknown. Contributing.

This two story, red brick, single family house has a flat parapeted roof with a brick chimney towards the front on the north side elevation. The façade has a faux mansard roof with a top metal cornice and slate diamond shingles above a metal

S. BOYLE AVE. cont.

bracketed cornice with a bull's eye frieze. There are two bays of only windows on the façade with the entry being on the south side elevation covered by a shed roof open porch with concrete steps. The original façade window openings are still

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visible with segmental arch brick lintels with stone details on the ends and stone bracketed lug sills, but these have been filled in with smaller, single one-over-one vinyl sash windows and vinyl siding on the second story and asphalt shingles on the first story. The basement level is painted, rusticated stone with two single light aluminum windows with stone sills on the facade.

1321-23

Two Family Flat; c. 1885; Architect/Builder, unknown. **Contributing.**
Garage; c. 1960; Architect/Builder, unknown. **Non-Contributing.**

This two story, red brick, two family flat has a flat parapeted roof with two brick chimneys on the south side elevation and one towards the front of the north side elevation. The façade appears to have had a faux mansard roof but is covered with vertical aluminum siding. There are three bays of single one-over-one wood sash with storm windows, segmental arch splayed brick lintels and stone bracketed lug sills. The entry is recessed in the north bay with a segmental brick arch, a non-historic aluminum awning and concrete steps leading up to doors. The basement level is stone with two, vertical two-light replacement windows above glass block. The south side elevation has four bays of single one-over-one wood sash with storm windows, segmental arch brick lintels and stone lug sills. Its basement level is stone with vertical two-light windows above glass block and has a recessed basement level entry with a non-historic aluminum awning in the east bay.

The two-car garage has a single, double wide modern metal door. It is brick with and asphalt shingle gable roof with aluminum siding in the pediment, along with a vent.

1322-24

Four Family Flat; c. 1891; Architect/Builder, unknown. **Contributing.**

This two story, red brick, four family flat has a flat parapeted roof capped with clay tiles on the side elevations and two brick chimneys on each side. The façade has a metal and brick cornice with brick dentils. There are four bays of single one-over-one vinyl sash windows with splayed brick lintels and stone lug sills. The four entries are six panel doors with concrete steps and canvas awnings. A square brick frieze is centered on the second story of the façade. The basement level is painted stone but covered with concrete on the façade. The side elevations also have single one-over-one vinyl windows with segmental arch brick lintels and stone lug sills with the rear bays of original window openings bricked in on both sides. The rear has a two story, shed roof, gallery porch.

S. BOYLE AVE. cont.

1350

Commercial Building; 1904-05; Architect/Builder, unknown. **Contributing.**

This one story, red brick commercial building has a flat clay tile capped parapeted roof with a chimney on the west side elevation. The S. Boyle façade has a

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transomed entry with paired replacement half light doors, a segmental brick arch and a concrete step. To its left side, in a clipped corner is a wood display window modified with six lights. This building also has a façade on 1443 S. Vandeventer.

CHOUTEAU AVE.

4125-27 Four Family Flat; c. 1895; Architect/Builder, unknown. Contributing.

This two story, four family flat is primarily red brick with yellow and black brick details and has a flat parapeted roof. The façade has a metal cornice with dentils and a detailed frieze. There are four bays of single one-over-one sash windows. The first story has half round transom windows above, round arch yellow and red brick lintels and stone lug sills. The second story windows have segmental arch splayed brick lintels, yellow and red brick on the two outer bays, with corbelled lug stone sills. The two center bay window's segmental splayed arches are red brick against a yellow brick slightly projected section with a corbelled brick bottom and a detailed terra cotta pattern across the frieze. The entry is a centered open brick porch with a flat roof and paired concrete steps leading up to four half light two panel doors with transoms. The basement level is rock faced limestone with single light windows on the outer two bays.

4129 House; c. 1894; Architect/Builder, unknown. Contributing.

This two story, painted brick, single family house has an asphalt shingle hip roof with dormers and a chimney on the east side slope towards the front and one on the west side slope towards the rear. The façade has three bays of single one-over-one replacement sash windows with a stone continuous sill on both levels. There are hipped dormers on the façade and each side with paired one-over-one sash windows and asphalt shingle sides. The entry in the west bay is a brick open porch with a hip asphalt shingle roof with concrete steps leading up to a slab door with a storm door, a transom and left side light. A metal fire escape has been added on the east side elevation.

4131 Vacant Lot

CHOUTEAU AVE. cont.

4135 House; 1902; Architect/Builder, T. E. A. Darr. Contributing.

This two story, painted brick, single family house has a flat parapeted roof and a painted brick chimney centered on the east side elevation and one towards the rear

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of the west side elevation. The façade has a stepped, white glazed terra cotta capped parapet and a metal cornice with modillions. There are three bays of single one-over-one vinyl sash windows with round arch brick lintels and a stone continuous sill on both levels. The open brick porch in the west bay has an asphalt shingle gable roof with a vinyl sided pediment and squared posts resting on the rick half wall railings. The stone steps lead up to a slab door with security storm door with a transom and side lights. The basement windows are vertical two light windows with decorative iron bars.

4139

House; c. 1900; Architect/Builder, unknown. **Contributing.**

This one story, painted brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and a brick chimney on the east side elevation. The façade has a stepped, white glazed terra cotta capped parapet and a metal cornice with brick dentils and corbelled ends. There are three bays with two single one-over-one sash windows with round arch brick lintels visible under non-historic aluminum awnings and a continuous stone sill and two basement one-over-one wood sash windows in the two east side bays. The open brick porch in the west bay has an asphalt shingle hip roof with a cornice and dentils, two Doric columns covered by a non-historic aluminum awning, stone steps and a recessed entry with a transom and left side light. There is a canted bay near the rear on the east side.

4141-43

Vacant Lot

4145

House; 1907; Architect/Builder, Ed Nelson. **Contributing.**

This two story, red brick, single family house has a flat parapeted roof with two brick chimneys on the east side elevation. The façade has a slight corbelled brick detail above three bays of single one-over-one wood sash with metal storm windows and stone lug sills. The open brick porch stretches across the façade with a dilapidated shed roof, stone steps and a basement single light window. The west side elevation also has a slight corbelled brick detail and two bays of single one-over-one wood sash with aluminum storm windows with segmental arch brick lintels with keystones and stone slip sills. The basement level is stone with three boarded up windows with segmental arch brick lintels with keystones above

CHOUTEAU AVE. cont.

a stone foundation. The stepped parapet on the façade and the parapet on the west side are starting to collapse but the entablature-like detailing on the porch and the diamond shape brick frieze is still visible on the façade.

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4201 Two Family Flat; 1906; Architect/Builder, Helmont Building Company. Contributing.

This two story, red brick, two family flat has a flat parapeted roof capped with clay tiles on the side elevations with two brick chimneys on the east side elevation. The façade has a white glazed terra cotta capped parapet with corner pier extensions and a metal cornice with modillions above a garland motif with a simple metal cornice below. There are three bays of single one-over-one wood sash with metal storm windows with surround brick lintels and corbelled lug stone sills on the second story and a continuous stone sill on the first story. The recessed entry is in the west bay and has a matching surround brick lintel and stone steps leading up to two, half light three panel doors. Below the first floor continuous sill on the facade is brick with a stone base and two boarded up basement windows with a plain stone lintel. The east side elevation continues the simple metal cornice from the façade without the modillions and a slight corbelled brick detail follows the line of the lower metal cornice. There is a canted two story bay on the east elevation and windows are single one-over-one vinyl sash with segmental arch brick lintels and stone lug sills. The basement level is stone with boarded up windows with segmental arch brick lintels.

4205 Commercial Building; c. 1935; Architect/Builder, unknown. Contributing.

This one story, multi-color brick, rectangular commercial storefront building has a flat parapeted roof with a tall brick chimney with a round chimney pot on the west side elevation. The façade has one bay of a wood, two light display window with a brick slip sill and a six panel replacement door with four transom windows above. Above the transom is a rectangular brick frieze with a diamond brick pattern in the center.

4207 House; 1899; Architect/Builder, unknown. Contributing.

Garage; unknown; Architect/Builder, unknown. Non-Contributing.

This two story, red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations with two brick chimneys on the east side elevation. The façade has a metal cornice with brick modillion brackets and brick

CHOUTEAU AVE. cont.

detailed frieze with corbelled brick ends. There are two bays of single one-over-one sash windows with corbelled stone lug sills. The open porch is in the west bay and has an asphalt shingle hip roof, decorative replacement iron posts and railings and a door with transom and storm door.

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The garage has a flat parapeted roof capped with terra cotta clay tiles and has a non-historic concrete veneer. The single car garage door is a metal replacement and positioned on the side elevation in what appears to be a newer opening. Because of the alterations it is difficult to date the building or to determine its original features, but it is obvious that the walls and door are not original.

4209 Two Family Flat; 1905; Architect/Builder, Aug. Beck. Contributing.
This two story, red brick, two family flat has a flat parapeted roof with a brick chimney on the east side elevation. The façade has a brick cornice with corbelled brick brackets and a capped brick pier extension remaining on the west end only. There are three bays of single light with half round transom windows, round arch brick lintels and stone lug sills. The recessed entry is in the west bay with a matching round brick arch opening, limestone steps with a non-historic metal railing, and two paneled doors with transoms. The façade basement level is coarse rock faced stone with two, six light wood windows.

4211-15 Vacant Lot

4219 House; 1900; Architect/Builder, C. Lingemann. Contributing.
Garage; unknown; Architect/Builder, unknown. Non-Contributing.
This one story, red brick, single family house has a flat parapeted roof with two brick chimneys on the east side elevation. The façade has a metal cornice with simple brackets and three bays. There are two one-over-one wood sash with metal storm windows and round arch brick lintels, brick corbelled stone lug sills toward the east side. The recessed entry is in the west bay with a matching round arch and stone steps. The basement level is brick with a limestone course above and below two replacement glass block windows. There are no windows on the west elevation but there are four segmental arch sash windows and four glass block basement windows on the east side. This house may have had a small, faux mansard originally, given the brick side walls above the cornice.

The garage is partially concrete block and partially brick, both covered with a variety of things (plywood, tar paper, plastic, and vines) and has a flat parapeted

CHOUTEAU AVE. cont.

roof capped with terra cotta clay tiles. It appears to have two different sections built at different times but this shape appears on the 1950s fire insurance map, but by then it had probably had the concrete block section added to the building and it is difficult to date the original building or its construction given the limited access

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to the property. The northwest corner is a clipped wall with a metal door. Without further inspection, this garage is identified as noncontributing because it is not possible to see most of its original wall finishes or to determine where the garage doors are located.

4221 Vacant Lot

4225 Rock Spring Sangerbund; 1912; Architect/Builder, unknown. Contributing.
This one and a half story, red brick, commercial building has a flat parapeted roof capped with clay tiles on the side elevations with a chimney on each side. The façade has a stepped, metal cornice capped parapet with ball finials on each end and yellow and black brick rectangular frieze with a metal cornice below that. There are three bays; paired doors with a transom and rectangle brick frieze above in the projecting center bay, flanked by paired one-over-one vinyl sash windows (smaller than the originals and in-filled above like transoms), soldier course brick lintels and stone lug sills on the first story and boarded up windows with flat brick lintels and stone slip sills in the raised basement. The west side elevation has four similar paired one-over-one vinyl sash windows, segmental arch brick lintels and stone lug sills on the first story and three boarded up windows with segmental arch brick lintels and stone slip sills as well as an entry door with transom at the rear on the ground level.

4233 Commercial Building; 1906, addition c. 1960's; Architect/Builder, William Daneau. Contributing.
This two story, red brick, commercial building has a flat parapeted roof capped with clay tiles on side elevations with three chimneys on the east side elevation and one on the west side elevation. The façade has a metal cornice parapet between two stone capped pier extensions and a metal cornice with brick corbelled brackets and other coursed brick details. There are three bays of single one-over-one wood sash with metal windows with surround brick detailed lintels and stone lug sills on the second story. On the east side of the first story is a corner, cast iron storefront with non-historic ashlar in-fill bulkheads and non-historic wood framing around an eight panel wood door with transom. A recessed round arch entry is in the west bay. The east side elevation has seven single one-over-one sash windows with segmental arch brick lintels and stone sills on the

CHOUTEAU AVE. cont.

second story and, on the first story, five boarded up windows with segmental arch lintels and stone stills with one window in-filled with brick and glass block with the segmental arch brick lintel still in place. There are similar windows on the west elevation. A non-historic one story, painted concrete block, two steel coil

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door garage building has been added to the rear of this building.

4235-37 Vacant Lot

4239-41 Vacant Lot

4243 Two Family Flat; 1901; Architect/Builder, wm. Hemminghaus. Contributing.
This two story, red brick, two family flat has a flat parapeted roof capped with clay tiles on the side elevations and three chimneys on the east side elevation. The façade has a stepped, white glazed terra cotta capped parapet with pier extensions and a brick cornice with brick brackets and dentils with corbelled brick ends. There are three bays of single one-over-one wood sash with metal storm windows with segmental arch brick lintels and stone lug sills. The recessed entry is in the west bay and has a round arch, stone steps, replacement metal railing and two, replacement four panel with fan light doors and transoms. The façade basement level is stone with two, vertical two light windows in the raised, coursed rock faced limestone foundation.

4247 Two Family Flat; c. 1909; Architect/Builder, unknown. Contributing.
This two story, red brick, two family flat has a flat parapeted roof capped with clay tiles on the side elevations and three chimneys on the east side elevation. The façade has a stepped, white glazed terra cotta capped parapet with pier extensions and a white glazed terra cotta cornice with brick dentils. There are two bays of single one-over-one vinyl sash windows with a continuous stone sill course on the second story and a stone lug sill with plain stone lintel on the first story. The open brick porch in the west bay has a gable asphalt shingle roof with a wood pediment and dentils. Stone steps lead up to two doors with transoms. The basement level is brick on the façade with a stone base and has one window with a segmental arch brick lintel and stone sill in the east bay.

4249 Two Family Flat; c. 1909; Architect/Builder, unknown. Contributing.
This two story, brown brick facade, two family flat has a flat parapeted roof capped with clay tiles in the side elevations and three chimneys on the east side elevation. The façade has a projecting cornice with two brackets. There are two bays of single one-over-one vinyl sash windows with plain stone lintels and stone

CHOUTEAU AVE. cont.

lug sills on the second story. The first story east bay is paired one-over-one sash windows (probably originally only one window) with a plain stone lintel and stone lug sill. The west bay is an open brick porch with an asphalt shingle hip roof, Doric wood columns, stone steps and two, replacement six panel doors with storm

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doors and transoms. The basement level on the façade is brick with a stone base and in the east bay, has paired single light windows with decorative iron bars.

- 4251** **Two Family Flat;** c. 1909; Architect/Builder, unknown. **Contributing.**
This two story, brown brick facade, two family flat has a flat parapeted roof capped with clay tiles on the side elevations and evidence of three chimneys on the east side elevation. The façade has a projecting cornice with two brackets. There are two bays of single one-over-one vinyl sash windows with plain stone lintels and stone lug sills. An open brick porch with an asphalt shingle hip roof, square wood posts, stone steps and two replacement half light doors with transoms is in the west bay. The basement level is brick on the façade with a stone base and paired glass block windows in the east bay.
- 4253-55** **Vacant Lot**
- 4257-59** **Vacant Lot**
- 4301** **Commercial Building;** c. 1924; Architect/Builder, unknown. **Non-Contributing.**
This one story, commercial building has a flat roof with a faux brown asphalt shingle shed roof on the south and east elevations facing the streets. It is a painted red brick building with several different building materials covering it on the south and east elevations. The south elevation has two metal garage doors and a chimney at the southwest corner that has been covered with concrete. The east elevation has several varied storefront entries with non-historic doors and windows, covered with wood panels.
- 4303-05** **Four Family Flat;** c. 1907; Architect/Builder, unknown. **Contributing.**
This two story, red brick, four family flat has a flat parapeted roof capped with clay tiles on the side elevations and three chimneys on each side elevation. The façade has a stepped, metal cornice capped parapet with a centered pediment with a metal cornice with small brick brackets below. There are four bays of single one-over-one windows with segmental arch yellow brick lintels and stone lug sills. Two rows of yellow brick follow the line of the second story window sills and two rows of white glaze brick follow the line of the first story window sills to form continuous courses on the facade. The open wood porch, in the two center

CHOUTEAU AVE. cont.

bays, has a brown asphalt shingle hip roof with wood dentils, square posts, replacement wood railings and steps, and four paneled doors with storm doors and transoms. The façade basement level is orange brick with a stone base and in the outer bays are two replacement glass block windows with segmental arch brick lintels in the two outer bays.

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4307-09 Four Family Flat c. 1907; Architect/Builder, unknown. **Contributing.**
Garage; c. 1920; Architect/Builder, unknown. **Contributing.**

This two story, red brick, four family flat has a flat parapeted roof capped with clay tiles on the side elevations and three chimneys on the east side elevation and two on the west side elevation. The façade has a stepped, metal cornice capped parapet with a centered pediment with a metal cornice with small brick brackets below. There are four bays of replacement multi-paned vinyl sash windows with segmental arch yellow brick lintels and painted stone lug sills. Two rows of yellow brick follow the line of the second story window sills and two rows of white glaze brick follow the line of the first story window sills to form belt courses on the facade. The open wood porch in the two center bays, has a brown asphalt shingle hip roof with wood dentils, but the square posts, railings and steps are replacement, it has four half light doors with storm doors and transoms. The façade basement level is orange brick with a stone base and has two windows with segmental arch brick lintels in the two outer bays.

The two-car frame garage has an asphalt shingle hip roof with the original wood weatherboard siding and wood panel sliding doors.

GIBSON AVE.

4216-22 Eight Family Flat; 1916; Architect/Builder, unknown. **Contributing.**

Originally an eight-family flat, this two-story, red brick, building has a flat parapeted roof. The shaped parapet is capped by white terra cotta and a terra cotta cornice extends across the façade and wraps the corners. Four of the entrances were infilled when the apartment was remodeled into a four-family unit. Window openings were also infilled with siding and smaller window one-over-one windows installed. Despite alterations, the building retains its fenestration pattern and architectural details such as decorative brick-work panels over paired entrances in two of the bays, soldier course surrounds over these same entrances, and stone lug sills under all the window openings.

GIBSON AVE. cont.

4219 Vacant Lot

4223 Vacant Lot

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4224-26 Two-Family Apartment; 2011; Architect/Builder, Urban Improvement Construction + Central Design Office. **Non-Contributing.**

This two-story apartment has a flat roof. It shares a common set back with neighboring buildings, and is clad in brick-red panels over two-thirds of the façade. The western-most bay is clad in horizontal wood siding. The façade is asymmetrical, with entrances in the two end bays, a recessed balcony on the second floor, and a pass-through drive on the first floor.

4225-27 Four Family Flat; 1897; Architect/Builder, unknown. **Contributing.**

This two story, red brick, four family flat has a flat parapeted roof capped by squared clay tiles. The building has a stone foundation and rusticated brick raised basement with square window openings. Above the windows are tall soldier course lintels. A stone water table acts as the sills for the first floor, flat arch windows in the two outer bays. The windows are paired one-over-one sash with single pane transoms and projecting cornice. The paired entrances are recessed behind wide round arched openings with decorative stone accents. Above the entrance are two one-over-one windows separated by brick pilasters with stone bases. Above this, in the parapet, are three simple brick panels flanked by pilasters. The outer bays on the second floor have paired one-over-one windows separated by narrow rusticated brickwork and trimmed with single-course projecting brick surrounds. Discolored brick along the parapet wall may indicate the removal of a historic cornice.

4231 Vacant Lot

4232 Two-Family Flat; 1904; Architect/Builder, unknown. **Contributing.**

This two-story, red brick, two-family flat has a flat parapeted roof with a brick chimney on the east elevation. The façade has a white glazed terra cotta capped parapet with corbeled corner pier extensions. A simple white terra cotta cornice extends across the base of the parapet wall. The front is two asymmetrical bays with round arch openings on the first floor. The arched lintels are highlighted by soldier course and molded brick. The paired entrances are recessed in the western bay, and the eastern bay contains paired one-over-one windows. The second floor has flat arched one-over-one windows (paired in eastern bay) with stone lug sills and a thick stone lintel.

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4233 Vacant Lot

4234-40 Vacant Lot

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4235-37 Four Family Flat; 1897; Architect/Builder, unknown. Contributing.
This two story, red brick, four family flat has a flat parapeted roof capped by decorative clay or terra cotta tiles. The building has a stone foundation and rusticated brick raised basement with square window openings. Above the windows are tall soldier course lintels. A stone water table acts as the sills for the first floor, round arch windows in the two outer bays. The windows have decorative stone accents. The paired entrances are recessed behind wide round arched openings. The openings have simple pilasters seemingly supporting rusticated brick voussoir. Above the entrance are two one-over-one windows separated by brick pilasters with stone bases. Above this, in the parapet, is a simple brick panel flanked by pilasters. The outer bays on the second floor have paired one-over-one windows.

4241 Vacant Lot

4243 Parking Lot

KENTUCKY AVE.

Kentucky & Donovan

Commercial Building; c. 1906; Architect/Builder, unknown. Contributing.

This two story, red brick, commercial building has a flat, clay tile capped parapeted roof. The façade has a thin, linear, projecting brick detail above and below the second story single one-over-one vinyl sash window with a flat brick lintel and stone lug sill. The storefront has a narrow clay tile shed roof which has been in-filled with a two vertical light slab door to the left of a vinyl display window with vertical two lights and wood panels but retaining the stone base between the brick piers.

1118 House; c. 1888; Architect/Builder, unknown. Contributing.

This one and a half story, red brick, single family house has an end gable, asphalt shingle roof with a brick chimney on the north side slope. The façade gable

KENTUCKY AVE. cont.

pediment has painted shingles and a triple window with four-over-four narrow sashes flanking the one-over-one window. There is a projecting metal cornice with small brick brackets above two bays of another triple window with one-over-one sashes separated by fluted pilaster strips with a stone slip sill and a non-

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historic aluminum awning to the north of a recessed round arch entry with wood panel sides, concrete steps and a half light door with transom and aluminum storm door. In the north bay, the basement level is brick with another triple window with single light awning windows separated by elaborate pilaster strips..

- 1119-21** **Four Family Flat;** c.1881-86; Architect/Builder, unknown. **Contributing.**
This two story, red brick, four family flat has a flat parapeted roof with three brick chimneys on each side elevation. The façade has a stepped, white glazed terra cotta capped parapet with a centered rectangular white glaze brick frieze above a white glazed brick cornice. There are six bays with single one-over-one sash windows in the outer two bays on each side with stone lug sills on the second story and a continuous stone sill on the first story. The two center bays have an open brick porch with stone steps, four replacement slab doors with one small rectangle light and transoms below a second story balcony with a replacement metal railing and two, eight light painted French doors with transoms. The basement level on the façade is brick with a stone base and single light windows in the four outer bays and one on each side of the porch. The side elevations have one-over-one sash windows with segmental arch brick lintels and stone lug sills, basement windows with segmental arch brick lintels above a stone foundation.

1120 **Vacant Lot**

- 1122** **Two Family Flat;** 196; Architect/Builder, unknown. **Non-Contributing.**
This one story, red brick, two family duplex has a brown asphalt shingle hip roof with wide eaves. The west elevation facing the street has two, raised two light sliding aluminum windows with stone lug sills. There are six bays on the south elevation with four, similar sliding windows with stone lug sills in the four outer bays and two entries with storm doors in the two center bays with a concrete stoop, steps out both sides and a metal railing. The north elevation has six, similar windows with stone lug sills. The basement level is painted concrete.

1123 **Vacant Lot**

KENTUCKY AVE. cont.

- 1125** **House;** 1902; Architect/Builder, unknown. **Contributing.**
Garage; c. 1945; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and a brick chimney with a quarter-round

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brick buttress towards the front of both side elevations. The façade has a stepped, white glazed terra cotta capped parapet and a white glazed terra cotta cornice with small brick brackets above a brick bull's eyes and cross checkered pattern entablature. There are three bays with two single one-over-one wood sash with aluminum storm windows and a half round transom in-filled with round arch brick lintels and corbelled stone lug sills in the two south bays. The north bay is a round arch recessed entry with a wood half light door with a transom and aluminum storm door. The steps appear to be stone covered by outdoor carpet. The basement level is coursed rock faced stone with two, single one-over-one sash windows in the two south bays on the facade.

The garage has an asphalt shingle, end gable roof with aluminum siding and possibly the original wood panel garage door and original half light door on the south elevation.

1126

House; 1910; Architect/Builder, M. Loharty. **Contributing.**

This one story, L-shape, red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and a brick chimney with a square chimney pot on the north side elevation. The front façade had a white glaze terra cotta parapet with only the south end pier extension still intact and a white glazed terra cotta cornice with dentils. There are two bays of boarded up single windows with segmental arch brick lintels and stone lug sills and boarded up basement windows with segmental arch brick lintels above an ashlar stone foundation. The recessed façade has a boarded up single window with a segmental arch brick lintel and stone lug sill. The entry which does not face the street, has a transom and a segmental brick arch with a similar window to its left. The steps appear to be missing.

1127

House; c.1891; Architect/Builder, unknown. **Contributing.**

This one story, dark red brick, single family half-flounder house has a hip roof with a black tar paper laid over out to the gutter that covers a cornice with modillions and north end bracket on the façade. A simple cornice continues down the south elevation with a brick chimney on the north side elevation. The façade

KENTUCKY AVE. cont.

has two bays of single two-over-two wood windows with segmental arch brick lintels and stone lug sills with a stone basement level and vertical two-light wood windows. The entry is on the south side elevation between two windows and has a non-historic aluminum awning.

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- 1129** **House**; c. 1891; Architect/Builder, unknown. **Non-Contributing.**
This one story, vinyl sided, single family house has an asphalt shingle end gabled roof with a centered straddle ridge painted brick chimney. The façade has an asphalt shingle, shed roof, open wood porch enclosed with wood lattice with door in the south bay and window in the north bay. The vinyl siding covers original trim details, but if removed, may reveal the original façade and could be re-evaluated as contributing to the historic district.
- 1130** **Two Family Flat**; c. 1897; Architect/Builder, unknown. **Contributing.**
This two story, red brick, two family flat had a flat parapeted roof. The façade has a stepped, white glazed terra cotta capped parapet with pier extensions and a white glazed terra cotta cornice and small brick brackets. There are three bays of single one-over-one wood sash windows (with shorter aluminum storm windows) segmental arch brick lintels and stone lug sills. The recessed entry in the north bay has been altered with brick in-fill, concrete steps, metal railings and a fan light four panel door. The basement level has two, single one-over-one vinyl sash windows in the two south bays with coursed rock faced stone on the façade.
- 1132** **House**; c. 1885-90; Architect/Builder, unknown. **Contributing.**
Garage; c. 1945; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof with two brick chimneys on the south side elevation. The façade is painted brick with a projecting cornice with modillions and an arrow and diamond detailed frieze. There are two bays with a single two-over-two wood sash with storm window and a segmental arch brick lintel with stone lug sill above a basement window with a segmental arch brick lintel in the north bay. The south bay is a gabled open porch with stone half walls and pier bases (for the stucco square posts), concrete steps, metal railing and a half light door with transom and storm door. The stone on the porch and façade foundation is coursed, rock faced limestone.
- The two-car, end gable garage is concrete block with a single, double wide metal garage door (which is probably not original given the similar garage next door that has a wood paneled door), an asphalt shingle gable roof and wood clapboard in the front gable pediment.

KENTUCKY AVE. cont.

- 1133** **House**; c. 1891; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat clay tile capped parapeted roof with a stepped front and a chimney on the north side elevation. The façade has three white glazed brick diamond details above a linear brick frieze and

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stringcourse of brick bull's eyes. There are two bays. The north bay has paired one-over-one wood sashes with storm windows, a segmental arch brick lintel with a painted stone lug sill and the south bay has a round arch entry that was most likely recessed, but now has a slab door and wood around it. It retains the stone steps and has non-historic metal and wood railings. The basement level is coursed rock facade stone with two single light wood windows in the north bay.

1134

House; c. 1885-90; Architect/Builder, unknown. **Contributing.**

Garage; c. 1945; Architect/Builder, unknown. **Contributing.**

This one story, red brick, single family house has a flat parapeted roof with a brick chimney on the south side elevation. The façade has a wood bracketed, projecting cornice with a flower detail in the frieze. There are three bays in the two south bays; two, one-over-one wood sash with metal storm windows, segmental arch black and red brick lintels and stone lug sills. The north bay is a recessed entry with a segmental black and red brick arch opening, concrete steps and a wood half light panel door with transom and aluminum storm door. The basement level is coursed, rock faced stone with two windows (boarded up) in the two south bays.

The two-car, end gabled garage is concrete block with a single, double wide wood (possible original) garage door, an asphalt shingle gable roof and asbestos siding (which is probably original) in the front gable pediment.

1135

House; 1950; Architect/Builder, unknown. **Non-Contributing.**

Garage; c. 1915; Architect/Builder, unknown. **Contributing.**

This one story, red and yellow brick, single family house has an asphalt shingle, end gable roof with a straddle ridge brick chimney. The façade has two bays of paired three horizontal light windows with brick slip sills and aluminum awnings. The entry is on the south side elevation.

The garage has an asphalt shingle, end gable roof and the elevation facing the alley is covered with corrugated metal panels. The side wall has lap siding. The garage door is on the north side, but the south half of the garage door opening has been modified (made taller) and a replacement slab man door installed in it..

KENTUCKY AVE. cont.

1136

House; c. 1885-90; Architect/Builder, unknown. **Contributing.**

Garage; c. 1945; Architect/Builder, unknown. **Non-Contributing.**

This one story, red brick, single family house has a flat parapeted roof with two brick chimneys on the north side elevation. The façade has a projecting wood cornice with paired brackets. There are two bays with a single one-over-one sash

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window with a segmental arch brick lintel and a painted stone sill in the north bay and a replacement six panel door with transom and storm door in the segmental arched opening in the south bay. An open porch with a shed roof, metal posts and railings with concrete stoop and steps stretches across the whole façade and was added later but does not drastically affect historic integrity. The house makes an L-shape on the south side with a small asphalt shingle shed roof and aluminum sided addition on the front of the flat roofed, brick wing at the rear.

The two-car garage is concrete block with a single, double wide replacement metal garage door, an asphalt shingle gable roof and newer 3-tab asphalt shingles (designed to simulate wood shingles) in the front gable pediment.

1137

House; c. 1891; Architect/Builder, unknown. **Contributing.**

This one and a half story, red brick with a painted facade, single family house has an asphalt shingle end gable roof with a south side slope brick chimney. The façade gable pediment has modillion bracket ends, vinyl siding and a single one-over-one sash window. There is a recessed entry with a segmental brick arch, replacement six panel door and replacement wood stoop with railings over a basement entry in the south bay. The north bay has paired one-over-one sash windows with a non-historic flat splayed wood lintel and a lug sill above paired replacement six-over-six sash windows within a segmental arch brick lintel.

1141

Vacant Lot

1300

House; c. 1885-90; Architect/Builder, unknown. **Contributing.**

Garage; c. 1920; Architect/Builder, unknown. **Contributing.**

This one story, red brick, single family house has a flat parapeted roof with three brick chimneys on the north side elevation. The façade has a stepped, brick topped parapet with three white glazed brick diamond details. There are two bays with a single one-over-one sash with aluminum storm window, a lug sill and aluminum awning in the north bay and a half light replacement door with an aluminum awning in the south bay. A concrete stoop with a non-historic metal railing stretches across the whole façade. The south side elevation has three single one-over-one sash windows with segmental arch brick lintels and stone lug sills,

KENTUCKY AVE. cont.

two single one-over-one sash windows with segmental arch brick lintels above a stone foundation on the basement level. It makes an L-shape on the south side towards the rear with an enclosed porch that has a stepped, three light, slab door with an aluminum storm door, wood steps and aluminum awning facing the street. It has vinyl siding with windows where the raised concrete foundation is visible.

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Four steel beams have been added to stabilize the south wall.

The garage has its original wide, wood clapboard and sliding wood door positioned to the left side. It has a slightly sloped roof toward the front.

- 1301** **House**; c. 1891; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof with a brick chimney towards the front on the north side elevation and two on the south side elevation. The façade has a metal cornice with decorative brick dentils and two bays. The north bay has paired one-over-one sash windows within a round arch brick lintel and has a replacement brick slip sill. The south bay is a round brick arched entry with a replacement wood stoop and railings. It has a multi light storm door with half round transom.
- 1303** **House**; c. 1891; Architect/Builder, unknown. **Non-Contributing.**
This one story, red brick, single family house has a flat parapeted roof with a short brick chimney on the south side elevation. The façade has a non-historic, brick, gabled roof addition with two bays. The north bay is a paired one-over-one sash window with a short transom and a brick slip sill. The south bay entry is an open porch with an asphalt shingle shed roof, square posts, stone steps and a slab door with a aluminum storm door.
- 1304** **House**; c. 1885-90; Architect/Builder, unknown. **Contributing.**
This one and a half story, red brick, single family house has a flat parapeted roof with a brick chimney on the south side elevation. The red painted façade has a stepped (white painted brick top) parapet with a corbelled brick cornice and two bays. The south bay is a one-over-one sash window with a segmental arch brick lintel and a stone lug sill above a basement level one-over-one sash window with a segmental arch brick lintel. The north bay entry has an open wood porch with an asphalt shingle shed roof, turned posts, a replacement fanlight four panel door with storm door and a covered transom. The north side elevation is all brick and the south side elevation has four bays of two-over-one wood sash with storm windows and segmental arch brick lintels with stone lug sills on both the first story and basement level.

KENTUCKY AVE. cont.

- 1307** **House**; c. 1891; Architect/Builder, unknown. **Contributing.**
Garage; c. 1920; Architect/Builder, unknown. **Contributing.**
This one story, painted brick, single family house has a flat parapeted roof with a brick chimney on the south side elevation. The façade has two bays and a metal cornice with decorative brick dentils. The north bay is a round arched, one-over-

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one wood sash window with a round arch brick lintel. The south bay is a half light door with a half round transom and round brick arch. A concrete stoop stretches across the whole façade covered by a non-historic gable roof with wood pediment and metal posts.

The garage has a flat roof with a front overhang, asphalt siding with a brick pattern and the original sliding wood doors. Asphalt siding was a new product at the time this garage was built, so it may be the original siding, if not an early replacement material.

1309

House; c. 1891; Architect/Builder, unknown. **Non-Contributing.**

This one story, red brick, single family house has a flat parapeted roof with a brick chimney on the south side elevation. The façade has two bays with a non-historic ashlar stone veneer below the door and window transom line. The north bay is a one-over-one sash window with a half round transom and an round arch ashlar stone lintel with a stone lug sill. The south bay has a round brick arch, a replacement slab door with vertical panels covering the half-round transom, and a non-historic concrete stoop. The basement level is coursed, rock façade stone on the façade with a single light wood window in the north bay. The cornice details on the front parapet have been altered and covered with stucco.

1311

House; c. 1891; Architect/Builder, unknown. **Contributing.**

This one story, red brick, single family house has a flat parapeted roof with a chimney on the south side elevation. The façade has a metal cornice with decorative brick dentils and two bays. The north bay is a round headed, single one-over-two wood sash window with a round arch brick lintel and a stone slip sill. The south bay is an entry with a fancy half light door and transom, round brick arch and a non-historic stoop with wood railings. The basement level is stone.

1313

House; 1909; Architect/Builder, unknown. **Contributing.**

This one story, red brick, single family house shares a wall with the house to its south and has a flat clay tile capped parapeted roof with a chimney on the north side. The façade has a stepped parapet with a corbelled brick cornice, painted

KENTUCKY AVE. cont.

brick and has four bays. The two north bays are single one-over-one wood sash windows with surround brick dentil lintels and stone slip sills with non-historic awnings. The two south bays is covered by a wood open porch with asphalt shingle shed roof and has a six panel replacement door with a single one-over-one

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wood sash window to its right.

- 1317** **House;** c. 1907-20; Architect/Builder, N.T. Glymer. **Contributing.**
This two story, painted brick, single family house shares a portion of its rear north side elevation and is connected to a one story house to its north and has a flat parapeted roof. The two story façade has three bays and a cornice (partially obscured by metal paneling) with modillions and a bracket on the north end. There are three one-over-one wood sash windows with stone lug sills on the second story and two six-over-six vinyl sash windows with segmental arch brick lintels and stone lug sills in the two north bays on the first story. The entry in the south bay is a single light replacement slab door with transom and concrete steps. A portion of its south wall near the rear is shared by a one story building at the alley.
- Rear 1317** **Commercial;** c. 1920; Architect/Builder, unknown. **Non-Contributing.**
This one story, concrete block workshop has a flat roof and two wide, horizontal windows on the façade and three on the alley elevation with paired concrete sills. It has paired metal doors with a transom to the north of the windows. The windows and transom are covered with security screening.
- Rear 1317** **Commercial;** c. 1920; Architect/Builder, unknown. **Non-Contributing.**
This one story, red brick and concrete block workshop is an addition to the concrete block building to its east. A wall cuts in at the connection but there are no windows or doors visible from the street.

MANCHESTER AVE.

- 4185 (rear)** **Commercial Building;** c. 1908; Architect/Builder, unknown. **Contributing.**
This two-story, red brick, commercial building has a flat parapeted roof capped by clay tiles. This building is connected by a one story rear section to 4185 Manchester, a contributing building in the Forest Park Southeast Historic District

MANCHESTER AVE. cont.

(Boundary Increase III) and shares the address of the Manchester property. The first floor has a garage entrance flanked to the east by a boarded-over pedestrian entrance, and to the west by a boarded over flat topped window. On the second floor are two segmental arched window openings with stone sills.

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NORFOLK AVE.

4201 Vacant Lot

4205 House; c. 1885-91; Architect/Builder, unknown. Contributing.

This two story, red brick, single family house has a flat parapeted roof with two brick chimneys on the east side elevation. The façade has a wood bracket cornice with a wood frieze of dentils and decorative motifs. There are three bays of single two-over-two wood sash with aluminum storm windows, scrollwork headers, segmental arch brick lintels and wood lug sills. The west bay entry is slightly recessed with a replacement stepped three light slab door with a vertical two light transom, aluminum storm door and painted concrete steps. The east side elevation has three bays of single two-over-two wood sash with aluminum storm windows, segmental arch brick lintels and wood lug sills as do the three bays of windows on the east elevation.

4207 Two Family Flat; c. 1885-91; Architect/Builder, unknown. Contributing.

This two story, red brick, two family flat has a flat parapeted roof capped with clay tiles on the side elevations and three brick chimneys on the east side elevation and one towards the rear of the west side elevation. The façade has a stepped, wood capped parapet with a centered pediment and a wood cornice with brick corbelled dentils and brick corbelled ends. There are three bays of boarded up windows with round arch brick lintels and stone lug sills. The recessed entry with a round brick arch, two wood panel doors, covered transoms and stone steps is in the west bay. The basement level is stone with two boarded up window in the two east bays on the façade, which has coursed rock faced stone.

4209 Vacant Lot

4211 Two Family Flat; 1905; Architect/Builder, unknown. Contributing.

Garage; c. 1940; Architect/Builder, unknown. Contributing.

This two story, red brick, two family flat has a flat parapeted roof capped with clay tiles on the side elevations. The façade has a stepped, metal capped parapet

NORFOLK AVE. cont.

with a metal and brick cornice. There are three bays of single one-over-one wood sash windows with stone lug sills on the second story and two one-over-one wood sash windows with a stone continuous sill on the first story. The round brick arch recessed entry with two, original half light panel doors has been enclosed by a wood light storm door with side lights with wood in-fill above, stone steps and

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replacement metal railings is in the east bay. On the façade, the basement level is a dark red brick with a painted stone base and two single light wood windows with vertical security bars.

The one-car, end gabled garage has an asphalt shingle roof, asbestos siding (which appears to be original) with a wood grain pattern and a metal replacement door.

4212

House; c. 1891; Architect/Builder, unknown. **Non-Contributing.**

Garage; c. 1930; Architect/Builder, unknown. **Non-Contributing.**

This two story, vinyl sided, single family, frame house has an asphalt shingle end gable roof with a brick chimney straddle ridge towards the rear. The north elevation facing the street has two bays of windows with one-over-one sash windows with non-historic aluminum awnings on the second story and single two-over-two wood sash windows on the first story. The east elevation has four bays of single one-over-one sash windows with non-historic aluminum awnings on the second story, single two-over-two wood sash windows on the first story, and an open wood porch with second story balcony, a first story panel door with transom and storm door and a second story panel door with storm door in the middle north bay. The porch railings have been replaced with a non-historic wood railing. The siding covers the trim around the windows and doors. If removed to reveal the original siding, this house might be contributing to the historic district.

The garage has a gable roof and has been covered with vinyl siding, metal panels and asphalt siding with a brick pattern. The garage door is not visible from the alley. Because of multiple alterations, it is no longer contributing to the historic character of the neighborhood.

4214

House; c. 1891; Architect/Builder, unknown. **Contributing.**

This two story, single family, frame house has a stone pattern asphalt siding with an asphalt shingle gable roof. The façade has two bays with paired one-over-one wood sash with aluminum storm windows and wood slip sills in the east bay, a single one-over-one wood sash with aluminum storm window and a wood slip sill in the west bay on the second story and a wood slab door with a aluminum storm door on the first story. A wood open porch with an asphalt shingle hip roof

NORFOLK AVE. cont.

stretches across the whole façade. Although the asphalt siding is not original, its popularity in the 1930's indicates it was added during the period of significance in an effort to update the house.

4215

House; c. 1881-85; Architect/Builder, unknown. **Contributing.**

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This one story, red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and a brick chimney towards the rear of the west side elevation. The façade has a standing seam metal faux mansard roof above a wood modillion cornice with a decorative frieze. There are three bays with single one-over-one wood sash with storm windows, scrollwork heads, segmental arch brick lintels and corbelled stone lug sills in the two east bays and recessed entry with a brick segmental arch, stone and concrete steps and a wood two light, two panel door with transom. The basement level is coursed rock faced stone on the facade.

4216

House; 1885; Architect/Builder, unknown. **Contributing.**

Garage; c. 1920; Architect/Builder, unknown. **Non-Contributing.**

This one story, single family, frame house has an asphalt shingle gable roof with a west side cross gable bay. The facade has a decorative fish scale asphalt shingle finish with two east bays of single one-over-one wood sash with aluminum storm windows and non-historic aluminum awnings with a painted rock faced stone basement level and two single one-over-one aluminum sash windows. The west bay is recessed with an entry with a wood slab replacement door with transom and aluminum awning above a concrete stoop and replacement metal railing. The west elevation also has the decorative fish scale asphalt shingle finish with vinyl siding on the section by the stoop. The east side elevation is vinyl siding. Since the asphalt siding was likely installed in the 1930's, it is a historic alteration.

The two-car garage is brick with a flat parapeted roof capped with terra cotta clay tiles and the sliding garage door openings are covered with plywood. The upper portion of the brick walls have been rebuilt or covered with concrete in a manner that is not reversible and as such it has lost its historic integrity.

4217

Vacant Lot

4219

House; c. 1894-95; Architect/Builder, unknown. **Contributing.**

This two story, red brick, single family house has a flat parapeted roof. The façade is painted brick and has a wood bracket cornice (fascia has been covered with plywood). There are three bays of single one-over-one sash windows with

NORFOLK AVE. cont.

segmental brick arch lintels and stone lug sills. The first story east bay is a recessed entry with a brick segmental arch, stone steps and a six panel replacement door with transom. There are two recessed bays on the east elevation.

4220

Two Family Flat; c. 1891-92; Architect/Builder, unknown. **Contributing.**

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This two story, two family flat has a flat parapeted roof capped with clay tiles on the side elevations. The façade has a flat, white glazed terra cotta capped parapet with a white glazed brick cornice with brick dentils and a brick frieze banded by white glazed brick courses. There are three bays of single one-over-one sash windows with segmental arch brick lintels and rusticated stone lug sills. The first story west bay is a recessed entry with a brick segmental arch, wood side panels, concrete steps, and two wood half light panel doors with transoms. The basement level is rusticated limestone with vertical two light windows in the two east bays.

4222-24 Four Family Flat; c. 1891-92; Architect/Builder, unknown. Contributing.

This two story, red brick, four family flat has a flat parapeted roof capped with clay tiles on the side elevations and two short brick chimneys on each side elevation. The façade has a wood cornice with dentils and six bays of single nine-over-nine wood sash windows with segmental arch brick lintels and stone lug sills. The second story has two windows boarded up on the facade and the first story center bays are two round arch recessed entries with side wood panels and four, panel doors with transoms covered by an open wood porch with turned balusters and spindlework fretboards and an asphalt shingle hip roof. The basement level on the façade is large, smooth stone slabs with four, three light windows with plain stone lintels in the two outer bays. The basement windows have boards on the lower half and may actually be six light windows. The wood frieze boards with vents may be a later alteration.

4223 House; c. 1895; Architect/Builder, unknown. Contributing.

This one story, red brick, single family house has a flat parapeted roof with a brick chimney towards the front on the east side elevation. The façade has a white glazed terra cotta capped parapet with extended corner piers and an asphalt shingle faux mansard awning. There are three bays with single light (replacement) wood window with segmental arch brick lintels and corbelled stone lug sills in the two east bays and a recessed entry in the west bay with a round arch brick lintel, wood slab replacement door with aluminum storm door, concrete steps and non-

NORFOLK AVE. cont.

historic metal railing. The basement level is stone with one-over-one sash windows with vertical security bars in the two east bays. Despite the replacement façade windows and door, the house is still contributing to the historic character of the neighborhood.

4225 Two Family Flat; c. 1894-95; Architect/Builder, unknown. Contributing.

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Garage; c. 1930; Architect/Builder, unknown. Contributing.

This two story, red brick, two family flat has a flat parapeted roof capped with clay tiles on the side elevations. The façade has a wood cornice with small brick bracket-like dentils and a corbelled brick frieze with terra cotta rope molding and fleur-de-lis. There are three bays of single one-over-one sash windows with header course brick lintels and stone lug sills on the second story and a continuous stone sill on the first story. The recessed entry with a round arch brick lintel, stone steps and two, half light panel doors with transoms is in the west bay. Below the first story continuous window sill, the basement level is yellow brick with a stone base and two, one-over-one sash windows with header course brick lintels in the east bays.

The two-car garage is concrete block with an asphalt shingle end gable roof, an old hinged, vertical board, double wide garage door and plywood covering the original wall finish in the front gable pediment.

4226 House; 1909; Architect/Builder, unknown. Non-Contributing.

This two story, vinyl sided, single family house has an end gabled roof. The façade has a centered single one-over-one vinyl sash window on the second story, a single one-over-one vinyl sash window on the west side and a six panel door with a aluminum storm door on the east side on the first story. An open wood porch stretches across the whole façade with an asphalt shingle shed roof and an offset left gable with vinyl sided pediment, wood porch floor and replacement wood railings. Even though the house seems to retain its original form and porch, the vinyl siding and replacement windows obscure the historic features and as such it is non-contributing to the historic district. If it would be determined that the original wall cladding was similar, this would be contributing.

4227 Two Family Flat; c. 1894-95; Architect/Builder, Louis Horman. Contributing.

This two story, red brick, two family flat has a flat parapeted roof with two chimneys on the east side elevation. The façade has a white glazed terra cotta capped parapet with two pier extensions topped with pineapple finials, a white glazed terra cotta cornice with dentils and a white glazed brick diamond pattern

NORFOLK AVE. cont.

frieze above a continuous double white glaze brick lintel course. There are two bays on the facade. The second story west bay has paired one-over-one wood sash windows separated by a pilaster strip and spanned by a stained glass transom window and a continuous stone sill. There is a wood, inset bay window in the east bay, the façade has a broken string course of white glazed brick above the continuous stone window sill. The first story west bay is a recessed entry with a

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brick round arch opening, side wood panels, stone steps and two, half light panel doors with transoms. The east bay is a vinyl two light slider window with a half round transom, a round arch brick lintel and a continuous stone sill with a broken string course of white glazed brick above. Below the first story continuous window sill on the façade, the basement level is a dark red brick with dentils and a series of recessed courses as well as a stone base with a paired, single light wood window.

4228 Vacant Lot

4230 **House; 1998; Architect/Builder, unknown. Non-Contributing.** **Garage; 1998; Architect/Builder, unknown. Non-Contributing.**

This two story, single family house has a flat parapeted roof and vinyl siding on the two side elevations. The façade is brick with a wood bracketed cornice and three bays of single one-over-one vinyl sash windows with plain stone lintels and stone lug sills. The first story west bay is a recessed entry with a plain stone lintel, concrete steps, metal railings and a six panel door with a left side light. The basement level is concrete with single light vinyl windows in the two east bays.

The one-car garage is vinyl sided with an asphalt shingle end gable roof and a metal overhead door.

4231 **Two Family Flat; c. 1894-95; Architect/Builder, unknown. Contributing.**

This two story, red brick, two family flat has a flat parapeted roof with a brick chimney on the east side elevation. The façade has two bays and a bracket cornice that has been clad with metal. The second story west bay is a single one-over-one wood sash window with a storm window and vertical vinyl siding in-filling the transom with a round arch brick lintel and a stone lug sill. The east bay has the original opening of a paired window with a round arch brick lintel and stone lug sill, in-filled with vertical vinyl siding in the transom area and between two, single one-over-one wood sash windows with storm windows. The first story west bay is a recessed entry with a round arch brick lintel with two angled, six panel replacement doors with transoms. The east bay is paired one-over-one wood sash

NORFOLK AVE. cont.

windows separate by a pilaster strip with a wood twenty-light, art glass transom window, a flat metal lintel (which may not be original but a structural repair) and a stone lug sill. A wood stoop with wood railings and steps stretches across the whole façade, which seems to be a remnant of a full width porch but it appears the porch was not original (although it was added before the 1950's fire insurance map was made) so its loss does not negatively impact integrity.

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- 4233** **Two Family Flat**; 1907; Architect/Builder, unknown. **Contributing.**
This two story, red brick, two family flat has a flat, clay tile capped parapeted roof with a brick chimney on the east side elevation. The façade has a corbelled brick cornice and three bays of single one-over-one wood sash with storm windows, segmental arch painted brick lintels and stone lug sills. The recessed entry has a round arch painted brick lintel, painted stone steps and two slab replacement doors with transoms is in the west bay. The basement level has two boarded up windows with segmental arch painted brick lintels above a painted stone foundation in the east bays.
- 4234** **House**; 1998; Architect/Builder, unknown. **Non-Contributing.**
Garage; 1998; Architect/Builder, unknown. **Non-Contributing.**
This two story, single family house has a flat parapeted roof and vinyl siding on the two side elevations. The façade is brick with a wood bracket cornice and three bays of single one-over-one vinyl sash windows with plain stone lintels and stone lug sills. The first story east bay is a recessed porch with a plain stone lintel, concrete steps, metal railings and a six panel door with a right side light. The basement level is concrete with single light vinyl windows in the two east bays.

The one-car garage is vinyl sided with an asphalt shingle gable roof and a metal overhead door.
- 4235** **Two Family Flat**; c. 1894-95; Architect/Builder, unknown. **Contributing.**
This two story, red brick, two family flat has a flat parapeted roof with three brick chimneys on the east side elevation. The façade has a wood bracket cornice with a sunburst motif frieze and two bays. The second story west bay is a round headed single one-over-one wood sash window with a round arch brick lintel and a metal covered stone lug sill. The second story east bay is a round headed tri-part round arched window with wood one-over-one sash windows separated by spindlework pilasters, a round arch brick lintel and a metal covered stone lug sill. The first story west bay is a recessed entry with a round brick arch and two angled, wood half light panel doors with transoms. The first story east bay is paired one-over-
- NORFOLK AVE. cont.**

one wood sash windows with a spindlework pilaster, a twenty-light transom window and a stone lug sill. An open wood porch stretches across the whole façade with an asphalt shingle shed roof, west end gable with sunrise pediment, wood steps, turned posts and decorative fretwork. There are historic porches on similar houses in the neighborhood and the details one looks historic although the 1961 fire insurance map does not show this porch.

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- 4237** **House**; 1904; Architect/Builder, Geo Vocker. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof with two tall brick chimneys on the east side elevation. The façade has a wood cornice with an asphalt shingle faux mansard roof between two brick side parapet extensions above with a wood, end bracket cornice. There are two bays on the façade. In the east bay there is a paired two-over-one wood sashes with aluminum storm windows, a recessed surround brick lintel and a stone lug sill with dentils above a glass block basement window with a splayed brick lintel. In the west bay there is a slightly recessed entry with a half light panel door with a transom and a wood screen door flanked by fluted pilaster strips, an open porch with an asphalt shingle hip roof with a wood cornice and brackets, replacement metal posts and railings with a brick base and concrete steps.
- 4238** **House**; 1998; Architect/Builder, unknown. **Non-Contributing.**
Garage; 1998; Architect/Builder, unknown. **Non-Contributing.**
This two story, single family house has a flat parapeted roof and vinyl siding on the two side elevations. The façade is brick with a wood bracket cornice and three bays of single one-over-one vinyl sash windows with plain stone lintels and stone lug sills. The first story west bay is a recessed entry with a plain stone lintel, concrete steps, metal railings and a six panel door with a left side light. The basement level is concrete with single light vinyl windows in the two east bays.
- The one-car garage is vinyl sided with an asphalt shingle gable roof and a metal overhead door.
- 4239** **Two Family Flat**; c. 1895; Architect/Builder, unknown. **Contributing.**
This two story, red brick, two family flat has a flat parapeted roof with two brick chimneys on the east side elevation. The façade has a stepped, white glazed terra cotta capped parapet with a brick cornice and a decorative terra cotta frieze. There are two bays. The west bay is recessed and has a single round headed one-over-one wood sash window with a one-over-one storm window with a half round transom storm window, a round arch brick lintel and a stone lug sill above a
- NORFOLK AVE. cont.**
- recessed entry with a round arch brick lintel, stone steps and two, half light panel doors with transoms. The east bay has two round headed one-over-one wood sash windows with one-over-one sash storm windows and half round transoms storm windows, round arch brick lintels and stone lug sills above a round headed tri-part window with one-over-one wood sashes with storm windows, a round arch brick lintel and stone lug sill. A stone string course runs along the line of both the

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second story and first story window sills. All of the arched openings altered with rusticated flat bricks. The basement level is coursed rusticated stone with a triple, window with replacement glass block in the east bay. The west wall is abuts 4243 Norfolk.

- 4240-42** **Two Family Flat**; c.1892; Architect/Builder, unknown. **Contributing.**
This two story, red brick, two family flat has a flat, clay tile capped parapeted roof with three brick chimneys on each side elevation. The façade is painted brick and has a brick cornice with brick corbelled brackets and four bays of single one-over-one wood sash with storm windows, segmental arch brick lintels and stone lug sills. An open wood porch with an asphalt shingle hip roof covers the two center bays of two, six panel replacement doors with covered transoms. The façade basement level is rusticated stone with two, single light windows in the two outer bays. The porch retains the original railing and turned posts against the brick (and the scrollwork brackets) although the front corner posts are replacements.
- 4243** **Two Family Flat**; c. 1895; Architect/Builder, unknown. **Contributing.**
This two story, red brick, two family flat has a flat parapeted roof with three brick chimneys on the west side elevation. The façade has two bays. The west bay has a paired one-over-one wood sash with storm windows and a vertical two light elliptic transom window with a semi-elliptical arch brick lintel and painted red sandstone sills on both the first and second story with a boarded up basement window with a flat brick lintel. The east bay has a single one-over-one wood sash with storm window and elliptic transom window, a semi-elliptical arch brick lintel and painted red sandstone slip sill above a recessed entry with a semielliptical arch brick lintel, concrete steps and two, half light panel doors with an arched transom and metal railings. The back bay on the west elevation projects out and that elevation has segmental arched window openings with one-over-one sashes.
- 4244-46** **Two Family Flat**; c. 1891-92; Architect/Builder, unknown. **Contributing.**
This two story, dark red brick, two family flat has a flat, clay tile capped parapeted roof with three brick chimneys on each side elevation. The façade has a brick cornice with corbelled brick brackets. There are four bays of single one-
- NORFOLK AVE. cont.**

over-one wood sash with metal storm windows, segmental arch brick lintels and stone lug sills. The first story two center bays have two different non-historic doors with covered transoms and an open porch with an asphalt shingle hip roof, wood posts, railings, steps and lattice under the porch floor. The basement level is course rusticated stone on the facade with single light windows in the two outer bays. The porch retains the original turned posts at the wall but the others are square replacements.

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4247-51 **Six Family Flat**; 1916; Architect/Builder, unknown. **Contributing.**
This two story, red brick, six family flat has a flat parapeted roof capped with clay tiles on the side elevations and three brick chimneys on each side. The façade has a stepped, white glazed terra cotta capped parapet with a centered pediment and an asphalt shingle faux hipped roof with a centered open gable and craftsman style wood brackets with four green glazed brick triangle details below. The second story has three, ten-over-one wood sash with storm windows and stone lug sills with a half round brick faux transom above the center window. The first story has single eight-over-one wood sash with storm windows in the second and sixth bays and a replacement one-over-one sash window in the center bay of the seven bays on the first floor of the façade, with a continuous stone sill. The third and fifth bays have two open brick porches with green asphalt shingle gable roofs, wood bargeboards supported by shaped brackets, stucco half-timber gable ends, stone steps with brick side walls on the stoop, and two, half light doors in each porch. Each outer bay has an open brick porch with green asphalt shingle shed roofs supported by shaped wood brackets, stone steps, and a half light door in each entry. The basement level on the facade is brick with a stone base with a window between each porch. The rear half of its west wall abuts 4253 Norfolk. All the bargeboards have shaped rafter tails. Some of the front doors are later replacements and metal posts have been added to support the porch roofs.

4248 **House**; 1891; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof with two brick chimneys on the east side elevation. The façade is painted brick with a white glazed terra cotta capped parapet with extended corner piers. At the base of the parapet is a metal capped small brick bracket cornice with a decorative terra cotta frieze and wide brick dentils. There are two bays on the façade. The east bay is a triple one-over-one vinyl sash window and a vertical two light elliptic transom, a semi-elliptical arch brick lintel and a continuous stone sill. The west bay spans two-thirds of the façade and has a recessed entry with a round arch

NORFOLK AVE. cont.

brick lintel, a half light wood door with transom and a wood stoop with railings. The basement level is rusticated stone with triple single light windows in the east bay separated by rusticated stone piers.

4250 **Two Family Flat**; 1925; Architect/Builder, unknown. **Contributing.**
This two story, dark red brick, two family flat has a flat parapeted roof with four brick chimneys on the east side elevation. The façade has a flat, white glazed terra

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cotta capped parapet with a white glazed terra cotta cornice and two bays. The east bay has single four-over-one wood sash with metal storm windows, stone lug sills, a continuous brick lintel on the second story and a soldier course brick lintel with white glazed tile ends on the first story and paired basement windows. The west bay has a single three-over-one wood sash with metal storm window and stone lug sill over an open brick porch with an asphalt shingle gable roof, half-timber stucco pediment, shaped wood bargeboard and brackets, stone steps and two, half light doors with transoms and light dominate storm doors. The vertical light windows and porch are strongly influenced by the craftsman style.

4253

House; c. 1910; Architect/Builder, unknown. Contributing.

This two story, red brick, single family house has a flat parapeted roof with a front mansard that has been vinyl sided between brick ends with two, single one-over-one vinyl sash pedimented dormer windows. The first story has three bays with single one-over-one vinyl sash windows with segmental arch brick lintels and stone lug sills in the two west bays and a recessed entry enclosed by a aluminum storm door with a half round transom and right side light in the east bay. The original doorway is a transomed half light paneled door. The basement level has an ashlar stone finish with two, single light basement windows in the two west bays. The mansard was probably originally clad with slate and the use of vinyl siding affects integrity but it still retains enough of the original form to be contributing to the historic district.

4254

House; c. 1885; Architect/Builder, unknown. Contributing.

This one story, dark red brick, single family house has a flat parapeted roof with three tall brick chimneys on the east side elevation. The façade has a white glazed terra cotta capped parapet with corner pier extensions and a corbelled brick cornice. There are three bays with single one-over-one wood sash with metal storm windows, segmental arch brick lintels and corbelled stone lug sills in the two east bays and a recessed entry with a segmental arch brick lintel, side wood panels, stone steps, non-historic metal railing and a half light door with transom in the west bay. The basement level is stone.

NORFOLK AVE. cont.

4256

Two Family Flat; 1908; Architect/Builder, Frank Arnold. Contributing.

This two story, red brick, two family flat has a flat parapeted roof with three brick chimneys on the east side elevation. The façade has a stepped, white glazed terra cotta capped parapet and a yellow soldier course brick cornice with brown brick dentils. There are two bays of single one-over-one wood sash windows with segmental arch brown brick lintels and stone lug sills with brown brick dentils below. The first story west bay is an open porch with non-historic metal posts and

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railings obscuring the original doorway opening. It has a brown brick base, concrete steps and two, half light wood panel doors separated by a decorative pilaster strip. The basement level is brown brick below the first story sill with a stone base and paired, single light wood windows in the east bay.

4257

Four Family Dwelling; 1926; Architect/Builder, unknown. Contributing.

This two story, red and black brick apartment building has a flat parapeted roof capped with clay tiles on the side elevations and two brick chimneys towards the front on both sides. The façade has a clay tile faux side gable roof with a centered intersected gable with wood bargeboards and knee braces. There are three bays of paired one-over-one wood sash windows (with what appear to be wood storms) with surround brick lintels and brick lug sills in the two outer bays and a single eight-over-one sash window with a flat brick lintel and a brick lug sill over an entry with a clay tile gable roof with a wood bargeboard and knee braces, a six panel replacement door with side lights and a stone step in the center bay. There are two boarded up basement windows with flat brick lintels in the two outer bays.

4260

House; c. 1891-92; Architect/Builder, unknown. Contributing.

Garage; c. 1930; Architect/Builder, unknown. Contributing.

This two story, painted brick, single family house has a flat parapeted roof with two brick chimneys on the east side elevation. The façade has a stepped, white glazed terra cotta capped parapet with three rectangle white glazed brick details above a white glazed terra cotta cornice with brick dentils. The second story has three, one-over-one sash windows with segmental arch brick lintels and stone lug sills. The first story has a half light door with a covered transom and a metal storm door in the west bay and on the east side is a Chicago-type wood window with a single light center and horizontal two-over-two sash sides. Two segmental arch brick lintels are still visible above the first story Chicago-type window indicating this is a later alteration but it was probably done in the 1940's when

NORFOLK AVE. cont.

this was a popular feature and as such is considered part of the historic development of the building. A concrete stoop with metal railings and a non-historic aluminum awning with metal posts stretches across two thirds of the façade on the west side but it is difficult to date this alteration and even with this change the building still visually retains enough historic integrity. The basement level foundation is stone.

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The one-car garage has its original wide, wood lap siding, a end gable roof and the garage door is covered with plywood. The siding appears original and it retains the original corner boards.

4262

House; c. 1891-92; Architect/Builder, unknown. **Contributing.**

Garage; unknown; Architect/Builder, unknown. **Non-Contributing.**

This two story, red brick, single family house has a flat parapeted roof with three brick chimneys on the east side elevation. The façade is painted and has a brick cornice with corbelled brick brackets and wide brick dentils. There are two bays of single one-over-one wood sash windows with segmental arch brick lintels and painted stone lug sills on the second story and a single two-over-one wood sash window with a segmental arch brick lintel and a painted stone lug sill on the first story east bay. The first story west bay is an entry with a replacement slab door and aluminum storm door, a replacement concrete stoop with metal railings and a non-historic aluminum awning with metal posts that is above the door but below a wood in-filled transom and a segmental arch brick lintel. The basement level is stone with a boarded up window in the east bay. Despite the alterations to the façade, the building is readily identifiable by its late nineteenth century details and as such is still contributing to the historic district.

The garage is covered with vertical wood boards and plywood which appears to all be replacement materials. It has a flat tar paper roof with the tar paper extending over the fascia.

4263

Four Family Dwelling; 1930; Architect/Builder, unknown. **Contributing.**

This two story, red and black brick apartment building has a flat parapeted roof capped with clay tiles on the side elevations and has a centered brick chimney on each side. The façade has a stepped, white glazed terra cotta capped parapet with a decorative white glazed terra cotta cornice and three bays. The west bay has a paired one-over-one wood sash window (with storm windows) with a flat brick lintel and a brick slip sill on both the first and second story. The east bay has a paired one-over-one wood sash window (with storm window) with a flat brick lintel and a brick slip sill on the second story and a paired six-over-one wood sash

NORFOLK AVE. cont.

(with storm window) and a flat brick lintel and a brick slip sill on the first story. On the second story, the center bay has a single one-over-one wood sash window (with storm window) with a brick half circle with keystone detail above and a brick slip sill. On the first story, it has a central entry with a shallow, white glazed terra cotta closed gable, brick pilasters and entablature, a stone step and a six panel door with side lights. The west side makes an L-shape at the rear that has an entry with steps and a replacement slab door with aluminum storm door facing the

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street. To its west is one vertical bay of windows, on the first story it is six-over-one but the second story is one-over-one. This seems to indicate that the windows originally had multi-paned upper sashes.

4264 **Four Family Flat**; c. 1891-92; Architect/Builder, unknown. **Contributing.**
This two story, dark red brick, four family flat has a flat parapeted roof with a brick chimney on each side elevation. The façade has an asphalt shingle faux mansard roof with wide eaves and four bays. The second story has four, one-over-one wood sash windows (some with storm windows), splayed arch brick lintels and stone lug sills with a string course of diagonal tooled edge bricks at the top of the windows and along the line of the window sills. The first story has single one-over-one wood sash with storm windows, splayed arch brick lintels and stone lug sills in the two outer bays with a string course of diagonal tooled edge bricks at the top of the windows and along the line of the window sills. In between those first story windows is an asphalt shingle hip roof open wood porch with three, half light panel doors with transoms and storm doors. While the railings are later replacements, they are in keeping with the historic character, but it is not obvious whether the cutwork fretwork is original or a later embellishment. Flanking the porch is rusticated limestone capped by a dressed stone course and punctuated by a basement window.

4266 **House**; c. 1891; Architect/Builder, unknown. **Contributing.**
This one story, painted brick, single family house has a flat, tiered parapeted roof with two brick chimneys on the east side elevation. The façade has a stepped, white glazed terra cotta capped parapet and a brick cornice with a bull's eye and fret terra cotta frieze above wide brick dentils. There are two bays with a paired one-over-one vinyl sash window with transoms and a splayed arch brick lintel and stone lug sill in the east bay and an entry door with a transom and aluminum storm door, a concrete stoop with metal railings and a splayed arch brick lintel almost covered by a non-historic aluminum awning in the west bay. The basement

NORFOLK AVE. cont.

level is course rusticated limestone with two boarded up windows in the east bay. Despite the alterations to the entry bay and windows, the façade retains its basic detailing and is still contributing to the historic district.

4268 **Vacant Lot**

4269 **Lighthouse Memorial Mission Building**; 1914; Architect/Builder, Charles

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Thurston. **Contributing.**

This two story, rectangular, red and black brick, church building has an asphalt shingle end gabled roof. The façade and rear elevation gable parapets are capped with white glazed bricks. There are five round headed stained glass windows with frosted (or dirty) storm windows, round arch brick lintels with white glazed brick ends and stone sills on the second story of the façade. The whole first story is a partially enclosed brick porch with an end gabled roof and wood vertical two light casement windows with stone lug sills on the sides and front ends. The center is open with an arched header, below which are two sets of dog leg concrete stairs (entering from each side in the opening) and a centered ground level door that has a surround brick lintel with stone ends and keystone with two boarded up windows on either side that have matching lintels and stone lug sills. The west side street elevation has white glazed corbelled brick course at the eaves, five bays of stained glass windows with frosted (or dirty) storm windows, surround brick lintels with white glazed brick ends and keystone, and stone lug sills on the second story. The first story has four, paired one-over-one wood sash windows with a stone string course in place of a lintel in the outer bays and an entry with an asphalt shingle hip roof and wood knee braces in the center bay.

SWAN AVE.

4200 St. Cronan's Catholic Church; 1879, altered 1893; Architect/Builder, unknown.
Contributing.

This one story, red brick, Gothic Revival church building has an asphalt shingle, gabled roof capped with metal fascia on the façade peak and has a brick chimney towards the rear of the north side. The façade has a band of four Gothic arched stained glass windows within a projecting Gothic arched brick lintel with stone ends and keystone, and a stone lug sill. This is flanked by two narrow Gothic arched stained glass windows with brick lintels and stone lug sills. To the north side, is the square bell tower with an entrance, which a decorative terra cotta cornice and smaller four-sided spires with corbelled brick bottoms at each corner of the pyramidal roof. The belfry has Gothic arched openings with brick lintels,

SWAN AVE. cont.

stone keystones and stone lug sills. Below the belfry is a stone string course with centered pedimented points and four small Gothic arched stained glass windows sharing a stone lug sill on the façade, north and west side elevations. Below those four windows on the façade is a Tudor arch compound brick entry that has a brick lintel with stone keystone and a transom to a recessed doorway with stone steps. Below the four windows on the north elevation are two small Gothic arched stained glass windows sharing a stone lug sill. The foundation is ashlar limestone

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with more exposed on the façade and bell tower. The south side elevation has a projecting, one story entry vestibule on the east end with an asphalt shingle gabled roof, metal capped peak with side bracket ends, slightly recessed paired doors with a transom that follows the shape of the Tudor arch brick lintel with stone steps. To the west of that entry are five bays of Gothic arched stained glass windows with pointed arch brick lintels and stone lug sills. Between each window bay is a stepped, stone capped brick buttress. A newer entry with a projected asphalt shingle gabled roof and thin posts is towards the rear. The north side elevation is the same but without the entries. A one story, red brick wing at the rear, has a flat parapeted roof and triple, Gothic arched windows on the north elevation.

4203 **Four Family Dwelling;** 1922; Architect/Builder, J. Rubin. **Contributing.**

This two story, multi-hued red brick apartment building has a flat parapeted roof with a brick chimney towards the front on each side elevation. The façade has a clay tile faux hip roof with a simple wood frieze and four wood knee braces. There are three bays on the facade. The two outer bays have triple four-over-one with six-over-one centered sash windows, flat brick lintels, stone lug sills on the second story and a continuous stone sill on the first story. The center bay has a single one-over-one wood sash window at the stair landing with a flat brick lintel and stone lug sill with a small stone frieze above. Centered below is a slightly recessed entry with a Tudor arch brick lintel and a six panel replacement door with covered side lights. The foundation is stone that has been stuccoed. The side elevation window openings have segmental arches and front bays have been boarded in.

4207 **Four Family Dwelling;** 1922; Architect/Builder, J. Rubin. **Contributing.**

This two story, red brick apartment building has a flat parapeted roof with a chimney towards the front on each side elevation. The façade has an asphalt shingle faux side gabled roof with wide eaves and a simple wood frieze with a centered intersected open gable that has a wood bargeboard, half timber stucco and a knee brace. There are three bays on the facade. The two outer bays have

SWAN AVE. cont.

Chicago-type single light vinyl windows with flat brick lintels and a continuous stone sill on the first story and just stone lug sills on the second story. At the stair landing, the center bay has a single one-over-one vinyl sash window with a flat brick lintel and a stone lug sill with a small stone frieze above and an entry with a six panel door with side lights. Although the replacement facade windows drastically impact its historic integrity, the Craftsman influence design is still evident in the brick string courses, the front gable details and even the birds

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mouth rafter ends on each side of the gable and as such it is still minimally contributing to the historic district.

- 4211** **Four Family Dwelling;** 1922; Architect/Builder, J. Rubin. **Contributing.**
This two story, red and black brick apartment building has a flat parapeted roof with a brick chimney towards the front on each side elevation. The façade has a clay tile faux hip roof with a simple wood frieze and four wood knee braces. There are three bays on the facade. The two outer bays have triple four-over-four with six-over-six centered vinyl sash windows with flat brick lintels, a continuous stone lug sill on the first story, a stone lug sills on the second story. The center bay has a single eight-over-eight vinyl sash window with a flat brick lintel and stone lug sill at the stair landing with a small stone frieze above and a slightly recessed entry with a Tudor arch brick lintel and a half light panel replacement door with in-filled side lights.
- 4215** **Four Family Dwelling;** 1922; Architect/Builder, J. Rubin. **Contributing.**
This two story, red brick apartment building has a flat parapeted roof with a brick chimney towards the front on each side elevation. The façade has a clay tile faux side gabled roof with birds mouth rafter tails, a simple wood frieze and a centered intersected open gable that has a wood bargeboard, half timber stucco and a knee brace under the peak. There are three bays on the facade. The two outer bays have triple single one-over-one sash windows with flat brick lintels, a continuous stone sill on the first story and stone lug sills on the second story. At the stair landing, the center bay has a single one-over-one sash window with a header course surround brick lintel and stone lug sill with a stone frieze above and a replacement panel door with the original side lights.
- 4217** **House;** 2005; Architect/Builder, unknown. **Non-Contributing.**
This two story (one story on the rear), single family house has an asphalt shingle intersecting gable roof. The upper half of the façade and side elevations have vinyl siding. The lower half of the façade has a red brick veneer. There are two bays. The east bay projects slightly and has paired one-over-one vinyl sash windows on the second story and a triple one-over-one vinyl sash window, a flat brick lintel, a brick lug sill and a square stone fleur-de-lis detail on either side of the window on the first story. The west bay has a single one-over-one vinyl sash window above an open porch with a gable roof, square posts, metal railings, concrete steps and a six panel door. The foundation is concrete.
- SWAN AVE. cont.**
- 4219** **House;** 2005; Architect/Builder, unknown. **Non-Contributing.**

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This two story (one story on the rear), single family house has an asphalt shingle intersecting gable roof. The upper half of the façade and side elevations have vinyl siding. The lower half of the façade has a red and black brick veneer. There are two bays. The east bay has a paired one-over-one vinyl sash windows on the second story and a triple one-over-one vinyl sash window, a flat brick lintel, a brick lug sill and a square stone fleur-de-lis detail on either side of the window on the first story. The west bay has a single one-over-one vinyl sash window above a cutaway open porch with a gable roof, square posts, metal railings, concrete steps and a six panel door. The foundation is concrete.

4220

House; 1925; Architect/Builder, unknown. **Contributing.**

Garage; c. 1960; Architect/Builder, unknown. **Non-Contributing.**

This one story, single family, Tudor Revival house has a diamond pattern asphalt shingle side gable roof with an offset left, steep, asymmetrical open gable that extends down over a round headed, circle light wood plank door with tiered semicircular concrete steps on the façade. It has a cross gable wing on the rear. There are two single two-over-one wood sash with storm windows to the west of the entry and one to the east. The veneer is stucco with giraffe stone on the lower walls and the gable ends have scalloped edgewood planks. Small stones are embedded in the foundation sills, corners and scattered in the stucco.

The wide aluminum sided, two car garage has a single, double wide metal garage door with an asphalt shingle end gable roof. This garage was built after the period of significance of the district.

4222

House; c. 1900, alterations 1928; Architect/Builder, unknown. **Non-Contributing.**

Garage; c. 1920; Architect/Builder, unknown. **Non-Contributing.**

This one story, primarily vinyl sided, single family house has a diamond pattern asphalt shingle side gable roof with an offset right straddle ridge brick chimney. The façade has a cutaway porch that extends across more than half of the east end of the facade with square wood posts and asbestos siding. Under the porch is a

SWAN AVE. cont.

half light panel door with storm door, two one-over-one sash windows on either side of it and paired six panel replacement doors that face the east. To the west of the porch is a triple one-over-one wood sash window unit with storm windows. The chimney pots seem to verify the age of this house but it has been expanded and greatly altered from its historic appearance.

The garage has a slightly pitched, asphalt shingle, shed roof with vinyl siding. On

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the east end is a single car metal overhead garage door, a wood sliding garage door on the west end with a man door between them. The garage appears to have had additions as well as extensive alterations and as such is noncontributing to the historic character of the neighborhood.

4225

House; c. 1890; Architect/Builder, unknown. **Contributing.**

This one story, painted brick, single family house has a flat parapeted roof. The façade has a very simple brick cornice and two bays. The west bay has paired six-over-six wood sash windows separated by a pilaster strip with aluminum storm windows, a stone lug sill and a non-historic aluminum awning. The east bay entry is a brick and stone stoop, a six panel door with transom and aluminum storm door and a non-historic aluminum awning with metal posts. Both openings have segmental arch brick lintels. The east side elevation makes an L-shape at the rear with a canted bay window in front of it. The bay has an asphalt shingle roof and all of its windows have large non-historic aluminum awnings. The foundation is rusticated stone with a smooth stone cap course on the facade.

4226

House; c. 1950; Architect/Builder, unknown. **Non-Contributing.**

Garage; c. 1950; Architect/Builder, unknown. **Non-Contributing.**

This one story, single family house has an asphalt shingle gable roof with asbestos siding on both side elevations and an ashlar stone veneer on the façade. There are three bays with two Chicago-type, five horizontal light windows flanking a single light center window on either side of a three stepped light slab door with a storm door and aluminum awning. The facade is typical of a mid-century, Minimal Traditional design, an alteration of the original two family house is still shown on the 1961 fire map.

The two car, cement block side gabled garage has a single, double wide wood garage door (which appears to be the original door) with an asphalt shingle side gable roof.

SWAN AVE. cont.

4227

Two Family Flat; c. 1891; Architect/Builder, unknown. **Contributing.**

This two story, red brick, two family flat has a flat parapeted roof with two brick chimneys on the east side elevation. The façade has a faux shed roof with non-historic asphalt shingles. There are three bays of single one-over-one wood sash windows with segmental arch brick lintels that alternate rusticated bricks, corbelled stone lug sills and scrollwork above the windows. The first story west bay is the entry with a non-historic concrete stoop, and ashlar veneer around the

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door. It also had an aluminum awning and two, half light panel doors. The basement level is rusticated limestone with single light wood windows in the two east bays with a continuous smooth limestone lintel course. Despite the alterations to the shed roof and entry, it still retains enough integrity to be contributing to the historic district.

**4231 Two Family Flat; 1926; Architect/Builder, unknown. Contributing.
Garage; 1926; Architect/Builder, unknown. Contributing.**

This two story, red, green and black brick, single family house has a flat parapeted roof with a brick chimney on each side elevation. The façade has a flat, white glazed terra cotta capped parapet with a simple brick cornice and soldier course at its base. There are two bays of single one-over-one vinyl sash windows with flat soldier course brick lintels, brick slip sills and only one shutter on each window. The first story west bay is an open brick porch with a clay tile hip roof, concrete steps and two, replacement diamond light slab doors with original transoms. One has a storm door and some façade windows have non-historic vinyl shutters.

The two car, brick garage has a flat parapeted roof capped with clay tiles with a double wide wood sliding and hinged door.

4232 House; c. 1895; Architect/Builder, unknown. Contributing.

This one story, dark red brick, single family house has a flat parapeted roof with three brick chimneys on the west side elevation and one on the east side. The front chimneys have quarter-round brick buttresses set atop the parapets. The façade has a wood cornice with modillion brackets and a decorative wood frieze. There are two bays of single one-over-one wood sash windows with storms, segmental arch brick lintels and stone lug sills. The coursed limestone basement level has two single one-over-one wood sash windows with storms. The entry is on the east side elevation. It is a replacement six panel door with original transom, a segmental arch brick lintel and a replacement wood stoop. To the south of the

SWAN AVE. cont.

door are three bays of single one-over-one sash windows with segmental arch brick lintels. A shed roof addition is at the rear. The window frames have been clad in aluminum panning and it appears from shadows on the brick that there originally was a shed roof over the entry.

4233 House; 1903; Architect/Builder, Geo Vocker. Contributing.

This one story, red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and has a brick chimney towards the rear of

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the west side elevation and two brick chimneys on the east side elevation. The façade has a stepped, white clay tile capped parapet with a white glazed brick diamond detail in the center step and two white glazed brick five-point details in the outer steps above a brick cornice with small brick brackets, a brick frieze and dentils. There are two bays. The east bay is a round arched brick lintel with paired one-over-one sash windows and a continuous stone sill. The west bay is an open wood porch with an asphalt shingle gable roof, a closed gable pediment with wood crown molding and cornice, and a half light wood panel door with transom and storm door. The basement level is brown brick below the continuous stone window sill and has a stone base and paired one-over-one sash windows separated by a pilaster step in the east bay. Although the porch retains its original pediment, the posts and railings are replacements. There is a basement entry under the porch.

4234

House; c. 1910; Architect/Builder, unknown. **Contributing.**

This one and a half story, red brick, single family house has an asphalt shingle intersected gable roof. The upper level of the façade has vinyl siding and the lower half is painted brick. The gable window is a single three-over-one wood sash window with an aluminum awning. A one story gable on the east bay extends off the façade down over a replacement two-light slab door with an aluminum storm door and awning on the left and a one-over-one wood sash window with an aluminum awning and stone lug sill on the right. The west bay has another one-over-one wood sash window with an aluminum awning and stone lug sill. A concrete stoop with decorative metal railings stretches across the whole façade. On the west side there are two gable dormers between the three chimneys. The brick dentils at the top of the brick first story façade hints that the house may have originally been a one story flat roofed house, but the three-over-one window and roof shapes indicate the second story was added early on, probably at the same time the concrete stoop was added, stylistically it appears to be in the 1930's.

SWAN AVE. cont.

4235

House; c. 1890; Architect/Builder, unknown. **Contributing.**

Garage; c. 1920; Architect/Builder, unknown. **Contributing.**

This one story, painted red brick, single family house has a flat parapeted roof with a brick chimney on the east side elevation. The façade has a stepped, white clay tile capped parapet with a corbelled brick cornice, dentils and corbelled brick end piers. There are two bays on the facade. The west bay has a wood sash window with a stone lug sill and a large aluminum awning covering a partially visible round arch brick lintel. The east bay is a replacement square light slab door with a storm door and a non-historic wood ramp over the original stone

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steps. It had an asphalt shingle gable awning with knee braces covering a partially visible segmental arch brick lintel. The basement level is rusticated stone with broad dressed stone continuous lintel course over a boarded up basement window (in the west bay).

The garage has an asphalt shingle end gable roof with its original wood clapboard siding and original, paired, hinged wood doors. The windows on the front and side have been boarded over.

4236

House; c. 1900; Architect/Builder, unknown. **Contributing.**

This one story, red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and a brick chimney towards the rear of the west side elevation. The façade has a stepped, white glazed terra cotta capped parapet and cornice with an ashlar sandstone veneer. There are two bays on the facade. The east bay has a stoop with the same stone veneer, concrete steps, metal railings and a replacement diamond light slab door with wood covering the transom. The west bay is a single one-over-one wood sash window with a stone lug sill, below is a basement level, single light window covered with a metal mesh. The basement level also has the ashlar sandstone veneer. The east side elevation has four bays of single one-over-one wood sash windows with segmental arch brick lintels and stone lug sills, and boarded up basement windows aligned below with segmental arch brick lintels above a stone foundation. The original façade cornice, which wrapped around slightly to the side elevations, is still visible, a white glazed terra cotta cornice with small brick brackets and a brick bull's eye frieze. The stone veneer façade was probably added during the period of significance and continues to maintain the stepped parapet, glazed terra cotta cornice and door and window placement and as such it is still contributing to the historic district.

SWAN AVE. cont.

4237

House; c. 1890; Architect/Builder, unknown. **Contributing.**

This one story, red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and a brick chimney towards the rear on the east side elevation. The façade is painted brick and has a stepped, white glazed terra cotta capped parapet with a centered pediment and corner pier extensions with three white glazed brick details below. There are two bays on the facade. The west bay is a replacement one-over-one vinyl sash window with a fan light transom with the original round arch brick lintel and lug sill. The east bay has a wood two-light panel door with aluminum storm door, concrete steps, metal

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railing and an aluminum awning. The basement level is rusticated stone with a single light window in the west bay. Despite the replacement façade window and the awning and storm door, the house retains most of its distinctive façade elements.

4238

House; c. 1895; Architect/Builder, unknown. **Contributing.**

Garage; c. 1990; Architect/Builder, unknown. **Non-Contributing.**

This two story, dark red brick, single family house has a flat parapeted roof with two short brick chimneys on the east side elevation. The façade has a stepped, white glazed terra cotta capped parapet with a small centered white glazed brick diamond detail and a white glazed terra cotta cornice with corbelled brick brackets. There are two bays of single two-over-two wood sash with aluminum storm windows, segmental arch brick lintels and stone lug sills. The first story east bay is a six panel door with a vertical two light transom and a segmental arch brick lintel. A non-historic concrete block stoop with wood side steps and railings covers the east half of the façade. The basement level is stone with a vertical two light wood window in the west bay.

The garage has an asphalt shingle front end gable roof with vinyl siding and a metal overhead door.

4239-41

Two Family Flat; c. 1882; Architect/Builder, unknown. **Non-Contributing.**

This one story, primarily aluminum sided, duplex has an asphalt shingle end gable roof with two brick straddle ridge chimneys. The façade has four bays with replacement six panel doors in the two outer bays and single three-over-one wood sash windows with storms in the two center bays. An open porch with a gable roof, wood posts and replacement 2x4 railings, concrete porch floor and steps, it stretches across the whole façade. Under the porch roof, the façade has an ashlar

SWAN AVE. cont.

vener. Because the exterior has not only been clad with siding and stone veneer, it is difficult to date the appearance back to its 1882 construction, it appears it was altered in the 1930's as a Craftsman bungalow but it is not possible to clearly identify the historic details or massing and as such it is contributing.

4242

House; c. 1900; Architect/Builder, unknown. **Non-Contributing.**

This one story, red brick, single family house has a flat parapeted roof with two brick chimneys on the west side elevation and one on the east side elevation. The house has been clad in a sandstone veneer and the façade has two bays that drastically altered the original façade (parapet and window) and provides an

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updated distinctive Mid-Century Modern facade. Since this alteration cannot be dated within the period of significance (and likely occurred in the 1950's), the house is non-contributing to the district although it is a unique period piece worthy of preservation. The east bay is a cutaway concrete stoop with metal railings, a non-historic flat metal awning and posts and a nine light panel door. The west bay is a Chicago-type window with one-over-one sashes flanking a single light window, a sandstone flat lintel and a thin stone lug sill above two boarded up basement windows. A matching flat metal awning stretches across the whole front façade. The demolition of the planters box across the façade reveals the original brick façade at the base of the house.

4243 House; 2006; Architect/Builder, unknown. Non-Contributing.

This two story, single family house is primarily vinyl siding and has a gabled roof and a façade with two bays. The projecting east bay has a yellow brick veneer and paired two-over-two vinyl sash windows with a square stone fleur-de-lis detail on either side, a brick slip sill and a segmental arch brick lintel with stone keystone on the second story and a flat brick lintel with stone keystone on the first story. The west bay has a single two-over-two vinyl sash window on the second story and a six panel door on the first story. The open asphalt shingle hipped roof porch has a gable over the entry, round wood columns with brick bases, metal railings and concrete steps. It is L-shaped across façade and cuts into the west bay.

4244 House; c. 1900; Architect/Builder, unknown. Contributing.

Garage; c. 1930; Architect/Builder, unknown. Non-Contributing.

This one story, red brick, single family house has a flat parapeted roof with a chimney towards the rear of the east elevation and two on the west side elevation. The façade has a stepped, white glazed terra cotta capped parapet with a green glazed brick soldier course. There are two bays. The west bay has paired one-over-one sash windows within a segmental arch brick lintel and a stone lug sill,

SWAN AVE. cont.

below are two glass block and concrete in-filled basement windows with segmental arch brick lintels. The recessed east bay has a half light panel door with a cutaway concrete stoop that has a non-historic aluminum awning, decorative metal post and railing. Under the awning is a non-historic sandstone veneer.

The garage has an asphalt shingle front gable roof with vinyl siding, the door and much of the garage are not visible due to a fence, but the eaves have also been covered with new siding so it appears this no longer contributes to the historic character of the district.

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4245 Vacant Lot

4246 **House**; c. 1900; Architect/Builder, unknown. **Contributing.**

This one story, dark red brick, single family house has a flat parapeted roof with three brick chimneys on the east side elevation. The façade has a stepped, white glazed terra cotta capped parapet with two white glazed brick diamond details at each end and a brick cornice with corbelled brick brackets. There are two bays on the facade. The east bay has a boarded up window (the size of a paired window) that has a segmental arch brick lintel over an incised wood lintel and a stone slip sill above two boarded up basement windows. The west bay is a boarded up door and transom with a segmental arch brick lintel and probably the original wood steps. The painted foundation is coursed rusticated stone on the facade.

4247 **House**; 1908; Architect/Builder, L. Pottinger. **Contributing.**

This one story, red brick, single family house has a flat parapeted roof with three brick chimneys on the east side elevation. The foundation is a flat stone or early concrete block. The façade has a flat, metal capped parapet between two tall brick pier extensions at the corners capped with white glazed terra cotta and a simple corbelled brick cornice. There are two bays on the facade. The east bay has paired one-over-one wood sash windows with storm windows, a flat brick lintel and a stone lug sill. The west bay has a recessed entry with a replacement slab door and transom covered by a storm door, but retains the stone steps and asphalt shingle gable wood awning supported by large brackets. The façade has been painted and a metal cap has been to the parapet.

4248 **House**; c. 1900; Architect/Builder, unknown. **Contributing.**

Garage; c. 1950; Architect/Builder, unknown. **Non-Contributing.**

This one story, dark red brick, single family house has a flat parapeted roof with three brick chimneys on the east side elevation. The façade has a stepped, white

SWAN AVE. cont.

glazed terra cotta capped parapet with a white and green glazed brick diamond detail in the center step and a white glazed five brick detail in the two end steps above a simple white glaze brick cornice. There are two bays on the facade. The east bay has a Chicago style window with a modified segmental arch brick lintel and stone lug sill with vertical vinyl panels in-filled. The west bay has a recessed entry with a segmental arch brick lintel, a replacement nine light panel door covered by a storm door. It has replacement, wood steps and railings. The basement level is painted, course rusticated stone with two single one-over-one windows with storms in the east bay.

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The garage has an asphalt shingle end gable roof with vinyl siding and a metal coil door. Since both the siding and door are not historic, the building is not contributing to the historic district.

4250-54 **Six Family Flat**; c. 1891-93; Architect/Builder, unknown. **Contributing.**

This two story, red brick, six family flat has a flat parapeted roof and two brick chimneys on the west side elevation and one on the east side elevation. The façade has a stepped brick parapet, with six recessed rectangular frieze across the top above a corbelled brick cornice. There are six bays on the facade. The second story has six single one-over-one wood sash windows with plain stone lintels and stone lug sills. The first story has three recessed entries with round arch brick lintels each with two, half light doors (with one facing the façade and the other on the west wall of the recess). These entries alternate bays with three round arched, one-over-one wood sash windows with round arch brick lintels and stone lug sills. The first story west bay window has a wood vertical one-over-two light storm window and the other two have half circle transoms in the storm windows. The first story east bay entry has replacement wood steps and railings, the middle entry has a replacement wood stoop with wood railings and steps and the west entry has concrete steps with a metal bar railing. The basement level below the first floor window sill line on the facade is yellow brick and has three single light wood windows with segmental arch brick lintels below each first story window.

4253 **House**; 1926; Architect/Builder, unknown. **Non-Contributing.**

This two story, vinyl sided, single family house has a flat parapeted roof with two brick chimneys with round chimney pots on the west side elevation. The façade has a simple aluminum sided cornice with vinyl siding soffits and two bays. The second story has two single one-over-one vinyl sash windows and the first story

SWAN AVE. cont.

has a Chicago-style vinyl window in the west bay and a fanlight panel door with a aluminum storm door in the east bay. An open porch with an asphalt shingle gable roof, vinyl sided pediment, wood turned posts, decorative metal railing and concrete base and steps stretches across more than half of the east side of the façade. It appears the vinyl siding clads a masonry building and has drastically changed its appearance.

4255-59 **Six Family Flat**; 1904; Architect/Builder, unknown. **Contributing.**

Garage; c. 1920; Architect/Builder, unknown. **Non-Contributing.**

This two story, red brick, six family flat has a flat parapeted roof with three brick

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chimneys on each side elevation and at least one mid-building. The façade has a flat stone capped parapet and six bays. The second story has six, one-over-one wood sash windows with segmental arch brick lintels and brick lug sills. The first story has three single one-over-one wood sash windows with segmental arch brick lintels and brick lug sills that alternate bays with three entry doors that all have had the transoms in-filled with brick leaving the segmental arch brick lintels in place. The east bay entry has a half light panel door with storm door, concrete steps and decorative metal railings, the middle entry has a replacement slab door with storm door, replacement wood stoop with wood railings and a handicap lift, and the west entry has a replacement square light slab door with an aluminum storm door, concrete steps and decorative metal railings. There are three basement windows under each first story window that have segmental arch brick lintels above the stone foundation. Shadows on the brick above the doors seem to indicate they originally had gabled awning roofs. Despite the alterations to the center entry stoop, and the doorways, the building retains enough historic integrity to still be contributing to the district.

The two car garage has a flat roof (parapeted and capped with clay tiles on the east end, not facing the alley) and covered with vertical wood panels. It appears from the parapet that the building may be masonry and the wood panel siding is a modern replacement material laid over the masonry. As such, it is not contributing to the historic district.

4256 House; c. 1900; Architect/Builder, unknown. Non-Contributing.

This one story, red and black brick, single family house has a flat parapeted roof with a short brick chimney towards the rear on the west side elevation. The façade has a stepped, stone capped parapet and two bays. The east bay has a replacement nine-light panel door with a vinyl light storm door, an open wood porch with an asphalt shingle gable roof, concrete steps and base with limestone and a sandstone

SWAN AVE. cont.

vener with a basement level doorway on the east side. The west bay's original window opening (large enough to be a paired window) still has the segmental arch brick lintel but has been in-filled with brick and single one-over-one vinyl sash window with a brick lug sill. The basement level is stone and has a massive paired window opening with vertical bars in the west bay. The porch appears to be a post 1960 alteration since it does not appear on the fire insurance map. Because of the alterations to the window and the porch it is no longer contributing to the historic district.

4258 House; c. 1900; Architect/Builder, unknown. Contributing.

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Garage; c. 1920; Architect/Builder, unknown. **Non-Contributing.**

This one story, red brick, single family house has a flat parapeted roof with two brick chimneys on each side elevation. The façade has a projecting wood cornice with modillions and a decorative wood frieze. There are two bays on the facade. The east bay has a replacement fanlight panel door with a transom, an open wood porch with an asphalt shingle hip roof, wood dentils, spindlework, brackets, and half tuned posts against the facade, but it has replacement square outer posts, steps and open railings. The west bay has paired one-over-one wood sash windows with storms separated by a pilaster strip within a segmental arch brick lintel and lug sill. Below are two replacement glass block basement windows with segmental arch brick lintels above the stone foundation.

The garage is brick with a flat parapeted roof. The front has wood shingle walls around a two car, replacement, metal overhead door and a replacement, six panel man door to its east. The parapet has also been modified and poorly repaired. As such the garage retains little of its original historic character.

4261

House; c. 1890; Architect/Builder, unknown. **Contributing.**

This one story, painted brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and a tall brick chimney with paired round chimney pots on the east side elevation. The façade has two bays and a stepped, white painted clay tile capped parapet and a brick cornice with small terra cotta brackets. The west bay has a replacement six panel door with storm door, an open porch with a gable roof, wood posts, railings, steps and lattice below the porch floor. The east bay has a round headed one-over-one wood sash window with a round arch brick lintel and stone lug sill with storm windows that break the top half into two vertical lights and the bottom half into paired one-over-one sashes. The east bay also has a paired single light basement window with decorative metal bars and a segmental arch brick lintel above the rusticated stone foundation.

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Although the entry porch is a non-historic addition, the house retains its basic composition and detailing, focusing on the diamond pattered brick string course that extends around the top of the distinctive round arched window.

4264

House; 2001; Architect/Builder, unknown. **Non-Contributing.**

This two story, single family house has a gable roof, vinyl siding on the side elevations and a brick veneer on the façade below fish scale vinyl siding in the gable pediment. There are two bays, paired one-over-one vinyl sash windows with surround brick lintels and brick lug sills in the west bay on both the first and second story, and a single one-over-one vinyl sash window with a surround brick

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lintel and brick lug sill in the east bay on the second story and a six panel door with full light storm door on the first story. An open porch stretches across the whole façade with an asphalt shingle hip roof, square posts with brackets, open railings, steps and lattice below the porch floor.

4265 House; 2001; Architect/Builder, unknown. Non-Contributing.

This two story, single family house has a gable roof, vinyl siding on the side elevations and a brick veneer on the façade below fish scale vinyl siding in the gable pediment. There are two bays, paired one-over-one vinyl sash windows with surround brick lintels and brick lug sills in the west bay on both the first and second story, and a single one-over-one vinyl sash window with a surround brick lintel and brick lug sill in the east bay on the second story and a six panel door with sunburst pattern security storm door on the first story. An open porch stretches across the whole façade with an asphalt shingle hip roof, wood square posts with brackets, wood open railings, steps and lattice under the porch floor.

4266 Apartments; 2002; Architect/Builder, unknown. Non-Contributing.

Garage; 2002; Architect/Builder, unknown. Non-Contributing.

This two story corner apartment building has a flat parapeted roof with vinyl siding on the east side elevation. The façade and west side elevation is red brick and has a stepped, metal capped parapet and an asphalt shingle faux hipped roof with knee braces. There are four bays on the façade with the east two bays projecting forward slightly. The center two bays have paired one-over-one vinyl sash windows with flat soldier course brick lintels and stone lug sills on both levels. The east bay has a single one-over-one vinyl sash window with a flat brick lintel and stone lug sill on the second story and a recessed entry on the first story (also open on the east side) that has an asphalt shingle shed roof supported by knee braces with concrete steps and metal railings. The west bay has single one-over-one vinyl sash windows with flat brick lintels and stone lug sills on both

SWAN AVE. cont.

levels. The west side elevation has an entry with an asphalt shingle open gable awning with brackets over a half light panel door, concrete steps and metal railings with a 1200 Tower Grove address. The back has a one story flat roofed section visible on both the east and west sides. The foundation is poured concrete.

The garage has an asphalt shingle front gable roof with vinyl siding and a door that faces the building, not visible from the alley.

4267 Apartments; 2002; Architect/Builder, unknown. Non-Contributing.

This two story corner apartment building has a flat parapeted roof with vinyl

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siding on the east side elevation. The façade and west side elevation is red brick and has a stepped, metal capped parapet and an asphalt shingle faux hipped roof with knee braces. There are four bays on the façade with the east half projecting slightly. The center two bays on both levels are paired one-over-one vinyl sash windows with flat soldier course brick lintels and stone lug sills. The east bay has a single one-over-one vinyl sash window with a flat brick lintel and stone lug sill on the second story and a recessed porch open on the east side that has an asphalt shingle shed roof with knee braces, concrete steps and metal railings on the first story. The west bay has single one-over-one vinyl sash windows with flat brick lintels and stone lug sills on both levels. The west side elevation has an entry with an asphalt shingle open gable awning supported by knee braces with a half light panel door, concrete steps and metal railings with a 1124 Tower Grove address. Across the rear is a flat roofed one story extension visible on both sides. The foundation is poured concrete.

4303 see 1201-07 Tower Grove

4308-10 **Four Family Flat**; 1916; Architect/Builder, F. Darr. **Contributing.**

This two story, dark red brick, four family flat has a flat parapeted roof capped with clay tiles and three brick chimneys on each side elevation. The our bay façade has a stepped, white glazed terra cotta capped parapet, a white glazed terra cotta cornice with brick dentils. The east bay has replacement eight-over-eight vinyl sash windows with a flat soldier course brick lintel and a continuous stone sill on the first story and a stone lug sill on the second story. The west bay has boarded up windows with a flat brick lintel and a continuous stone sill on the first story and a stone lug sill on the second story. In the two center bays, the two original first floor entries have been in-filled with wood bead board and two non-historic half light panel doors (historically would have had four doors). The two second story entry transoms have been in-filled with wood, a non-historic French

SWAN AVE. cont.

door is on the east side and the door is boarded up on the west side. There is an open brick porch with stone steps (with non-historic wood railings on the steps). The flat roof is supported by brick posts with a second story balcony with stone capped brick posts spanned by non-historic open wood railings. A brick rowlock string course runs in place of lintels for the windows and entries on the second story. The basement level is brick with a stone base and replacement glass block windows are in the two outer bays and on each side of the porch. Despite the replacement doors, windows and balcony railing, the building retains enough of its original form, massing and details to be minimally contributing to the historic district.

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4309-11 Vacant Lot

4312-14 Four Family Flat; 1916; Architect/Builder, F. Darr. Contributing.

This two story, dark red brick, four family flat has a flat parapeted roof capped with clay tiles and three brick chimneys on each side elevation. The façade has four bays with a stepped, white glazed terra cotta capped parapet with a center pediment and a white glazed terra cotta cornice with brick dentils. The two outer bays are single one-over-one wood sash with metal storm windows, flat brick lintels and a continuous stone lug sill on the first story and stone lug sills on the second story. The two center bays have an open brick porch with stone steps, brick piers and a second story balcony with stone capped brick posts separated by non-historic open metal railings. The first story original entries are still visible with the outer two doors and transoms covered separately and the two inner doors replaced with slab doors and transoms still intact. The second story entries to the balcony are both boarded up. A brick rowlock string course runs in place of lintels for the windows and entries on the second story. The basement level is brick with a stone base and has a single light wood window with decorative bars in the two outer bays and smaller boarded up windows on each side of the porch.

4313-15 Vacant Lot

4317-21 Six Family Flat; 1909; Architect/Builder, W. A. Sprague. Contributing.

This two story, red brick, six family flat has a flat parapeted roof with two brick chimneys on each side elevation and one mid-building. The façade has a flat, white clay tile capped parapet and a corbelled brick cornice. There are six bays of single one-over-one wood sash with aluminum storm windows, surround brick lintels and stone lug sills. The three windows above the three first story entries are narrower than all the other windows. All three entries have surround brick lintels,

SWAN AVE. cont.

limestone steps, simple metal pipe railings and two recessed, angled half light two panel doors with transoms. The first story bays alternated, starting with the west bay as a window, two entries, a window, entry, and a window in the east bay. The basement level is brick with a stone base and has three paired single light windows with flat rowlock brick lintels in the bays with first story windows.

4323 House; 1905; Architect/Builder, Geo Vocker. Contributing.

Garage; unknown; Architect/Builder, unknown. Non-Contributing.

This two story, red brick, single family house has a flat parapeted roof capped with clay tiles and two brick chimneys on the east side elevation. The façade has a

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simple brick cornice with dentils and a terra cotta rope string course. There are three bays of one-over-one sash windows with incised wood lintels and segmental arch brick lintels. It has stone lug sills on the second story with a continuous stone sill on the first story. The west bay on the first story is a recessed entry with a round arch brick lintel, stone steps and a replacement oval half light panel door. The basement level is brown brick below the first story window sill and there are two windows with segmental arch brick lintels covered with metal mesh in the two east bays.

The garage (or shed) has a flat roof with vinyl siding and a six panel sliding man door. One side has plywood. In its current condition, it is difficult to determine its age or original features and as such it is identified as noncontributing to the historic character of the neighborhood.

4325 House; pre 1909; Architect/Builder, unknown. Contributing.

This one story, asbestos sided, single family house has an asphalt shingle end gable roof with an east side slope brick chimney. The façade has two bays with a rectangular attic vent on the gable end and replacement Chicago-style window in the west bay and a slab door with a full light storm door in the east bay. An open porch stretches across the façade with an asphalt shingle hip roof, thin wood posts, replacement wood railings, east side wood steps with vinyl siding under the porch floor. Although the asbestos siding and Chicago-style window were added late, those alterations likely occurred during the period of significance and only minimal changes have occurred since then.

4327 House; pre 1909; Architect/Builder, unknown. Contributing.

This one story, vinyl sided, single family house has an asphalt shingle end gable roof that extends as the roof to an open full width porch on the façade. There is a diamond light window in the gable pediment, a single one-over-one sash window

SWAN AVE. cont.

in the west bay and a nine light door with a half light storm door in the east bay on the facade. The shed roofed porch has simple, square wood posts and replacement lattice railing on a concrete base. Although the house has newer siding covering the door and window trim, as well as a replacement railing, it still retains its basic form and as such is contributing to the historic district.

4329 House; pre 1909; Architect/Builder, unknown. Contributing.

This one story, vinyl sided, single family house has an asphalt shingle end gable roof with a west side slope brick chimney towards the rear. The façade has a single one-over-one sash window with air conditioning unit in the gable pediment,

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a wide two light window with non-historic shutters in the west bay, a six panel door with a storm door in the east bay and an open porch that stretches across the whole façade with an asphalt shingle shed roof, square wood posts, open wood railing, concrete east side steps and concrete block base. Although the façade window and siding are more recent replacements, the house retains its original porch details and basic form.

4331-33 **Vacant Lot**

4335 **House; c. 1884; Architect/Builder, unknown. Contributing.**

This one story, red brick, half flounder, single family house has a chimney covered with concrete stucco on the west side and an asphalt shingle roof with the flat parapet half hipped roof and wall along the west side. The façade has a simple brick dentil cornice and two bays. The west bay is a six panel door with a covered transom and storm door, the east bay is a window. An open porch stretches across the whole façade and has an asphalt shingle shed roof with replacement decorative metal posts. Because this house is deeply set in the lot behind a privacy fence, it is difficult to see details but it is an early and rare property type in St. Louis.

4337-39 **Four Family Flat; 1909; Architect/Builder, F. E. A. Darr. Contributing.**

This two story, red brick, four family flat has a flat parapeted roof capped with clay tiles on the side elevations and has three short brick chimneys on each side elevation. The façade has a stepped, metal capped parapet with a centered pediment and a metal cornice with small brick brackets. The façade has four bays of single one-over-one sash windows with plain stone lintels and stone lug sills on the second story and a continuous stone sill on the first story. The first story center bays has an open porch with an asphalt shingle hip roof, wood entablature with modillion brackets against the façade, but the original corner columns have

SWAN AVE. cont.

been replaced with decorative metal posts and open metal railings. The concrete steps are replacements but the concrete base is original. It has two entry openings with four replacement, six panel doors with original transoms. The basement level is brown brick below the first story window sill with a stone base and single light wood windows with plain stone lintels in the two outer bays.

4341-43 **Four Family Flat; 1909; Architect/Builder, E. A. Darr. Contributing.**

This two story, red brick, four family flat has a flat parapeted roof capped with clay tiles on the side elevations and has three short brick chimneys on each side elevation. The façade has a stepped, metal capped parapet with a centered pediment and a metal cornice with small brick brackets. The façade has four bays

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of single one-over-one sash windows with plain stone lintels and stone lug sills on the second story and a continuous stone sill on the first story. The first story center bays has an open porch with an asphalt shingle hip roof, wood entablature with modillion brackets against the façade, but the original corner columns have been replaced with decorative metal posts and open metal railings. It retains the original concrete steps and base with two entry openings with four replacement six panel doors with the original transoms. The basement level is brown brick below the first story window sill, a stone base and single light wood windows with plain stone lintels in the two outer bays.

4347

House; 1909; Architect/Builder, unknown. **Contributing.**

Garage; 1909; Architect/Builder, unknown. **Contributing.**

This one and a half story, raked red brick, single family house has an asphalt shingle side gable roof that extends over a full width open brick porch with wide eaves and a front slope east side brick chimney. On the façade is a large vinyl sided gable dormer with wide eaves and a wood bargeboard with extended rafter tails. It has paired one-over-one wood sash windows with storms and a non-historic awning. There are three bays with a wood multi-light door and aluminum storm door in between two, vertical four-over-one wood sash windows with aluminum storm windows. The porch steps are stone patched with concrete. Brown brick forms the rail cap and base of the porch walls and the façade windows have white glazed brick sills.

The three car garage is brick with a flat parapeted roof. The center door is a steel coil and the two outer ones are missing. The two light, wood window on the east elevation has a segmental arch brick lintel and a brick lug sill.

SWAN AVE. cont.

4349-51

Two Family Flat; 1926; Architect/Builder, unknown. **Contributing.**

This two story, raked red brick, two family flat has a flat parapeted roof capped with clay tiles on the side elevations and a brick chimney towards the rear on the west side elevation and a brick chimney towards the front on the east side elevation. The façade has a stepped, white glazed terra cotta capped parapet with a center step capped with white clay tiles and has a white glaze brick diamond detail below. There are two wood brackets with evidence that it held up a faux gable roof that has been removed. There are three bays on the facade. The second story has single one-over-one vinyl sash windows with white glaze brick slip sills and a continuous black brick soldier lintel. The first story has a paired vertical three-over-one wood sashes with storm windows and a white glaze brick slip sill in

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between two half-light wood doors with decorative grill, full light storm doors. An open brick porch stretches across the whole facade and has an asphalt shingle gable roof, battered brick piers, vinyl sided pediment, stone steps and a simple metal pipe railing. Bands of black brick for the rail cap, pier caps and base on the porch walls. Despite the missing faux roof and some replacement windows, it retains many distinctive Craftsman elements in the brick details, porch and first floor windows and doors.

4353 House; 1912; Architect/Builder, Hackman and Company. Contributing.

This one story, single family house has a flat parapeted roof with a brick chimney towards the rear on the west side elevation and one towards the front on the east side elevation. The side elevations are painted brick and capped with clay tiles. The façade is yellow brick and has a stepped, metal crown molding capped parapet with a metal crown molding cornice. There are two bays with a single one-over-one wood sash metal aluminum storm window, a plain stone lintel and stone lug sill in the east bay. In the west bay is a replacement diamond light slab door with original transom and raised left side light, covered by an open wood porch with an asphalt shingle shed roof. The basement level is dark yellow brick below the window sill with a stone base and has a two-light wood window with a plain stone lintel. Framing the parapet lintel and doorway appear to be red stained. The porch retains its original entablature and gutters but the corner columns, railings, porch and floor steps have been replaced.

4355 House; 1912; Architect/Builder, unknown. Contributing.

This one story, single family house has a flat parapeted roof with a brick chimney towards the rear on the west side elevation and one towards the front on the east side elevation. The side elevations are red brick and capped with clay tiles. The façade is yellow brick and has a flat, metal capped parapet and an asphalt shingle

SWAN AVE. cont.

faux mansard roof with a metal cornice between brick parapet extensions on each side. There are two bays with a single one-over-one vinyl sash window with a plain stone lintel and a stone lug sill in the east bay and a replacement slab door with original transom and raised left side light covered by an open wood porch with an asphalt shingle shed roof in the west bay. The porch retains original entablature and gutter as molding, but the columns, railings, porch floor and steps have been replaced. There is a projecting brick string course continuous with the window sill. The basement level is brown brick below the window sill with a stone base and has a replacement glass block window with a plain stone lintel.

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TALMAGE AVE.

916-18 **Four Family Flat; 1906; Architect/Builder, A. B. Finch. Contributing.**

This two story, brown brick, four family flat has a flat parapeted roof with three short brick chimneys on each side elevation. The castellated façade has three bays, a stone capped parapet and a corbelled brick cornice. The two outer bays are boarded up canted bay windows with segmental arch brick lintels and stone lug sills. The center bay on the second story has two narrow boarded up windows with segmental arch brick lintels that share a stone lug sill above an open wood porch with an asphalt shingle shed roof. Much of the porch structure has been rebuilt but the roof structure and proportions are original. There are four boarded up entry doors on the first story (two into the sides of the flanking canted bays). Stucco covers the basement level and the area between the first story and second story windows but it appears the upper band covers brick.

920-22 **Four Family Flat; 1906; Architect/Builder, A. B. Finch. Contributing.**

This two story, brown brick, four family flat has a flat parapeted roof with three short brick chimneys on each side elevation. The castellated façade has three bays, a stone capped parapet and a corbelled brick cornice. The two outer bays are boarded up canted bay windows with segmental arch brick lintels and stone lug sills. The center bay on the second story has two narrow boarded up windows with segmental arch brick lintels that share a stone lug sill. The central open wood porch has an asphalt shingle shed roof and four boarded up entry doors on the first story. While the porch railing and corner posts have been replaced the roof structure and steps appear to be older. Stucco covers the basement level stone on the facade and the area between the first story and second story windows but the upper band appears to be a recent repair after the brick wall.

TALMAGE AVE. cont.

924-26 **Four Family Flat; 1906; Architect/Builder, A. B. Finch. Contributing.**

This two story, brown brick, four family flat has a flat parapeted roof with three short brick chimneys on each side elevation. The castellated façade has three bays, a stone capped parapet and a corbelled brick cornice. The two outer bays are boarded up canted bay windows with segmental arch brick lintels and stone lug sills. The center bay on the second story has two narrow boarded up windows with segmental arch brick lintels that share a stone lug sill above an open wood porch with an asphalt shingle shed roof and four boarded up entry doors. Stucco covers the basement level stone on the façade as well as an area between the first story and second story windows that seems to cover brick.

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1117-19 **Two Family Flat**; c. 1891; Architect/Builder, unknown. **Contributing.**
This one story, painted red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and a centered brick chimney on each side elevation. The façade has four bays, a stepped, white glazed terra cotta capped parapet and a simple brick cornice. The two outer bays are single six-over-six vinyl sash smaller replacement windows (in-filled above) with segmental arch brick lintels and stone lug sills. The two center bays are two, replacement fanlight panel doors with storm doors and covered transoms with segmental arch brick lintels and a painted concrete block stoop with wrought iron and wood lattice railings. The basement level on the façade has windows in the two outer bays with segmental arch brick lintels above the painted rusticated stone foundation. The stoop is old, although the railings are newer and originally the entries probably had separate stone steps. Although the façade windows are replaced, side windows are still the originals.

1121-23 **Two Family Flat**; c. 1891; Architect/Builder, unknown. **Contributing.**
This one story, painted red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and a centered brick chimney on each side elevation. The four bay façade has a stepped, white glazed terra cotta capped parapet and a simple brick cornice. The two outer bays are single six-over-six vinyl sash smaller replacement windows (in-filled above) with segmental arch brick lintels and stone lug sills. The two center bays are two, replacement fanlight panel doors and covered transoms with segmental arch brick lintels and a concrete block stoop with wood lattice railings. The basement level has windows in the two outer bays with segmental arch brick lintels above the painted rusticated stone foundation. Although the front windows and doors have been replaced,

TALMAGE AVE. cont.

diminishing the historic integrity because they do not match the originals, the side elevation still retains the original windows. The porch stoop is old, but it probably is a replacement of simple paired entry steps, and the lattice railing is not historically appropriate.

1125-27 **Two Family Flat**; c. 1891; Architect/Builder, unknown. **Contributing.**
This one story, painted red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and a centered brick chimney on each side elevation. The four bay façade has a stepped, white glazed terra cotta capped parapet and a simple brick cornice with white terra cotta corners. The two outer

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bays are single six-over-six vinyl sash smaller replacement windows (in-filled above) with segmental arch brick lintels and stone lug sills. The two center bays are two, replacement fanlight panel doors and covered transoms with segmental arch brick lintels and a concrete stoop with wood lattice railings. The basement level has windows in the two outer bays with segmental arch brick lintels above the painted rusticated stone foundation. Although the front windows and doors have been replaced, diminishing the historic integrity because they do not match the originals, the side elevation still retains the original windows. The porch stoop is old, but it probably is a replacement of simple paired entry steps, and the lattice railing is not historically appropriate.

**1129-31 Two Family Flat; c. 1891; Architect/Builder, unknown. Contributing.
Garage; c. 1920; Architect/Builder, unknown. Contributing.**

This one story, red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations, two brick chimneys on south side elevation and one centered on the north side elevation. The four bay façade has a stepped, white glazed terra cotta capped parapet, three white glazed brick diamond details, a simple brick cornice. The two outer bays are single two-over-two wood sash windows still visible under non-historic aluminum awnings with segmental arch brick lintels and stone lug sills. The two center bays are two doors with half light storm doors and an older concrete stoop with wrought iron railings and an aluminum awning with wrought iron posts. The basement level has two-light awning windows in the two outer bays with segmental arch brick lintels above the painted rusticated stone foundation. Originally, there were probably simple stone steps to each door but the stoop is old although the wrought iron railings and aluminum awnings were added recently.

TALMAGE AVE. cont.

The three car garage is covered with smooth stucco and has a flat parapeted roof capped with clay tiles. The doors appear to be the older wood panel overhead doors and there is a two-light window on the north end of the alley wall that is painted over with a sill also covered with stucco.

**1133-35 Four Family Flat; c. 1891; Architect/Builder, unknown. Contributing.
Garage; c. 1920; Architect/Builder, unknown. Contributing.**

This two story, red brick, four family flat has a flat parapeted roof with three brick chimneys on each side elevation. The façade has metal cornice with small brick brackets and a terra cotta bull's eye frieze. There are six bays of single one-over-one wood sash windows with incised wood headers, segmental arch brick lintels

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and stone lug sills. The first story is two center bays are recessed entries with segmental arch brick lintels, stone steps, replacement open metal railings and two, half light wood panel doors with transoms in each entry. The basement level is rusticated limestone on the facade capped by a plain stone continuous lintel with single light wood windows in the two outer bays on each side.

The three or four bay garage is brick with a flat parapeted roof capped with clay tiles. The two centered doors have been covered with corrugated metal, but may be intact given where the nails are positioned in the metal. There alley elevation has been altered with painted concrete blocks on both the north and south ends facing the alley, each with a single glass block window. Despite the alterations, the basic form of the parapeted brick garage is still intact.

TOWER GROVE AVE.

1115-17 Four Family Flat; c. 1894-95; Architect/Builder, unknown. Contributing.

This two story, red brick, four family flat has a flat parapeted roof capped with clay tiles and two brick chimneys towards the front on each side elevation. The three bay façade has an asphalt shingle faux hip roof supported by wood modillion brackets. The two outer bays have paired one-over-one wood sash windows with flat rowlock brick lintels and brick slip sills on the second story and single one-over-one wood sash windows with flat soldier brick lintels and stone continuous sills on the first story. The center bay has two narrow single one-over-one wood sash windows with flat rowlock brick lintels that shares a stone lug sill on the second story and an open porch with an asphalt shingle hip roof, brick corner posts, concrete steps, mew open metal railings and two recessed

TOWER GROVE AVE. cont.

entries with two, angled half light panel doors with transoms in each on the first story. The basement level has a single light wood window with a flat rowlock brick lintel in the two outer bays. The north side elevation has three bays of single one-over-one wood sash windows with segmental arch brick lintels and stone lug sills with single light wood windows with segmental arch brick lintels above the stone foundation. Although the windows and doors are recent replacements they were installed as part of a tax credit application and are in keeping with the historic features of the building.

1119-21 Four Family Flat; c. 1894-95; Architect/Builder, unknown. Contributing.

This two story, brick, four family flat has a flat parapeted roof capped with clay

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tiles and a brick chimney towards the front on both side elevations. The three bay façade has a thin stucco veneer and a wood cornice with modillions. The two outer bays have paired one-over-one sash windows with brick slip sills on the second story and round headed, one-over-one sash windows with round arch brick lintels with keystones and corbelled lug sills on the first story. The center bay has two narrow, round headed, single one-over-one wood sash windows on the second story with round arch brick lintels with keystones that share a corbelled lug sill and an open porch on the first story with an asphalt shingle hip roof, stucco covered brick corner posts, concrete steps, a non-historic metal railing and two recessed entries with a six panel door and a full light door angled in each. The basement level on the facade has replacement glass block windows in the two outer bays. The south side elevation has four bays of windows with segmental arch brick lintels and stone lug sills with only three on the second story. The foundation is limestone. Although the stucco on the façade is not historic and some façade windows are replacements, the fenestration pattern, cornice and porch are original features and as such the building is still contributing to the district.

1123 Vacant Lot

1125 Vacant Lot

1201-07 Commercial Building; 1909; Architect/Builder, unknown. Contributing.

This two story, red brick corner commercial building has a flat parapeted roof with three brick chimneys on the south elevation and two near the north end. The north and east street elevations have stepped, white glazed terra cotta capped parapets with partially intact semicircular pediments on the south end and in the center of the east elevation, as well as the intact one on the northeast canted

TOWER GROVE AVE. cont.

corner, all with a circular brick frieze and corbelled brick sides, breaking the line of a white terra cotta cornice that extends across both facades with intermittent corbels. The second story of the east elevation has ten, one-over-one wood sash windows (some with storm windows) with six surround brick lintels, sharing them in pairs, and a single one-over-one wood sash window that has its own surround brick lintel at the north end. The canted corner also has a one-over-one wood sash window with its own surround brick lintel and there are four more just like it on the north elevation (some boarded up). A continuous stone sill course with corbelled brick below wraps around both the north and east elevations for the second story windows. The first story of the east elevation and a small portion of the north elevation has several varied storefront entries covered and/or in-filled

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with non-historic materials, door and windows between the original historic decorative columns, but the two south storefronts and the corner entry retain their transoms and entry framing. The two entries to the second floor on the east elevation are recessed doorways with decorative metal fretwork flush with the façade. The canted corner entry has a half-light door with transom and sidelights below the main transom. The north elevation has four bays of elevated (boarded up) windows with stone lug sills and a half-light door (with the address of 4303 Swan Ave.) with a covered transom under the last window to the west which has stone quoins on either side and the stone lintel sill from the window directly above. There is a distinctive inverted bay on the seemed floor south elevation.

1211

House; c. 1881; Architect/Builder, unknown. **Contributing.**

This two story, red brick, single family house is deeply recessed in the lot. It has a flat parapeted roof with a brick chimney toward the front of the south side elevation. The façade has a wood projecting cornice supported by paired bracketed with modillions and decorative wood friezes between the brackets. There are three bays of single one-over-one sash windows on the facade with segmental arch brick lintels and painted stone lug sills with brackets. The north bay entry has a compound arch with a segmental arch brick lintel and it appears to have been a recessed entry now enclosed by a door and in-fill with siding below a transom, but it retains the original stone steps although they now have simple non-historic wood railings. The basement level is stone with single light wood windows in the two south bays. The south elevation along the alley has two bays of one-over-one sash windows (one boarded up) on both levels with segmental arch brick lintels and stone lug sills.

TOWER GROVE AVE. cont.

1308-10

Commercial Building; 1927; Architect/Builder, unknown. **Contributing.**

This two story, red brick, commercial building has a flat parapeted roof with a brick wall chimney on each side elevation towards the rear. The façade has a stepped, white terra cotta glazed parapet with three, white glazed brick details below. The second story has paired three-over-one wood sash windows in the two outer bays and single three-over-one wood sash window in the two center bays, all having surround black brick lintels, white glazed brick lug sills and storm windows. The first story has a centered, shallow elliptical arch wood awning over two replacement slab door entries to the second floor that share a flat soldier brick lintel. There are identical original wood frame storefronts on either side with central recessed doors and transoms above covered display windows. The display

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windows and doorway are elevated on a concrete base extending between brick piers. Iron bar security gates have been added over each door. Both side elevations have a few second floor segmental arched window openings and large ghost signs.

1314 Commercial Building; c. 1948; Architect/Builder, unknown. **Contributing.**
This one story, painted cement block, commercial building has an asphalt shingle hip roof with a flat parapeted roof at the rear addition (which was added after 1961 based upon the fire insurance maps). The façade has a replacement six panel door with a covered transom in the central recessed entry and ashlar corner piers on either side of the covered display windows. Although the storefront windows have been covered they retain the original metal storefront framing and ashlar stone bulkheads.

1316 Parking Lot

1318 Parking Lot

1324 Salvation Army's Tower Grove Citadel; c.1936; Architect/Builder, unknown. **Contributing.**
This one and a half story, red brick, church building has a barrel vault roof with a false front parapeted roof. The three bay façade and first side bays have a stepped, stone capped parapet with a continuous round arch crenellated brick frieze, with the two outer (corner) bays projecting slightly and wrapping slightly to the side elevations to form square tower-like features with narrow twelve light wood windows with stone slip sills and a rectangle brick frieze below on each elevation. The center bay has paired slab doors with side lights, stone above covered by a non-historic sign, and a band of ten-light wood framed art glass windows with a

TOWER GROVE AVE. cont.

stone slip sill all sharing a surround brick lintel with a stone corbelled keystone and corbelled top corners. Beyond the front bay on both side elevations there are seven bays of boarded up windows with brick slip sills and glass block basement windows with boarded up Tudor arched transoms and brick lintels between stone capped brick buttresses. There is a simple entry toward the rear of the south side elevation. The foundation is dressed limestone and creates a higher water table on the north side and facade.

1400-02 Commercial Building; 1931; Architect/Builder, unknown. **Contributing.**
This red brick commercial building is three stories in the front half of the building but only two stories at the rear. There are two brick chimneys on the south side elevation in the three story section and one on the north side elevation in the two story section. This building has a flat parapeted roof capped with clay tiles on the

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side elevations and an asphalt shingle mansard roof capped with a metal cornice and two boarded up shallow hipped dormers on either side of the central, slightly taller mansard. This central mansard bay projects slightly and has a small half-circle eye brow dormers. Below the mansard roof is a metal cornice (gutter) with a continuous brick corbel and terra cotta decorative frieze. The second story facade has (partially boarded up) triple, windows within round arch brick lintels and stone lug sills in the two outer bays and single transomed windows with round arch brick lintels and brick lug sills in the two center bays. The first story has two boarded up entry doors to the second floor that share a round arch brick lintel and identical cast iron storefronts on either side with centered recessed doors, decorative cast iron columns, simple metal cornices and boarded up display windows and transoms. The south side elevation has five bays of wood sash windows (some boarded up) with segmental arch brick lintels and brick lug sills on the second story, only two on the third story, and none on the first story. The building makes an L-shape, therefore the north side elevation is longer and has seven bays of wood sash windows (some boarded up) with segmental arch brick lintels and brick lug sills, only two on the third story, and five on the first story with an entry door with transom and segmental arch brick lintel towards the rear.

1408-10 Four Family Flat; c. 1897; Architect/Builder, unknown. Contributing.

This two story, T-shape, four family flat is red brick with a tan brick façade and has a flat parapeted roof with three brick chimneys with circular chimney pots on each side elevation. The façade has a stepped, clay tile capped parapet, a stone cornice with modillion brackets, a brick frieze above another smaller stone cornice with dentils with two friezes of glazed terra cotta bull's eye brick friezes in the slightly projecting center bays. There are four bays of replacement sash

TOWER GROVE AVE. cont.

windows that were possibly round headed originally. The second story has paired windows in the two outer bays and single windows in the two center bays, each having round arch brick lintels with outer glazed terra cotta dentils and two glazed terra cotta crown molded end caps with dentils to give appearance of pilaster capitals flanking the windows, and stone lugs sills overlaying a stone string course creating the illusion of a continuous sill. The first story also has paired windows in the outer bays with the same lintels and a stone continuous sill that is broken by a double round arched opening with the same lintels and paired brick columns with foliated capitals and four recessed, six panel doors. The side elevations both have two west bays of replacement sash windows (some boarded up) with segmental arch brick lintels and stone lug sills, then a bay of first and second story entries in-filled with sash windows and another bay of boarded up windows with segmental arch brick lintels and stone lug sills. The two T-shape elevations that

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face the street both have boarded up first and second story entry doors. All basement level windows are boarded up. There are two in each outer bay on the façade and three in the bays of windows on the side elevations with segmental arch brick lintels above a stone foundation.

S. VANDEVENTER AVE.

1433-41 **Commercial Building;** 1904-05; Architect/Builder, unknown. **Contributing.**
This two story, yellow brick commercial building has a flat parapeted roof capped with clay tiles on the side elevations. The façade has a flat, stone capped parapet with a continuous corbelled brick cornice and brick dentil frieze. There are fifteen bays of single three-over-one wood sash windows with flat soldier brick lintels and stone lugs sills on the second story. The first story has five identical storefronts that consist of a half-light wood panel door to the west of a display window with wood panels below and all spanned by a transom covered by a non-historic canvas awning, then five, second story entries to the east of each storefront that is a half-light wood panel door with transom.

1443 **Commercial Building;** 1904-05; Architect/Builder, unknown. **Contributing.**
This one story, red brick, commercial building has a flat parapeted roof capped with clay tiles. The façade has a continuous corbelled brick cornice with an intermittent corbelled brick frieze and a single storefront with a central, half-light wood panel door and a display window on either side with wood panels below and transoms above in between two decorative cast iron pilasters. This building is also 1350 S. Boyle.

S. VANDEVENTER AVE. cont.

1447-49 **Commercial Building;** c. 1894; Architect/Builder, unknown. **Contributing.**
This two story, red brick, commercial building has a flat parapeted roof capped with stone and three brick chimneys on both the east and west elevations. A simple brick cornice with a flat brick and decorative terra cotta frieze wraps around both the south and west elevations. The southwest corner façade is rounded with three, single one-over-one sash windows on the second story, that have stone lug sills with painted rusticated red sandstone between them creating the illusion of a shared sill, a shared flat, painted rusticated red sandstone lintel, then a single light transom window above each sash window that share a flat, painted rusticated red sandstone lintel. The first story of the southwest corner is an ashlar limestone infilling the original corner storefront with metal spanning above what was originally a recessed entry enclosed by a wood, full light door with sidelights and transoms. There is a single light window with thin stone lug sills in

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the ashlar stone wall on either side. The south elevation has various single and paired sash windows with plain, painted terra cotta lintels and stone lug sills above the rusticated coursed limestone walls. The center bay of the south elevation projects slightly and its second story has three narrow, one-over-one sash windows, each with flat brick lintels that share a thin brick surround lintel and rusticated sandstone lug sills (painted white). Below that is a rectangle terra cotta frieze above an east side entry door with a replacement glass block transom, a raised west side window boarded with an air conditioning unit, and a narrow, replacement glass block window in between, all sharing a plain, painted rusticated red sandstone lintel. The west elevation has five bays of windows with segmental arch brick lintels and lug sills on the second story and shorter raised windows with segmental arch brick lintels and lug sills in-filled with glass block on the first story. The foundation is a rusticated stone more exposed on the south elevation. Although the corner storefront has been altered and it appears the parapet is missing its original decorative detailing, it retains its unusual rounded corner, fenestration pattern red sandstone and limestone detailing.

VISTA AVE.

4210 House; c. 1888-90; Architect/Builder, unknown. Contributing.

This one story, dark red brick, single family house has a flat parapeted roof capped with clay tiles on the side elevations and has two brick chimneys on the west side elevation. The two bay façade has a wood bracket projecting cornice that wraps to each side with upper sections now covered with metal. The west bay has a single one-over-one wood sash window with storm window and a stone lug

VISTA AVE. cont.

sill with a single light wood basement window below. The east bay has a half-light wood panel door with storm door and an open porch with a low hip roof and concrete steps. The foundation is a rusticated stone. It appears that the porch is the second generation porch but it is old with a concrete base, although the decorative metal posts and railings were added more recently. It is also likely that the shorter wood windows were part of the renovations when the porch was added.

4211 House; 1962; Architect/Builder, unknown. Non-Contributing.

This one story, multi color brick, single family house has an asphalt shingle hip roof with a west side slope chimney and an asymmetrical façade with three bays. The west bay is a single two-over-two aluminum sash window (and storm window) with a thin stone lug sill, the east bay is paired, one-over-one aluminum sash windows with a thin stone lug sill, and the center bay is an entry door with an

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stone veneer on either side of it and a concrete stoop, with decorative metal railings and a canvas awning.

4212 Vacant Lot

4214 House; c. 1888-90; Architect/Builder, unknown. **Contributing.**
This one story, painted brick, single family house has a flat parapeted roof with two chimneys on the west side elevation. The two bay façade has a painted rusticated stone parapet with painted ashlar stone corner piers and painted ashlar stone under the porch. The open wood porch stretches across the whole façade with an asphalt shingle hip roof and large square corner posts with non-historic lattice on the sides and vinyl siding below. The west bay is a smaller replacement, one-over-one sash window with vinyl siding above it and a stone lug sill. The east bay is a fanlight panel door with a storm door. The ashlar stone veneer and the front door probably date to the late 1940's when these renovation materials were common in the neighborhood, but the porch railing is a recent replacement.

4215 House; 1962; Architect/Builder, unknown. **Non-Contributing.**
This one story, multi color brick, single family house has an asphalt shingle hip roof with a west side slope chimney and an asymmetrical façade with three bays. The west bay is a single one-over-one vinyl sash window with a thin stone lug sill, the east bay is paired, one-over-one vinyl sash windows with a thin stone lug sill, and the center bay is an entry door with an stone veneer on either side of it and a concrete stoop with decorative metal railings.

VISTA AVE. cont.

4216 House; c. 1888-90; Architect/Builder, unknown. **Contributing.**
This one story, red brick, single family house has a flat parapeted roof with a brick chimney towards the rear on the west side elevation and one towards the front on the east side elevation. The façade is painted and has an open brick porch that stretches across the whole façade with an asphalt shingle shallow hip roof with wide eaves, pierced brick railings, stone steps and rusticated stone foundation. There are two bays on the facade. The east bay is a single, two-over-two wood sash window with a painted stone lug sill and the west bay is a wood panel door with a storm door. The porch seems to be a later addition, probably added in the 1920's given the Craftsman details.

4218 House; c. 1888-90; Architect/Builder, unknown. **Contributing.**
This one story, painted red brick, single family house has a flat parapeted roof

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with a brick chimney on each side elevation. The façade is painted and has a wood cornice with two small brackets and a simple wood frieze. There are two bays with a single one-over-one replacement vinyl sash window with a segmental arch brick lintel and a stone lug sill in the east bay and a replacement door with an infilled transom and segmental arch brick lintel in the west bay. A non-historic wood stoop stretches across the whole façade.

4219

Two Family Flat; c. 1896; Architect/Builder, unknown. **Contributing.**

This two story, red brick, two family flat has a flat parapeted roof with a brick chimney towards the rear on the west side elevation and two on the east side. The façade has a stepped, white terra cotta capped parapet and a white terra cotta cornice with dentils. There are two bays on the facade. The east bay has paired one-over-one wood sash windows with storm windows, incised headers, segmental arch brick lintels and stone lug sills on both the first and second story. The west bay has a single, one-over-one wood sash window with storm window, a segmental arch brick lintel and stone lug sill on the second story. On the first story it had two, replacement six panel doors with transoms that are separated by a pilaster and share an incised header, a segmental arch brick lintel, and concrete steps with a non-historic decorative metal railing. The basement level is a rusticated limestone with two, replacement glass block windows in the east bay on the façade.

4220

House; c. 1888-90; Architect/Builder, unknown. **Contributing.**

This one story, painted brick, single family house has a flat parapeted roof with a brick chimney on the east side elevation. The façade has a wood cornice with brackets and a diamond pattern frieze. There are two bays on the facade. The east

VISTA AVE. cont.

bay has a single, one-over-one vinyl sash window with a segmental arch brick lintel and a lug sill. The west bay has a replacement fanlight panel door with the original two-light transom still visible, a segmental arch brick lintel and a non-historic wood stoop with open railings. The basement level east bay has a replacement window with a segmental arch brick lintel above a rusticated stone foundation. Although the porch, door and windows are replacements, and pieces of the cornice seem to be later repairs, the house retains its basic form as a brick shotgun house.

4221-23

Four Family Flat; 1914; Architect/Builder, W. M. Drozda. **Contributing.**

This two story, red brick, four family flat has a flat parapeted roof with three brick chimneys on each side elevation. The façade has a white glazed terra cotta capped parapet with a center pediment and a terra cotta diamond frieze below, and four

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short, brick pier extensions capped with white glazed terra cotta and corbelled brick bottoms. There are four bays of single one-over-one sash windows with surround brick lintels and stone lug sills. The first story is two center bays are recessed entries with round arch brick lintels, stone steps with non-historic metal railings and two, angled replacement six panel doors with transoms in each. The basement level on the façade has a stone base with paired single light windows in the two outer bays. Both the first and second floor brick lintels are outlines by a diamond pattern terra cotta string course.

4222 House; c. 1888-90; Architect/Builder, unknown. Contributing.

This one story, red brick, single family house has a flat parapeted roof with a brick chimney towards the front on the east side elevation. The façade is painted and has a wood cornice with brackets and a decorative wood frieze. There are two bays on the facade. The east bay is a single two-over-two wood sash window with a segmental arch brick lintel and a stone lug sill. The west bay has a replacement six panel door with a covered transom and storm door, an open porch with an asphalt shingle shed roof, square wood posts, open wood railings and concrete steps. A boarded up basement window in the east bay has a segmental arch brick lintel above a rusticated stone foundation. The porch foundation is concrete, indicating it is a second generation porch, but it is old and retains the original wood posts and railings, although a metal rail has been added to the steps.

4224 House; c. 1888-90; Architect/Builder, unknown. Non-Contributing.

This one story, painted brick, single family house has a flat parapeted roof with a chimney towards the rear on the east side elevation. The façade has a partial sandstone veneer (probably added after World War II) and its cornice covered

VISTA AVE. cont.

with aluminum siding. There are two bays on the facade. The east bay is a single one-over-one vinyl sash window with a segmental arch brick lintel and a lug sill. The west bay has a replacement side door with a transom and storm door, a concrete stoop with open metal railings and a non-historic aluminum awning. The foundation is rusticated stone with a covered basement window in the east bay on the façade. Because of the extent of the façade alterations, especially the stone veneer and aluminum siding over the cornice, this house has lost its historic integrity and is not contributing to the district. If the veneer is successfully removed (it is partially removed now) and the cornice uncovered, this might be contributing.

4225 Vacant Lot

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4226

House; c. 1888-90; Architect/Builder, unknown. **Contributing.**

This one story, red brick, single family house has a flat parapeted roof with two brick chimneys on the east side elevation and one towards the rear on the west side. The façade is painted and has an open brick porch with an asphalt shingle shed roof and a concrete block base that stretches across the whole façade. The concrete steps to the east were added later and the original opening in the brick railing infilled with block. There are two bays with a single one-over-one sash window with a stone lug sill in the east bay and a replacement six panel door with transom in the west bay. The west side elevation has no windows or doors and the foundation is stone. A vinyl sided porch addition is at the rear. The parapet above the front porch is covered with tar paper, seeming to indicate it was changed when the porch was added years ago.

4227

House; c. 1892-96; Architect/Builder, unknown. **Contributing.**

This two story, red brick, single family house has a flat parapeted roof with three brick chimneys on the east side elevation. Like the one at the front of the west elevation, the front one on the east side had a quarter-round brick buttress. The façade has a projecting metal cornice that had been altered with an aluminum paneled frieze. There are two bays on the facade. The east bay has replacement, paired one-over-one windows with plain stone lintels and stone lug sills with three corbelled brick brackets on both the first and second story. The west bay has a replacement, one-over-one window with a plain stone lintel and a stone lug sill with two corbelled brick brackets on the second story. The meeting rail on all of these windows is lower than originally. The west bay first story entry has been infilled with a six panel door with a storm door below the original plain stone lintel and has concrete steps. The basement level is rusticated stone with replacement

VISTA AVE. cont.

glass block windows in the east bay on the façade. The east side elevation has four bays of replacement, single one-over-one sash windows with segmental arch brick lintels and stone lug sills. The west side elevation has no windows or doors. Despite the alterations, the house retains the distinctive wide cornice, madding and openings, as well as the decorative diamond pattern string courses around the stone lintels.

4231-33

Four Family Flat; 1907; Architect/Builder, A. Beck. **Contributing.**

This two story, red brick, four family flat has a flat parapeted roof capped with clay tiles and a brick chimney on both side elevations. The façade has a stepped parapet and a yellow brick cornice with intermittent corbelled red brick below. There are four bays of (single) boarded up windows with segmental arch brick lintels and stone lug sills (one of the incised headers is visible). The first story two

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center bays has an open brick porch with an asphalt shingle hip roof, paneled concrete base, concrete steps and boarded up entries. There are boarded up windows with segmental arch brick lintels above the rusticated stone foundation in the two outer bays on the façade. Both side elevations have four bays of (single) boarded up windows with segmental arch brick lintels and stone lug sills.

4237 Vacant Lot

**4241 House; c. 1890; Architect/Builder, unknown. Contributing.
Garage; c. 1930; Architect/Builder, unknown. Non-Contributing.**

This one story, vinyl sided, single family house has an asphalt shingle end gable roof with an east side slope chimney towards the rear. The façade has two bays with the historic one-over-one wood sash window with storm window in the west bay and the historic nine light panel door (with storm door) in the east bay. An open wood porch with an asphalt shingle shed roof stretches across the whole façade. It retains its original scalloped board frieze, shallow concrete base and clustered square posts, although the wrought iron railings are not historic (probably did not have railings originally).

The end gable, one car garage has an asphalt shingle roof, vinyl siding and a newer metal door. Since both the siding and the door have been changed, it no longer reflects much of its historic character and is not contributing to the district.

4243 House; c. 1890; Architect/Builder, unknown. Contributing.

This one story, asbestos sided, single family house has a flat parapeted roof. The façade retains its historic wood bracket cornice with a simple wood panel frieze.

VISTA AVE. cont.

There are two bays with paired one-over-one wood sash windows in the west bay and a replacement slab door with a covered transom and storm door in the east bay. An open porch with an aluminum shed roof, decorative metal posts and open railings with a concrete base and steps stretches across the whole façade. The asbestos siding is a replacement material likely added during the period of significance but the porch is a later addition, but is made of minimal materials and the distinctive cornice remains with the original façade window.

**4245 House; c. 1890; Architect/Builder, unknown. Contributing.
Garage; c. 1930; Architect/Builder, unknown. Non-Contributing.**

This one story, asbestos sided, single family house has a flat parapeted roof. The façade has a wood cornice with brackets and a decorative wood panel frieze. There are two bays on the facade. The west bay is paired, two-over-one wood sash

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windows with storm windows and an aluminum awning. The east bay has a replacement six panel door with a storm door and an open wood porch with an asphalt shingle shed roof, open metal railings, east side steps and lattice below. The house retains its original porch (roof, gable ends, posts, porch floor) as well as the distinctive cornice, even though siding was added (probably a change that occurred during the period of significance) as was the aluminum awning and wrought iron rails (it probably had no rail originally).

The garage has an asphalt shingle front gable roof with vertical wood panel replacement cladding and a replacement steel coil garage door. Since no historic details remain, it is non-contributing to the district

4247

House; c. 1890; Architect/Builder, unknown. **Non-Contributing.**

This one story, single family house has an asphalt shingle gable roof. The façade has aluminum siding that wraps slightly to the side elevations then there is asphalt siding with an ashlar stone pattern and a projected section on the east side elevation with asbestos siding. There are two bays. The west bay has paired, one-over-one wood sash windows with storm windows and non-historic shutters and aluminum awning. The east bay has a replacement door with storm door, an open porch with an asphalt shingle shed roof, decorative metal posts and open railings, concrete block base and wood east side steps.

4251

House; c. 1890; Architect/Builder, unknown. **Non-Contributing.**

This two story, single family house has an asphalt shingle hip roof that extends out in the front as the roof to a two story, open wood porch with open metal railings. The top half of this building has asbestos siding and the bottom half has

VISTA AVE. cont.

asphalt siding with an ashlar stone pattern. The façade has three bays. The second story has a vertical, four panel door with storm door in the east bay, a single two-over-two wood sash window with an air conditioning unit in the center bay and nothing in the west bay. The first story has a wood, four light door with storm door in the west bay, a single two-over-two wood window with storm window in the center bay and nothing in the east bay. Historically this was a one story building.

4253

House; c. 1890; Architect/Builder, unknown. **Contributing.**

This one story, vinyl sided, single family house has an asphalt shingle hip roof that extends out in the front as the roof to an open wood porch with open metal railings and a straddle ridge chimney towards the front. The façade has two bays with a single one-over-one wood sash window with storm window and non-

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historic fake shutters in the west bay and a nine light half panel, non-historic door with storm door in the east bay. Despite the replacement siding, the house retains its original distinctive roof structure and wood windows. The metal railings are non-historic but transparent and the house probably did not have railings originally.

4255 **Vacant Lot**

4257 **Vacant Lot**

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STATEMENT OF SIGNIFICANCE

Summary

The Forest Park Southeast Historic District Boundary Increase IV is an extension of the original historic district that was listed originally on 12/20/01 and amended in 2005, 2007, and 2009 (Boundary Increases I, II, and III respectively). The original district focused primarily on residential resources to the north of the historic commercial strip along Manchester Avenue, while the three subsequent boundary increases focused on that commercial area. Like the District, Boundary Increase IV (the Boundary Increase) is comprised primarily of residential buildings adjacent to Manchester Avenue with resources in two distinct areas both north and south of the commercial corridor. Like the original District, the Boundary Increase consists of a representative cross-section of primarily working-class housing types once common in St. Louis in the late nineteenth and early twentieth centuries. While the original District nomination had a period of significance of 1890-1935, and subsequent Boundary Increases expanded that range to 1886-1946, the Boundary Increase contains resources that reflect the historic development of the neighborhood within a slightly broader timeframe with contributing buildings constructed between 1879 and 1948 (the period of significance). Because it is an extension of the original District containing a remarkably similar and intact distribution of building types previously recognized as architecturally significant, the neighborhood is locally significant under National Register Criterion C in the area of Architecture. The Boundary Increase is composed of representative property types identified in the original District nomination, many of which were constructed and designed by the same people. While the original District nomination dismissed these areas broadly based upon integrity concerns, subsequent analysis has determined that adequate density and integrity of streetscapes exists in selective areas to warrant a boundary increase. Not only does the Boundary Increase take in buildings and streetscapes typical of the original District, it also extends both the northern and southern borders of the District to more logical endpoints closer to the major arterial (historical) streetcar lines along both Chouteau and Vandeventer Avenues. These transit corridors traditionally separated the residential and commercial areas of the neighborhood from surrounding industrial uses. The new proposed boundaries are superior to the current District limits, which on the north, currently run down the middle of Chouteau Avenue (divorcing the northern half of the historic streetscape from the southern half), and on the south run down an alley to the south of the Manchester commercial district (divorcing the commercial buildings from the residential area that supported them). The architecture of both the original District and the Boundary Increase was constructed contemporaneously by many of the same people in portions of the same historic subdivisions employing the same forms, materials, and stylistic idioms for residents of identical socio-economic status and ethnic derivation.

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Background

The early land history of the Boundary Increase mirrors that of the rest of the Forest Park Southeast District. The land that is today the Boundary Increase was once a portion of the French Colonial common field known as the *Prairie des Noyers* that was laid out for the citizens of St. Louis in 1769, as well as the *Cul de Sac* common field and the St. Louis Commons. Following the American assumption of power in the Louisiana Territory in 1804, these common fields and the privately held grants in the area began to be subdivided and sold. According to the original District nomination, Colonel Samuel McRee assembled a 1,000 acre tract in the area between 1825 and 1832. The land was a speculative investment that, at the time, was beyond the limits of the City proper. McCree's holdings included a large parcel of land between present day Grand and Kingshighway Boulevards, including both the original District and the Boundary Increases. Largely unimproved and presumably uninhabited, McCree's holdings were traversed by just two roads—present day Manchester and Vandeventer Avenues, the latter being the southern boundary of a portion of the Boundary Increase.¹

Elaboration

Like the original Forest Park Southeast Historic District, the Boundary Increase contains an intact showcase of working class housing types typical of St. Louis in the late nineteenth and early twentieth centuries. As St. Louis grew rapidly in this timeframe, settlement expanded to the west, north and south of the crowded central business district and the aging tenement districts surrounding Downtown. While wealthier residents usually drove this expansion in their constant efforts to locate residential enclaves away from the scourges of industrial pollution and crowded conditions, the situation of railroads and streetcar lines and their attendant commercial and industrial developments frequently drove the expansion of working-class neighborhoods. Forest Park Southeast is an example of the latter development pattern. Historically, it was situated immediately north of the main railroad industrial corridor of St. Louis and immediately east of the clay-mining districts that supported the massive St. Louis brick and terra cotta industries. Additionally, it was bounded on the north and south by busy streetcar lines, and bisected by one as well.

The 1875 Pictorial St. Louis map shows the area of the District and the Boundary Increase to be very sparsely populated with a few homes interspersed with agricultural land. The southern section of the Boundary Increase was characterized by widely separated homes arranged in a haphazard fashion. While the east-west street grid of today including Swan, Norfolk, and Vista Avenues is in place, today's north-south streets do not yet exist and winding paths traverse the

¹ Sally F. Schwenk, Kerry Davis, Anne Schwenk. National Register of Historic Places Nomination Form: "*Forest Park Southeast Historic District*." (Washington, D.C.: US Department of the Interior/National Park Service, 2001). p 181

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area. The northern section of the Boundary Increase along Chouteau was not developed at all and appears to have been an orchard.²

On the same historic map, the McCree City Subdivision (platted by McCree in 1869 and promptly annexed by St. Louis) is visible to the south of the Boundary Increase, as are the tracks of the Missouri Pacific Railroad. Named for Mary McCree, the widow of early landowner and former Surveyor General for the Missouri and Illinois District Colonel Samuel McRee, this early subdivision encompassed just a portion of the McCree holdings which originally appear to have formed much, if not all of the original District and Boundary Increase. Mary McCree also sold off 80 acres of land in the area in the late 1860s to a syndicate known as the Laclede Association to be developed as a race track.³ This plan fell through and the land was subdivided in 1869 as the residential Laclede Race Course Addition.⁴ This subdivision encompasses the bulk of the southern portion of the Boundary Increase and a large portion of original District along the south side of Manchester from Boyle to a point west of Newstead Avenue. From a development-history perspective, the southern portion of the Boundary Increase reconnects the bulk of the original Laclede Race Course subdivision to its northern boundary along Manchester, which is part of the original District.

The annexation of the McRee City Subdivision by St. Louis in 1869 almost certainly stimulated much of the modest development seen in the area in the 1875 Compton & Dry map.⁵ It wasn't until a year after the map was published that the official City limits of St. Louis expanded to their present position nearly three miles to the west of the Boundary Increase at Skinker Boulevard. It was this annexation that brought the current Forest Park Southeast District in addition to the Boundary Increase into the City proper. In addition, it brought the newly dedicated Forest Park (the namesake of the district's neighborhood) into the City.⁶ Located to the northwest of the District across a railroad industrial corridor, Forest Park with its salubrious natural environment stimulated the development of the very wealthy Central West End neighborhoods in its immediate vicinity. To the southeast of the park, on the other side of the tracks, the railroads, streetcars, and manufacturing jobs of the industrial corridor stimulated the development of the Forest Park Southeast District.

The expansion of the City limits in 1876 facilitated westward migration of both residential districts and to a lesser extent industrial development. In 1882 horse-drawn streetcar lines extended to the area traveling along Chouteau Avenue toward the Boundary Increase and by 1885, the eastern border of Forest Park had been connected to a transit line to the north of the

² Camille N. Dry and Richard J. Compton, Atlas of the City of St. Louis, Missouri. (St. Louis: Western Engraving Company, 1875), 188-189.

³ Schwenk, 2001, p. 182

⁴ Wm. H. Cozens, "Subdivision of the Laclede Race Course at McRee City," Wm. H. Cozens surveyor St. Louis 1869. St. Louis City Plat Book C. Pg 28.

⁵ Schwenk, 2001, p.181

⁶ James Neal Primm, Lion of the Valley: St. Louis, Missouri 1764-1980, (St. Louis: Missouri Historical Society Press, 1998), 306.

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Boundary Increase along Lindell Boulevard. Development interest in the City's new lands was very high and with the large-scale consolidation and electrification of the streetcar system in the 1890s, settlement in the areas became a much more viable proposition.

The Hammond's Streetcar Map of St. Louis published in 1903 shows electric streetcar lines running in both portions of the Boundary Increase along Chouteau and Vandeventer Avenues respectively.⁷ Indeed these lines formed logical northern and southern boundaries of a wedge-shaped neighborhood that was bisected by the Manchester Avenue commercial corridor and its additional street car line. Industrial development occurred quickly to the south and east of the District and the Boundary Increase due to the presence of the several major freight and passenger rail lines including the Missouri Pacific and the St. Louis and San Francisco. To the north of Chouteau and the northern portion of the Boundary Increase, the pattern repeated due to the presence of the Wabash Railroad. To the west of the District and the Boundary Increase was a clay-mining and clay-product-manufacturing district that allowed St. Louis to honestly claim itself as the largest producer of bricks in the world by 1890.⁸ The wedge-shaped area containing the entire original Forest Park Southeast Historic District and the Boundary Increase was a working-class residential neighborhood literally bounded by streetcar lines and industrial development. The Boundary Increase expands the original District within, and to points closer to, the historic borders of this settlement pattern.

The southern portion of the Boundary Increase takes in blocks with integrity between the location of the former Vandeventer streetcar line and the central Manchester line. Likewise, the northern portion of the Boundary Increase takes in the remaining streetscapes with integrity that face the former route of the Chouteau line. To the north and south of these areas, the land use quickly becomes industrial.

Like the original District, census records and city directories indicate a strong presence of German and Irish ethnic groups within the Boundary Increase though by the early twentieth century, most residents had been born in the United States.⁹ The southern portion of the Boundary Increase shows a stronger presence of people of Irish descent, presumably due to the presence of St. Cronan Catholic Church, which was erected at the corner of Swan and South Boyle in 1879 (the earliest extant building in the Boundary Increase).

Like the original District, residents of the Boundary Increase were almost exclusively working class. A majority of its buildings were also constructed at a time when residential areas were beginning to be separated from industrial and, to an extent, commercial uses. As such, it has a limited mix of property types which lend it a distinct appearance that sets it apart from more heterogeneous, older neighborhoods of St. Louis. Property types are nearly all residential, with

⁷ C.S. Hammond Co., *Hammond's 8 x 11 Map of St. Louis*. (New York: C.S. Hammond & Co., 1903).

⁸ Pam Ambrose, ed., *Introduction, Brick by Brick, building St. Louis and the Nation*. (St. Louis: Samuel Cupples House at St. Louis University, 2004). p.143.

⁹ Gould's St. Louis Directories, 1890-1950

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only a few scattered institutions (two churches, a church school, the Salvation Army, and the Rock Spring Sangerbund) scattered amongst residential blocks. Like the District, buildings with a commercial component in the Boundary Increase are relegated to the arterial street car routes such as Vandeventer Avenue, or on Tower Grove along the short section that served as a pedestrian corridor between streetcar lines. Commercial development in this corner of the Boundary Increase was also spurred by the presence of additional pedestrians traveling back and forth from the neighborhood to the Tower Grove railway station located immediately across Vandeventer from the southern edge of the Boundary Increase. Like those in the original District, the 14 commercial buildings in the Boundary Increase are two- or two-and-one half stories tall with storefronts on the first floor and living quarters above. Examples have a variety of late 19th and early twentieth century revival and or Craftsman influences and range from the simple shaped parapet building at 1308-10 Tower Grove to the larger and more ornate corner building at 1201-07 Tower Grove (photos 1-2). Examples of similar revival style and Craftsman-influenced commercial/residential buildings in the original District can be found at 4350 and 4398 Chouteau.¹⁰

The Boundary Increase is composed of the same variety of modest residential building types and styles that were collectively found to be architecturally significant in the original District. The Forest Park Southeast neighborhood represents a showcase of working class architecture typical of St. Louis in the late nineteenth and early twentieth century. Considering the negative impact that mid- and late twentieth century industrial development/redevelopment schemes had on many similar working-class districts adjacent to existing industrial areas in St. Louis, the survival of this intact collection of buildings is important to the overarching catalog of historic property types in the city. Many of the same small-scale, speculative developers constructed buildings in both the original District and the boundary increase including the Darr brothers, August Beck, Gerhard Becker, Louis Horman, and Michael Laherty.

Each property type present in the Boundary Increase has an analog in the original District; however distribution of property types does vary between the two areas. While two-family homes are the most common property type in the original District, single-family homes are more common in the Boundary Increase (114). Interestingly, there does not seem to be significant variation in occupations or socio-economic status between residents of single-family homes and those living in multi-family units. Regardless of the type of housing occupied, residents are overwhelmingly employed in manufacturing, the transportation sectors, trades, and labor. Indeed, single family homes are comparable in size to units that are components of multi-family buildings and were frequently rented rather than owner-occupied. While twenty-first century sensibilities may have a tendency to equate occupants of individual, free-standing homes with a higher socioeconomic class than those renting quarters in multi-family buildings, this association does not stand up to historical scrutiny in the Forest Park Southeast context. Indeed, considering that the cost of construction for a single family home was substantially less than that of a multi-

¹⁰ *The original nomination mistakenly identifies 4398 Chouteau as 4308 Chouteau.

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family building, the abundance of the single-family property type in the Boundary Increase appears to actually reinforce the fact that the neighborhood was constructed and occupied largely by people with very modest financial resources.

A typical mix of residents in the neighborhood can be found occupying the three modest, one-story brick homes at 1304-1310 South Boyle. These homes exemplify the turn-of-the-century brick shotgun type found throughout the original District. The 1920 census recorded William and Mary Clendenning renting 1304, while Thomas and Emma Knight, and William and Mary Wunderlich owned the others. Clendenning was a meat-packer, Knight- a twister at a nearby tobacco factory, and Wunderlich worked as a stitcher in a pants factory.

The one-story vernacular brick shotgun house with either a wooden cornice, or brick shaped parapet is present on virtually every street in the Boundary Increase. Many one-family brick shotgun homes were quite plain such as that at 4254 Norfolk (photo 3). In other examples, such as 4248 Norfolk and 1125 Kentucky, the quality of the masonry and the use of corbelling and ornamental pressed brick is in many cases comparable to that found on the homes of the very wealthy (photos 4-5). This is a pattern that is noticed throughout the historic neighborhoods of St. Louis and is directly related to the fact that the unparalleled size of the brick industry in the city and the abundance of skilled masons depressed the cost of elaborate brickwork to the point where it was frequently employed in the most modest of homes. Excellent comparable examples of the brick shotgun properties that are found throughout the Boundary Increase can be found in the original District at 4425-29 Arco.¹¹

Much less common in the Boundary Increase, as well as the original District are single-family vernacular frame shotgun homes. While these homes can be found in working-class neighborhoods throughout the city, the fact that brick was very cheap and readily available historically in St. Louis makes them somewhat of a rarity. A good example of this very modest property type can be found in the Boundary Increase in a little cluster at 4325-29 Swan Avenue (photo 6).

Another example of vernacular architecture in the Boundary Increase is the home at 4220 Swan. Constructed c. 1925, this building invokes the neo-Tudor cottage with its steeply pitched cross-gabled roof, though its style of ornament is very unusual. While the neo-Tudor style was very popular in St. Louis in the late 1920s and 1930s, the fact that the building is ornamented with a vernacular facing of split field stone (or "Giraffe Stone") common to areas of the Ozark Plateau to the southwest of St. Louis, makes the home truly unique (photo 7).

The homes at 4205 and 4219 Norfolk are other examples of working-class, single-family homes that are present if not common in the original District and the Boundary Increase (photos 8-9). One would think these modest two-story town homes would represent a somewhat higher level

¹¹ Schwenk , 2001, p.5

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of affluence than their smaller neighbors, but in fact it appears that the socioeconomic status of their owners was in keeping with the rest of the neighborhood. For example, in 1920, 4205 Norfolk was occupied by the family of Thomas and Anna Wilson. The Wilsons were elderly and supported by their grown son who worked as a laborer in a furniture factory.

Multi-family property types are also abundant in the Boundary Increase with two-family flats being the most common form (36). Density was a primary concern for speculative developers who wanted to realize maximum returns from their investments. Realizing that the combination of working-class residents and excellent access to transit lines would result in a market for rental units, many buildings were designed to accommodate more than one family. Limitations were placed on the forms that multi-unit buildings could take however due to the fact that St. Louis limited residential buildings to a maximum of two stories (and an attic) during the period when nearly all the buildings in the Boundary Increase were constructed.

Two-family flats in the Boundary Increase take the common forms that dominate the original District. All are brick homes with flat roofs and two doors accessing separate interior spaces on the first and second floor respectively. With rare exceptions, two-family flats are two-stories tall with either a pair of doors on one side of the façade, or a door on opposite sides of the façade. These working class homes were frequently occupied by both the owner's family and a group of renters, though many were originally built as speculative investments by professional developers.

Typical of the paired-side-entry variety are the two buildings at 4207 and 4211 Norfolk (photos 10-11). Constructed sometime prior to 1891, the family of Anthony (an electrician) and Adelaide Pelchman rented a portion of 4207 Norfolk from Anna Hogan, who lived in the rest of the building with her grown children. In all, eleven people lived in the home. A similar situation existed next door at 4211 Norfolk. Constructed in 1905, Barber Jesse Richardson and his wife Lula rented most of their home to a dressmaker, a meat packer, and three unrelated laborers (in addition to assorted children). These latter two-family flats are typical of the flats in the original District in form and stylistic detail. Indeed they are so common that they are virtually mirrored by the homes at 4449-51 Oakland in the District.

Constructed throughout the late nineteenth and early twentieth century, the forms of two-family flats constructed in the District and the Boundary Increase remain essentially constant while stylistic repertoire evolves with contemporary tastes. An early example (c. 1885) of a two-family flat property type with Italianate detailing can be found at 1317 Boyle, while a later example with a more eclectic ornamental vocabulary is present in the 1894-95 building at 4227 Norfolk (photos 12-13).

The Boundary Increase does have a vernacular variant on the two-family flat that is not present in the Boundary Increase and is not particularly common in the city at large. The four, two-family units at 1117-31 Talmage are a vernacular form that is essentially a pair of one-story brick

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shotgun or shaped parapet homes separated by a firewall (photo 14). The four buildings on Talmage contain a total of eight units, each with their own door on opposite ends of the façade. Dating to 1891, all were constructed by A. Von der Heide as rental properties. They were still rental properties in 1920 when they were occupied by the likes of Jacob Holden, who worked in the clay mines to the west of the neighborhood across Kingshighway, and Joseph Stahl, who worked in a nearby tobacco factory.¹²

Like the original District, the Boundary Increase also contains a wealth of four-family flats (28). These property types were primarily constructed in the twentieth century, and usually reflect various revival movements or Craftsman stylistic influences. Floor plans, fenestration, and the situation of entryways conform to configurations present in the original District. Four-family flats are always two-stories tall and are defined by stylistic influences and placement of entryways. The most common forms include a central single entry leading to an interior stair and separate entrances to each of the units. Alternatively, the buildings will have a set of four individual doors centered on the façade, or pairs of two doors on either side of the façade. Ornament can be highly ornate such as the row of three, four-family flats at 916-926 Talmage with their exceptional brickwork and projecting bays, or plain such as the Craftsman styled unit at 4257 Norfolk (photos 15-16). Frequently, multi-family flats were built in groups by speculative developers and contractors such as the two stately buildings at 4337-09 Swan. These flats were built by Fred and Frank Darr in 1909 and are typical of the brothers' work in the area. Aside from constructing at least eight other buildings in the Boundary Increase, they constructed 20 buildings in the original District including a large collection of four-family flats in the 4400 blocks of Gibson and Oakland Avenues.

Another grouping of very similar four-family flats present in the Boundary Increase can be found at 4203-15 Swan (Photo 17, 4211 Swan). These four Craftsman-influenced buildings were constructed as speculative investments by the Ada Building and Investment Company in 1922.

Less common are six-family flats (5) and there is 1 eight-family flat, though the presence of these large buildings contributes greatly to the dense character of the neighborhood and the continuity of the street wall wherever they are found. Like their four-family counterparts in the original District and the Boundary Increase, six family flats date to the 1890s through the early twentieth century and display a variety of revival-style and Craftsman influences. While these buildings are all essentially arranged in the same manner internally with individual units situated on either the first or second floor (not both), their fenestration, level of ornamentation, and placement of entries can vary widely. Examples of this property type include the three individual six-family flats at 4250-54 Swan (c.1891), 4317-21 Swan (1909) and 4247-51 Norfolk (1916) (photos 18-20). Each of these buildings has entries placed in different locations, though all living units are confined to a single floor. While the two older buildings on Swan display revival style influences primarily through features like corbelled brickwork or Roman arches, the more recent of the three

¹² U.S. Census 1920

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on Norfolk departs from this modest ornament to a more fanciful Craftsman composition featuring a projecting pedimented cornice with prominent brackets, glazed brick lozenges and half timbering. This building was constructed by architect and builder Frank Arnold, who had a hand in 39 buildings in the Original District. Arnold had an eye for ornament and confined most of his efforts to multi-family housing including an ornate Gothic Revival 6-family flat at 1069-63 Tower Grove in the original District.

Institutions in the Boundary Increase include two churches, the Salvation Army's Tower Grove Citadel, and the Rock Spring Sangerbund. Like the churches and social/fraternal groups present in the original District, these institutions represent the historic distribution of social, benevolent, and faith-based organizations throughout the otherwise residential Boundary Increase.

The oldest institution, and also the oldest extant building in the Boundary Increase is St. Cronan's Catholic Church at 4200 Swan. Constructed in 1879, and enlarged and re-dedicated in 1893, the church served primarily a working-class Irish congregation (photo 21). The church, its rectory (constructed 1909 next door at 1203 S. Boyle) and school (constructed 1913 directly across the street at 1204-08 South Boyle) mesh seamlessly with the neighborhood. All buildings are constructed of red brick and their scale is such that they complement rather than dominate the surrounding homes. In continuous operation for 133 years, St. Cronan's parish retains its original site and occupies its original buildings.

The same is true for the Lighthouse Memorial Mission at 4269 Norfolk (photo 22). Constructed in 1914 from plans by Architect Charles Thurston, this two-story, red brick church blends well with its neighbors in scale, materials, and modest Craftsman influences. Like its Catholic neighbor St. Cronan's, this church has been continuously occupied by its founding Methodist congregation since its construction.

The Salvation Army's Tower Grove Citadel at 1324 Tower Grove Avenue was constructed c. 1936 to serve the needs of neighborhood inhabitants during the Great Depression (photo 23). The two-story building matches the surrounding architecture of the neighborhood in scale, ornament and material type. Modest yet stately, the Tower Grove Citadel (today known as the Lamb's Bride Church) employs the dominant red-brick and limestone palate of the surrounding streetscape and its shaped parapet and corbelled brick cornice reference surrounding residential architecture. Strategically situated in this working-class neighborhood, its presence indicates the need for charitable services among residents during the Depression when the types of manufacturing and other industries that supported surrounding households declined severely.

The Rock Spring Sangerbund at 4225 Chouteau was constructed in 1912. Sangerbunds were German singing societies popular with St. Louisans of German descent in the late nineteenth and early twentieth centuries. Interestingly, the sangerbund building was constructed only one block away from the Rock Spring Turnverein, a German gymnastic society whose building survives in

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the original District at 4244 Chouteau. Constructed just four years apart, these two buildings speak to the strong German presence in both the Boundary Increase and original District and represent a very rare pair of surviving German cultural-institutional buildings in the city (photo 24).

There are 42 vacant lots located within the Boundary Increase, but 5 of which are now parking lots. All vacant lots post-date the period of significance and indeed post-date 1964 when the Sanborn Fire Insurance Company recorded intact buildings at every location.¹³ St. Louis saw a massive out-migration of residents in the second half of the twentieth century with population falling from a high of 856,796 in 1950 to 319,294 in 2010. Considering that drastic reduction in the population, it is remarkable that there are not more vacant lots in the Boundary Increase and every other neighborhood for that matter. All vacant lots are the result of fire, neglect, or deliberate demolition for surface parking (as is the case with 1200 South Boyle and 4255-57 South Boyle which now serve as parking for St. Cronan and Lamb's Bride [the former Salvation Army building] churches respectively). The same pattern is present in the original District where disinvestment and abandonment of individual buildings in the late twentieth century resulted in occasional vacant lots and decaying shells in the early 21st. Fortunately in both areas, empty lots merely punctuate otherwise intact streetscapes rather than dominate the appearance of the neighborhood. In many cases vacant lots have been acquired by the occupants of adjacent properties and are maintained as side yards. Reinvestment in the neighborhood has been strong for at least the last ten years or so and many vacant lots are now being filled in with new housing. Indeed blocks that are adjacent to the boundary increase on the south were deliberately excluded from the historic district because of the presence of substantial amounts of infill housing.

While not common, infill housing is present within the Boundary Increase and consists of buildings that range in date of construction from 1954 through 2011. None are considered contributing. Infill housing falls into two distinct building episodes with small single- and multi-family homes with poured concrete foundations and brick veneer walls dating to between 1954 and 1967, and several other single-family and multi-family units dating to between 1998 and 2008. While clearly later infill, these buildings share a modest scale with their historic counterparts and most mimic the setback of their older neighbors. Most homes from the earlier infill period are similar to historic brick shotgun homes in their scale and form (though none have a flat roof), but make no stylistic references to historic resources; an example can be found at 1122 Kentucky (photo 25). Buildings dating to the latter infill period make an attempt to reference historic counterparts in scale, form, setback, and with details like brick veneers and dentil cornices on their primary facades. Modern siding on all secondary elevations and exposed concrete foundations belie these effects. An example can be found at 4230 Norfolk (photo 26).

The Forest Park Southeast Boundary Increase IV is composed of resources that share common forms, styles, temporal association and development history with the original Forest Park

¹³ Sanborn Map Company, Insurance Map of St. Louis. (New York: Sanborn Map Co., 1964), v.5.

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Southeast Historic District. Examined individually, many of these buildings are unremarkable; as a group, they represent a continuation of the significant working-class architectural catalogue that comprises the original District. The continuous streetscapes of single-family brick shotgun/shaped parapet houses, town houses, and two-, four-, and six-family flats punctuated with churches and cultural institutions heedlessly cross the border between District and Boundary Increase and clearly speak as a coherent neighborhood. Fairly uniform lot sizes and setbacks lend a consistency throughout, as does the use of Late Victorian, Late Nineteenth and Early Twentieth Century Revival, and Late Nineteenth and Early Twentieth Century American Movement stylistic idioms. While most expressions of these styles are simple, they do indicate that even in working-class neighborhoods like Forest Park Southeast, local builders and property owners sought to keep current with national architectural trends. Much wealthier residential enclaves nearby that were constructed contemporaneously with the Boundary Increase and original District exhibit an identical range of styles though in substantially grander and in many cases spectacular applications. While homes are modest, exceptional brick masonry abounds and conveys a sense of pride in the material one might expect in a neighborhood where many residents worked in the industry.

Aside from reasons of architectural continuity, the Boundary Increase forms a logical extension of the original District for reasons of developmental history. The vast majority of properties within the Boundary Increase are situated within portions of historical subdivisions that are already included within the District. In addition, the Boundary Increase extends the borders of the District into closer proximity with the historical transit lines along Chouteau and Vandeventer Avenues. Critically important to neighborhood's development and to the lives of its residents, the streetcar lines that traversed the Boundary Increase and District spawned commercial enterprise, connected residents to work and recreation, and acted as a de-facto dividing-line that separated the residential portion of the neighborhood from the railroad-related industrial zones to the north and south. Finally, as illustrated by the Rock Spring Turnverein and the Rock Spring Sangerbund buildings (respectively located within the District, and within the Boundary Increase at either end of the same block of Chouteau), the Boundary Increase takes in historically-related portions of the neighborhood that had been arbitrarily separated by the original District boundaries.

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(Boundary Increase IV)
St. Louis (Independent City),

MO

10. Geographical Data

UTM References

- A. 15/739016/4279290
- B. 15/739326/4279218
- C. 15/739370/4279132
- D. 15/738995/4279230
- E. 15/738589/4278854
- F. 15/739405/4279022
- G. 15/739102/4278670
- H. 15/738866/4278613

Verbal Boundary Description

The boundaries of the district follow property lines as outlined on the accompanying historic district map for Forest Park Southeast Historic District (Boundary Increase IV).

Boundary Justification

The boundaries of this district were selected to incorporate all of the remaining areas within the Forest Park Southeast neighborhood (which extends between Chouteau (both sides) to Vandeventer from Kingshighway east to where Chouteau and Vandeventer intersect) that retained their historic integrity and had not yet been listed in the Forest Park Southeast Historic District. This selection was done by first completing a photographic survey and dating through city permit files of all buildings within the neighborhood that were outside of the original district and the three boundary increase nominations. Then these findings were meticulously reviewed by Karen Bode Baxter, Ruth Keenoy and Tiffany Patterson, National Register Coordinator, Missouri State Historic Preservation Office to eliminate the areas around the periphery of the district where there had been: (1) too many alterations to the buildings (resulting in loss of historic integrity), (2) too many vacant lots due to demolitions of deteriorated buildings and (3) too much new infill construction. Then, the remaining area was assessed to determine that it retained most of the buildings with enough historic integrity that had been built during the period of significance for the existing historic district and that this area did not have much infill construction or too many vacant lots.

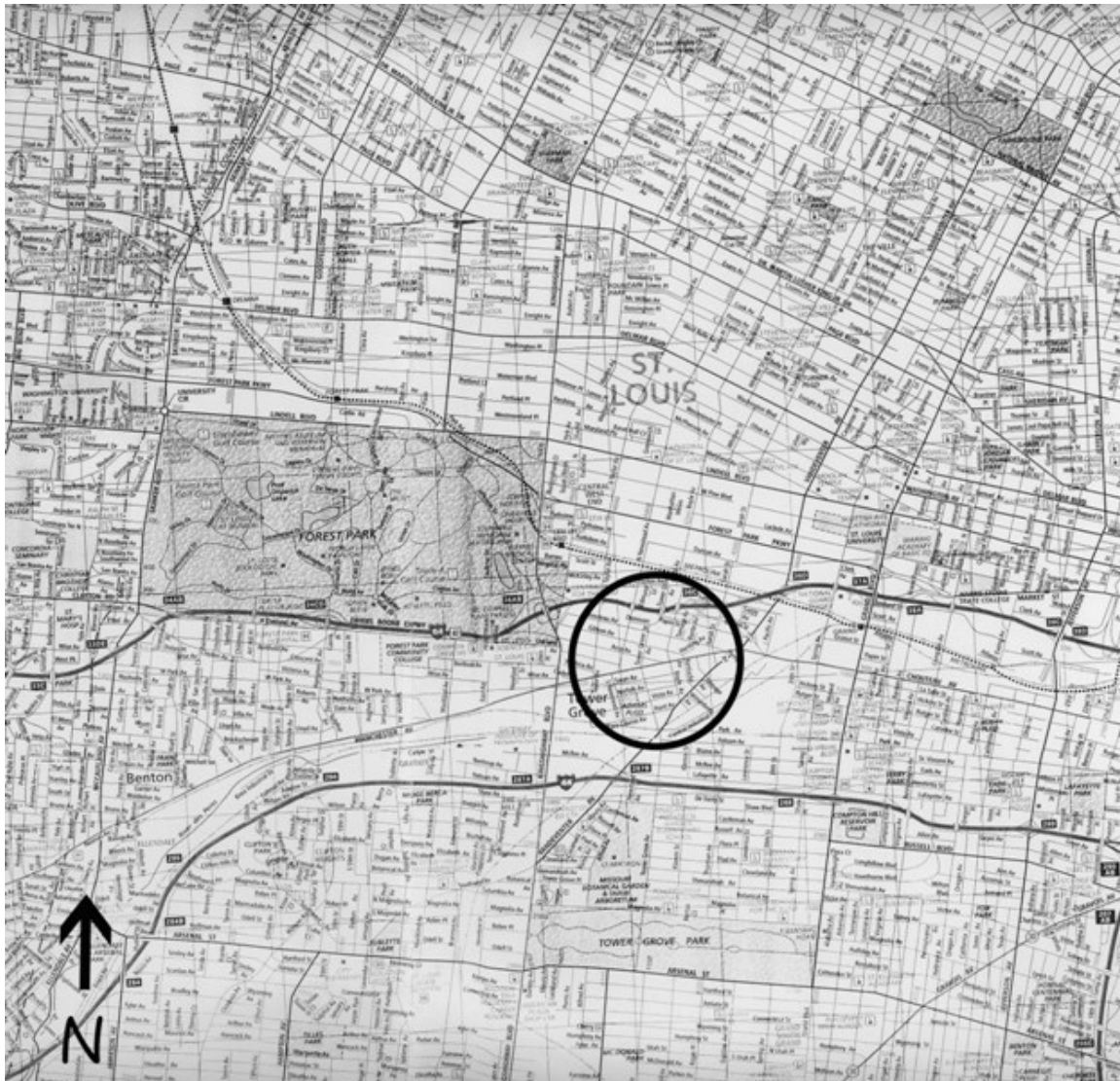
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**Forest Park Southeast Historic District
(Boundary Increase IV)
St. Louis (Independent City), MO**

City map locating the approximate area of the historic district



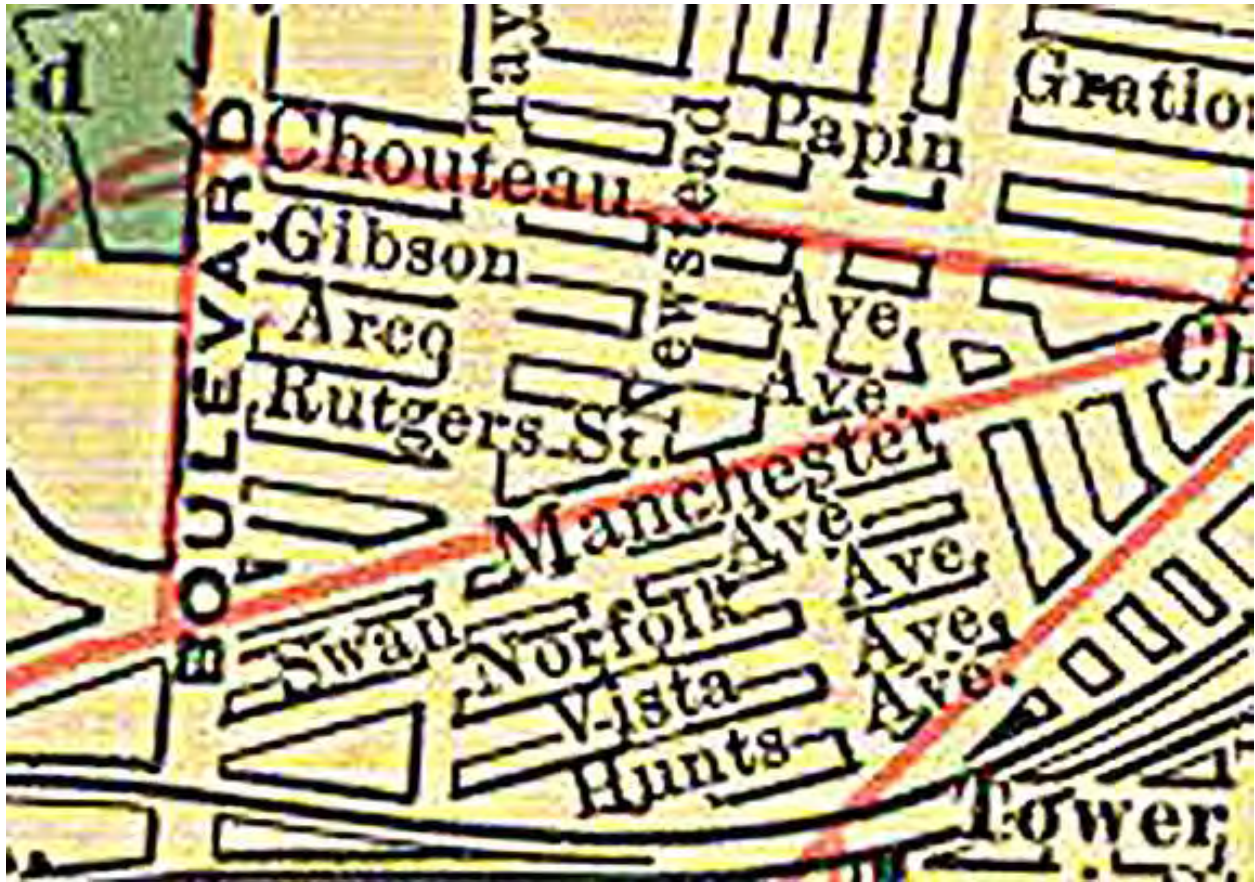
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Hammond 1903 FPSE Streetcar Map



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Photo 1 – 1308-10 Tower Grove



Photo 2 – 1201-07 Tower Grove



Photo 3 – 4254 Norfolk



Photo 4 – 4248 Norfolk

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Photo 5 – 1125 Kentucky



Photo 6 – 4325 Swan



Photo 7 – 4220 Swan



Photo 8 – 4205 Norfolk

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Photo 9 – 4219 Norfolk



Photo 10 – 4207 Norfolk



Photo 11 – 4211 Norfolk



Photo 12 – 1317 S. Boyle

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Photo 13 – 4227 Norfolk



Photo 14 – 1117-19 Talmage



Photo 15 – 916-18, 920-22 & 924-26 Talmage



Photo 16 – 4257 Norfolk

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Photo 17 – 4211 Swan



Photo 18 – 4250-54 Swan



Photo 19 – 4317-21 Swan



Photo 20 – 4247 Swan

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Photo 21 – 4200 Swan



Photo 22 – 4269 Norfolk



Photo 23 – 1324 Tower Grove



Photo 24 – 4225 Chouteau



Photo 25 – 1122 Kentucky



Photo 26 – 4230 Norfolk

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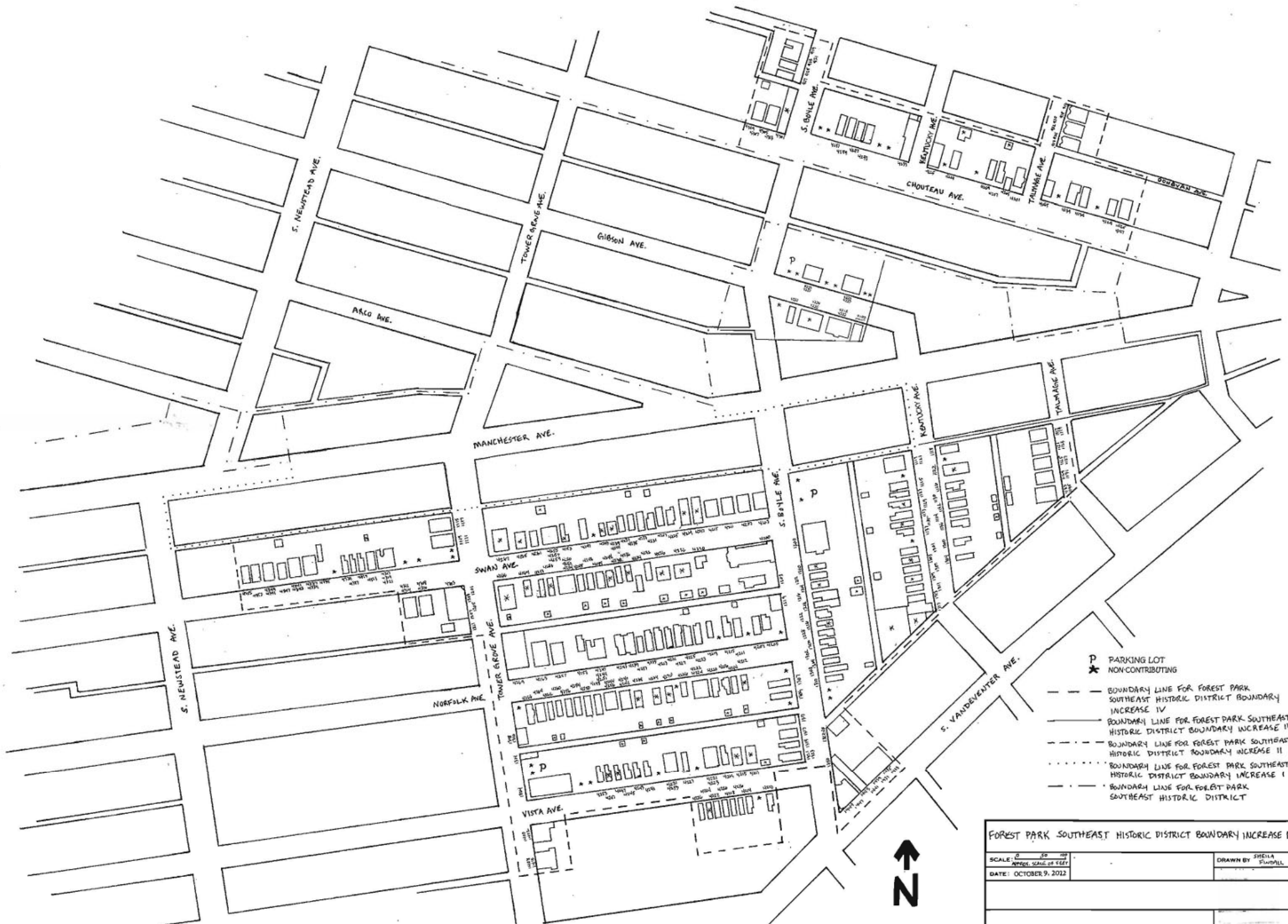
Photo Log

Photographer: Sheila Findall

January 2012

Digital Files with Karen Bode Baxter, 5811 Delor Street, St. Louis, MO 63109

- Photo #1: Exterior, looking southwest at 919-23 S. Boyle to 927 S. Boyle
Photo #2: Exterior, looking southeast at 1200 S. Boyle to 1226 S. Boyle and beyond
Photo #3: Exterior, looking southwest at 4200 Swan to 1317 S. Boyle and beyond
Photo #4: Exterior, looking northwest at 1321-23 S. Boyle to 1203 S. Boyle
Photo #5: Exterior, looking east at 1322-24 S. Boyle and 1350 S. Boyle
Photo #6: Exterior, looking northwest at 4125-27 Chouteau to 4201 Chouteau
Photo #7: Exterior, looking northwest at 4201 Chouteau to 4225 Chouteau and beyond
Photo #8: Exterior, looking northeast at 4225 Chouteau to 4129 Chouteau
Photo #9: Exterior, looking northwest at 4233 Chouteau to 4251 Chouteau and beyond
Photo #10: Exterior, looking northeast at 4307-09 Chouteau to 4301 Chouteau
Photo #11: Exterior, looking southwest at the rear addition to 4233 Chouteau and the building at
the corner of Kentucky and Donovan
Photo #12: Exterior, looking southeast at 1118 Kentucky to 1300 Kentucky and beyond
Photo #13: Exterior, looking northwest at 1317 Kentucky to 1119-21 Kentucky and beyond
Photo #14: Exterior, looking northwest at 4205 Norfolk to 4243 Norfolk and beyond
Photo #15: Exterior, looking southwest at 4212 Norfolk to 4230 Norfolk and beyond
Photo #16: Exterior, looking southwest at 4240-42 Norfolk to 4266 Norfolk and beyond
Photo #17: Exterior, looking northeast at 4269 Norfolk to 4239 Norfolk and beyond
Photo #18: Exterior, looking northwest at 4203 Swan to 4243 Swan and beyond
Photo #19: Exterior, looking southeast at 4244 Swan to 4220 Swan and beyond
Photo #20: Exterior, looking southwest at 4248 Swan to 1201-07 Tower Grove
Photo #21: Exterior, looking northeast at 4267 Swan to 4203 Swan
Photo #22: Exterior, looking northwest at 4317-21 Swan to 4355 Swan and beyond
Photo #23: Exterior, looking northeast at 4355 Swan to 4317-21 Swan and beyond
Photo #24: Exterior, looking northeast at 924-26 Talmage to 916-18 Talmage
Photo #25: Exterior, looking northwest at 1133-35 Talmage to 1117-19 Talmage
Photo #26: Exterior, looking northwest at 1211 Tower Grove to 1115-17 Tower Grove and
beyond
Photo #27: Exterior, looking southeast at 1308-10 Tower Grove to 1400-02 Tower Grove and
beyond
Photo #28: Exterior, looking northwest at 1433-41 S. Vandeventer to 1449 S. Vandeventer
Photo #29: Exterior, looking southwest at 4210 Vista to 4226 Vista
Photo #30: Exterior, looking northwest at 4211 Vista to 4241 Vista and beyond

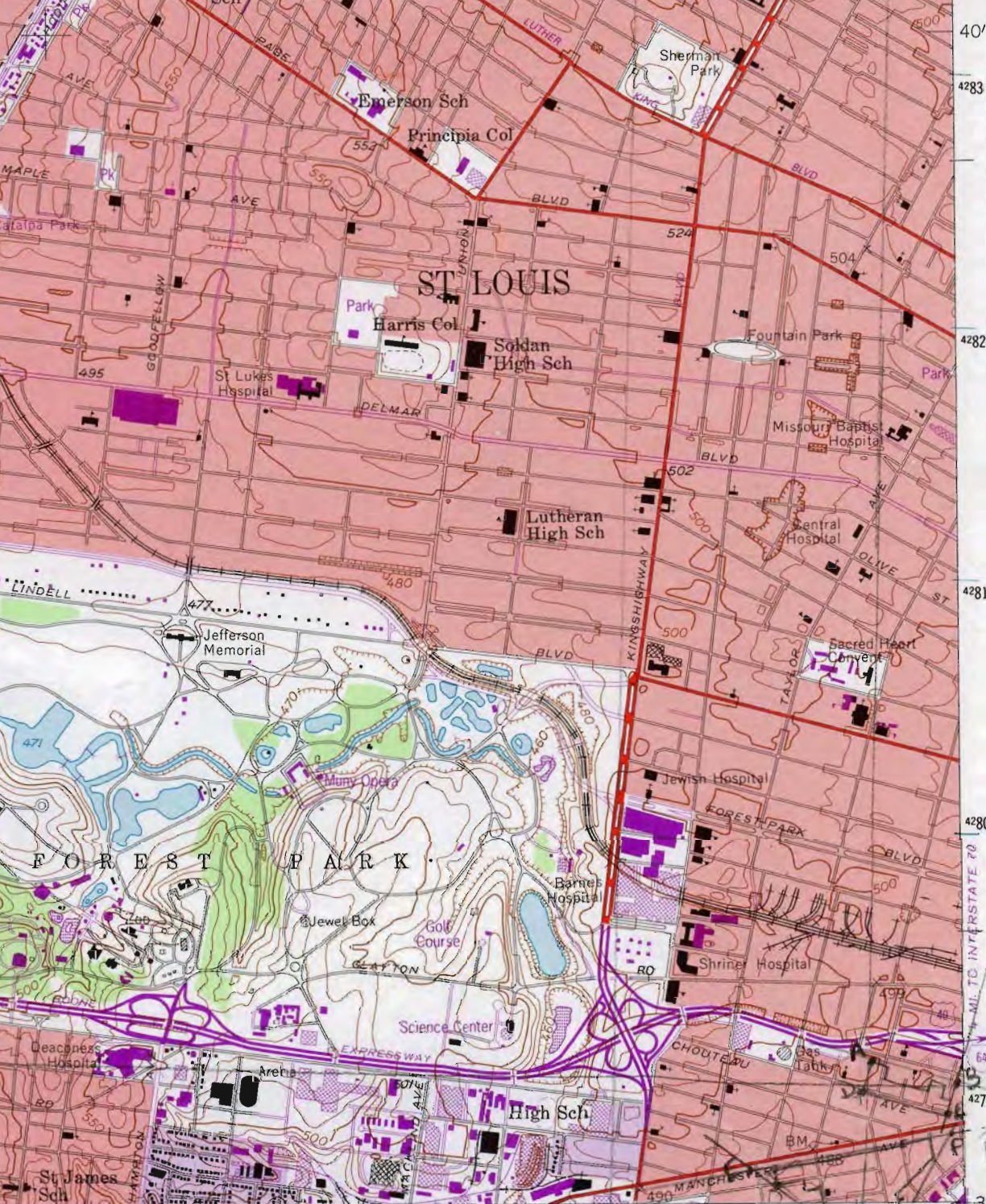


P PARKING LOT
 * NON-CONTRIBUTING

- - - BOUNDARY LINE FOR FOREST PARK SOUTHEAST HISTORIC DISTRICT BOUNDARY INCREASE IV
- BOUNDARY LINE FOR FOREST PARK SOUTHEAST HISTORIC DISTRICT BOUNDARY INCREASE III
- · - · - BOUNDARY LINE FOR FOREST PARK SOUTHEAST HISTORIC DISTRICT BOUNDARY INCREASE II
- · · · · BOUNDARY LINE FOR FOREST PARK SOUTHEAST HISTORIC DISTRICT BOUNDARY INCREASE I
- · - · - BOUNDARY LINE FOR FOREST PARK SOUTHEAST HISTORIC DISTRICT



FOREST PARK SOUTHEAST HISTORIC DISTRICT BOUNDARY INCREASE IV		
SCALE: 1" = 50'	APPROX. SCALE OF VIEW	DRAWN BY: SHEILA STUMMEL
DATE: OCTOBER 9, 2012		



40'
4283
4282
4281
4280
4279000m N.
38°37'30" (G: H on separate map)

Forest Park Southeast
Historic District
(Boundary Increase IV)
St. Louis [Ind. City], MO
A. 151739016/4279290
B. 151739326/4279218
C. 151739370/4279132
D. 151739495/4279230
E. 151738589/4278954
F. 151739405/4279022

17°30" | 736

MANCHESTER 14 MI. ↗

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1993 739000m E. 90° 15'

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	



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

CLAYTON, MO.
38090-F3-TF-024

1954
REVISED 1993
DMA 7961 III NE-SERIES V879

(CAHOKIAN 2961 11 SW)



WEBSTER GROVES QUADRANGLE

MISSOURI-ILLINOIS

7.5-MINUTE SERIES (TOPOGRAPHIC)

17°30' 36"

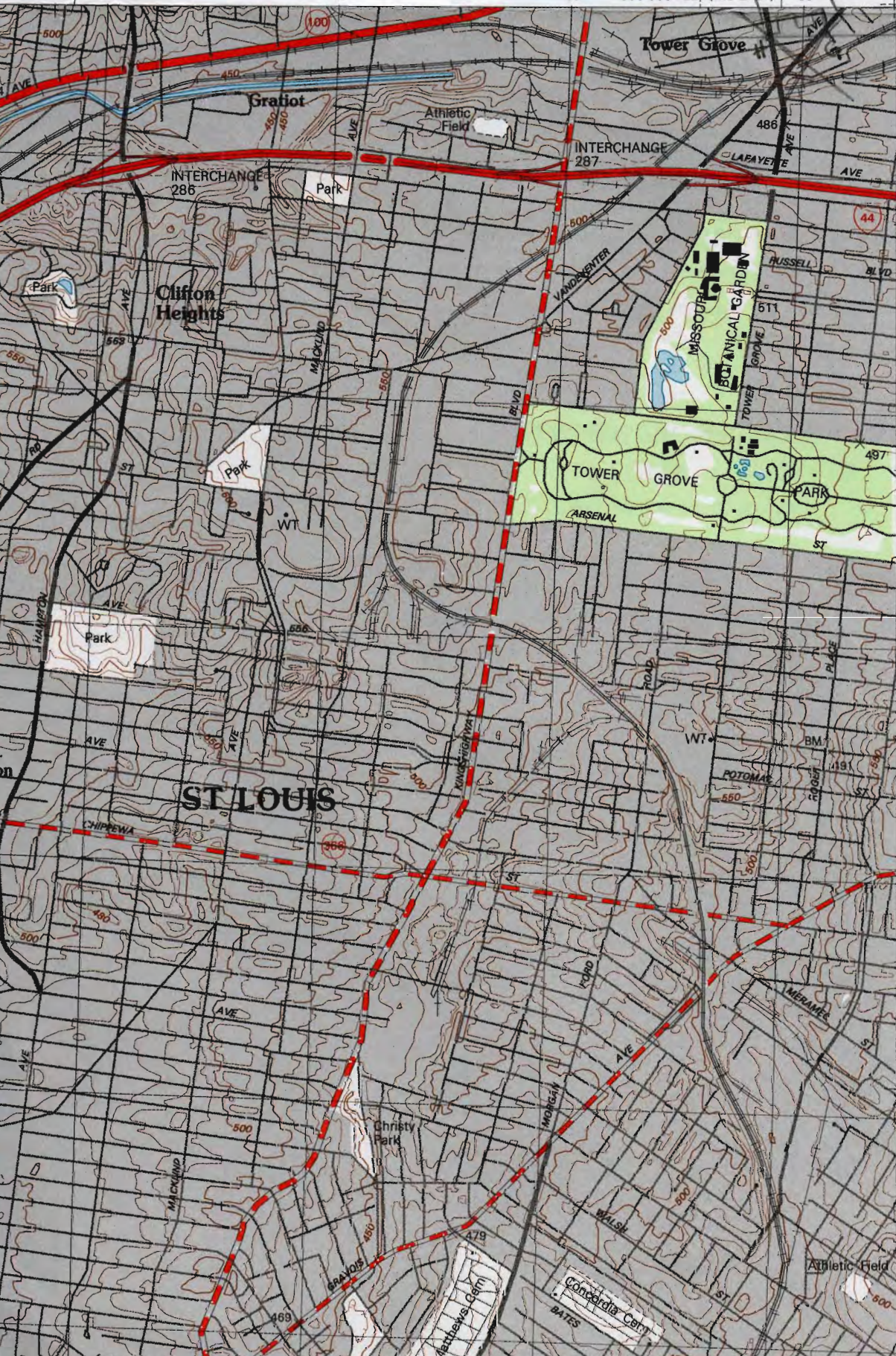
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38°37'30"



Forest Park Southeast
Historic District
Boundary Increase 10
St. Louis (Ind City),
Mo
G) 151739102/4278670
IDIS/738866/4278618

478

477

1 010 000 FEET
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