

**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.

historic name Ladue Estates

other name/site number N/A

street & town 1-80 Ladue Estates Drive N/A not for publication

city or town Creve Coeur N/A vicinity

state Missouri code MO county St. Louis code 189 zip code 63141

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 April 22, 2010
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

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 | |
|--------------|-----------------|------------|
| 75 | 0 | buildings |
| <hr/> | | sites |
| 0 | 0 | structures |
| <hr/> | | objects |
| 81 | 0 | 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

Current Function
(Enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Modern Movement/Ranch Style

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

Wood

roof Asphalt

other _____

Narrative Description

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

See continuation sheet(s) for Section No. 7

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(enter categories from instructions)

Community Planning and Development

Ethnic Heritage: European

Architecture

Period of Significance

1956-1965

Significant Dates

N/A

Significant Persons

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Weinel, Cay

Goldberg, Ben

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

St. Louis County Parks

See continuation sheet(s) for Section No. 9

Ladue Estates
Name of Property

St. Louis County, MO
County and State

10. Geographical Data

Acreage of Property 84.75

UTM References

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

1 1/5 7/2/4/0/8/5 4/2/8/1/6/6/2
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Ladue Estates Plat 1 and Ladue Estates Plats 2 & 3, recorded by the St. Louis County (Missouri) Recorder of Deeds in Plat Book 71, page 5 and Plat Book 75, page 49. See enclosed map.

Boundary Justification

(Explain why the boundaries were selected.)

This is the entire subdivision as platted in 1955 and 1956

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Lea Ann Baker, Suzanne Walch, Samantha Kuphal and Esley Hamilton

Edited by Michelle Diedrich, Missouri State Historic Preservation Office

organization _____ date January 2009

street & number 38 Ladue Estates Drive telephone 314-432-2579

city or town Creve Coeur state MO zip code 63141

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 Multiple: See continuation sheet.

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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Ladue Estates
St. Louis County, MO

Summary

Built by Goldberg & Company, Ladue Estates is an approximately 85-acre¹ post-World War II subdivision located in Creve Coeur, St. Louis County, Missouri. The subdivision's boundaries are Ladue Road on the north, Mosley Road on the west, the Westwood Country Club's² golf course to the south, and the Westwood Place Subdivision to the east. Since its construction between 1956 through 1965,³ this historic district has been in continuous use as a domestic site. Seventy-five buildings and six objects are all contributing resources for this district. Minimal ornamentation, predominately low-pitched roofs, and broad rambling facades characterize its seventy-five one-story ranch houses. Throughout the subdivision, front elevations include large bands of windows achieving the integration of interior and exterior spaces. Sliding glass doors access small patios. Some homes feature stone windowsills and intricate brickwork, while others have larger than average fascia adding aesthetic appeal. All have full basements with the topography generally dictating whether they are walkouts. While many homes retain their original footprint, several have alterations. The most common are living space additions to the rear of the property and garage stalls attached to the side of the structure enlarging the builder's standard two stalls. These are minor changes that do not detract from the integrity of the subdivision.

Setting

Utility easements on the south and east boundaries further buffer Ladue Estates from direct access to both the golf course and Westwood Place Subdivision. The district has the general shape of a rectangle, with its street layout resembling a giant letter 'E'. The open ends of the E form the three entrances onto Ladue Road. Traffic is minimal because none of the streets are throughways (See Figures 1 and 2.)⁴ The six original stone pylons, two flanking each entrance into the neighborhood, welcome residents and visitors alike. Originally the one-acre lots had no trees or large vegetation. Only small shrubbery, provided by builder allowance, surrounded the homes.⁵ Fifty years after construction, trees and plantings are large and abundant in the neighborhood. A 50' setback on the original plats ensures large front lawns that sprawl to the edge of the streets. There are no sidewalks. Although Ladue Road, a major St. Louis County east-

¹ The area was computed by Esley Hamilton, Preservation Historian, St. Louis, MO, 8 January, 2009.

² Westwood Country Club was founded in 1907 as an exclusive Jewish club. Walter Ehrlich, Zion in the Valley: The Jewish Community in St. Louis 1807-1907 (Columbia, Missouri: University of Missouri Press, 1997) I, p. 395.

³ Houses were dated by records from the St. Louis Department of Revenue, 41 South Central Avenue, St. Louis, Missouri 63105, 26 February, 2009.

⁴ Google Maps available from [http://maps.google.com/creve coeur, mo](http://maps.google.com/creve%20coeur,mo). Referenced 28 February, 2009.

⁵ Jim Walsh, Personal interview by Lea Ann Baker, 2 May, 2008.

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west thoroughfare, is completely developed with subdivisions, individual homes, temples, churches, and even an occasional business, Ladue Estates remains quiet. With a barrier of trees and shrubs, the subdivision retains its original isolated qualities despite the suburbanization of the surrounding area.

Elaboration

The workmanship exemplified by Goldberg & Company in the construction of these structures is timeless. After fifty years all houses and pylons stand in excellent condition. Originally priced from \$42,500 to \$58,000, these homes began with poured in place concrete foundations to make full basements with patented drainage systems invented by Harold Kessler, Goldberg's son-in-law, for "waterproofing" them (See Figure 8).⁶ On top of these foundations one-story structures sprawl across the properties, creating a wall of privacy from the front to back yards. To increase the length of the facades, garage entries were placed on the side.⁷ Their strong 2x4 wood frame construction with brick veneer exterior and unique form of insulation have made these homes' walls anywhere from two to four inches thicker than the average ranch.⁸ Roofs vary in pitch from flat to 10x12; there is no standard.

Interiors (See Figure 3)

The interiors of these ranch homes have open floor plans and seamless walls with no cornices or signs of joinery. Many have vaulted center "Great Rooms" with large wooden beams exposed inside and outside the structures. The ceilings and walls are covered with durable white plaster with many also utilizing manufactured wood paneling. Acoustic sound panels were used in the bedroom wings for noise control.⁹ One feature of Goldberg's ranch homes was built-in shelving units. Slightly lifted off the floor, these shelving units were utilized as extensions of walls, usually separating the foyers from the dining or living rooms. Indirect lighting illuminated these shelves. While contemporary kitchens were still operating on gas, the homes in Ladue Estates had full electric GE kitchens available in colors such as pink and teal.¹⁰ Wood; parquet or strip, linoleum, terrazzo, and carpet all constituted flooring in these homes. All houses had a fireplace and came with the options of finished basements and cedar closets.¹¹

⁶ Harold Kessler, Personal interview by Lea Ann Baker, 20-21 June, 2008.

⁷ Virginia Savage and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, Inc, 1984) p. 479.

⁸ Kessler, 20-21 June, 2008.

⁹ Walsh, 2 May, 2008.

¹⁰ Ladue Estates...Country Living, Luxury Style (Goldberg & Company: St. Louis, MO, 1958).

¹¹ Walsh, 2 May, 2008.

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Pylons

The six objects, two flanking each of the three street entrances to the subdivision, also reflect the low-laying characteristic of the ranch house. Made of cut stone and limestone tablets, they each have an approximately six foot central pylon with a raised planter box positioned medially, and a low curved wall stretching toward Ladue Road laterally. Originally built without illumination, lantern type post fixtures were added to the top of the pylons after 1959.¹² This added almost four feet in height to the objects. These fixtures were removed in 2007 and replaced with an enclosure of illuminated glass blocks, six inches high, topped with a limestone cap. Despite these changes the pylons still reflect and compliment the historic character of the nominated district.

Alterations

Ladue Estates continues to exemplify the mid-century ranch subdivision even though several of the homes and objects have been modified. While alterations to the building facades are minimal the most significant changes have been additions, which are mostly limited to the rear of the homes and garage stalls. Some alterations changed the house plan footprint from linear or rectangular, to the shape of a T, L, V, or U. Others became Complex Ranches with combinations of "T"s or "L"s to form irregular plans. The remainder became Massed Ranches that may be two or three rooms deep. It is often difficult, if not impossible, to detect where the original home ends and the addition begins, and many of these alterations are not visible from the street.

Other common alterations include:

- A. Asphalt shingles or rolls replacing gravel roofs.
- B. Thermal replacing single pane windows yet retaining the original style and form.
- C. Lighter weight insulated metal garage doors replacing heavier wood doors.
- D. House numbers 2, 7, 8, 11, 13, 16, 30, 55, 61, and 63 have painted brick, a reversible condition.

Even with these modifications, the overall consistency and integrity of the district remains intact making it unusual among the surrounding neighborhoods.

Individual Descriptions

The following individual descriptions note the unique characteristics of all 75 home facades and the 6 entrance objects. The buildings have a great deal in common. A 50' setback laid out on the original plats ensures spacious front yards and a uniform

¹² Ibid.

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building line. All of the houses have attached side or rear-entry garages. Almost all have low-pitched gable roofs. Unless otherwise noted, all homes have a general rectangular footprint. Subdivision covenants restrict all residences to a "Ranch-Type" one-story dwelling with no less than 1500 square feet of floor space, usable for year-round living purposes excluding the basement, garage, porches, and unheated breezeways.¹³ Almost all of the homes have a central chimney/fireplace, which was obviously a strong aspect of the design of these homes. Several homes have limestone windowsills while the rest feature masonry 'rowlock' sills.¹⁴ Fifty-nine of the homes (almost all on the west and middle streets) utilize a common bond with 6th course Flemish headers masonry pattern. The remaining homes have standard running bond masonry. There is a very discernable use of both horizontal and vertical wood paneling around the front entries and front façade windows for most of the homes. The use of paneling may have been an attempt to "lighten" the homes by avoiding all-masonry façades.

Entrance Pylons (6 Total) (Year Built: 1956) (photos #1 & #2)

Two mirror image pylons mark each street entrance to Ladue Estates. The pylons are made of cut stone with a natural yellow-brown finish. An attached low curved wall on one side and a raised planter box on the other, both with limestone caps, flank them. The pylons are topped with an enclosure of glass blocks and capped with a limestone tablet. The glass blocks are illuminated at night. The glass blocks replaced metal lantern type post fixtures in 2007. This alteration did not impact the design integrity of the structures.

#1 West Ladue Estates (Year Built: 1958) (photo #1)

This house features a low side-gabled gravel roof with a centered crossing shed roof, which shelters an umbrage entry porch. A beveled glass door with dual sidelights opens onto the porch, which is finished in stacked bond masonry and painted horizontal wood siding. Six large rectangular fixed-glass windows flank the porch, while the garage has three smaller fixed-glass windows. On the north side of the main entrance is a built in, hip-high planter. This is one of two homes in the neighborhood that still maintains a gravel roof.

¹³ Republished Trust Agreement and Indenture of Restrictions for the Ladue Estates Subdivision and Corporate Bylaws for the Ladue Estates Homeowners Association, Incorporated, Book: 17831-Page: 5834, St. Louis County Recorder's Office, 41 South Central Avenue, St. Louis, MO 63105, 13 March, 2008.

¹⁴ Dave Connally, Architectural Consultant, Personal interview by Lea Ann Baker, 10 March, 2009.

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#2 West Ladue Estates (Year Built: 1958)

Number 2's low side-gabled roof has two off-center crossing gables giving it a multi-faceted look. The two off-center gables each feature three large fixed-glass windows with trapezoid transoms. The double, six-panel front door is surrounded by plain molding and opens onto a front stoop. There are also three large rectangular fixed-glass windows on the south side of the front door. In 2002, the garage was enlarged, and an addition added to the southeast resulting in a 'T' shaped plan. The alteration did not significantly impact the design integrity of the building.

#3 West Ladue Estates (Year Built: 1958)

This home has a low side-gabled roof with a low, wide open-end crossing gable, which provides great coverage for the umbrage entry porch and deep eaves for the dining and living areas along the front of the home. The porch features exposed beams and 5-slat end supports for its roof. The double front doors feature six decorative, blue squares. A prism glass transom above the front door adds interest. Six large rectangular windows are across the front, flanking the entry, each with trapezoid transoms. The home features vertical painted wood siding accents around the front façade windows. A shadowbox accents the garage windows.

#4 West Ladue Estates (Year Built: 1958)

This home's low side-gabled roof extends forward, covering an entry stoop and brick planter box. Decorative metal 'post and beam' columns support the porch roof. The double entry doors have a single transom and are flanked by a total of six large fixed-glass windows over narrow awning windows. Prism glass ribbon windows extend the length of the western garage wall, and are offset by a single window to the north side of the home. Sometime before 2002, an addition with a crossing gable roof was added to the rear of the home resulting in a 'T' shaped plan. This did not significantly affect the design integrity of the home.

#5 West Ladue Estates (Year Built: 1960)

Number 5 is linear with a low side-gabled roof featuring a medium closed-end crossing gable centered over an umbrage style front porch. A polished stone and glass block wall, a single front door with transom, and painted horizontal wood siding enhance the entry porch. To the forefront of the home are six large fixed-glass windows, four of which have narrow awning windows below. The garage features three segmented glass block windows, and there is a garden window on the south facade.

#6 West Ladue Estates (Year Built: 1959)

This home has a low side-gabled roof with a low, off-center crossing gable to the front. The home's double doors have beveled trim molding. The off-center gable has three

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large fixed-glass windows with trapezoid transoms set in a field of painted vertical wood siding. Three more large fixed-glass windows balance the façade. The garage features three clerestory windows set in an upper band of painted horizontal wood siding. A small, single window on the north end of the facade offsets these.

#7 West Ladue Estates (Year Built: 1960) (photo #13)

This home features a low side-gabled gravel roof with triple, centered open-end crossing gables at the entry. The central gable covers an umbrage porch and double doors with beveled trim molding. The adjoining gables cover symmetrical bump-outs, each featuring four large fixed-glass windows with trapezoid transoms above, narrow awning windows below, and painted horizontal wood siding. The garage has narrow ribbon windows, as does the bedroom on the south end balancing the facade.

#8 West Ladue Estates (Year Built: 1959)

This home has a low side-gabled roof, which provides coverage for an umbrage entry porch. The single door is mirrored by a large prism glass sidelight. Six fixed-glass windows, three of which are set in a bump-out with painted vertical wood siding, flank the front door. Two decorative concrete block screens accent the porch. The garage has three clerestory windows balanced by a small casement window to the north.

#9 West Ladue Estates (Year Built: 1960)

Number 9's medium side-gabled roof includes an extremely shallow, centered crossing gable extending forward to provide coverage for the front porch. Three beams project forward to support the porch roof and lay atop a large horizontal beam forming a frame around the porch. Adjacent to the porch is a long limestone planter. Six large fixed-glass windows giving way to ribbon windows in the garage flank a single door with dual sidelights.

#10 West Ladue Estates (Year Built: 1960)

The medium side-gabled roof of number 10 extends forward to form a porch area finished in painted vertical wood siding. A total of eight columns, grouped by two, form the four main supports for the front porch roof. Two large fixed-glass windows with 6-over-3 grids flank the double doors. The remaining façade has six 2-sash windows, all with a 3-over-2 grid pattern and shutters. The fascia features continuous painted wood at the eaves and dentil type decorative trim.

#11 West Ladue Estates (Year Built: 1960) (photo #12)

This home has a low side-gabled roof with a high, centered crossing gable forming an umbrage porch. The porch features stacked bond masonry detailing and a planter. A single, rectangular column supports the porch's exposed ridge beam. The double doors

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have a trapezoid transom and are adjacent to three large fixed-glass trapezoid windows. To the south of the porch are three additional large fixed-glass windows. The north façade garage wall features three square, fixed, prism glass windows equally spaced in the wall, with the wall being divided into three distinct segments through masonry relief. Two clerestory prism glass windows to the south offset these garage windows.

#12 West Ladue Estates (Year Built: 1960)

The house has a low side-gabled roof with two open-end crossing gables to the front. The center crossing gable forms an umbrage porch featuring stacked bond masonry detailing, double doors, planter boxes and decorative concrete block screens. Six large fixed-glass windows, three on each side, flank the porch. The off-center crossing gable of the garage features four fixed-glass windows with lower horizontal mullions and prism glass trapezoid transoms. Clerestory windows finish the northern façade.

#13 West Ladue Estates (Year Built: 1961)

Number 13's medium side-gabled roof extends forward forming an extended entry porch with painted vertical wood siding. Four square columns support the porch roof. The single beveled-glass door with sidelights is flanked by a total of eight large fixed-glass windows. The garage has two 2-sash windows with shutters. The north anterior wall of the home has a decorative concrete grid with attached planter box. There is continuous painted fascia board along the shallow eaves.

#14 West Ladue Estates (Year Built: 1961)

This home features a low hip roof and front stoop with adjacent garden. A low brick wall encloses the garden and stoop. Four fixed-glass windows with mullions and grids look out over the garden. The façade includes two low, crossing hip roofs. One contains the garage and two 2-sash windows with shutters; the other contains living space with four fixed-glass windows with mullions and grids, set in a field of painted vertical wood siding.

#15 West Ladue Estates (Year Built: 1961)

The home has a medium side-gabled roof with one large, off-center crossing gable. The crossing gable features exposed support beams, four large fixed-glass windows with transoms and a small porch. A decorative iron screen accents the porch, which features double doors and simple painted wood trim. Six large fixed-glass windows, three of which are in the garage, complete the façade.

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#16 West Ladue Estates (Year Built: 1962) (photo #5)

This home has a low side-gabled roof with low, centered crossing gable. The open-beamed crossing gable shelters an umbrage style porch with planter. Decorative brick forms the porch end walls. French doors and three fixed-glass-over-awning windows complete the porch. Three groups of 2-sash windows with grids to the south, and two large fixed-glass-over-awning windows to the north flank the porch. The garage features five narrow full-height vertical prism glass windows.

#17 West Ladue Estates (Year Built: 1964)

This home has a high side-gabled roof extending over an open porch. Four round columns support the porch which features painted horizontal wood siding. Double doors with dual sidelights open onto the porch. Single sash windows with sidelights flank the door. One 2-sash and one opaque round window are on the south anterior façade. The garage has two 2-sash windows with shutters. Decorative brick quoins finish the corners of the home. In 2006 an addition was put onto the rear of the home but did not change the plan shape. This addition did not affect the integrity of the structure.

#18 West Ladue Estates (Year Built: 1962) (photo #5)

This home has a low side-gabled roof with a wide, centered crossing gable over the entry. The crossing gable displays three support beams over an umbrage porch, with planter boxes and stacked bond masonry detailing. Three large fixed-glass windows with trapezoid transoms flank each side of a single door with dual sidelights. All are within the crossing gable structure. The garage features triple fixed-glass windows. Limestone sills are prominent on this home.

#19 West Ladue Estates (Year Built: 1959) (photo #11)

This home has a low side-gabled roof, with a crossing flat roof extending forward to cover a stoop and elongated planter box. The stoop features decorative iron screens, painted vertical wood siding, and double beveled glass doors. The planter box receives light through three square openings cut into the roof above it. Nine large fixed-glass windows complete the façade. Of the nine large windows, six flank the front door (three on each side), and three accent the garage wall. Inlaid stone squares on the south façade wall form a decorative pattern mimicking the iron screens.

#20 West Ladue Estates (Year Built: 1962)

This home has a low side-gabled roof with one center and two off-center crossing gables. The center crossing gable forms a porch with dentil-trimmed fascia and two Greek-style columns. Double doors with transoms are accented with dentil trim made of brick. Three rectangular fixed-glass windows flank the doors on each side. The southern crossing gable features a double 2-sash window with grids and shutters, while

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the northern crossing gable features two fixed-glass-over-awning windows with shutters. These windows are set in a field of vertical wood siding. A cupola with weathervane tops the garage.

#21 West Ladue Estates (Year Built: 1959)

This home has a low side-gabled roof, centered crossing shed roof, and second shed roof over the garage. The center crossing shed features exposed beams and shelters an umbrage style porch with stacked bond masonry. Three large fixed-glass windows flank each side of the double doors. The porch end walls have painted horizontal wood siding. The porch features an original iron hand rail. The south façade is finished with three fixed-glass-over-awning windows, and the garage features three additional fixed-glass windows enhanced by asymmetrical painted wood siding.

#22 West Ladue Estates (Year Built: 1962)

The low hipped roof of this home extends into a centered, crossing hip roof, covering an umbrage style front porch that is detailed with painted wood paneling. A single door with sidelights opens onto the porch and is adjacent to three rectangular fixed-glass windows. The remaining windows are fixed-glass over double-awning, with a decorative panel under each. The driveway is lined with seven brick stanchions, each with limestone caps topped by decorative light fixtures.

#23 South Ladue Estates (Year Built: 1965)

This home has a medium hip roof with two centered, crossing hip roof sections accenting an umbrage style porch. The porch features decorative wood paneled walls and double doors. There are thickened masonry "pilasters", with quoins, flanking the entry. Triple 2-sash windows, all with arched tops and grids, flank the entrance. The remaining windows are single 2-sash windows with shutters. All of the home's corners feature brick quoins, and there is continuous, painted trim at the eaves.

#24 (No lot or home exists in Ladue Estates for this number)

#25 South Ladue Estates (Year Built: 1961)

This home has a low side-gabled roof with centered, crossing flat roof over an umbrage style porch. The flat roof extends to cover six large fixed-glass windows and the porch. The porch has stacked limestone walls, double doors, and adjacent planter box. Three large fixed-glass windows at the garage complete the façade.

#26 (No lot or home exists in Ladue Estates for this number)

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#27 Ladue Estates (Year Built: 1957)

This house has a medium side-gabled roof with a small front porch supported by one square, painted wood column. The front porch features painted vertical wood paneling and casing. The single door is flanked on each side by three large casement windows. Four 2-sash windows, all with shutters, balance the remaining façade. Sometime before 2002 an addition was put onto the rear of the home resulting in an 'L' shaped plan. The addition does not adversely change the design integrity of the home.

#28 Ladue Estates (Year Built: 1963)

This home has a medium side-gabled roof with a centered crossing gable. The exposed beam crossing gable covers a portico with rectangular brick columns supporting the roof. Polished stone surrounds double doors with trapezoid transoms. Three large fixed-glass windows flank each side of the portico. Casement windows with decorative mullion details flank the entry, and water glass clerestory windows at the garage complete the façade. Sometime before 2002 an addition was put onto the rear of the home resulting in a complex shaped plan. This addition does not adversely affect the integrity of the structure.

#29 Ladue Estates (Year Built: 1956)

A medium side-gabled roof on this home extends forward creating a small open porch with a single door. Decorative iron posts support the porch roof. Seven large 2-sash windows (three to the south and four to the north) set in a field of stacked limestone veneer flank the entry door. The stacked limestone veneer extends to the north surrounding a single 2-sash window and is balanced by a triple 2-sash window to the south. Prior to 2002, an addition was added to the rear of the home resulting in an 'L' shaped plan. The addition does not detract from the historic character of the building.

#30 Ladue Estates (Year Built: 1964)

This home has a medium side-gabled roof with two off-center crossing gables and a centered, bowed, crossing hip roof at the entry. The bowed hip roof covers a portico and is supported by four round columns. The portico has dentil trim fascia, double doors, dual iron railings, painted wood paneling, and extensive trim work. Large fixed-glass windows with sidelights and 2-sash windows with shutters flank the doors. Painted vertical siding details these windows and the entry portico. The off-center crossing gables each contain 2-sash windows with shutters and decorative arched lintels. The garage features an oculus window.

#31 Ladue Estates (Year Built: 1956)

This home's medium side-gabled roof extends forward to cover an open entry porch featuring painted horizontal wood siding over a masonry base. The porch is supported

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by four round columns and shelters the single front door. Two large fixed-glass windows with sidelights flank the door. The garage and south facade have 2-sash windows with shutters. There is also a cupola on the garage roof. Prior to 2002, an addition was added to the rear of the home resulting in a 'U' shaped plan. The integrity of the structure was not compromised.

#32 Ladue Estates (Year Built: 1961)

This home's medium side-gabled roof extends forward over an umbrage style porch accented with painted horizontal wood siding and a masonry base. Large fixed-glass windows with thickened mullions flank each side of the double doors. Two 2-sash windows with shutters and lower decorative panels balance the façade. The corners of the home feature decorative brick quoins.

#33 Ladue Estates (Year Built: 1956)

This house features a side-gabled hip roof with an open porch supported by four metal posts. Large fixed-glass windows with mullions forming a 3-over-3 grid flank each side of a single door. All are set in a field of horizontal stone veneer. Triple 2-sash windows to the south and triple clerestory windows at the garage balance the façade.

#34 Ladue Estates (Year Built: 1957)

The home's medium side-gabled roof extends over a single door and a small stoop finished in stone veneer. To the south of the door are three large fixed-glass windows and a triple 2-sash window all surrounded by decorative stone veneer. To the north of the door is another triple 2-sash window. The garage has three rectangular clerestory windows with decorative limestone surrounds. Vertical wooden slats, extensive limestone accents, and a built in planter box complete the façade.

#35 Ladue Estates (Year Built: 1956)

This home's medium side-gabled roof covers an umbrage porch with horizontal painted wood siding and a built in planter. The single door, with full-length shutters, is flanked by three casement windows to the north and a fixed glass window with a 3-over-3 grid to the south. Two 2-sash windows with shutters balance each side the facade. In 2005, a rear addition produced a complex 'L' shaped plan with a crossing gable roof. Masonry and horizontal wood siding were used to match the original façade. This addition does not significantly change the integrity of the structure.

#36 Ladue Estates (Year Built: 1956)

A medium side-gabled roof on this home extends forward creating a small open porch with a single door. The porch roof is supported on the corner by a decorative wrought iron post. Seven large fixed-glass windows flank the door with three on one side in a

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decorative limestone surround and four on the other. A 2-sash window, triple 2-sash window, and decorative stonework complete the façade. Sometime before 2002, an addition was put onto the rear of the home resulting in an 'L' shaped plan. The addition does not significantly change the integrity of the home.

#37 Ladue Estates (Year Built: 1957) (photo #10)

This home has a low side-gabled roof with a centered, crossing shed roof. The shed roof covers an umbrage style porch with a single door, board and batten walls, and seven large fixed-glass windows three of which have transoms. The façade is completed by two sets of clerestory windows, with the northern group of windows set in a band of painted vertical wood siding. Before 2002 an addition was added to the rear of the home producing a mirror shed roof and mass shaped plan. The addition does not significantly alter the integrity of the home.

#38 Ladue Estates (Year Built: 1957) (photo #9)

The home has a medium side-gabled roof with one off-center crossing gable. A single door with transom opens onto the front porch. The door is flanked on each side by three sets of double casement windows with transoms. The crossing gable has two more sets of double casement windows and two trapezoid transoms. The garage and a center straddle-ridge cupola both have clerestory windows. In 1985 an addition was added to the rear of the home resulting in a mass shaped plan, and in 2005 the cupola was added. These additions did not significantly change the integrity of the structure.

#39 Ladue Estates (Year Built: 1957)

The house has a medium side-gabled roof with two off-center crossing gables, and a center bellcast hip roof covering a porch. Four round columns support the bellcast roof and shelter the double doors containing original decorative stained glass insets. The porch is flanked on each side by three large fixed-glass-over-awning windows, and each of the crossing gables has a 2-sash window with grids, decorative lintels and shutters. A single 2-sash window with grids and shutters to the south completes the façade. Sometime before 2002 a rear addition was added resulting in an 'L' shaped plan. The addition does not adversely affect the integrity of the structure.

#40 Ladue Estates (Year Built: 1956) (photo #4)

This home's medium side-gabled roof extends forward to form an entry porch. The porch is supported by four square wood columns with decorative arches between them and is finished with extensive painted, vertical wood siding. Large fixed-glass windows with 3-over-3 grids flank each side of a single door. Two-sash windows with shutters complete the façade.

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#41 Ladue Estates (Year Built: 1957)

This home has a medium side-gabled roof with an off-center crossing gable and a shed roof over the garage. The single door with sidelights opens onto a stoop and is flanked on each side by a bow window. The off-center gable contains casement windows and the garage features clerestory windows. There is extensive use of painted vertical wood siding surrounding all of the windows. Sometime before 2002, an addition was added to the rear of the home resulting in an 'L' shaped plan. This addition did not change the integrity of the structure.

#42 Ladue Estates (Year Built: 1956) (photo #4)

This home features a side-gabled hip roof. A single door opens onto a stacked limestone-decorated porch with the limestone veneer extending south along the façade. A stacked limestone column supports the porch roof. Large fixed-glass windows with 3-over-3 grids flank each side of the door. A triple 2-sash window balances the triple clerestory windows on the garage wall to complete the facade.

#43 Ladue Estates (Year Built: 1956)

The medium side-gabled roof of this home covers an umbrage style porch with painted vertical wood siding and a planter. A single door with full-length shutters opens onto the porch. Triple 2-sash windows flank the front door. Four more 2-sash windows balance the facade.

#44 Ladue Estates (Year Built: 1957)

The home's medium side-gabled roof extends forward to form a porch supported by four square columns. Triple 2-sash windows with grids flank the single decorative glass door. Single 2-sash windows set in decorative horizontal wood siding to the south balance single 2-sash windows with grids on the northern facade.

#45 Ladue Estates (Year Built: 1956)

This home has a low side-gabled roof with a centered, crossing shed roof. The shed roof covers an umbrage style porch with single door, board and batten walls, and seven large fixed-glass windows, three of which have transoms. The façade is completed by two sets of clerestory windows, one of which is in living space, the other being in the garage. The garage clerestory windows are set in a field of painted vertical wood siding.

#46 Ladue Estates (Year Built: 1957)

This home has a medium side-gabled roof with one off-center crossing gable. A single door with full-length shutters opens onto a canvas awning covered stoop. Large fixed-glass windows with 3-over-3 grids flank the door. The crossing gable has a 2-sash window with shutters and decorative arched lintel. The garage features two hooded

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masonry dormers with 2-sash windows and shutters.

#47 Ladue Estates (Year Built: 1957)

The home features a medium side-gabled roof with two off-center crossing gables and a center crossing gable covering an entry porch. The gables on this home are all closed-end with painted horizontal siding. The porch has two square support columns with corresponding pilasters and a single door with sidelights set in deep painted wood casing. One off-center crossing gable features three small fixed-glass windows with grids while the rest of the façade contains 2-sash windows. There is a straddle-ridge cupola atop the garage. The home's entire fascia has dentil trim. Prior to 2002, the home was enlarged resulting in a complex shaped plan. This alteration is not evident from the street and does not detract from the home's historic character.

#48 Ladue Estates (Year Built: 1957) (photo #8)

This house has a side-gabled roof with a small off-center crossing shed roof. Double doors with a rough-cut stone surround open onto an unprotected stoop. Three fixed-glass-over-awning windows flank each side of the door. To the south, the crossing shed roof shelters three more fixed-glass-over-awning windows. The garage has three fixed-glass windows balancing the facade. Stacked limestone accents adorn the façade. Prior to 2000, the rear of the home was enlarged resulting in a complex shaped plan. This addition does not adversely affect the integrity of the structure.

#49 South Ladue Estates (Year Built: 1958)

This home has a low side-gabled roof with centered crossing gable covering an umbrage porch. The porch has exposed beams and an extensive glass block wall surrounding the single door. Three large fixed-glass windows with trapezoid transoms flank each side of the porch. The garage has two large, horizontal fixed-glass windows set in painted vertical wood siding. A single clerestory window set in a painted wood background completes the façade to the west. In early 2006, the home was enlarged to the rear resulting in a 'T' shaped plan. This addition does not adversely affect the integrity of the structure.

#50 East Ladue Estates (Year Built: 1965)

This house features a hip roof with a shallow centered crossing hip and a faceted flat roof covering an entry porch. Painted wrought iron columns and scrollwork frame the entry. Ornate double doors and wood trimmed panels finish the porch. Large triple casement windows with diamond-patterned grids flank the entry. Four 2-sash windows with shutters balance the façade. In 2005 the home was enlarged toward the rear but did not change the plan shape. This addition did not significantly affect the integrity of the structure.

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#51 South Ladue Estates (Year Built: 1959)

The low side-gabled roof on this home has a centered crossing flat roof covering an umbrage style porch with painted vertical wood siding. The single door, with sidelights and beveled molding, is flanked on each side by three large fixed-glass windows. The garage has clerestory windows set in a band of vertical wood siding. A hip-high planter box to the east completes the facade.

#52 East Ladue Estates (Year Built: 1965) (photo #7)

This home has a high side-gabled roof with continuous 1x12 painted fascia at the eaves. The high gabled roof extends forward forming an open porch supported by eight square columns and features vertical siding and painted wood paneling. The double doors with sidelights are flanked on each side by two sets of triple 2-sash windows with grids. Wide painted trim surrounds the windows. The fascia over the porch and windows features decorative dentil trim.

#53 East Ladue Estates (Year Built: 1959)

This home has a low side-gabled roof with a shallow, centered crossing hip roof covering an umbrage porch. The porch features stacked bond masonry and double doors with decorative glass insets. The porch is flanked on each side by three double casement window units with transoms. Clerestory windows flank the casements, and another set of six clerestory windows at the garage complete the facade. In 2000 the home was enlarged in the rear, and a third bay was added to the garage resulting in a mass shaped plan. The addition did not significantly alter the character of the home.

#54 East Ladue Estates (Year Built: 1963)

This home has a medium side-gabled stepped roof, which extends forward to cover the entry porch. Six square columns support the roof of the porch. Large fixed-glass windows with grids flank a single door with sidelights. Four large 2-sash windows with shutters balance the entry. Two additional 2-sash windows with shutters complete the facade. Prior to 2002, the home had an addition to the rear but did not change the plan shape. The integrity of the structure was not adversely affected by these alterations.

#55 East Ladue Estates (Year Built: 1965)

This home has a high hip roof with two centered crossing hip roof sections accenting the entry porch. A single beveled glass door with sidelights opens onto the porch. Large masonry pilasters with quoins and arched wood trim further accent the porch. Triple casement windows with arched top trim and shutters flank the entry. Two 2-sash windows to the north and two 2-sash windows to the south, all with painted wood slip sills and shutters, balance the highly symmetrical facade.

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#56 East Ladue Estates (Year Built: 1964)

This home has a medium side-gabled roof with a centered closed-end crossing gable. The crossing gable covers a porch accented by horizontal painted wood siding and is supported by six square columns. The double doors are flanked by two large bay windows, which in turn are flanked by a total of six 2-sash windows with shutters balancing the highly symmetrical facade. A straddle-ridge cupola is centered behind the crossing gable.

#57 East Ladue Estates (Year Built: 1962)

This house has a low hip roof with a crossing hip roof extending over an entry porch. Decorative iron posts support the roof of the porch, and there is decorative iron trim at the eaves of the porch. Triple fixed-glass windows with diamond-patterned grids flank the double doors. Four 2-sash windows with arched masonry lintels and decorative shutters balance the entry. Two additional 2-sash windows with arched masonry lintels and shutters at the garage complete the façade.

#58 East Ladue Estates (Year Built: 1962)

This home has a medium side-gabled roof with an off-center crossing gable. Wide decorative molding and engaged pilasters accent the front door, which opens on to an exposed stoop. The crossing gable features a bow window with an oculus window above and brick quoins. The entry is balanced by a second bow window to the south. The corners of the structure are finished with decorative brick quoins. Four large 2-sash windows with shutters complete the façade.

#59 East Ladue Estates (Year Built: 1962)

This home has a low side-gabled roof with an umbrage porch. Six square columns support the exposed porch beams. The double front doors with original glass inserts are flanked on each side by three large fixed-glass windows. Limestone sills, base, and planter accent the front of the home. Three large fixed-glass windows at the garage complete the façade.

#60 East Ladue Estates (Year Built: 1961)

This house features a medium side-gabled roof with centered crossing gable. The crossing gable has painted shake shingles and covers a porch featuring two bow windows. Eight round columns support the porch roof. Decorative stained glass panels are set into the walls of the house adjacent to the double front doors. Five 2-sash windows set over decorative panels and brick slip sills finish the façade.

#61 East Ladue Estates (Year Built: 1962) (photo #6)

This house has a medium side-gabled roof with a centered open-end crossing gable.

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The crossing gable covers the porch and is supported by two stacked stone columns. Three large fixed-glass-over-awning windows flank each side of the double doors, which are set in a field of stacked stone veneer. Triple prism glass clerestory windows and two double casement windows, all set in the garage wall, are offset by a double casement window to the north. The chimney of this house is located on the center front slope of the roof. Sometime prior to 2002, an addition was added to the rear of the home resulting in a 'T' shaped plan. In 2008, the porch and columns were refaced with stone veneer. The addition is not visible from the street and the application of the veneer is minimal and does not detract from the historic character of the building.

#62 (No lot or home exists in Ladue Estates for this number)

#63 East Ladue Estates (Year Built: 1960)

This home has a low side-gabled roof with both center and off-center crossing gables. The center crossing gable, with exposed ridge beam, covers an umbrage style porch with masonry end walls. Double doors with trapezoid transoms and stacked stone veneer finish the porch area. Three large fixed-glass windows flank each side of the porch, and there are triple clerestory windows to the north. The off-center crossing gable of the garage features an exposed ridge beam and a large multi-paned fixed-glass window with thickened horizontal mullions.

#64 East Ladue Estates (Year Built: 1964)

This home has a high hip roof, two off-center crossing hip roofs, and a centered decorative arched roof above a single front door and small umbrage style porch. The porch is fully cased by decorative wood panels and trim. Flanking the porch is a set of three casement windows on each side. Under these casement windows are two small garden areas enclosed by a low wall of brick and decorative ironwork. Two-sash windows with shutters also flank the entry. Each crossing hip roof shelters three 2-sash windows with shutters balancing the highly symmetrical façade.

#65 East Ladue Estates (Year Built: 1960)

This home features a medium side-gabled roof with a centered crossing flat roof forming an umbrage porch. Exposed beams, decorative tile inserts in the masonry end walls, double doors with layered painted wood trim, and six large fixed-glass windows all accent the porch. Prism glass clerestory windows at the garage and two sets of triple 2-sash windows complete the façade. Prior to 2002, the home was enlarged in the rear resulting in a 'U' shaped plan. This addition is not visible from the street and does not adversely affect the integrity of the building.

#66 (No lot or home exists in Ladue Estates for this number)

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#67 East Ladue Estates (Year Built: 1962)

This home features a low hip roof with a centered open-end crossing gable at the entry. The detailed exposed-beam crossing gable covers a small porch and is supported by two rectangular brick columns with limestone caps. Polished stone walls surround the double doors. Three large fixed-glass windows frame each side of the porch. Exposed beam-ends at the eaves further enhance the front façade. The garage has triple clerestory windows set in a band of painted horizontal wood siding and is balanced by clerestory windows to the south. The chimney of this home is located on the front slope of the roof.

#68 (No lot or home exists in Ladue Estates for this number)

#69 East Ladue Estates (Year Built: 1963)

This home has a high hip roof with a center crossing hip and a smaller flat roof at the entry. The entry porch features double doors and painted vertical wood paneling. The doors are flanked on each side by four casement windows, which are in turn flanked by oculus windows. Three hooded dormers are set into the hip roof. The garage features a twin casement window with shutters. Decorative brick quoins finish the corners of the home.

#70 East Ladue Estates (Year Built: 1964)

This home features a side-gabled hip roof with umbrage porch and two square, tapering columns supporting the porch roof. The walls of the porch are brick and contain two casement windows with tall decorative slip sills. A single door with sidelight opens onto the porch. The garage features three clerestory windows. The north facade has two sets of triple casement windows. Sometime prior to 2002 an addition was added to the rear of the home resulting in an 'L' shaped plan. In 2004, the garage was enlarged and its roof replaced with a side-gabled hip roof to match the existing roof. These alterations do not significantly impact the integrity of the building.

#71 East Ladue Estates (Year Built: 1963)

This home features a high hip roof with a centered crossing gable over a portico. There are engaged pilasters on the portico, and four square columns support its roof. There is a decorative medallion on the pediment crossing gable. Double doors, with original glass insets, open onto the portico. The portico is flanked on both sides by triple 2-sash windows. The remaining 2-sash windows have decorative slip sills and shutters.

#72 East Ladue Estates (Year Built: 1961)

This home features a low side-gabled roof with both center and off-center crossing gables. The center crossing gable shelters an umbrage porch featuring double doors,

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exposed ridge beam, brick end walls with decorative iron screens, and two planter boxes topped with limestone caps. Six large fixed-glass windows flank the porch (three on each side). The off-center crossing gable at the garage has an exposed ridge beam and four large fixed-glass windows with thickened mullions and trapezoid transoms. Triple clerestory windows to the north complete the façade.

#73 East Ladue Estates (Year Built: 1963)

This home features a low hip roof with an off-center crossing hip roof to the north. Double front doors with etched glass insets open onto a stoop. To the north of the doors are a faceted bay window and three sets of casement windows, all with shutters. To the south of the doors are a large triple casement window, a large fixed-glass window, and triple clerestory windows at the garage. Sometime before 2002, a rear addition was added to the home resulting in an 'L' shaped plan. This addition did not significantly impact the integrity of the structure.

#74 East Ladue Estates (Year Built: 1963)

This home features a high side-gabled roof with a large center closed-end crossing gable. The crossing gable covers a porch which features painted horizontal wood siding and double front doors with sidelights. The doors are balanced by two sets of large 2-sash windows. Four round columns support the porch roof. The garage to the south has two 2-sash windows, while living space to the north has a single two-sash window and a large, round milk-glass window. In 2007 the center crossing gable was added to this home and round columns replaced square columns. The garage and rear of the home were also enlarged resulting in a massed ranch plan. Despite these changes, the building retains a linear appearance from the street and maintains the ranch style and details associated with the Ladue Estates neighborhood, so building integrity is not significantly impacted.

#75 East Ladue Estates (Year Built: 1959)

This home features a low side-gabled roof with a wide centered open-end crossing gable and a shed roof to the north. The exposed-beam crossing gable covers an umbrage porch and double doors. The porch roof is supported by five wooden slats. The doors are flanked on each side by three large fixed-glass windows with trapezoid transoms. The garage has five prism glass clerestory windows accented by shadowbox trim offset by a single clerestory window set in a field of painted wood siding to the south. The shed roof extends diagonally from the house and shelters two 2-sash windows.

#76 East Ladue Estates (Year Built: 1965)

This home features a low hip roof with a center crossing gable and two off-center crossing gables. A flat roof anterior to the center crossing gable covers the portico. The

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portico has two square brick columns, double doors, and decorative stone veneer. Large fixed-glass and casement windows flank the portico. The two off-center crossing gables feature triple casement window units and extensive 3-dimensional brick relief.

#77 South Ladue Estates (Year Built: 1959) (photo #3)

This home features a low side-gabled roof with a center open-end crossing gable roof over an umbrage porch. The porch has an exposed ridge beam, stacked bond masonry wall, and single door. The door is mirrored by a large honeycomb glass sidelight. Both door and sidelight have honeycomb glass transoms. Six large fixed-glass windows with limestone sills are set in painted wood backgrounds and flank the porch (three on each side). The garage has five clerestory windows. A fixed-glass window to the east features decorative shadowbox trim and balances the façade. There is asymmetrical painted wood siding at the windows.

#78 East Ladue Estates (Year Built: 1962)

This home has a medium side-gabled roof with a center closed-end crossing gable and continuous 1 x12 painted fascia at the eaves. The crossing gable roof is located over a wide porch and is supported by four round columns. A single door with sidelight and decorative trim opens onto the porch. Large fixed-glass windows with 5-over-4 grids flank the front door. The remaining windows are all 2-sash with 3-over-2 grids and shutters. The porch and crossing gable feature dentil trim, and the garage has painted vertical wood siding over a masonry plinth. Sometime after 2004 the crossing gable was added. This alteration is minimal and does not deter from the historic character of the building.

#79 South Ladue Estates (Year Built: 1961)

This home has a medium side-gabled roof extending forward to cover an entry porch. The covered entry porch is supported by four round fluted columns and features double doors, large fixed-glass windows with grids, and painted horizontal wood siding over brick plinth. There is a second set of large fixed-glass windows with grids to the east and five 2-sash windows with grids and shutters balancing the façade. Prior to 2002, the home was enlarged toward the rear resulting in a 'T' shaped plan. This addition does not significantly affect the integrity of the structure.

#80 East Ladue Estates (Year Built: 1965)

This home has a medium side-gabled roof with an off-center crossing gable at the western end of the facade. The double doors with original colored glass insets are flanked by bow windows with diamond grids. The doors and bow windows open onto an unsheltered porch bordered by a low wall of brick and decorative ironwork. The crossing

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gable contains two sets of triple casement windows with shutters. The garage also has two sets of triple casement windows with shutters and is accented by 3-dimensional brickwork. Sometime prior to 2002, an addition was added to the rear of the home resulting in a 'U' shaped plan not visible from the street. This addition does not adversely affect the integrity of the structure.

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Summary

Located in the city of Creve Coeur in the western area of St. Louis County, Ladue Estates is locally significant for the National Register of Historic Places under Criterion C, ARCHITECTURE. With its large lots, lack of sidewalks, and one-story ranch houses catering to the automobile owner, Ladue Estates is an excellent example of an early ranch house district. In addition, the nominated district is eligible under Criterion A, in the areas of COMMUNITY PLANNING AND DEVELOPMENT, and ETHNIC HERITAGE: EUROPEAN. The subdivision represents a short period in western St. Louis County history when available land was plentiful, cheap, and procured by the best builders. After World War II, cramped cities fell out of fashion as middle to upper income families yearned for spacious, detached housing.¹⁵ In the City of St. Louis, there was little to no room for growth, thus development of St. Louis County became not only desirable but necessary.¹⁶ The period of significance for this nomination is 1956-1965, which was the time of construction of Ladue Estates. Although this period traverses the typical 50-year cut off date (Criterion Consideration G), the nominated district provides not only an exceptional representation of post-war flight to the suburbs, but specifically that of the Jewish community. During this period discrimination against the Jewish community restricted where affluent Jewish-Americans could relocate.¹⁷ Constructed by Goldberg & Company, a Jewish builder,¹⁸ Ladue Estates proved a welcome enclave of modern suburban ranch homes. The 75 individual dwellings and six entrance markers have remained intact with no significant alterations or demolition to detract from the ambiance that Goldberg & Company intended.

Elaboration

Ladue Estates residential subdivision is a significant and intact post-war development that catered exclusively to automobile owners and spurred westward growth in St. Louis County. The original plat in 1955 and additional plat in 1956 imposed a suburban street plan on what was still largely a rural area (See Figures 6 and 7).¹⁹ While there were post-war suburb construction and population growth in North St. Louis County, Ladue

¹⁵ Alan Hess, The Ranch House, (New York: Harry N. Abrams, Incorporated, 2004), p. 51.

¹⁶ St. Louis County History available at <http://www.co.st.louis.mo.us/plan/factbook2002/History.pdf>, Referenced 20 March, 2009.

¹⁷ Andres Duany, Elizabeth Plater-Zyberk, and Jeff Speck, Suburban Nation; The Rise of Sprawl and the Decline of the American Dream (New York: North Point Press, 2000), pp. 10-11.

¹⁸ Ben Goldberg Scrapbook (Property of Harold Kessler) 5 July, 2008.

¹⁹ Ladue Estates Subdivision Plats: Unit 1, Recorded 1955, Book: 71-p.5, Units 2 & 3, Recorded 1956, Book: 75-p.49, St. Louis County Recorder's Office, 41 South Central Avenue, St. Louis, MO 63105.

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Estates helped promote the movement west past Lindbergh Boulevard into farmland.²⁰ Creve Coeur's eastern boundary abuts the very affluent city of Ladue's western-most boundary.²¹ Ladue Road cuts an east-west path through the heart of both. With this geography it was easy to attract wealthy families interested in excellent schools, highway access for automobile travel, and suburban lifestyles. A great majority of the new homeowners were Jewish white-collar professionals and/or business owners (See Figure 4).²² These families had the means to afford the stylish extras that were a part of this new, custom built, exclusive ranch development called Ladue Estates.

Suburbia in St. Louis

Money, mobilization, minorities, and mindsets: These four factors contributed to one of the most interesting and expansive population shifts in mid-twentieth century America. Money, from either a well paying factory job or ownership of the factory itself, expanded personal wealth across all income categories while financing options leveled the playing field for personal home ownership. Mobilization brought about by the increase of automobile ownership, extensive inter- and intra-state highways, and to a lesser extent by improved public transportation systems expanded individuals' opportunities for commutes and long-distance travel. Minorities, many relocated from the South, remained in St. Louis after WW II taking advantage of employment opportunities from the conversion of wartime to peacetime productions. Residential city neighborhoods that had once been predominately Caucasian became predominately African-American. The "white flight" phenomenon was born as urbanites moved en-mass to the newly developed distant suburbs.²³ Mindsets of the established city residents, the recently arrived, and the newly prosperous, were forces that led to the shifting of demographics and the explosion of the far-reaching seeds of suburbia. "By 1960, a greater number of people in metropolitan areas lived in suburbs than in the central city, and, by 1990, the majority of all Americans lived in suburban areas."²⁴

In 1950, the City of St. Louis' population peaked at 856,000. There was no room for

²⁰ Esley Hamilton, "Postwar Subdivisions in St. Louis County," Prepared for 22nd Annual Meeting of the National Council on Public Housing, 1 April, 2000. p.2.

²¹ Phil Sutin, "At Heart, It's A Boom Town" St. Louis Post-Dispatch, 9 August, 1982, p. 1D.

²² Table compiled from Polk's St. Louis County (Missouri) Directory. St. Louis: R. L. Polk & Co., Publishers, 1957-1959; 1962-1963; 1965-1967, and Esther Katz, Personal interview, 12 April, 2008.

²³ Walter Ehrlich, Zion in the Valley: The Jewish Community of St. Louis, (Columbia, MO: University of Missouri Press, 2002) II, pp. 430-431.

²⁴ NPS Bulletin, Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places, 2002, p. 2 available at <http://www.cr.nps.gov/nr/publications/bulletins/suburbs/intro.htm>, Referenced 6 March, 2009.

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growth due to an 1876 St. Louis City Charter that established boundaries between city and county.²⁵ The changing monetary demographics and influx of minorities incited earlier immigrant residents with the financial means to leave the crowded housing of the city for the spaciousness of the countryside.²⁶ Automobile traffic had increased to such an extent that the city's street system was unable to accommodate its volume. By 1952 St. Louis, like some other cities, had already started on a long-planned expressway system and quickly adapted it to the Federal Highway Act passed in 1956.²⁷ With four new interstate highways that cut block-wide swaths through neighborhoods, St. Louis' suburban boom began.

To put the planning significance of Ladue Estates into context, it is useful to review the unpublished study of postwar subdivisions undertaken by the St. Louis County Department of Parks and Recreation in 2000 and 2002.²⁸ They found that of the 500 plats recorded in St. Louis County between 1940 and 1950, about half represented one or more new residential streets, and of those, about one hundred were more substantial neighborhoods. For the first time in the county's experience, most or all of the houses in these neighborhoods were built by the same developer and reflected identical or similar designs. Prior to the late 1930s, subdivision developers primarily sold lots to be built on by others and constructed only a few speculative homes. The houses built in these early post-WW II neighborhoods were quite small, often less than a thousand square feet, geared to first-time buyers who were perhaps moving from apartments.

Geographically, the post-war building boom in St. Louis County started in the Florissant area, where McDonnell-Douglas became the region's largest employer. During this period the Ford Motor Company, Edison Electric, and other large employers also attracted suburban developments in Hazelwood, Ferguson, Jennings, and Bellefontaine. Comparable but smaller developments occurred in the Affton and Lemay areas to the south. Immediately west of the St. Louis City limits, where turn-of-the-century streetcar suburbs were already well established, available open space soon filled in. Before 1950 there was virtually no development west of Lindbergh Boulevard. However, after the construction of Interstate 270, Creve Coeur progressed in a similar vein as the aforementioned municipalities.

²⁵ Eric Sandweiss, St. Louis: The Evolution of an American Urban Landscape (Philadelphia: Temple University Press, 2001), p. 159.

²⁶ Hamilton, "Postwar Subdivisions in St. Louis County," p. 1.

²⁷ *Ibid.*, p. 2.

²⁸ Esley Hamilton, *Preservation Historian*, 25 March, 2009.

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Creve Coeur

Mid-century subdivisions were typically built in rural locations without a central business district, so a well paying job and reliable transportation were prerequisites for residing there. Wealthy St. Louisans had both and were the first to settle in the new post-war subdivisions of Creve Coeur in West St. Louis County.

In the years before World War II, the Creve Coeur area was farmland, where vegetables were grown for St. Louis. By 1940, or later, the farmers were still using horse-drawn carts to take their produce to commission houses near the present-day intersection of Olive and Interstate 270. In the years after the war, however, Creve Coeur changed from rural community to busy suburb. Its destiny was shaped by three factors: the city's location, next to the affluent suburbs of Ladue and Frontenac; the decision [in 1951] of Monsanto Co. [agricultural products] to build its headquarters on 300 acres at Olive and Lindbergh Boulevards; and the construction of Interstate 270 through the western part of the city.²⁹

Beginning in the early 1950's, a few Creve Coeur land plats were drawn for smaller scale subdivisions such as Spoede Hills, Mission Hills, Mary Meadows and Wir-Don Meadows. These subdivisions featured ranch houses on quiet streets and cul-de-sacs, which was likely a draw to early residents of more moderate means. Each subdivision averaged twenty or so houses spaced closely to the next, and lacked the large lot sizes, square footage, and stylistic details that would soon be offered in Ladue Estates.

Ladue Estates was preceded by Oak Park Estates³⁰, which appears to be the first of what would be considered a 'luxury subdivision' in Creve Coeur. It was platted between 1952 and 1955,³¹ and lies just east of Ladue Estates off Ladue Road. Oak Park Estates offered large lots and sprawling ranch homes, which undoubtedly influenced the construction of the nominated district. Stylistically, however, Oak Park Estates appears to be a somewhat transitional neighborhood as it allowed for multi-story houses and reflected more traditional details whereas Ladue Estates' homes were strictly one-story and modern by design. A more thorough comparison of the two subdivisions is

²⁹ Sutin, "At Heart, It's A Boomtown," p. 1D.

³⁰ Oak Park Estates may be eligible for listing in the National Register of Historic Places under Community Planning and Development. More research is necessary.

³¹ St. Louis County Department of Revenue, 41 South Central Avenue, St. Louis, Missouri 63105, 1 March, 2010.

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discussed later in the nomination.

Once developed, Ladue Estates became a predominately Jewish, postwar subdivision that was home to prominent business owners and other professionals. At the time, there were no other wealthy subdivisions that far west of St. Louis City. The majority of suburbanization was in North St. Louis County, leaving most of the land west of Lindbergh Boulevard as farmland. The subdivision was bordered to the west by a 250-acre dairy farm. Jim Walsh, an original occupant said, "It was so rural, we played baseball on Ladue Road because there was so little traffic. Most of the land out here was farmland."³² Ladue Road turned to gravel just three miles west of the subdivision's entrances. During the 1950's and 1960's, on a clear day, one could see Westwood Country Club located just south of Ladue Estates.³³ Today, Westwood Country Club remains one of four major country clubs in St. Louis.

The old two-lane Olive Road running parallel to Ladue Road just north of Ladue Estates originally boasted a grocery, a hardware and dry goods store, a bank, a drug store with soda fountain, a tavern, and the Creve Coeur Farmers' Club. But as the population grew and farms became subdivisions, this retail corridor expanded. The widening of Olive Road in 1966 and completion of the Interstate 270 outerbelt facilitated the urban development of Creve Coeur more than any other factor.³⁴ Suburbia was growing and the businesses that followed, including St. John's Mercy Medical Center in 1963 and Faith Family Hospital in 1969, created a more desirable quality of life than that of the decaying central city.³⁵

Creve Coeur's two-room schools, Spoede on the east and Weber on the west, while adequate until the 1950's, proved unable to handle the increasing enrollment. As the city and its families grew, via subdivisions like Ladue Estates, so did the number of schools.³⁶ Private schools, such as St. Joseph's Academy (1954) and Chaminade (1957), also expanded or acquired their current locations.³⁷

³² Walsh, 2 May, 2008.

³³ Ibid.

³⁴ Bill Milligan, "Creve Coeur: From Country Town to Corporate Center," St. Louis Post-Dispatch, Suburban News Bureau, Undated clipping. ca. 1980's. Held by St Louis County Library Headquarters in the St. Louis Local History Clippings File, St. Louis, MO, 2009.

³⁵ St. John's Mercy Medical Center website available at <http://www.stjohnsmercy.org/sjmmc>. BJC West County Hospital Jobs and Profile website available at http://hotjobs.yahoo.com/careers-669787-BJC_West_County_Hospital, Both referenced 4 March, 2009.

³⁶ Sutin, p.5D.

³⁷ St. Joseph Academy website available at <http://www.stjosephacademy.org/contact>. Chaminade College Preparatory School website available at <http://www.chaminade-stl.org>, Both referenced 4 March, 2009.

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Although it was 1949 when area residents voted to form the Creve Coeur municipality, it was not until 1959, when land was donated, that construction of a government center began and was finally completed in 1964.³⁸

Ladue Estates' construction period (1956-1965) coincides with Creve Coeur's urban development. Cognizant of the increase in affluent families, it offered larger houses with more desirable styling and amenities than had previously been available and encouraged westward expansion. Ladue Estates additionally contributed to Creve Coeur's evolving status as a prosperous municipality and a center for Jewish settlement. Although more modest neighborhoods were among the initial residential developments in Creve Coeur, Oak Park Estates and Ladue Estates were the first luxury districts. The latter was larger and offered homes reflecting the most modern trends. Perhaps by design, Ladue Estates also provided a place for wealthy Jews to relocate relatively free from discriminatory restrictions.

The Jewish Community in St. Louis

German Jews began settling in St. Louis in the mid-1800's. Their reform orientation, high incomes, and assimilation helped them pioneer westward movement while their more Orthodox and Conservative Eastern European brethren followed in the wake.³⁹ The Jewish presence in St. Louis began in the city proper, but as early as 1930 western enclaves were established in the Central West End, on the boundary between St. Louis City and St. Louis County and in University City, an inner-ring suburb.⁴⁰ Between 1940 and 1950 the movement west continued with the Jewish population dropping in both the City of St. Louis and the Central West End while University City continued to grow. The 1950's showed enormous population shifts that reached far into western St. Louis County.⁴¹

"The Jews swift residential relocation was due primarily to the group's rapid economic progress."⁴² Jews with higher income levels have tended to affiliate with Reform congregations and move further from their old enclaves. They then re-establish old congregational ties in a new temple closer to their residence. The 20th century trend of adding social and cultural, as well as religious roles to the functions of the synagogues

³⁸ "From Broken Heart to Urban Success", St. Louis Post-Dispatch, 16 May, 1984, p. 31CC.

³⁹ Gary Tobin, "Jewish Population Movements in St. Louis," Gateway Heritage, (Fall, 1986) p.39.

⁴⁰ *Ibid.*, p.32.

⁴¹ *Ibid.*, p.33.

⁴² *Ibid.*, p.39.

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allowed new Jewish establishments to help insulate and care for their congregants.⁴³

This appears to be the case for Creve Coeur. As the migration continued to populate West County, amenities followed. Creve Coeur and the immediate area became home for the Jewish Community Center (1961), and several Reform synagogues including Temple Emanuel (1957), Temple Israel (1962), and Temple B'nai El (1965)⁴⁴ (See Figure 5.)⁴⁵

In the 1970's Gary Tobin, a Washington University sociologist, conducted a study that revealed 31% of St. Louis' Jewish population lived in the Postal Service 63141 Zip Code. Creve Coeur made up 40% of that area constituting a focal point for the region's Jewish community.⁴⁶ What had been a long and narrow east-west "Jewish central corridor" in the city became shaped like a cone, starting at University City and Clayton and fanning out all the way to the western extremity of St. Louis County and even across the Missouri River into St. Charles County."⁴⁷ Similarly, a 1974 report from the American Jewish Congress and the American Division of the World Jewish Congress noted that, "Cleveland, St Louis, and Newark have practically no Jews left in the cities proper."⁴⁸

Restrictive practices regarding home and land transactions buffeted some attempts at relocation and encouraged a more westerly settlement of wealthy Jews and others in St. Louis County. Tobin explains,

As upwardly mobile Jews prepared to move, they found newer housing with greater amenities in the western corridor. At the same time that Jews found housing available in the western corridor, they found they faced discrimination when they sought to purchase or rent. Discrimination resulted in Jews' moving in a more concentrated fashion than those groups, which did not face this problem in finding quality housing.⁴⁹

⁴³ Ibid., p.35.

⁴⁴ St. Louis Jewish Community Center available at <http://www.jccstl.com/index.php/about/mission-history>. Congregation Temple Israel available at http://www.ti-stl.org/dev/site/welcome_to_our_house/index.cfm, Both referenced 4 March, 2009. Kimberly Frost & Joyce Rudolph, Telephone interviews by Lea Ann Baker, 4 March, 2009.

⁴⁵ "Our St. Louis Jewish Neighborhood," St. Louis Jewish Light, November 2003, pp.8-9.

⁴⁶ Sutin, p. 5D.

⁴⁷ Ehrlich, Zion in the Valley, II pp.318-319.

⁴⁸ Jewish News of Greater Phoenix available at <http://www.jewishaz.com/jewishnews/990521/lasvegas.shtml>, Referenced 4 March, 2009.

⁴⁹ Tobin, p.40.

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As an example, both Temple Israel located on Ladue Road and the Young Men's Hebrew Association, later known as the Jewish Community Center, located near Olive and Lindbergh Roads were forced to take court action when they were discriminatorily denied the rights to purchase sites for their moves into western St. Louis County.

While not entirely free from discriminatory challenges as demonstrated above, the rural setting and relative receptiveness of Creve Coeur and western St. Louis County allowed expansion, not only residentially and commercially, but for amenities unhindered by restrictions from a large established populace or limited land availability. This is likely a contributing factor to Ladue Estates' development. Although speculative, it could be Goldberg was aware of the issues wealthy Jews faced when relocating and the subsequent trend of westward movement. His development of Ladue Estates offered the desirable suburban lifestyle of exclusive, high style ranch homes with attached garages, large lots, and a secluded location.

The majority of the original homeowners in Ladue Estates were Jewish which may have been the intent of builder Ben Goldberg, Goldberg and Company's Jewish principle. Of the seventy-five homes, 59 of the original owners were Jewish, 13 of various Christian faiths, and 3 undetermined (See Figure 4). As a minority, the fact that so many Jews bought homes in Ladue Estates suggests there was a familiarity between residents, the developer, or both. Although little evidence has been found on the subject,⁵⁰ it is possible Goldberg informed and encouraged movement to his subdivision through religious ties. Furthermore, several of the original owners have the same surname, which may indicate relocation via familial endorsement. Katz in particular was unique as he was the only owner Goldberg allowed to construct homes not built by Goldberg & Company. Katz constructed his own residence at 76 Ladue Estates Drive and built 80 Ladue Estates Drive for his brother and sister in-laws.⁵¹

Whatever the reason wealthy Jews chose to relocate to Ladue Estates, their presence undoubtedly spurred Creve Coeur's institutional evolution. Like the area's commercial boom, it was during and after Ladue Estates construction (1956-1965) that Creve Coeur and the immediate area developed and maintained a thriving Jewish population with the introduction of synagogues, schools, a Jewish community center and affiliated social services campus.

⁵⁰ Research was restricted to the timeframe of the nomination. Further research may reveal more.

⁵¹ Katz, 12 April, 2008.

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Architecture and Planning of Ladue Estates⁵²

With roots in America's Southwest, the phenomenon of the "Ranch House" quickly spread to all corners of the United States and became the most popular home style of the 1950's and 1960's. Architects, drawing inspiration from the unassuming nineteenth-century abodes of American ranchers, added features of the Prairie, Usonian, and Modernist styles to create an unprecedented product for the modern consumer. "New homebuyers in 1946 did not expect to find tenement blocks, front stoops, apartment houses, or row houses when they moved to the suburbs. The single-family home on its own lot made the move from the crowded cities to the spacious suburbs an improvement in lifestyle."⁵³ A broad front lawn with the long side of the house facing the street created a private rear yard sanctuary where family could gather and entertain utilizing indoor, as well as outdoor living spaces.⁵⁴ Across the Midwest the ranch house became a popular choice for new homeowners.

The first ranch houses in St. Louis were built around 1940. The Pulitzer-Prize winning journalist Frank Peters⁵⁵ suggested that 1629 Holly Avenue was the first St. Louis area ranch house in the modern sense. Bernard McMahon, inspired by the work of California architect Paul R. Williams, designed it. A little to the southeast of Webster Gardens in Webster Groves, the Risch Building and Real Estate Company developed the Gravois Gardens subdivision. The firm's staff architect, Gilbert Hansmann, designed a one-story house for his own family at 9161 Vassel Drive. It combines a ranch house plan with Streamline Moderne detailing.⁵⁶ Inspired by Frank Lloyd Wright's Usonian houses, leading modernist architects Harris Armstrong and William Bernoudy also built their first one-story homes during these years.

After this start, however, very few of the early post-war subdivisions featured ranch houses. The Cape Cod was, by far, the dominant style. It looked more traditional, and with its pitched roof, may have offered the suggestion that it could accommodate an expanding family. Dozens of Cape Cods were built for every ranch house during this period, and those that were built were small. Houses that could be classified as "modern" or "modernistic" in style appeared in only a handful of early subdivisions in the St. Louis area.

⁵² This section was originally written by Esley Hamilton and has been edited with his permission.

⁵³ Hess, p. 15.

⁵⁴ Ibid., pp. 11-12.

⁵⁵ St. Louis Post-Dispatch, 16 November, 1980, p.5B.

⁵⁶ As documented in St. Louis County's 1994 "Affton-Sappington-Concord" Historic inventory, accessed Spring 2009.

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Along with style, another important design issue of the period was the garage. Prior to World War II, building a garage door facing the street was practically unheard of. Many older subdivisions had alleys accommodating detached garages. After the war and into the early 1950's when the importance of the automobile was established, carports were often provided, but few homes had attached garages. By the time budgets permitted this amenity, shallow lots and alley-less layouts meant that front-facing garages were the only option in many of these older areas.

New developments in rural areas such as Creve Coeur offered more opportunity to plan, design, and build. These outlying areas provided more space for the single family but required an automobile for commutes to the city. This need no doubt contributed to the growing status of the automobile and probably led to garages becoming an integral part of the property. Considering this, the ranch house was a sensible choice for developers. Its open floor plan and adaptive form could fit a wide range of budgets and tastes and could include the option of an attached front, side, or rear entry garage.⁵⁷ These reasons likely played a part in the ranch house's popularity that continues today.

While some builders applied the principles of the twentieth-century assembly line to suburban home construction for families of more modest means, Ladue Estates was built one home at a time by Goldberg & Company. The rural site drew immediate attention with its sales brochures, advertising, and word of mouth. Ben Goldberg, President of Goldberg & Company, had a reputation for being one of the premier builders in St. Louis.⁵⁸ In addition to probable religious affiliations, it is likely his lofty reputation facilitated the home buying decision for many wealthy St. Louis families. A trust agreement attached to the properties, with the original trustees listed as Ben Goldberg, Harold Kessler, and Fred Lipnick (Goldberg & Company), provided the planning tool that Mr. Goldberg needed to control the design, development, and any attempts at deviation from the cohesiveness he sought to achieve in the subdivision and that his clients sought when looking for a new home. This trust agreement also stipulated that any alterations to structures must be approved in writing by the trustees and levied assessments with which the trustees could maintain common property and employ labor as deemed necessary.⁵⁹ Such agreements helped ensure property maintenance, and thus values that would not deteriorate on such major investments.

⁵⁷ Hess, p. 11

⁵⁸ Ben Goldberg Scrapbook (Property of Harold Kessler) 5 July, 2008.

⁵⁹ Republished Trust Agreement and Indenture of Restrictions for the Ladue Estates Subdivision and Corporate Bylaws for the Ladue Estates Homeowners Association, Incorporated, Book: 17831-Page: 5834, St. Louis County Recorder's Office, 41 South Central Ave, St. Louis, MO 63105, 13 March 2008.

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This probably assuaged many homebuyers' trepidations of buying into a new, unfamiliar community. Although the streets are now maintained by Creve Coeur City the "Private Place" convention followed extensively throughout St. Louis City and County with its aims of exclusivity and restrictability, remain. (A "Private Place" is defined as one owned and maintained by the property owners within the street. The streets are often marked by ornamental entrances and closed to through traffic. Deed restrictions control building styles and materials. Maintenance of common ground is paid for by assessments from members of the "Private Place" neighborhood associations.)⁶⁰

While Ladue Estates was planned as a modern, strictly "Ranch House" subdivision,⁶¹ Mr. Goldberg intended for each home to have a unique identity. No two houses would be exactly alike. Goldberg's son-in-law, Harold Kessler, part of Goldberg & Company and architect, Cay George Weinel, planned and detailed each home.⁶² Though all the homes had brick facades and large bands of windows, the pattern, shape, color, and texture varied from house to house. Spread across flat, treeless sites unadorned by sidewalks, these 2,000-plus square foot structures were much larger than other ranch homes built at the time. Full General Electric kitchens, open floor plans, large (almost one-acre) lots, attached side garages, patios, and finished basements made Ladue Estates a modern ranch subdivision. Even the choice of names for the subdivision had cache; 'Ladue' with its associations to the neighboring suburb synonymous with the wealthy elite of St. Louis County, and 'Estates' with its connotations of expansive properties and high style rural lives. By virtue of Goldberg & Company's foresight, innovation, and character, this upper class subdivision offered, and still offers, "Country Living, Luxury Style"⁶³ in a modern package.

Oak Park Estates

To put Ladue Estates architectural significance into perspective it is useful to compare it to similar subdivisions. As mentioned, Oak Park Estates in Creve Coeur is a closely comparable neighborhood to the nominated district. Oak Park Estates consists of three plats surveyed and recorded between 1952 and 1955⁶⁴ with a total of 51 properties. It is directly east of Ladue Estates, bordered by Westminster Christian Academy to the west, Ladue Road to the north, Spoede Road to the east, and the Villa Coublay subdivision to

⁶⁰ Charles C. Savage, Architecture of the Private Streets of St. Louis: The Architects and the Houses They Designed, (Columbia, Missouri: University of Missouri Press, 1987), p. 3.

⁶¹ Republished Trust Agreement and Indenture of Restrictions for the Ladue Estates Subdivision and Corporate Bylaws for the Ladue Estates Homeowners Association, Incorporated, 13 March, 2008.

⁶² Kessler, 20-21 June, 2008.

⁶³ Ladue Estates... Country Living, Luxury Style.

⁶⁴ St. Louis County Department of Revenue, 41 South Central Ave, St. Louis, Missouri 63105, 1 March, 2010.

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the south.

Like Ladue Estates, restrictions were placed on the new subdivision to ensure its character was preserved. With each plat Clara C. Nelson, the original owner of the undeveloped land, recorded a declaration of restrictions that required trustee approval of building plans and any home or site alterations.⁶⁵ The restrictions banned flat roofs and required side or rear entry garages. They did, however, allow dwellings up to two-and-a-half stories high.

Despite this, the majority of the homes in Oak Park are ranch style homes. Generally, the lots in Oak Park are slightly larger than those of Ladue Estates, but the square footage of the homes is comparable. County records show that most of the homes have full basements, but several have only a partial basement or no basement at all.⁶⁶ As with Ladue Estates, the terrain generally dictates whether they are walkouts. The original homes for Oak Park were built between 1952 and 1960,⁶⁷ around the same time Ladue Estates was in the midst of development.

Several stylistic similarities between Oak Park and Ladue Estates are the very large single or double front doors, covered porches with columns of varying materials from wood to ornate iron or umbrage porches with decorative panels, dentil fascia, and artistic use of stone on the facades and in attached planters. The homes also feature fireplaces, but many are placed to accent the front elevations or on the front slopes of the roofs which is not the precedent in Ladue Estates. A large number of ranch homes in Oak Park feature decorative shutters and some feature dormers, which hint at Colonial Revival detailing.

There are also important architectural differences between the two subdivisions. In Oak Park the most obvious is the lack of floor to ceiling fixed-glass windows, and little use of clerestory windows, thickened mullions, or textured glass. The nuances of the decorative brickwork, widely used in Ladue Estates, are limited. Siding or other non-brick finishes are more prevalent in Oak Park. Several homes feature brick on the lower third of the facades and then are finished with other materials, some of it modern, to the soffits. At least three of the ranch homes in Oak Park feature dormers although it is not known if they are functional or decorative. Likewise, there are two split-levels and three two or two-and-a-half-story homes (including new construction.)

⁶⁵ Recorder of Deeds, 41 South Central Avenue, St. Louis, Missouri, 1 March, 2010.

⁶⁶ Ibid.

⁶⁷ St. Louis County Department of Revenue available at <http://www.revenue.stlouisco.com/real-estate-information.com>, 1 March, 2010.

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Unlike Ladue Estates, Oak Park does have some slight integrity issues in the form of new construction of two homes, the alteration of a third, the demolition of a fourth, and changes to the façades of many of the homes. The new construction consists of a Neo-Tudor Revival and a Neo-Colonial Revival (111 and 297 S. Spode Road). While the style of the two new homes is not wholly atypical for the neighborhood, the size is out of character. The new homes tower over and dwarf the surrounding properties. A third home has been significantly altered stripping it of cohesiveness with the neighborhood (32 Oak Park Drive), and there is at least one case of a poorly applied garage addition (21 Oak Park Drive). In addition many of the houses have vinyl siding either on a portion of the property or, less commonly, on the majority of the façade. Finally, there is an empty lot (105 South Spode) where another property was razed.

With the large lots and mature greenery it is easy to compare the similarities between Oak Park and Ladue Estates. While Oak Park Estates could certainly be considered a luxurious, predominantly ranch house subdivision, the lack of large fixed and textured glass windows, limitations on roof styles, and the allowance of multi-story homes suggest a more traditional character and feel. Ladue Estates is a strictly ranch house subdivision whose homes were built using the most modern designs. It is a stylistically cohesive neighborhood that has escaped significant alterations and new construction.

Cay George Weinel, Architect

How Cay G. Weinel and Ben Goldberg met is pure speculation, but their partnership resulted in the unique and luxurious ranch home neighborhood of Ladue Estates. Perhaps their successful collaboration on a previous endeavor, Ladue Manor, emboldened Weinel to experiment with and express architectural features in Ladue Estates that were unique for the mid-1950's.

Ladue Manor is located off South McKnight Road in the Ladue municipality, east of Creve Coeur. Weinel was responsible for designing 24 of the original 28 houses in Ladue Manor constructed by Goldberg and Company between 1952 and 1958.⁶⁸ The outcome was an impressive neighborhood that catered to the affluent. It is comparable to the nominated district in several ways. Like Ladue Estates, Ladue Manor is enclosed, located on a quiet residential drive off a main road. It offered spacious brick ranch houses that featured full basements, fireplaces, attached garages, and decorative elements like built-in planters and limestone window surrounds.

⁶⁸ St. Louis County Parks Development website available at http://stlouisco.com/parks/Into_histbld.html, Referenced 15 February, 2010.

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There are also some notable differences between the two subdivisions. The most apparent are the lot sizes and the proximity of the homes to each other. Since Ladue Manor is several miles east of Ladue Estates, the availability of land was not as great. Thus, while the homes are comparable in square footage to Ladue Estates, they are set noticeably closer together on smaller lots. Of the original homes in Ladue Manor, four have gable roofs, two have hip gables, and hip roofs top the balance. There is limited use of front crossing gables and no use of shed or flat roofs. Although garages were included in the design of the homes in Ladue Manor, all face the rear of the property. The Ladue Manor homes also lack double front doors. The majority of the single doors open onto small stoops or umbrage porches, with only a few opening to a covered porch. Sash windows are a common theme across the facades of Ladue Manor homes, and while there are uses of large fixed-glass windows most also contain two-sash windows in the same apertures. Only two homes utilize clerestory windows. A final difference is the lack of a soffit or visible fascia on several of the homes in Ladue Manor.

From these details, it appears Weinel was using more traditional elements on a modern building type. In his next project with Goldberg, Weinel had more room to work in terms of lot size and building arrangement. Evidently in this environment, he became more comfortable with modern design elements such as placing the garage at the side of the property to create a longer façade and incorporating floor to ceiling windows. His work in Ladue Estates has endured. Unfortunately, Ladue Manor has not escaped instances of inappropriate infill and alterations. While the subdivision retains the majority of its historic character, it is not as large a subdivision as Ladue Estate or as pristine an example of a luxury ranch neighborhood.

Previous to his foray into modern ranch design in the 1950's and 60's, Weinel worked primarily in the Colonial Revival, Tudor Revival, and Art Deco styles. For example, in the Art Deco style he designed the 1936 Wellington Condominium on Wellington Way and in 1947 an apartment building at 7545 Parkdale; both are located in Clayton. In the mid-to-late 1930's he was responsible for several Tudor-style homes and a couple French Eclectic properties in Richmond Heights on Lake Forest Drive. In University City he designed Colonial Revival homes at 7321-23 and 7385 Pershing Ave, 7278 Westmoreland Drive, and 7365 Maryland Ave.⁶⁹ Although records are scarce, it appears he worked solely on residential buildings.

Research has also unveiled little on Weinel's personal life. He was born April 1, 1908

⁶⁹ Ibid.

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and attended Roosevelt High School in St. Louis where he followed the Manual Training Course. He graduated from Roosevelt in June of 1925.⁷⁰

It appears Cay Weinel began his career as a draftsman for the GFA Bruggeman Company in 1926. That job description continues in the St. Louis City Directory until 1935 when it changes to architect;⁷¹ although, in an inventory of historic homes from the St. Louis County Parks Department, Weinel is listed as an architect as early as 1934.⁷² A 1947 membership application for the Engineer's Club of St. Louis lists Weinel's alma mater as Washington University, Four-Year Extension Course.⁷³ While listings for Cay Weinel in the university's yearbooks and matriculation have not been confirmed, logic indicates he would have attended and completed the program sometime between 1926-1934. During this time (1930) Washington University offered certificates in Architecture that were not recorded in its commencement programs. It is assumed Weinel received his professional training via this course.⁷⁴

For twenty years following his listing in the 1926 City Directory as a draftsman, Weinel's residence and employment addresses varied; in 1932 he and his family lived in University City.⁷⁵ In the 1947-48 City Directory, Cay Weinel is listed as an architect with his office at 3837 West Pine Boulevard.⁷⁶ This would remain his work address until 1966 when he moved west to 8230 Forsyth Boulevard in Clayton. He would keep this Forsyth office until 1978, just three years before his death.⁷⁷

Interviews with Mr. Harold Kessler indicate that Cay Weinel was a low-key, unassuming individual.⁷⁸ He received his Missouri State Architectural Licensure on March 6, 1943⁷⁹

⁷⁰ Bwana, Roosevelt Issue, June 1925, Volume I, p. 114. Held by the Missouri History Library in the High School Yearbook File, St. Louis, Missouri, Referenced 17 February, 2010.

⁷¹ Gould's St. Louis City (Missouri) Directory. St. Louis: Polk-Gould Directory Company Publishers, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1935, Referenced 17 February, 2010.

⁷² Table A, St Louis County Parks Department website available at http://stlouisco.com/parks/Into_histbld.html, Referenced 15 February, 2010.

⁷³ The Journal of the Engineer's Club of St. Louis (St. Louis: Engineers Club of St. Louis, January 1948) XXVIII, Number I, p. 8, Referenced 17 February, 2010.

⁷⁴ E-mail correspondence with Tobin Harris, Associate Registrar, School of Engineering, Washington University, 26 March, 2010.

⁷⁵ Ibid.

⁷⁶ Gould's St. Louis City (Missouri) Directory. St. Louis: Polk-Gould Directory Company Publishers, 1947-1948.

⁷⁷ St. Louis Southwestern Bell Yellow Pages, August 1978, p. 60. Held by the Missouri History Library, St. Louis, Missouri, Referenced 17, February, 2010.

⁷⁸ Harold Kessler, Personal interview by Lea Ann Baker, 20-21 June, 2008.

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but never became a member of the American Institute of Architects. He was a member of both the Kiwanis International Committee and the Engineer's Club of St. Louis.

Cay Weinel married Wynona Martha Newell in Granite City, Illinois on May 2, 1929.⁸⁰ Their first child, Cay George Weinel Junior, was born December 23, 1930 followed by a daughter, Ann Marie, on July 5, 1932.

Mr. Weinel died on November 28, 1981 and is buried at Resurrection Catholic Cemetery in St. Louis. His wife, Wynona, would survive him another seventeen years passing away on November 12, 1998 at the age of 89.⁸¹

Ben Goldberg, Builder (See Figure 9)

“Country living, luxury style”: That is the description Goldberg & Company used for its promotional sales brochures for Ladue Estates.⁸² And indeed that was the case, with choices of 3 or 4 bedrooms, 2 or 3 baths, wood burning fireplaces, hardwood floors, activity rooms, General Electric kitchens sporting double ovens, dishwashers, breakfast bars, built-in cabinet style refrigerators, and Formica countertops, whole-house heating, cooling, and intercom systems, indirect lighting, dens with built-in bars, floor to ceiling windows, full waterproof basements, attached garages, and sheltered patios, all on one acre lots. Tied together with installed public utilities, concrete streets, and binding covenants for the homeowners' association, an upscale mid-century suburban subdivision was born.

Goldberg & Company was the product of steadfast effort and determination by Jewish immigrant, Ben Goldberg. Born in Kiev, Russia on December 23, 1897, Goldberg completed grade school in Russia and at the age of thirteen decided to follow his older brother to the United States. He settled in St. Louis where he learned the barber's trade. He worked in this vocation during the day and attended business school at night. In 1917 he entered the U.S. Army, where he became a sergeant. After the Armistice of 1918, he returned to civilian life as a shop owner. Over the next few years he acquired several other general merchandise and clothing stores.⁸³

⁷⁹ Missouri Board of Professional Engineers, Architects, Land Surveyors, and Landscape Architects, 3605 Missouri Boulevard Court, Jefferson City, Missouri 65109, 17 February, 2010.

⁸⁰ Madison County Clerk's Office, 157 North Main Street-Suite 109, Edwardsville, Illinois 62025, 19 February, 2010.

⁸¹ Catholic Cemeteries of the Archdiocese of St. Louis available at <http://www.archstl.org/cemeteries/>, 22 February, 2010.

⁸² Ladue Estates... Country Living, Luxury Style.

⁸³ McCune Gill, The St. Louis Story, Library of American Lives

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In 1925 Goldberg decided to leave the retail business and traded his commercial buildings for four four-family flats to be built in the 5500 block of Ashland Avenue. He watched the construction of the flats over the next five months and decided to turn his energy to the construction industry. His first foray into the field was the Hamilton Heights Subdivision, west of Goodfellow in the city of St. Louis, where between 1926-1929 he finished the blocks of Terry and Maffitt Avenues. After completing these blocks and before the stock market crash, Mr. Goldberg traveled to Europe to visit family.⁸⁴

He returned to St. Louis in early 1930 and commenced construction of bungalows on Selle Avenue, four-flats on South Hanley, and individual homes on Princeton, Cornell, Cambridge, Stanford, Colgate, Tulane, and Amherst Streets in University City. He followed this with larger apartments and finally, in 1933, began building luxury homes in the Lake Forest Subdivision in Richmond Heights. This focus on fine homes led to work in the developments of the Moorlands, Davis Place, and Clayton Gardens in the City of Clayton; Berkshire and McKnight Orchard (1948) in Richmond Heights; Delprice Subdivision at the west end of University City; and Jewell Duke Estates (1949), Kingston Manor, and Cella Road in Ladue.⁸⁵ Working with Cay Weinel in 1952 he began developing an entire subdivision of his own, Ladue Manor in the City of Ladue. In 1956, he followed with Ladue Estates then Emerald Green,⁸⁶ both in Creve Coeur.⁸⁷

Ben Goldberg married Anna Kranzberg on March 2, 1919. The Goldbergs had two daughters: Geraldine, born March 14, 1921; and Shirley, born December 25, 1927. Geraldine married Harold R. Kessler of St. Louis in 1941, and Shirley married Fred Lipnick of Baltimore, Maryland in 1946.⁸⁸ Goldberg invited both Kessler and Lipnick into the firm known as "Ben Goldberg" and renamed it "Goldberg & Company."⁸⁹ They were all involved with the daily aspects of operating the firm and became known as the Three Musketeers.⁹⁰ Their duties included, but were not limited to, property acquisition, blueprint reviews, progressive home designing, planning, labor, quality control, construction, building innovations (some of which they patented),⁹¹ follow-up customer

(Hopkinsville, KY: Historical Record Association, 1952) III, p.1180.

⁸⁴ Ibid.

⁸⁵ Ibid., p. 1182.

⁸⁶ The historical integrity of Emerald Green is compromised due to infill housing.

⁸⁷ Kessler, 20-21 June, 2008.

⁸⁸ Gill, 1182.

⁸⁹ All were Jewish. Irene Kessler, Personal Interview by Lea Ann Baker, 22 March, 2009.

⁹⁰ Ben Goldberg Scrapbook, 5 July, 2008.

⁹¹ Ibid.

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service, photography, marketing to include home “staging,” and sales.⁹²

They were also involved in the Home Builders Association of Greater St. Louis. Mr. Goldberg served as a president of this professional association, as a Home Show committee chairman for the Home Builders’ Home Show, and as a sponsor of the Home Builders Institute at St. Louis University. These events provided him the opportunity to socialize with Joseph L. Eichler, A. Quincy Jones, and Harris Armstrong among other leading builders and architects. He was also a director of the National Association of Home Builders.⁹³

After Anna Goldberg’s passing in 1959, Ben Goldberg married Jeannette Joseph in 1962. He continued with Goldberg & Company and with his many civic and philanthropic interests until his death in April of 1969.⁹⁴ The following March his daughters, as executrices of his estate, liquidated and dissolved the corporation.⁹⁵ For a time, Mr. Kessler and Mr. Lipnick continued to develop and build properties under the name K&L Development Corporation. This became Kessler Builders upon Mr. Lipnick’s departure and operated until 1987.⁹⁶ Mr. Kessler and his son-in-law, Jay Levine, also operated a successful spin-off business, Jay’s Water Proofing, to waterproof basements with Kessler’s patent for water pressure reduction.⁹⁷

Goldberg & Company’s Ladue Estates Subdivision was built between 1956 and 1965. Lack of sanitary sewers in West St. Louis County did not deter the builders, since they employed a “primary effluent basin”⁹⁸ until the metropolitan system was extended out to them a few years later. Kropp Engineering laid out the subdivision, and architect Cay George Weinel drew up blueprints. The three-bedroom floor plans were much the same, but at least ten different front elevations were employed. The four-bedroom plans were each slightly different. The houses ranged in price from \$42,500 to \$58,000.⁹⁹ One (#27) boasted a fallout shelter and another (#67) the first indoor swimming pool in St. Louis County.¹⁰⁰ While the indoor swimming pool is still in use, only the ventilation pipe of the fallout shelter remains as a reminder of a previous

⁹² Kessler, 20-21 June, 2008.

⁹³ Ben Goldberg Scrapbook, 5 July, 2008.

⁹⁴ Kessler, 20-21 June, 2008.

⁹⁵ United States, St. Louis County Probate Court, Ben Goldberg Estate, File #41,050 (Clayton, MO 19 March, 1970).

⁹⁶ Kessler, 20-21 June, 2008.

⁹⁷ Ibid.

⁹⁸ Ibid.

⁹⁹ Ladue Estates... Country Living, Luxury Style.

¹⁰⁰ Walsh, 2 May, 2008.

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generation's preparatory modes in the Cold War era. A full-page article was devoted to Mr. Goldberg and his home designs in the St. Louis Globe Democrat in 1959-1960.¹⁰¹ Mr. Goldberg stated that his "3-D Homes" were designed for utility, detailed for luxury, and decorated for beauty.¹⁰² Ladue Estates courted prospective homeowners with sales brochures that touted "Country Living, Luxury Style." What the buyers ended up with were the "Keys to Gracious Living."¹⁰³

Conclusion

Spurred by national suburbia trends, Ladue Estates represents the development of western St. Louis County. With its large lots, lack of sidewalks, and one-story ranch houses catering to the automobile owner, Ladue Estates is an excellent example of an early ranch house district. It reflects a short period in West St. Louis County history when available land was plentiful, cheap, and procured by the best builders. The nominated district provides not only an exceptional representation of post-war flight to the suburbs, but also specifically that of the Jewish community. During this period discrimination against the Jewish community restricted where affluent members could relocate.¹⁰⁴ Constructed by Goldberg & Company, a Jewish builder, Ladue Estates proved to be a welcome enclave of modern suburban ranch homes.¹⁰⁵ Catering to the growing Jewish populace, nearby amenities that followed quickly made Creve Coeur a prominent Jewish enclave in the region.¹⁰⁶

Homeowner pride for the subdivision was and continues to be strong. Homeowners were instrumental in illuminating the entrance pylons and facilitating the house numbering system for postal delivery. The Ladue Estates Garden Club was responsible

¹⁰¹ Ibid.

¹⁰² Ben Goldberg Scrapbook, 5 July, 2008.

¹⁰³ Ladue Estates... Country Living, Luxury Style.

¹⁰⁴ Andres Duany, Elizabeth Plater-Zyberk, and Jeff Speck, pp. 10-11.

¹⁰⁵ Ben Goldberg Scrapbook, 5 July, 2008.

¹⁰⁶ Sutin, p. 5D.

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for flowers at the three entrances.¹⁰⁷ Today, the subdivision's board of trustees organizes community meetings, maintains the entrances' landscaping, and monitors construction compliance as stated in the subdivision's trust agreement.

West St. Louis County is now fully developed and Ladue road is lined with many subdivisions and homes. Unfortunately, once remote subdivisions like Ladue Estates are being demolished as the amount of available land in St. Louis County diminishes. Pockmarked by large neo-revival or neo-classical mansions on subdivided lots, these unique, cohesive neighborhoods are rapidly disappearing.

The residents of Ladue Estates, prepared this nomination with assistance from the St. Louis County Department of Parks and Recreation, in order to recognize and preserve this unique postwar subdivision.

¹⁰⁷ Walsh, 2 May, 2008.

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Photo Log

| Photo # | Ladue Estates | Subject | Direction | Date |
|---------|-------------------------|---|-----------|---------|
| 1 | W. Ladue Estates Dr | Entrance pylons with #1 W. Ladue Estates | SW | 7/15/08 |
| 2 | West entrance pylon | Garden bed with #1 W. Ladue Estates | SW | 7/15/08 |
| 3 | #77 S Ladue Estates Dr | Contemporary/prairie ranch & street scape | SW | 5/4/08 |
| 4 | #40 Ladue Estates | Georgian colonial ranch | SE | 5/4/08 |
| 5 | #18 W. Ladue Estates Dr | Contemporary/prairie ranch | NE | 5/4/08 |
| 6 | #61 E. Ladue Estates Dr | Contemporary/prairie ranch | SW | 7/15/08 |
| 7 | #52 E. Ladue Estates Dr | Federal style ranch | SE | 7/15/08 |
| 8 | #48 Ladue Estates Dr | Contemporary/usonian ranch | NE | 7/15/08 |
| 9 | #38 Ladue Estates Dr | Contemporary/usonian ranch | NE | 7/15/08 |
| 10 | #37 Ladue Estates Dr | Contemporary/prairie ranch | NW | 5/4/08 |
| 11 | #19 W. Ladue Estates Dr | Contemporary/usonian ranch | SW | 7/15/08 |
| 12 | #11 W. Ladue Estates Dr | Contemporary/usonian ranch | NW | 7/15/08 |
| 13 | #7 W. Ladue Estates Dr | Contemporary/usonian ranch | SW | 7/15/08 |

Photographer: Suzanne Walch.

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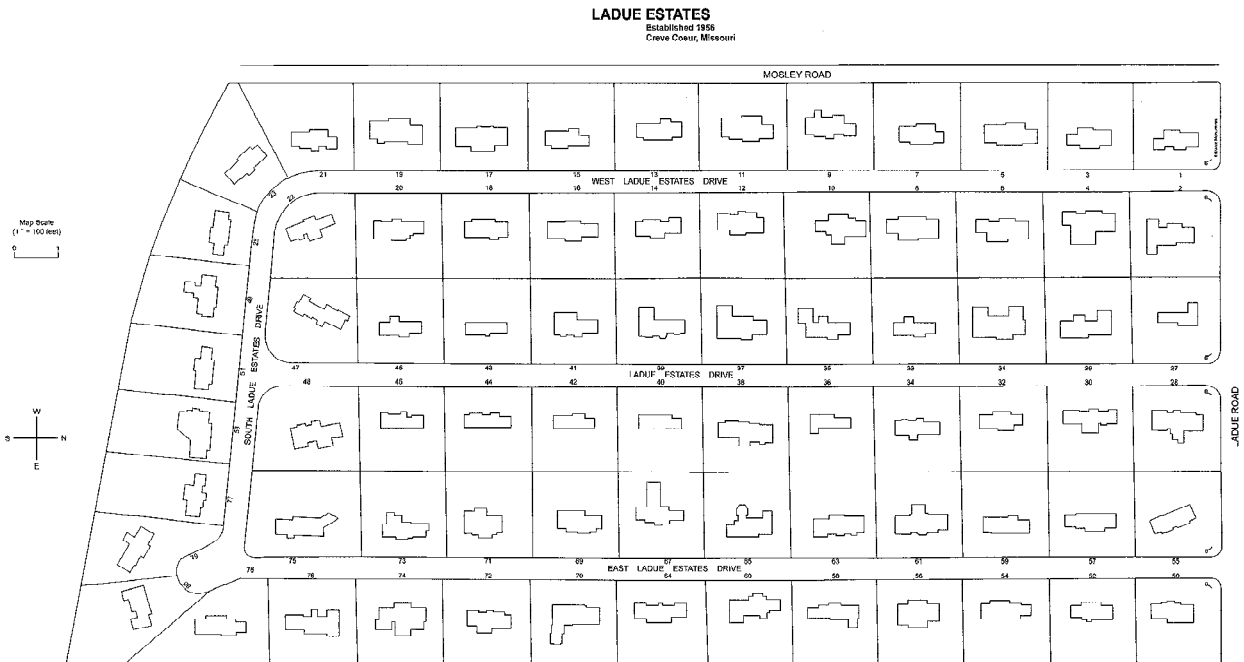


FIGURE 1: LADUE ESTATES SUBDIVISION
CREATED BY LEA ANN BAKER
JULY 2008

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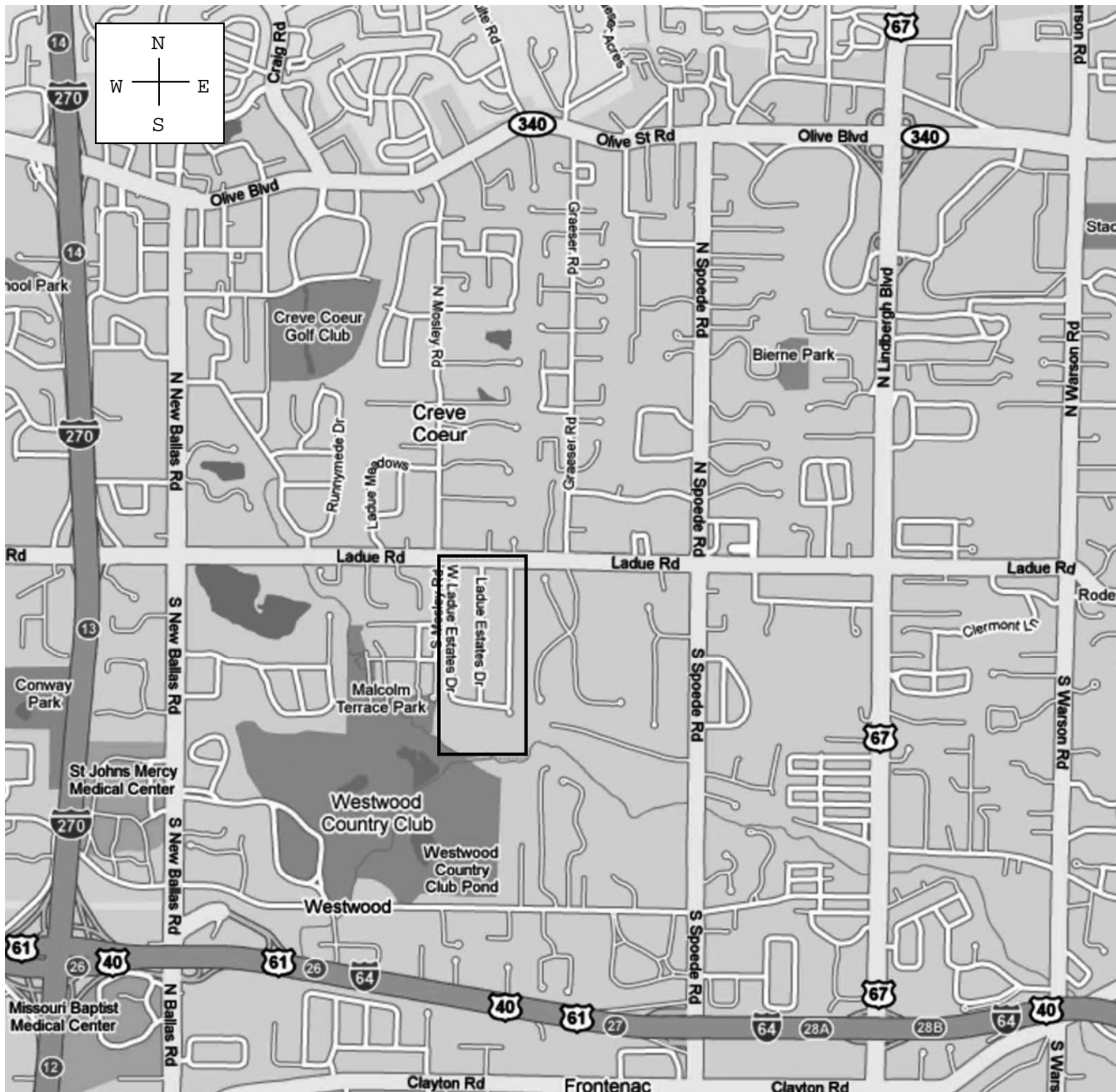


FIGURE 2: CREVE COEUR, MISSOURI
BLACK OUTLINE: LADUE ESTATES
GOOGLE MAPS: [http://maps.google.com/creve coeur, mo.](http://maps.google.com/creve%20coeur,%20mo)
REFERENCED: 28 FEBRUARY, 2009.

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FIGURE 3: SAMPLE FLOOR PLAN
CREATED FROM: LADUE ESTATES...COUNTRY LIVING, LUXURY STYLE
SALES BROCHURE
GOLDBERG & COMPANY, 1958.
REFERENCED: AUGUST 2009.

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LADUE ESTATES SUBDIVISION ORIGINAL OWNER OCCUPATION AND RELIGION LIST

LEGEND

1. (o) = Owner. (Occupations reference the male heads-of-households.)
2. P = Presbyterian
3. J = Jewish
4. C = Catholic
5. U = Unknown
6. GO = Greek Orthodox
7. LDS = Latter Day Saints
8. W = Wife's religious affiliation
9. H = Husband's religious affiliation

| House # | Original Owners | Occupation | Religion | Spouse |
|---------|-------------------------------|--|----------|--------|
| 1 | STUART, W. STANLEY & VERONICA | Gen Am Life Ins (district manager) | P | W |
| 2 | DEUTSCH, DANIEL M. & LILLIAN | Deutsch Garment Co. (o) | J | H |
| 3 | BAIN, ARMIN L. & GERTRUDE J. | Bain & Whyman Realty (o) | J | H |
| 4 | HALPERN, SEYMOUR & MARCIA | Kool Vent Awning Co. (o) | J | H |
| 5 | EDISON, STEPHEN D. & SUSAN V. | Edison Bros. Stores (distributor) | J | H |
| 6 | WALSH, MARTIN P. & RUTH M. | Hartman-Walsh Painting Co. (o) | C | H |
| 7 | SPELBRINK, PAUL H. & INA I. | Wehmueller Machine Co. (technician) | C | H |
| 8 | ROSENTHAL, BARNEY & DOROTHY | Barney's Home Appliances (o) | J | H |
| 9 | KESSLER, JOSEPH J. & MARGARET | Physician | C | H |
| 10 | WOLF, ROBERT S. & RITA RAE | Gibraltar Savings and Loan (chairman of board) | J | H |
| 11 | GOLDSTEIN, THEODORE & BESS | Argo Products (president) | J | W |
| 12 | FOLLMAN, JUNE S. | Widow | J | W |
| 13 | LEVY, ALVIN & GERTRUDE | Holtzman Furniture & Clothing Co. American Recreation Corp. (vice president) | J | H |
| 14 | FRANK, HARRIS J. & JUDITH R. | National Auto Supply (president) | J | H/W |
| 15 | SILVERMAN, RALPH & MARY | Bulova Watch Co. (salesman) | J | H |
| 16 | LEES, LEONARD & RENEE J. | Salamon Bros. (invest. Banker) | J | W |
| 17 | PERRY, JAY & BEVERLY | Physician | C | H |
| 18 | RAO, CARLO & MARGARET | Emerson (inspector) | J | W |
| 19 | FINKELSTEIN, HERMAN & TILLIE | American Shoe Co. (sales) | J | W |
| 20 | MELNICK, AL & FREIDA S. | Angelica Jacket Co. (sales manager) | J | H |
| 21 | WEISER, STANLEY A. & SYLVIA | Abe Kohane Co. (president) | J | W |
| 22 | SCHUKAR, LOUIS M. & LYNN K. | Optomotrist | U | U |
| 23 | BURG, SIDNEY & STEFFI | | | |
| 24 | NO LOT OR HOME | | | |
| 25 | LEFTON, MORRIS F. & MARLENE | Aluminum Corp. (vice president) | J | H |

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**Ladue Estates
Saint Louis County, MO**

| House # | Original Owners | Occupation | Religion | Spouse |
|---------|-------------------------------------|---|----------|--------|
| 26 | NO LOT OR HOME | | | |
| 27 | EISEMAN, WILLIAM & JUSTINE G. | U.S. Tape Corporation (o) | J | H |
| 28 | BECK, HOWARD J. & JEAN G. | Beck Vanilla Products (o) | J | H |
| 29 | WILEY, CHARLES O. & FLORINNE | Not Listed | U | U |
| 30 | EFRON, JOSEPH & ROSALIE | Physician | J | H |
| 31 | FRAUNHOLTZ, EUGENE J. & M. PAULINE | Cornwell Tool Co. (o) | C | H |
| 32 | HANTLA, ARCHIE R. & GERALDINE | Nathin & Co. (manager) | C | H |
| 33 | MATHIS, MORRIS J. & SADIE | M.J. Mathis Printing Co. (o) Progressive Finance Co. | J | H |
| 34 | DEUTSCH, JOSEPH & NAOMI | (president/treasurer) | U | U |
| 35 | FREDERICH, BURTON H. & JEANNETTE | Cupples Co. (vice president) | P | H |
| 36 | SUSMAN, MILTON & EDITH | Roberts Clothing Co. (o) | J | H |
| 37 | FIXMAN, BEN & MARILYN | Fischer-Fixman Metal Co. Inc (o) | J | W |
| 38 | BAIENSON, ALBERT & RUTH E. | MO Smelting Co. (o) | J | W |
| 39 | CHAPNICK, JACK & BETTY | Red Brick Restaurant (o) | J | W |
| 40 | RUBENSTEIN, WILLIAM & ESTER | Rubenstein Hat & Cap (o) | J | W |
| 41 | SILVERSMITH, RALPH F. & PATRICIA G. | Glaser Drugs (vice president) | J | W |
| 42 | LEVINSON, DAVID S. & SYLVIA | J.S. Malone & Assoc. (engineer) | J | H |
| 43 | GARDEN, LEON J. & ANITA | United Clothing (president) | J | H |
| 44 | SCHIMMEL, MORRIS J. & BERNYCE B. | Schimmel Furniture Co. | J | W |
| 45 | GARDEN, JOSEPH E. & BERNICE O. | Joseph E. Garden Advertising (o) | J | H |
| 46 | MATHIS, MORRIS J. & SADIE | M.J. Mathis Printing Co. (o) | J | H |
| 47 | KORNBLUM, HARRY M. & CLARA | Gales Furniture Co. (manager) | J | H |
| 48 | WERBER, ALFRED B. & RENA H. | Alfred B. Werber Inc. (o) | J | W |
| 49 | JAFFEE, ERWIN S. & GENEVIEVE | Jaffee Lighting (o) | J | H |
| 50 | MARGOLIS, RICHARD M. & SHERELYN | Physician | J | W |
| 51 | DEUTSCH, SOL & SARAH | Duke Clothing & Furniture Co. (o) | J | H |
| 52 | SEVASTIANOS, ARISTIDES & SOPHIE K. | Physician | GO | H |
| 53 | KOOTMAN, BENJAMIN & SYLVIA | LK & Sons Metal Co. (o) | J | W |
| 54 | WEGUSEN, ROBERT & EMILY A. | Baer-Sternberg-Coheri | J | W |
| 55 | KONSHELLA, RICHARD F. & FRIDA E. | Curlee Clothes (designer) | LDS | H |
| 56 | TURNER, EDWARD J. & JOAN M. | University Printing (o) Handy Andy/Central Hardware | J | W |
| 57 | MOLASKY, STANLEY L. & GERALDINE R. | (manager) | J | H |
| 58 | HALPERN, MELVIN & BEATRICE | Cardinal Building Material Co. (o) | J | W |
| 59 | MACHTINGER, SAM | Radonics (o) | J | H |
| 60 | KESSLER, M. DONALD & GERRY | Van Guard Chemical Co. | J | H/W |
| 61 | SHUCHART, ALVIN J. & LOIS JEAN | United Consumers Finance (manager) | J | H |
| 62 | NO LOT OR HOME | | | |
| 63 | CHOD, JERRY & GERALDINE | Acme Bedding (owner/employee) | J | H/W |
| 64 | NEWPORT, GERALD & DELORES | Physician | J | H |
| 65 | KRAMER, IRVING O. & SELMA | Maplewood 5 & 10 Store (o) | J | H |
| 66 | NO LOT OR HOME | | | |
| 67 | HARRIS, ELI E. & FLORENCE | Harris Manufacturing Co. (president) | J | W |

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**Ladue Estates
Saint Louis County, MO**

| House # | Original Owners | Occupation | Religion | Spouse |
|---------|---------------------------------|--------------------------------------|----------|--------|
| 68 | NO LOT OR HOME | | | |
| 69 | WALD, HARRY & MARGARET E. | H. Wald Enterprises (o) | J | W |
| 70 | GAGLIARDO, JOSEPH & LYNN | Physician | C | H |
| 71 | GIDLOW, ELMER J. 7 SELMA H. | Elmer J. Real Estate Co. (o) | J | W |
| 72 | BENNETT, RICHARD H. & BETTY K. | R.H. Bennett Realty Co. (o) | J | W |
| 73 | BECK LOUIS & RITA E. | Attorney | J | H |
| 74 | BENSON, ADOLPH & HELEN J. | Benson Realty (o) | J | H |
| 75 | MACDONALD, BERNARD C. & MARYANN | BC McDonald & Co. (o/employee) | C | H |
| 76 | KATZ, LESTER A. & ESTHER | L & L Katz Builders (o) | J | H |
| 77 | DIENER, JACK E. & MARGARET | Nu Way Cleaners (o) | C | H |
| 78 | LEWIN, ABE & IDA | J. Lewin Book Binding Co. (o) | J | W |
| 79 | LOEB, HARRY W. & MARJORIE T. | West Co. Famous-Barr Co. (president) | J | W |
| 80 | GOLBART, NORMAN & GLORIA G. | Norman Frock (president) | J | H |

FIGURE 4:
ORIGINAL OWNER OCCUPATION AND RELIGION TABLE
COMPILED: SPRING 2008, SUMMER 2009
BY: LEA ANN BAKER, SUZANNE WALCH.

SOURCES

Polk's St. Louis County Directory: 1957-1959; 1962-1963; 1965-1967.

St. Louis County Department of Revenue Recorder of Deeds.

St. Louis Post-Dispatch Microfilm 1956-Present.

St. Louis Globe Democrat Microfilm 1956-1986.

Catholic Cemeteries of the Archdiocese of St. Louis.

Jewish Genealogical Society of St. Louis Cemetery Index.

St. Louis County Marriage Records Microfilm 1952-1958.

Joan Abrams and Dorothy Schneider, Personal Interviews.

Jim Walsh and Sydney Masin, Personal Interviews.

Berger Memorial Chapel St. Louis, Missouri.

Holy Rosary Church Bozeman, Montana.

Logan Library Obituary Files Logan, Utah.

The Commercial Appeal Memphis, Tennessee.

The St. Petersburg Times St. Petersburg, Florida.

The Jewish Light Newspaper 3-1-1967

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**Ladue Estates
Saint Louis County, MO**

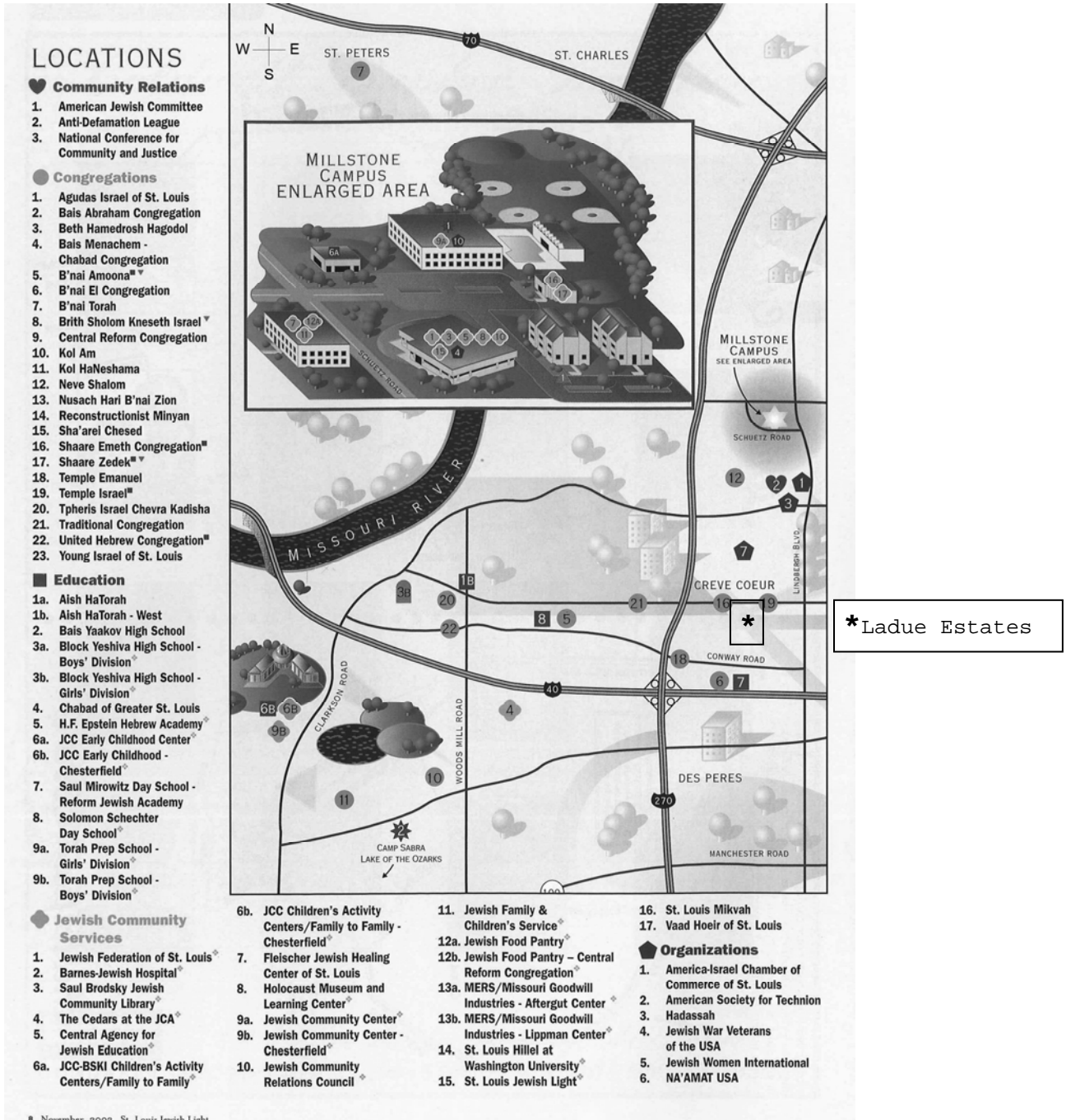


Figure: 5 OUR ST. LOUIS JEWISH NEIGHBORHOOD MAP (WEST COUNTY)
SOURCE: ST. LOUIS JEWISH LIGHT, NOVEMBER 2003. ACCESSED MARCH 2009.

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**Ladue Estates
Saint Louis County, MO**



Figure: 5 OUR ST. LOUIS JEWISH NEIGHBORHOOD MAP (EAST COUNTY & ST. LOUIS CITY)
SOURCE: ST. LOUIS JEWISH LIGHT, NOVEMBER 2003. ACCESSED MARCH 2009.

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Figure 6: #6 Ladue Estates shortly after completion
Source: Jim Walsh Family Album



Figure 7: West Ladue Estates Drive
Source: Jim Walsh Family Album

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**Ladue Estates
Saint Louis County, MO**

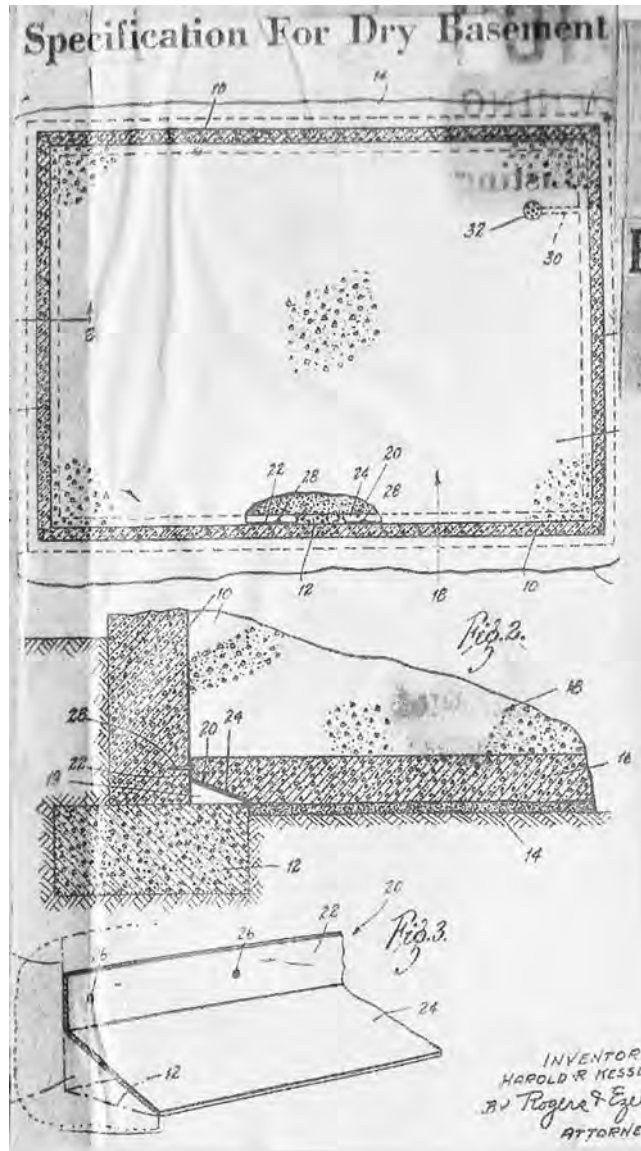


Figure 8: newspaper reprint of Kessler's patented basement system

Source: Ben Goldberg Scrapbook

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**Ladue Estates
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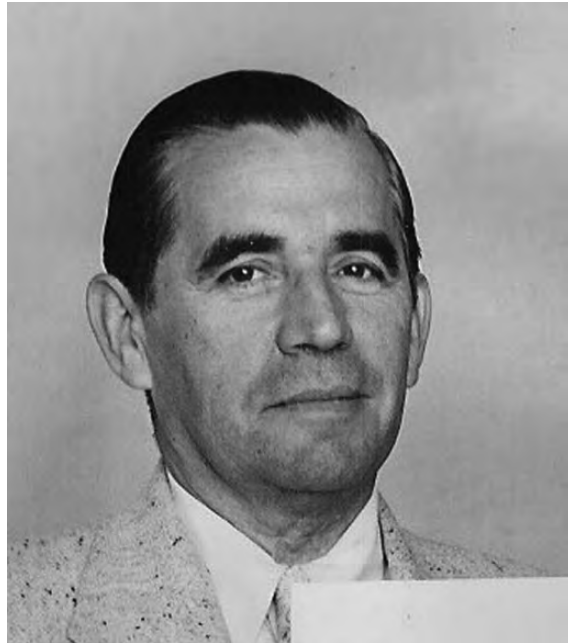
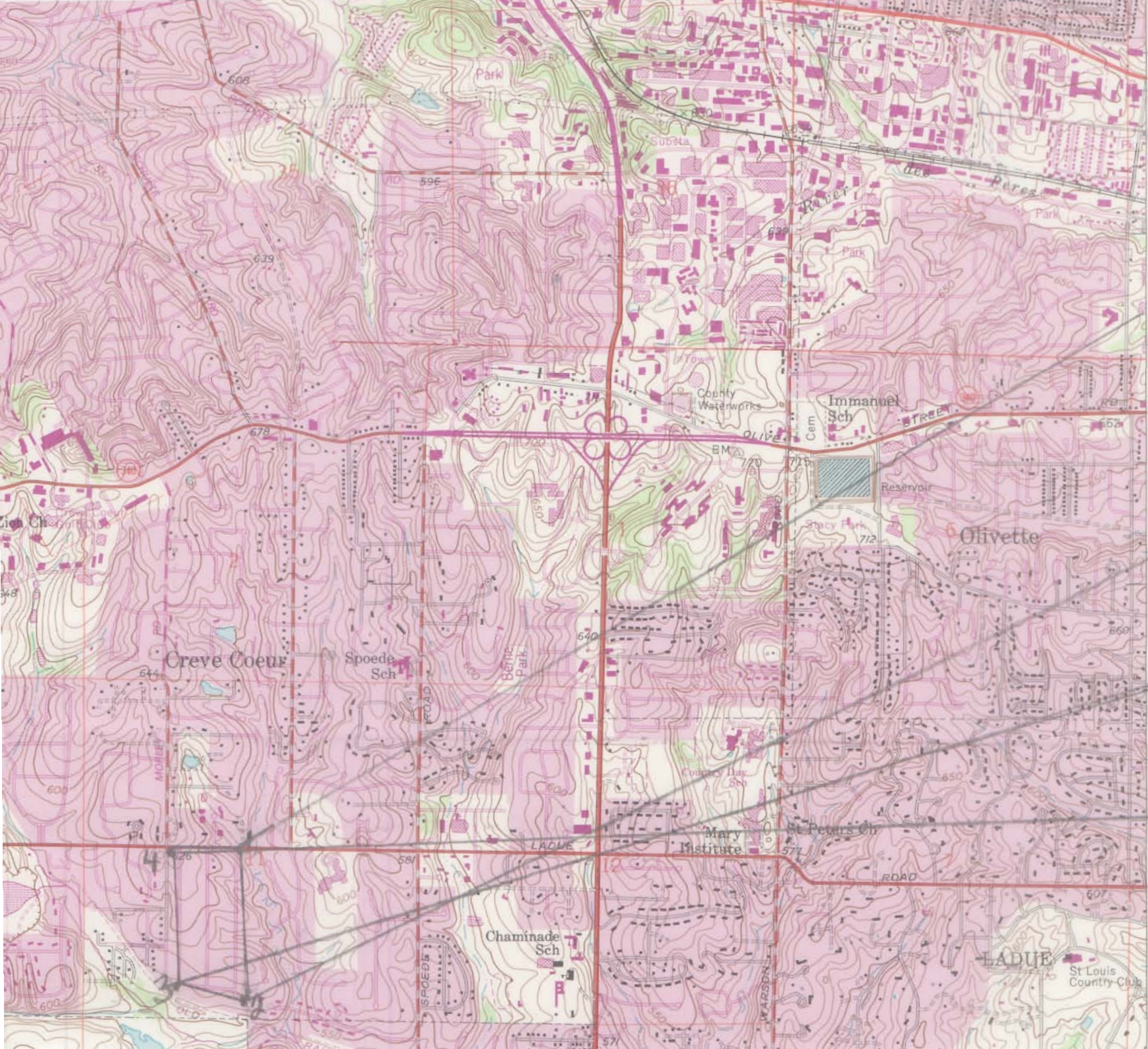


Figure 9: Ben Goldberg.
Source: Ben Goldberg Scrapbook



LADUE
ESTATES
SUBDIVISION
SAINT LOUIS
COUNTY,
MISSOURI

1: Zone 15
T. 46 N. Easting
T. 45 N. 724085
Northing
4281662

2: Zone 15
4283
40'
724 081
4280970

3: Zone 15
723728
4280970

4: Zone 15
723 740
4281661

(CLAYTON)
7961 III NE

5 N. TO MD. 180

4282

4281



LADYBIRD
ESTATES
-PRIVATE-

20

LADYBIRD
ESTATES
-PRIVATE-



**LADUE
ESTATES**
1-25





















